



SHELAA Part 2 - Employment Site Assessments

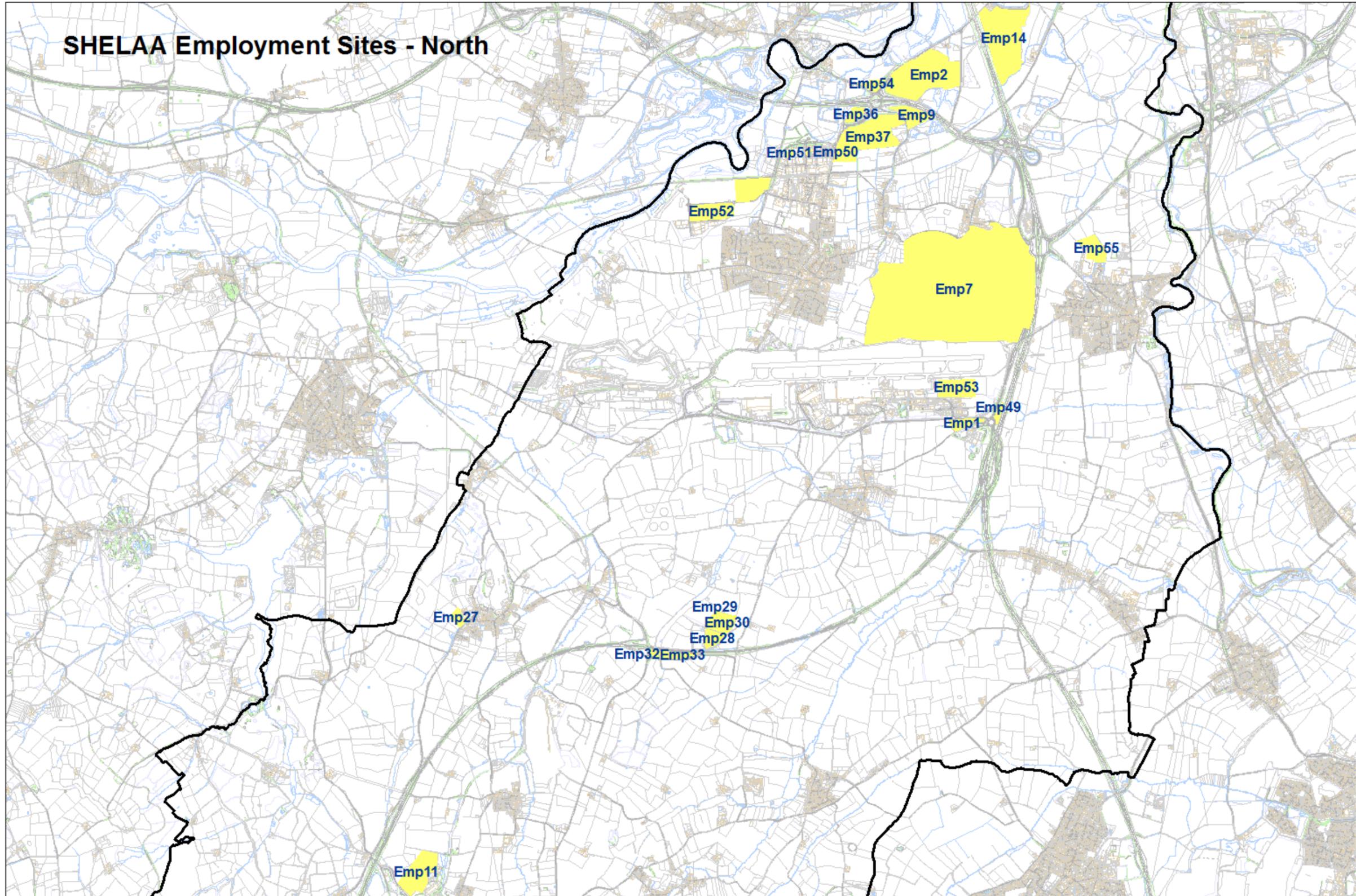
Schedule of Included Sites

Reference	Page	Name of site	Parish/Settlement	Site area (hectares)	Proposed Use	Potential Floorspace (sq metres)	0-5 Years	6-10 Years	11-20 Years
EMP01	1	South of Pegasus Business Park	Long Whatton and Diseworth	3.82	B1, B2, B8, C1	15280		15280	
EMP02	3	Land at Sawley Crossroads	Castle Donington	51.54	B8 (and ancillary B1)	118363	118363		
EMP05	5	Land south of Packington Nook*	Ashby de la Zouch	25.00	B1, B2, B8	50000			50000
EMP06a	7	Land North of Pretoria Road	Ellistown	25.34	B1, B2, B8	101360			101360
EMP06b	9	Land South of Pretoria Road	Ellistown	3.10	B1, B2, B8	12400			12400
EMP07	11	East Midlands Strategic Rail Freight Interchange	Lockington	266.39	B1, B2, B8	557418	557418		
EMP09	13	Land south of Junction 1, A50, north of Hemington	Hemington	7.40	B1, B2, B8	29600			29600
EMP11	15	Land adjoining current TNT Premises	Lount	16.95	B8	67800			67800
EMP12	17	Land at Bardon Road	Coalville	4.60	B1, B2, B8	18400		18400	
EMP14	19	Land South of Sawley Marina	Lockington and Hemington	22.00	Unknown	88000			88000
EMP17	21	Money Hill	Ashby de la Zouch	16.00	B1, B2, B8	64000		64000	
EMP18	23	Swains Park	Albert Village	6.05	B1, B2, B8	24200			24200
EMP20	25	Redhill Farm	Appleby Magna	2.80	A2, B1, B2, B8	11200		11200	
EMP21	27	Motors Ltd	Coalville	1.10	A1, A3/A4	5949	5949		
EMP22	29	Land At Vulcan Way	Coalville	1.00	B1, B2	4000	4000		
EMP23	31	Land South of Interlink Way south	Ellistown and Battleflat	1.90	B1, B2, B8	7600		7600	
EMP24	33	West of South Leicestershire Industrial Estate	Ellistown and Battleflat	1.46	B1, B2, B8	5840			5840
EMP25	35	Land At Market Street*	Coalville	2.04	A1, A2, A3, A4, A5, B1, D1, D2	6665		6665	
EMP26	37	South of Interlink	Ellistown and Battleflat	8.90	B2, B8	35600	35600		
EMP27	39	Breedon Priory Nurseries	Breedon on the Hill	3.93	A1, A3, B1, D2	2200		2200	
EMP28	41	Langley Priory Estate - Site 1	Isley cum Langley	4.19	B1, B2, B8	16760			16760
EMP29	43	Langley Priory Estate - Site 2	Isley cum Langley	3.85	B1, B2, B8	15400			15400
EMP30	45	Langley Priory Estate - Site 3	Isley cum Langley	3.96	B1, B2, B8	15840			15840
EMP31	47	Langley Priory Estate - Site 5	Long Whatton & Diseworth	0.81	B1	3240			3240
EMP32	49	Langley Priory Estate - Site 6	Long Whatton & Diseworth	1.60	B1	6400			6400

EMP33	51	Langley Priory Estate - Site 7	Long Whatton & Diseworth	2.03	B1	8120			8120
EMP34	53	Land to West of Regs Way	Ellistown and Battleflat	7.30	B1, B2, B8	29200		29200	
EMP35	55	Land to East of Regs Way	Ellistown and Battleflat	15.70	B1, B2, B8	62800		62800	
EMP36	57	Land south of Junction 1, A50, north of Hemington	Hemington	3.20	B1, B2, B8	12800			12800
EMP37	59	Land south of Junction 1, A50, north of Hemington	Hemington	30.60	B1, B2, B8	122400			122400
EMP38	61	Ashby Aquatics, Nottingham Road	Ashby de la Zouch	2.80	B2, B8 and transport/haulage related	11480		11480	
EMP39	63	Dawsons Yard	Heather	1.90	B2, B8	7600		7600	
EMP40	65	Land Adj South Leicester Industrial Estate	Ellistown & Battleflat	1.00	B2, B8 & road haulage related	4100		4100	
EMP41	67	Land To The Rear Of Charnwood Arms	Ellistown & Battleflat	1.18	B1c, B8	3733	3733		
EMP42	69	Land to East of Charnwood Arms	Ellistown & Battleflat	0.74	B1, B2, B8	2960		2960	
EMP43	71	Hall Farm	Appleby Magna	0.93	B8	3720	3720		
EMP44	73	Manor Farm	Packington	1.61	B1	1730	1730		
EMP45	75	Ashby Gateway (remainder)	Ashby-de-la-Zouch	0.68	B1	2380	2380		
EMP46	77	Land At Dents Road	Ashby-de-la-Zouch	1.16	B1, B8	6836	6836		
EMP47	79	Flagstaff Island	Ashby-de-la-Zouch	5.26	B1, B8	21566		21566	
EMP48	81	Former UK Coal Lounge Disposal Point	Ashby de la Zouch	25.50	B8	102000		102000	
EMP49	83	EM Point	Castle Donington	1.54	B1, B2, B8, C1	6160		6160	
EMP50	85	Plots 4b & 4d Willow Farm Business Park	Castle Donington	0.33	B1	1320		1320	
EMP51	87	Unit 2 B Pond End	Castle Donington	1.09	B1(c), B2, B8	3856	3856		
EMP52	89	East Midlands Distribution Centre (Remainder)	Castle Donington	25.20	B2, B8	103991	51996	51995	
EMP53	91	East Midlands Airport	Long Whatton & Diseworth	11.50	B1a, B8	46000		46000	
EMP54	93	Former Sawley Service Area	Hemington/Lockington	0.53	B1, B2	2120		2120	
EMP55	95	Land adjacent to Cotts Beverages	Kegworth	6.30	B8	20888	20888		
EMP56	97	Former Heather Brickworks*	Heather	4.60	B1, B2, B8	9200			9200
EMP57	101	Land North of Leicester Road and West of Corkscrew Lane*	Ashby de la Zouch	15.30	B1	30600			30600
EMP58	99	Barralochen Farm*	Ellistown and Battleflat	5.58	B1, B2, B8	11160			11160
EMP59	103	Land at Coalfield Way	Ashby de la Zouch	5.75	B1c, B2, B8	21936	21936		
EMP60	105	Land at Burton Road*	Oakthorpe	4.48	B2, B8	8960			8960
TOTAL AREA (ha)				669.52	TOTAL FLOORSPACE (sqm)	1953131	838405	474646	640080
							1953131		

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

SHELAA Employment Sites - North

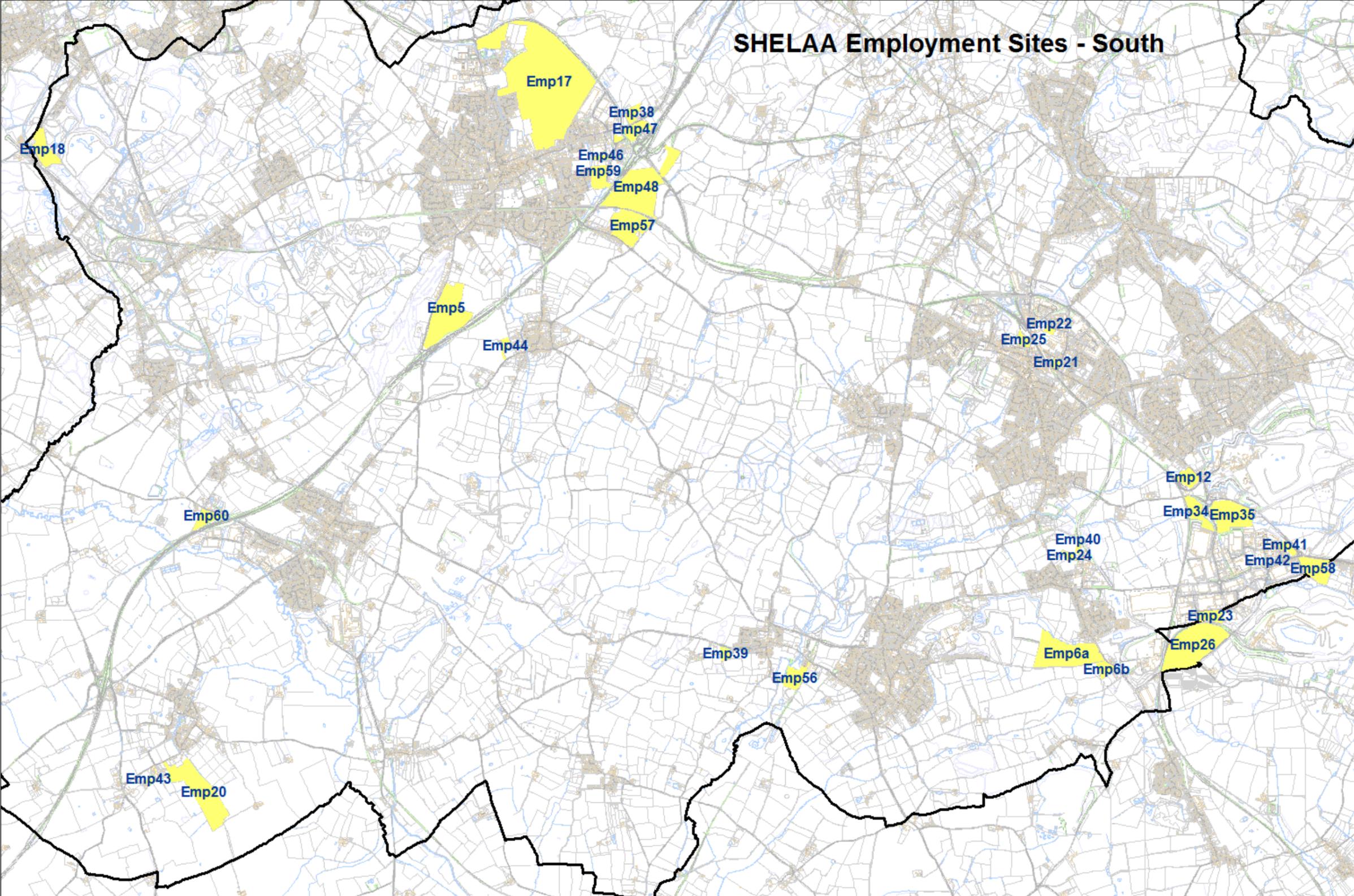


Key
SHELAA Site - Employment
NWLDC Boundary

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SHELAA Employment Sites - South



Key
SHELAA Site - Employment
NWDC Boundary

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EMP01 - South of Pegasus Business Park

Address: Land to the south of the A453/North West of Moto Services, Ashby Road, Castle Donington, Leicestershire

Parish/Settlement: Long Whatton and Diseworth **Area:** 3.82 ha

Site Description: The site is located south of the A453, just to the north west of the Moto Services off Ashby Road, Castle Donington. East Midlands airport and the Pegasus Business Park employment area lie to the north of the A453. The area to the west is in use for agriculture.

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

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

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

Suitable? Potentially	The site lies on land designated as Countryside in the Local Plan, although there is an existing Employment area to the north across the A453. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Development could be acceptable in ecology terms with mitigation, although further surveys will be required. No specific highways issues have been identified.
Available? Yes	Site is being promoted by the owner, MAG, who also own the airport.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

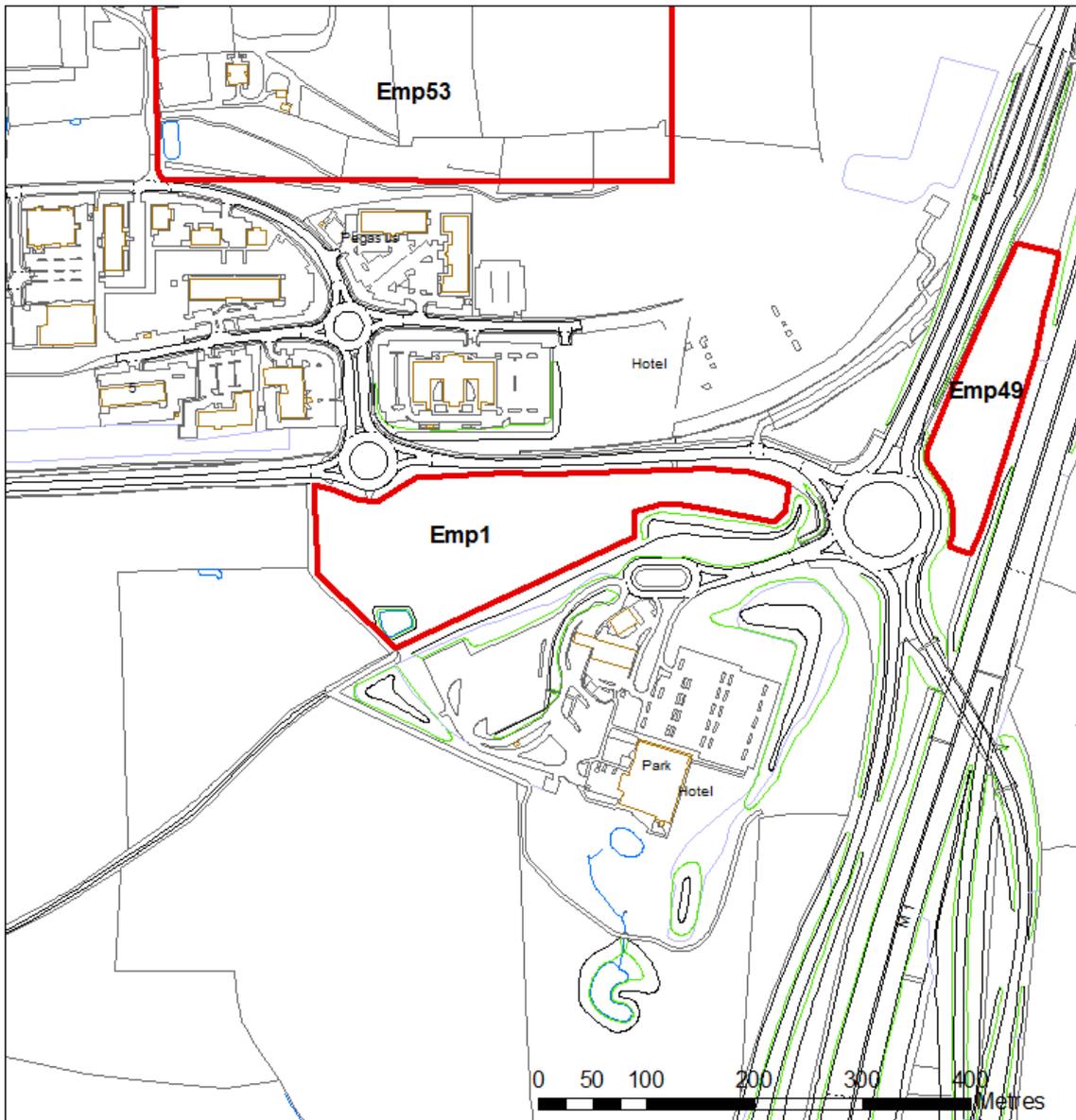
Potential Uses: B1, B2, B8, C1 **Also considered for residential?** No

Potential Employment Floorspace: 15280 sqm based on standard plot ratios

Summary: The site has a close geographic relationship to existing employment uses, including East Midlands Airport, and the highways network. Concerns exist about the principle of extending development south of the A453 (notwithstanding the adjacent motorway service station development), although it is considered that the shape and location of the site is such that proposals sensitive to this issue could be overcome. It is also noted that the roundabout serving Pegasus Business Park is well located in respect of access to this site.

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

Emp 01 - South of Pegasus Business Park



Key

 SHELAA Site - Employment

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EMP02 - Land at Sawley Crossroads

Address: Land at Sawley Crossroads, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 51.54 ha

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

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

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

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

Suitable? Yes	The site benefits from a current permission and development has started on site. It is therefore identified in the Local Plan as an Employment site with the benefit of planning permission and is considered suitable.
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Available? Yes	Site is currently being developed.
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Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.
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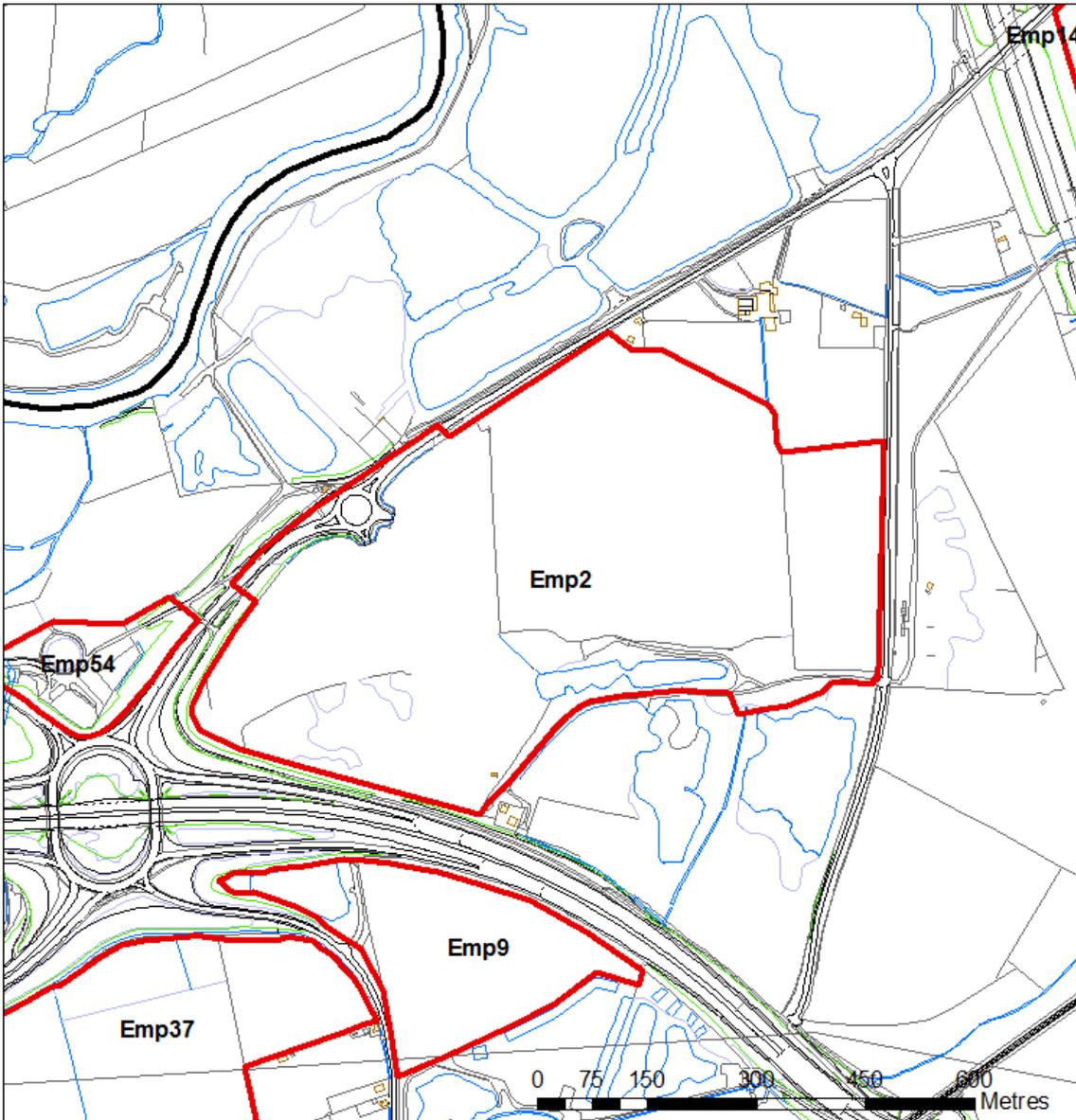
Potential Uses: B8 (and ancillary B1) **Also considered for residential?** No

Potential Employment Floorspace: 118363 sqm based on planning permission

Summary: In 2015 a hybrid permission was granted for a regional storage and distribution centre. The permission granted in effect full permission for phase 1 to the north and outline permission for phase 2 to the south. Development has commenced in respect of that part of the development subject to the full element of the permission. In 2017, permission was granted for the implementation of an alternative form of development in respect of the Phase 1 unit. Development has now commenced on site. We would therefore expect the site to be completed within 5 years.

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

Emp 02 - Land at Sawley Crossroads



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-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP05 - Land south of Packington Nook

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

Parish/Settlement: Ashby de la Zouch **Area:** 25 ha

Site Description: The site is located directly north of junction 12 of the A42 and east of Measham Road, to the south of Ashby de la Zouch. There is a golf course to the west, agriculture to the north and a single row of residential properties to the north west.

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

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

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

Suitable? Potentially	Site is in open countryside, and although it has a good relationship with the highway network, both sustainable travel options and relationship to existing settlements are poor. The landscape within the site is relatively flat and open, such that views into and out of the site are quite sensitive. The scale of the proposal also raises concerns. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, it is likely to be ok with mitigation, although the hedges would need to be retained with 5m buffers of natural vegetation and a 10m buffer to the west adjacent to the woodlands and parkland.
Available? Potentially	This site has previously been promoted for a mix of residential and employment use. However no current representations have been made and we are currently unaware of whether the owner is willing to sell or develop the site.
Achievable? Potentially	There are no known viability issues which are likely to prevent the site from coming forward.

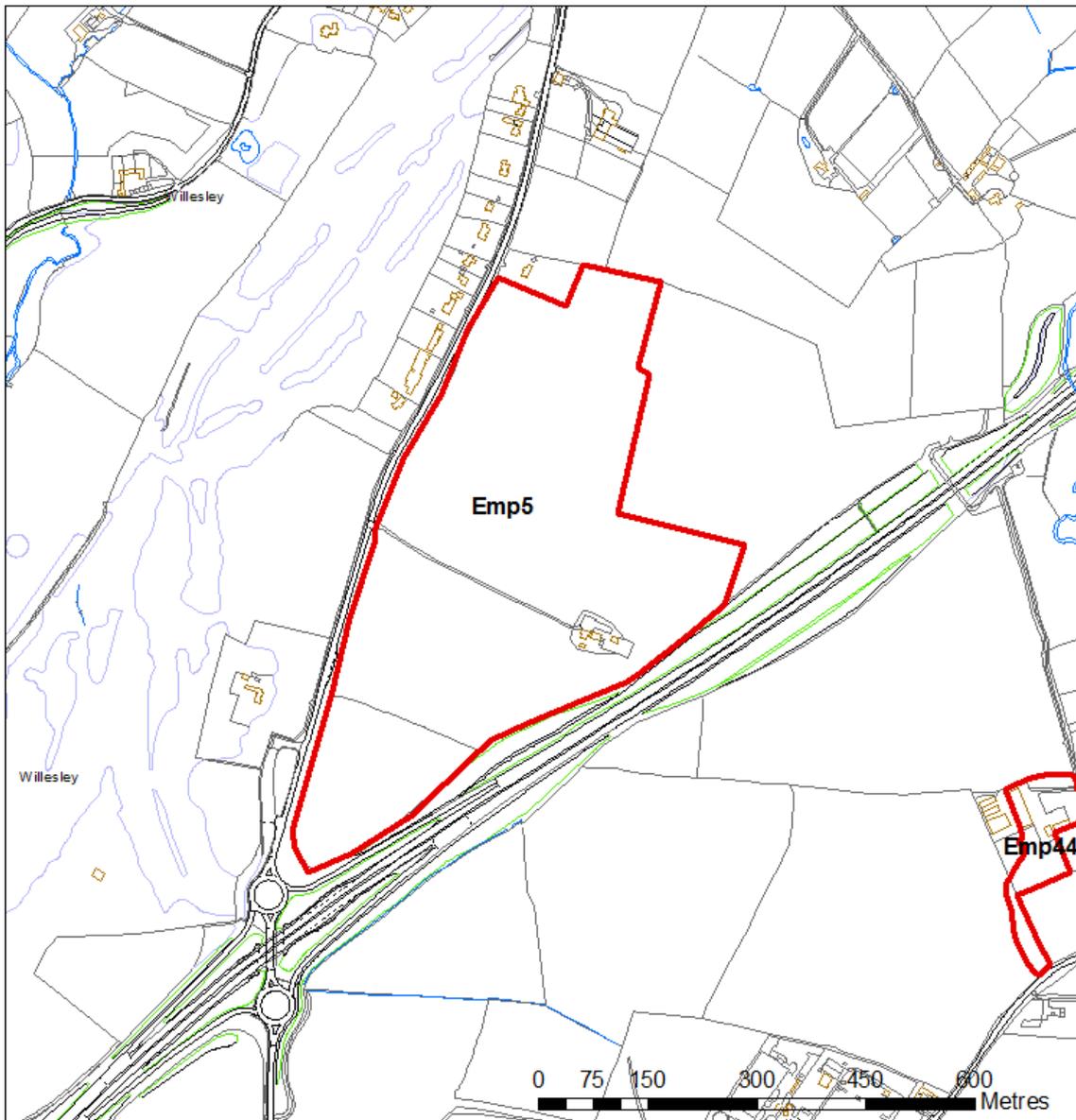
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes – A18

Potential Employment Floorspace: 50000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and residential uses.

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

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

Emp 05 - Land south of Packington Nook



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 SHELAA Site - Employment

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EMP06a - Land North of Pretoria Road

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

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

Site Description: The site lies to the southern end of Ellistown, west of Whitehill Road and is bordered by residential use to the north east and agricultural use to the north and south (part of which is included in the SHELAA as site EMP6b). The site is currently used for agriculture. There are also quarries to the west and to the east across Whitehill Road.

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

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

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

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

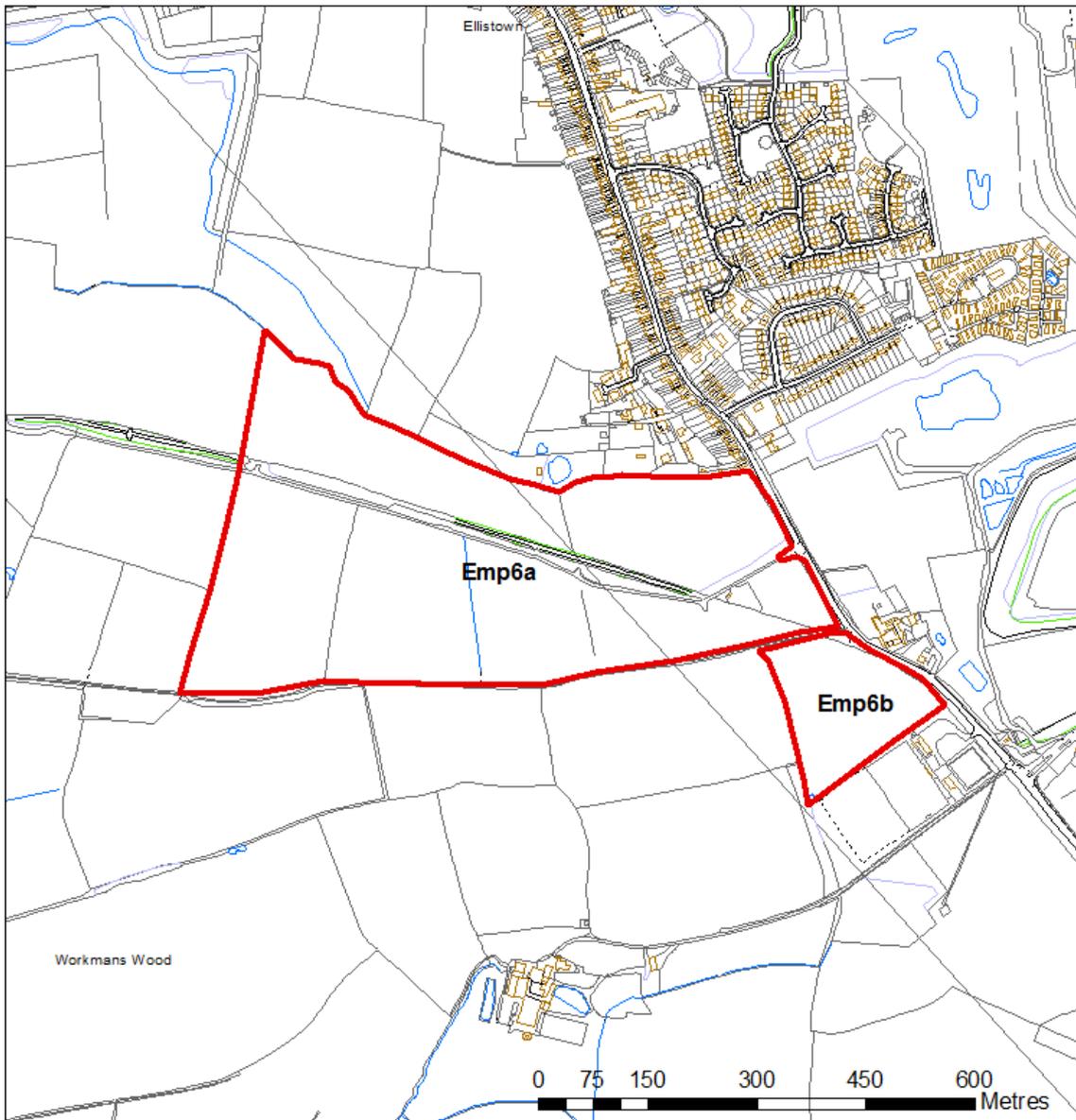
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 101360 sqm based on standard plot ratios

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

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

Emp 06a - Land north of Pretoria Road



Key

 SHELAA Site - Employment

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EMP06b - Land South of Pretoria Road

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

Parish/Settlement: Ellistown

Area: 3.1 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	The site is closely related to the adjoining site, EMP6a, which has also been assessed. On its own, this site is not particularly well related to Ellistown, although in combination with site EMP6a there would be concerns regarding the scale of development and the impact on Ellistown. The Highways Authority have no fundamental concerns, subject to a more detailed assessment at application stage. In terms of impact on ecology, a Great Crested Newt and Phase 1 habitat survey would be required before making a final decision on acceptability.
Available? Potentially	The site was submitted as part of the previous ELAA but has not been re-submitted during the most recent call for sites. We are not aware of the site being currently marketed, or of any developer interest.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

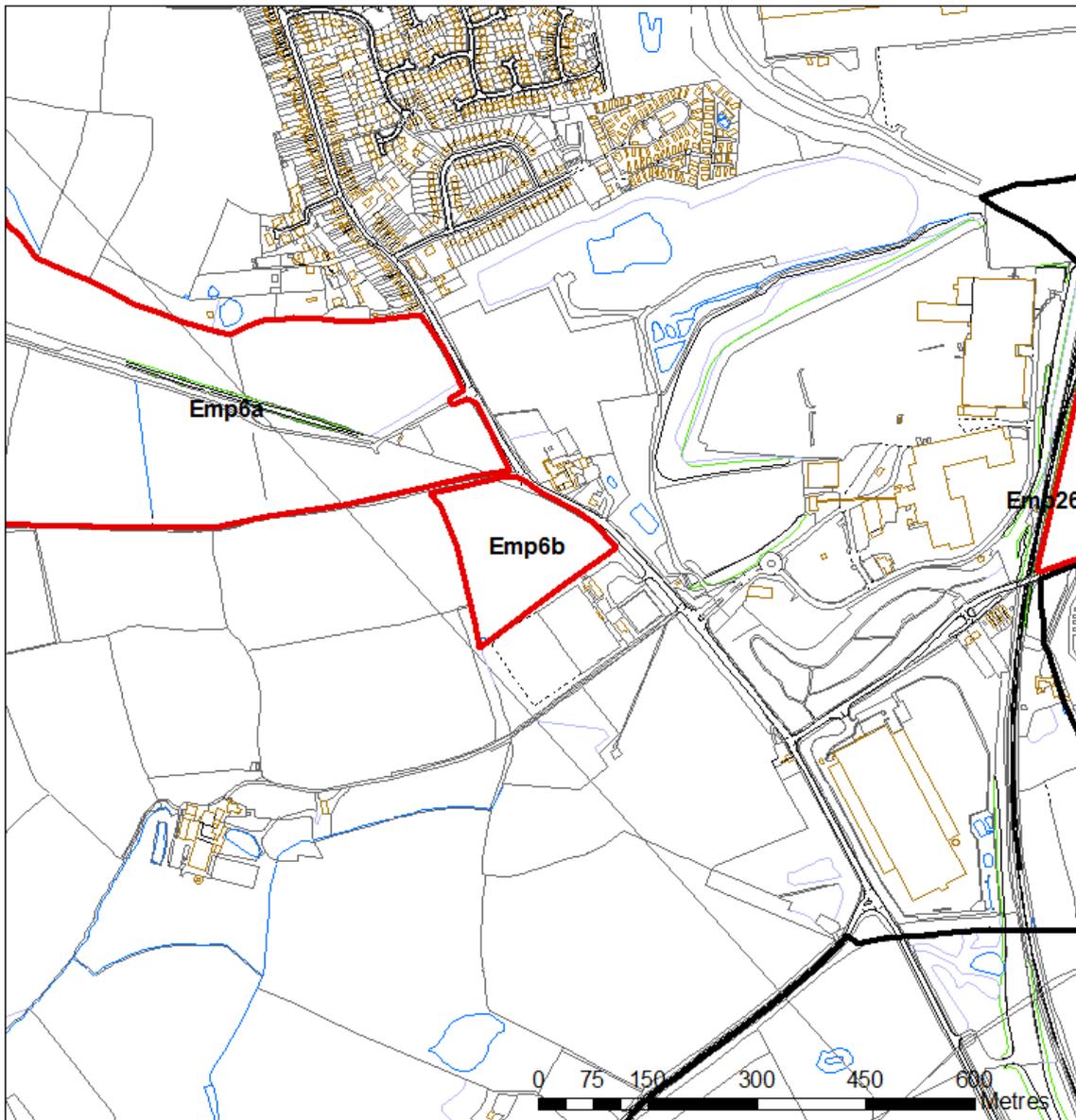
Also considered for residential? No

Potential Employment Floorspace: 12400 sqm based on standard plot ratios

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

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

Emp 06b - Land south of Pretoria Road



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-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP07 - East Midlands Strategic Rail Freight Interchange

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

Parish/Settlement: Lockington

Area: 266.39 ha

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

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

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

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

Suitable? Yes	This is a Strategic Rail Freight Interchange site that was granted development consent by the Secretary of State. It is therefore considered to be suitable.
Available? Yes	Development is being actively pursued. Initial work has now begun on site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

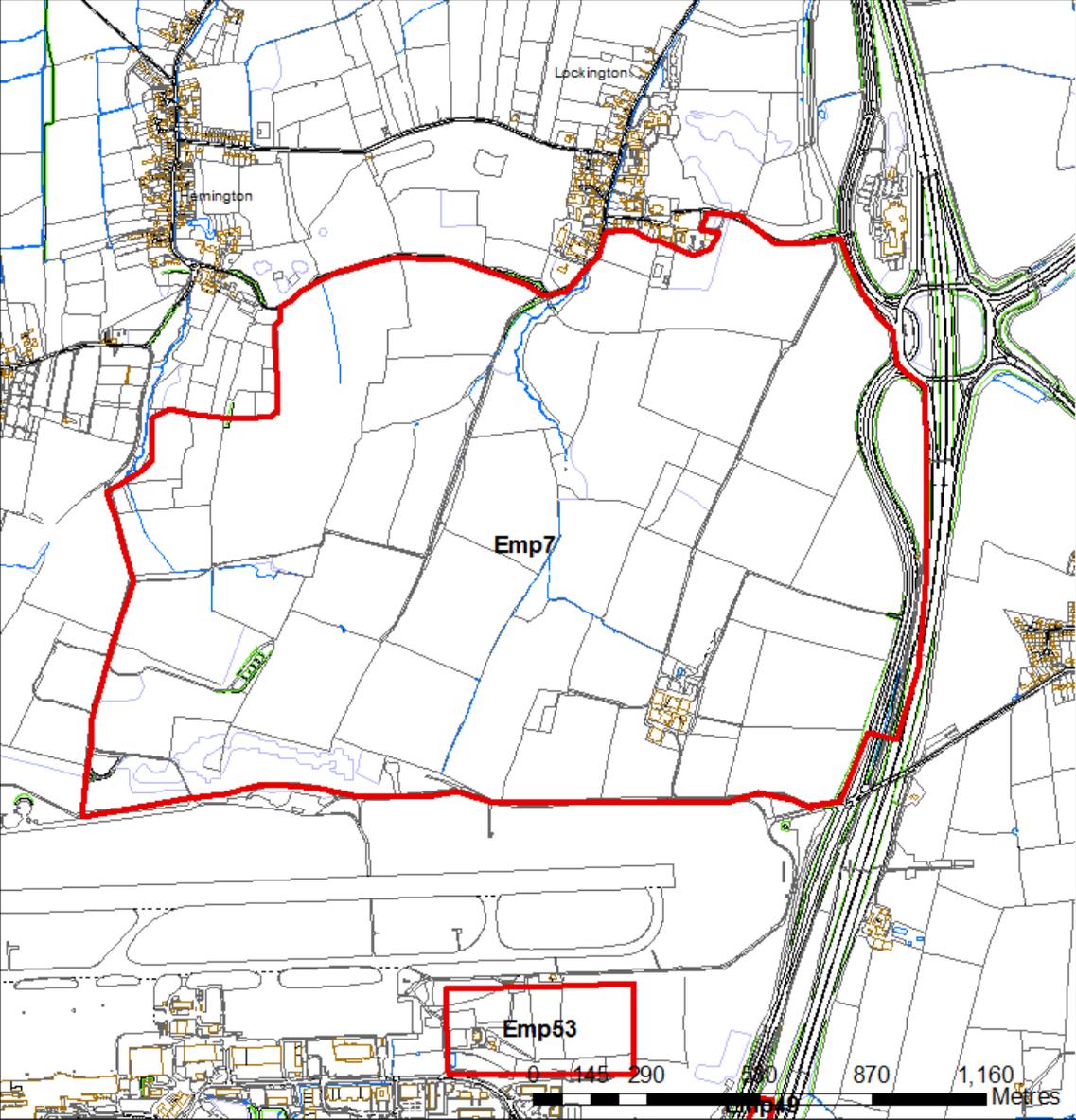
Also considered for residential? No

Potential Employment Floorspace: 557418 sqm based on planning permission

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

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

Emp 07 - East Midlands Strategic Rail Freight Interchange



Key
[Red Outline] SHELAA Site - Employment

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EMP09 - Land south of Junction 1, A50, north of Hemington

Address: Land south of Junction 1, A50, north of Hemington, Leicestershire

Parish/Settlement: Hemington **Area:** 7.4 ha

Site Description: The site is located north of Hemington, adjoining the southern edge of the A50, just east of J1. It is currently in agricultural use, and is surrounded by other agricultural uses and a fishery to the south.

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

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

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

Suitable? Potentially	Site is in open countryside and is fairly poorly related to existing settlements (Castle Donington and Hemington being the nearest). The scale of the proposal, in conjunction with adjacent sites EMP36 and EMP37, also raises concerns in terms of a potential overbearing relationship with Castle Donington and Hemington. If it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, a Phase 1 habitat survey, GCN and badger survey would be required - the presence of newts could affect the developable area. The Local Wildlife Site pond must be conserved in any development, with adequate buffering. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

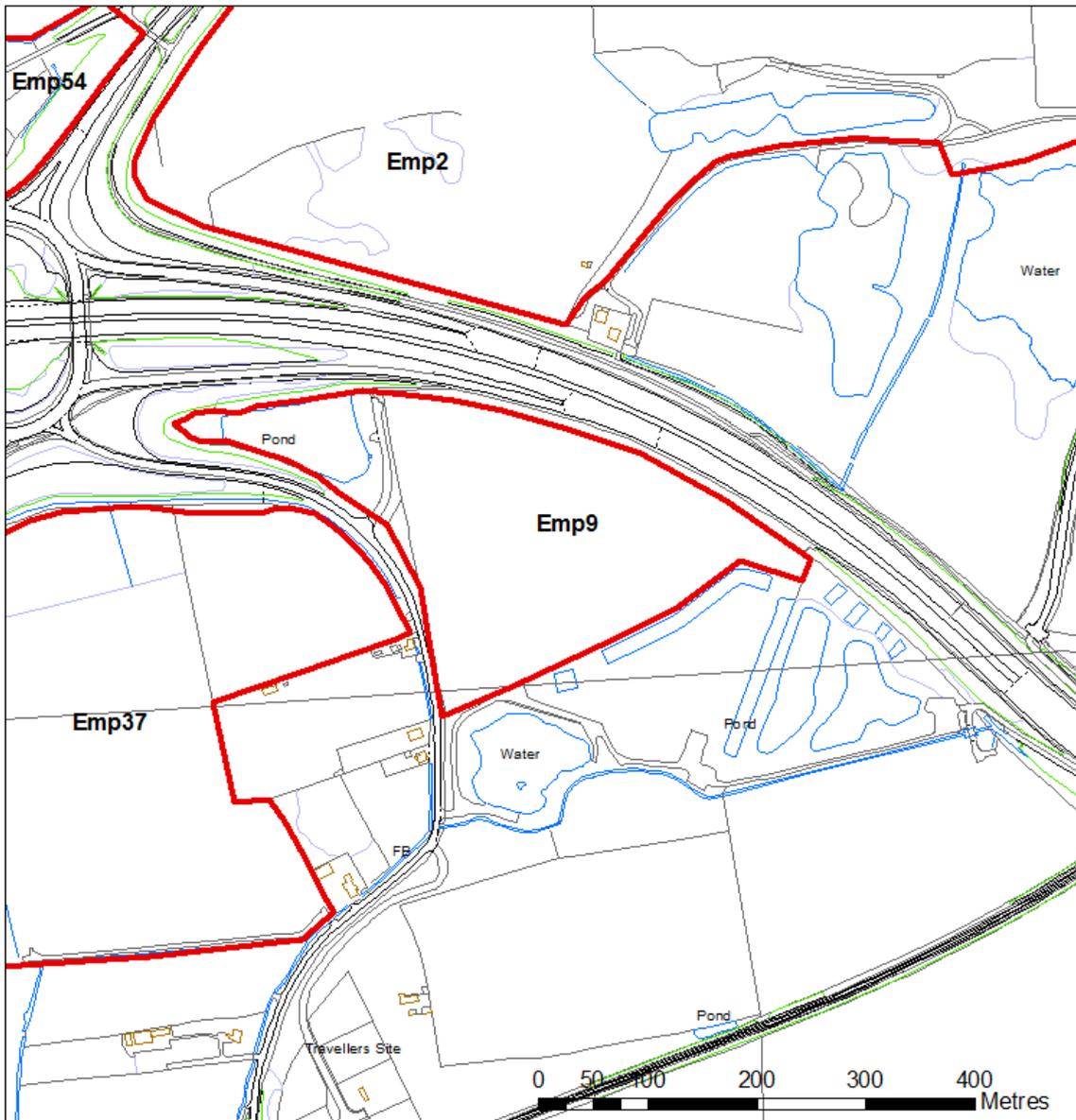
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 29600 sqm based on standard plot ratios

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

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

Emp 09 - Land south of Junction 1, A50, north of Hemington



Key

 SHELAA Site - Employment

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EMP11 - Land adjoining current TNT Premises

Address: TNT Premises, Lount, Leicestershire

Parish/Settlement: Lount

Area: 16.95 ha

Site Description: The site is located east of the A42 in Lount, and is accessed from Melbourne Road, through the existing access to the adjacent TNT premises. The site is greenfield land currently used for agriculture with a woodland within it. The existing TNT premises is adjacent to the eastern boundary, with the rest of the site being surrounded by agricultural uses.

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site is in a somewhat isolated location in the countryside, some distance from the strategic road network and any settlements larger than a sustainable village. It does adjoin the existing TNT premises but is otherwise not located near to other large scale employment uses. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. Realistically only likely to be considered as part of an expansion of the existing neighbouring business. The route of HS2 does not affect the actual site, but will cross, and severely impact on, the only available access road. In terms of ecology, Phase 1 habitat survey and Great Crested Newts survey would be needed which could affect the developable area. Retention of the woodland would be required with a buffer around it.
Available? Potentially	Site was promoted through the Local Plan preparation process by the operators of the adjacent TNT site. However this was prior to the confirmation of the route of HS2 by the Government and the site has not been put forward through the latest call for sites.
Achievable? Potentially	Achievability is compromised by the route of HS2 both in terms of timescale and viability.

Potential Uses: B8

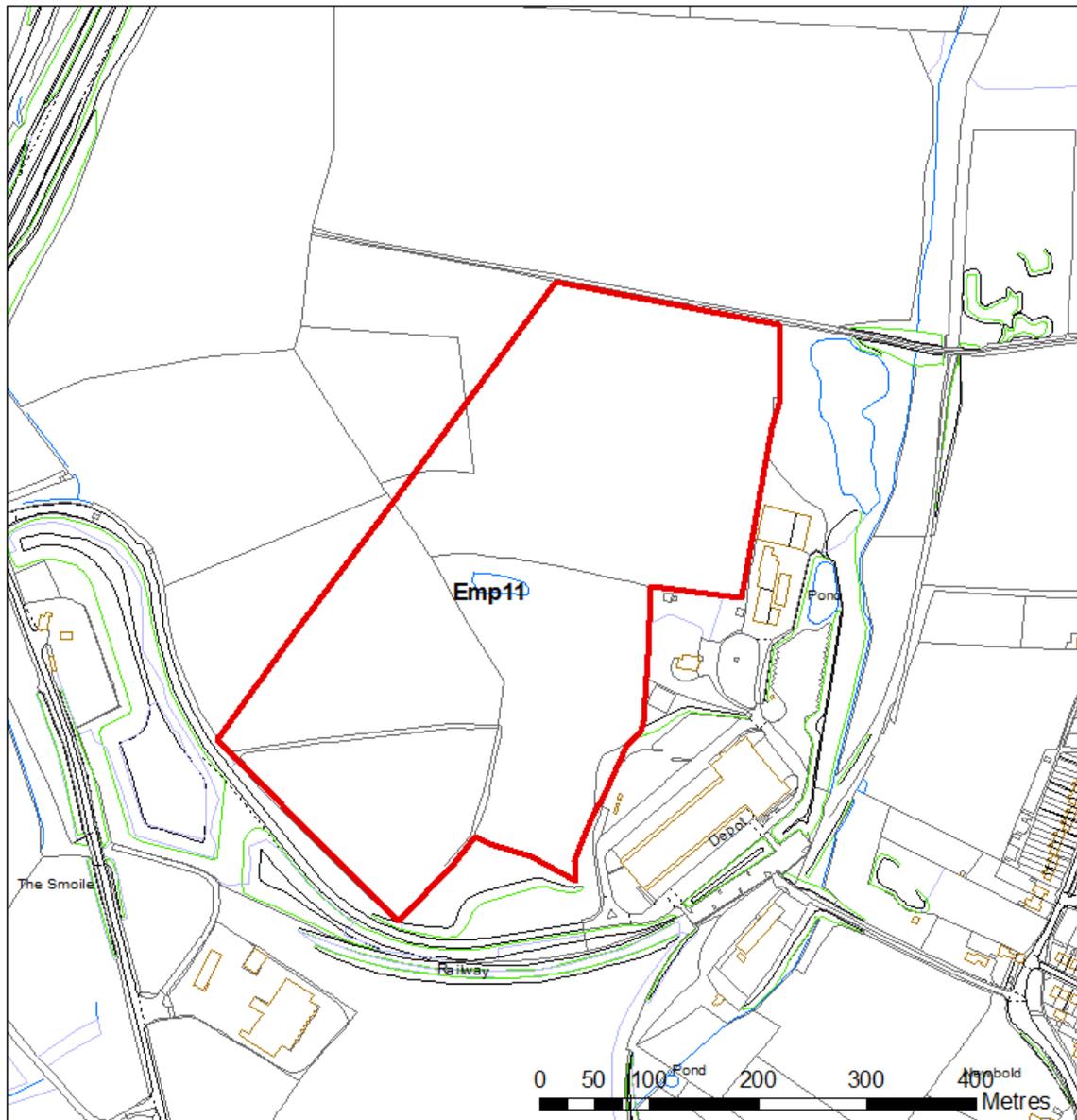
Also considered for residential? No

Potential Employment Floorspace: 67800 sqm based on standard plot ratios

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

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

Emp 11 - Land adjoining current TNT Premises



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 SHELAA Site - Employment

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EMP12 - Land at Bardon Road

Address: Land at Bardon Road, Coalville, Leicestershire

Parish/Settlement: Coalville

Area: 4.6 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	The site lies outside but adjoining the Coalville Urban area limits to development, so to comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Development is likely to be considered acceptable in ecology terms with mitigation. No specific highways issues have been identified.
Available? Yes	Although site has not been submitted through the latest call for sites (it was included in the 2013 ELAA), it is our understanding that it is currently on the market and is therefore considered available.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

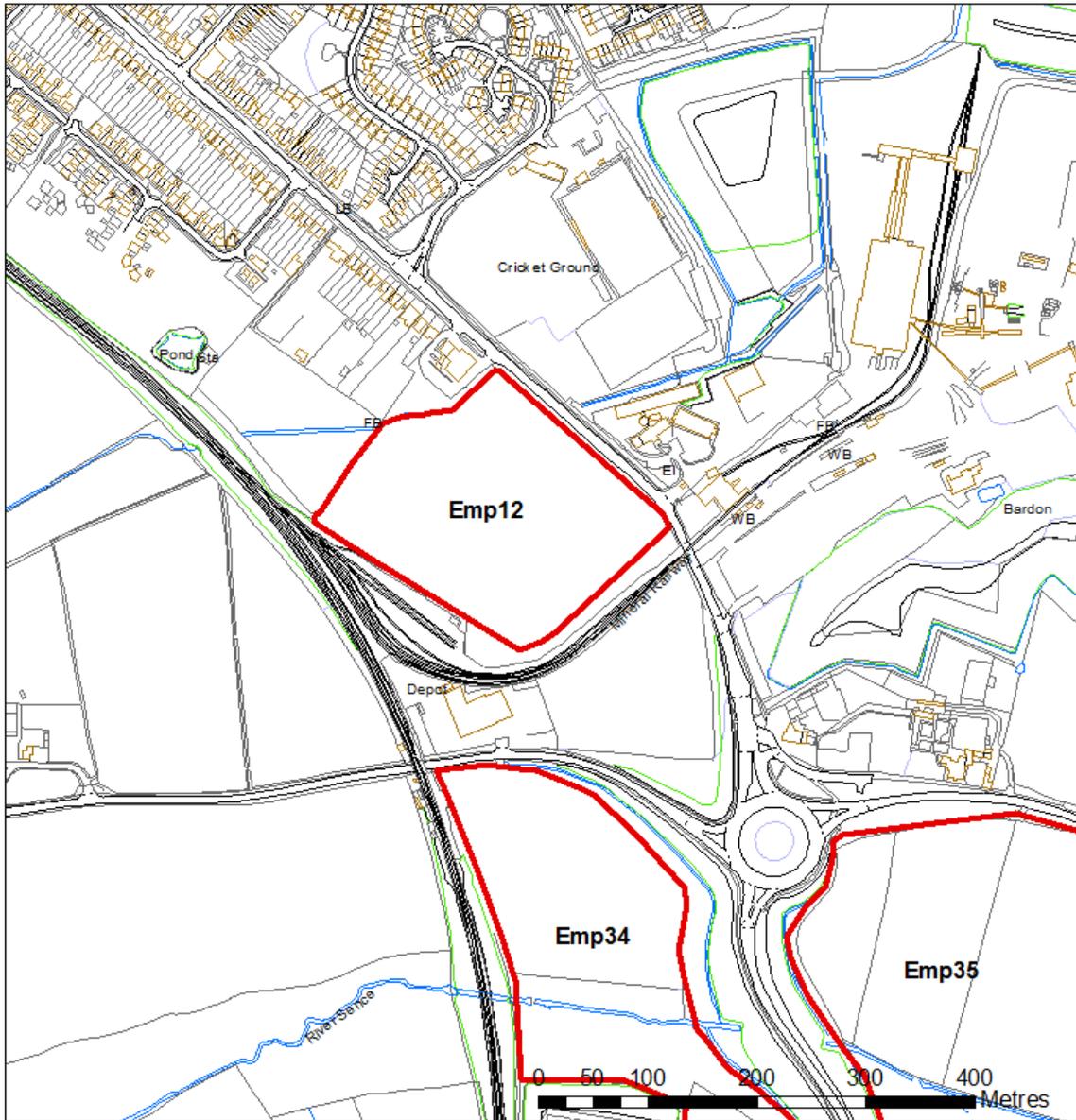
Also considered for residential? No

Potential Employment Floorspace: 18400 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. It is our understanding that the site is currently on the market and there are no known constraints to achievability.

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

Emp 12 - Land at Bardon Road



Key

 SHELAA Site - Employment

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EMP14 - Land South of Sawley Marina

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

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

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

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

Local Plan Allocation: Countryside **Current Permission:** Current permission for solar farm

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

Suitable? Potentially	The site currently has permission for a solar park, although this expires in 2018 and development has not commenced. It is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, an updated wetland and habitat survey would be needed before making decision. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? Yes	Site has been put forward by owner who is promoting site for development.
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

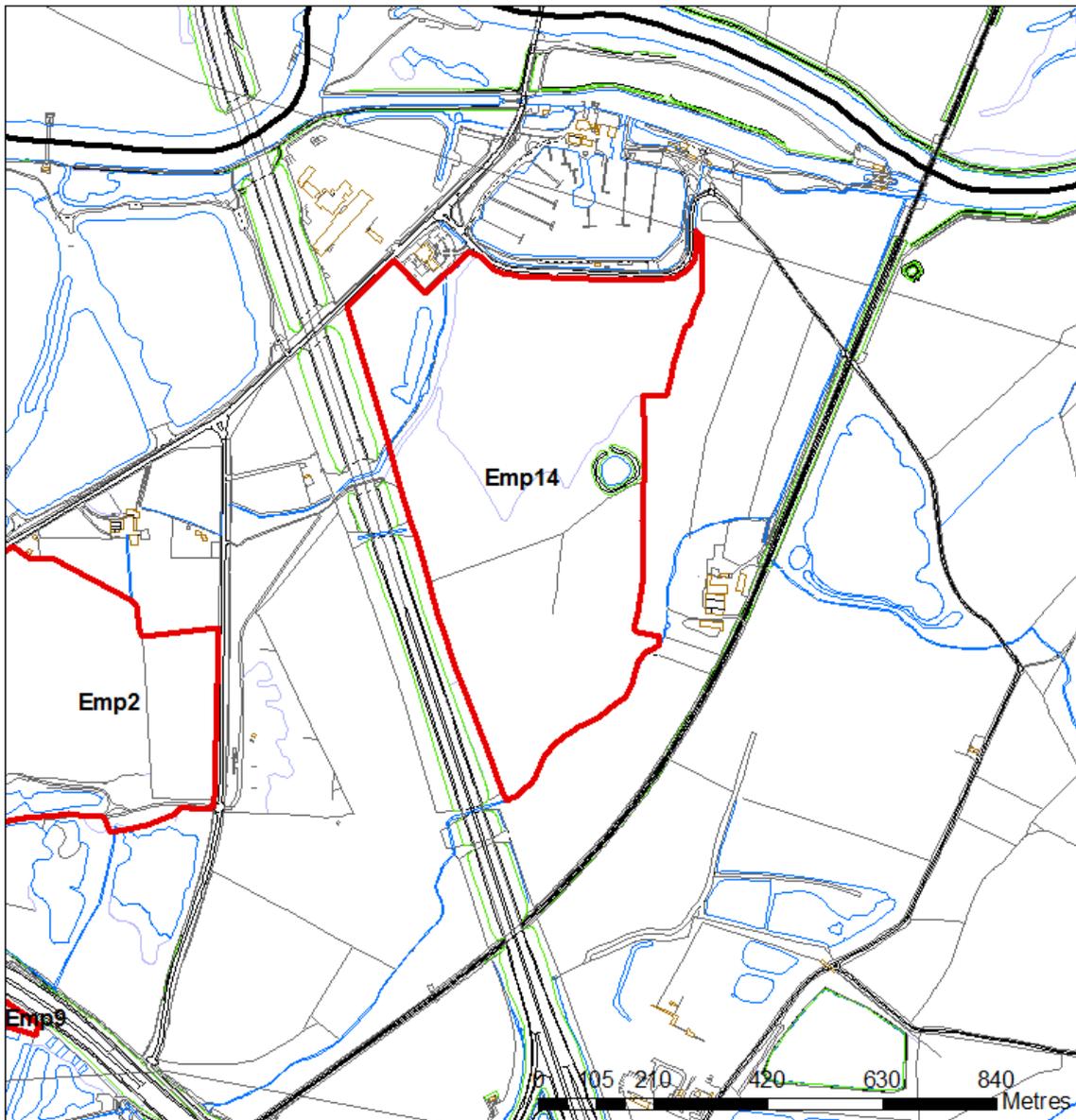
Potential Uses: Unknown **Also considered for residential?** No

Potential Employment Floorspace: 88000 sqm based on standard plot ratios

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

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

Emp 14 - Land South of Sawley Marina



- Key**
-  SHELAA Site - Employment
 -  NWLDC Boundary

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EMP17 - Money Hill

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

Parish/Settlement: Ashby de la Zouch

Area: 16 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: EC2 New
Employment
Allocations

Current Permission: None - for the
employment part of
Money Hill site

River Mease Catchment: Yes

National Forest: Yes

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

Potential Uses: B1, B2, B8

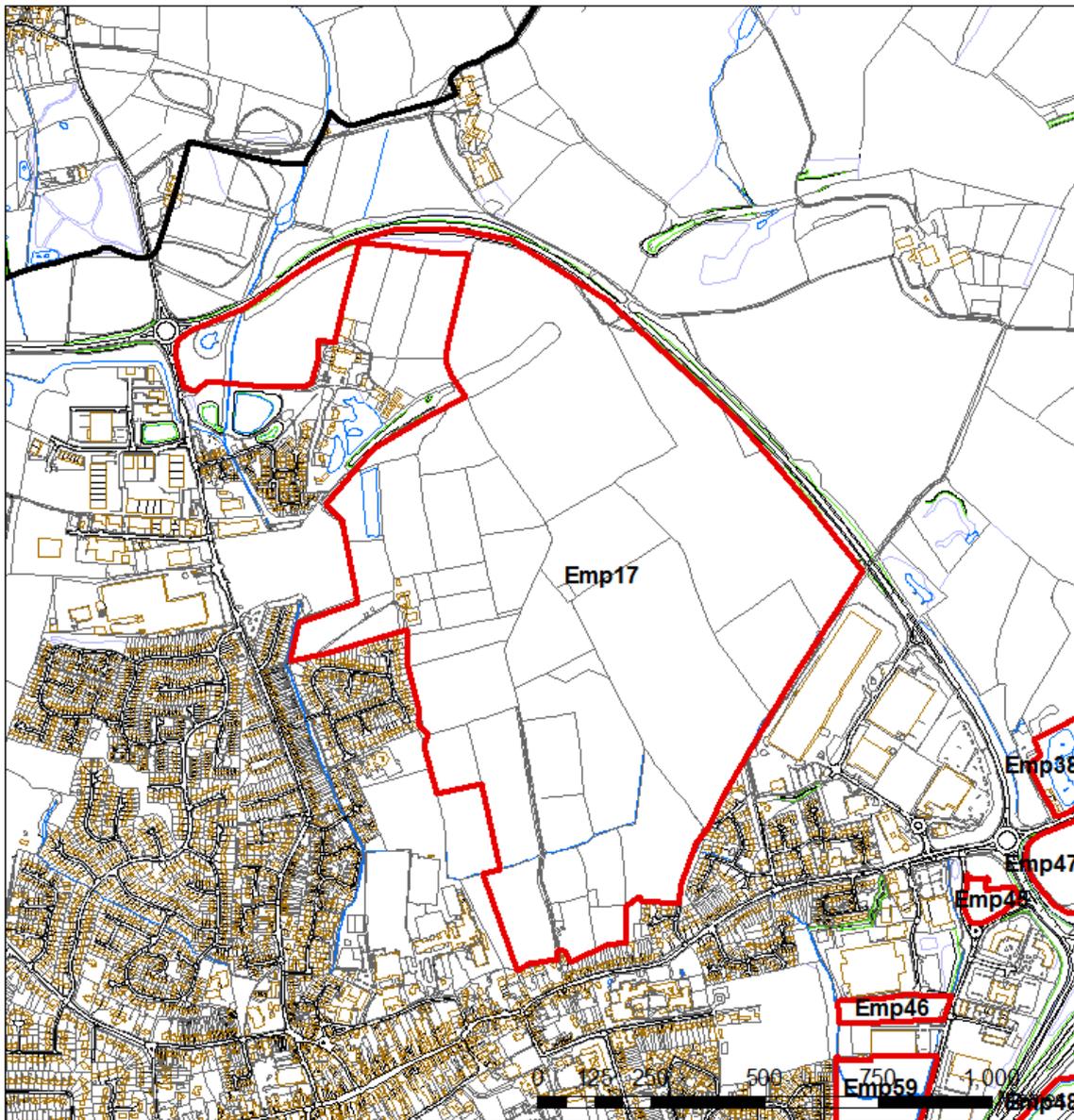
Also considered for residential? No

Potential Employment Floorspace: 64000 sqm based on standard plot ratios

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

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

Emp 17 - Money Hill



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP18 - Swains Park

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

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

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

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

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

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

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

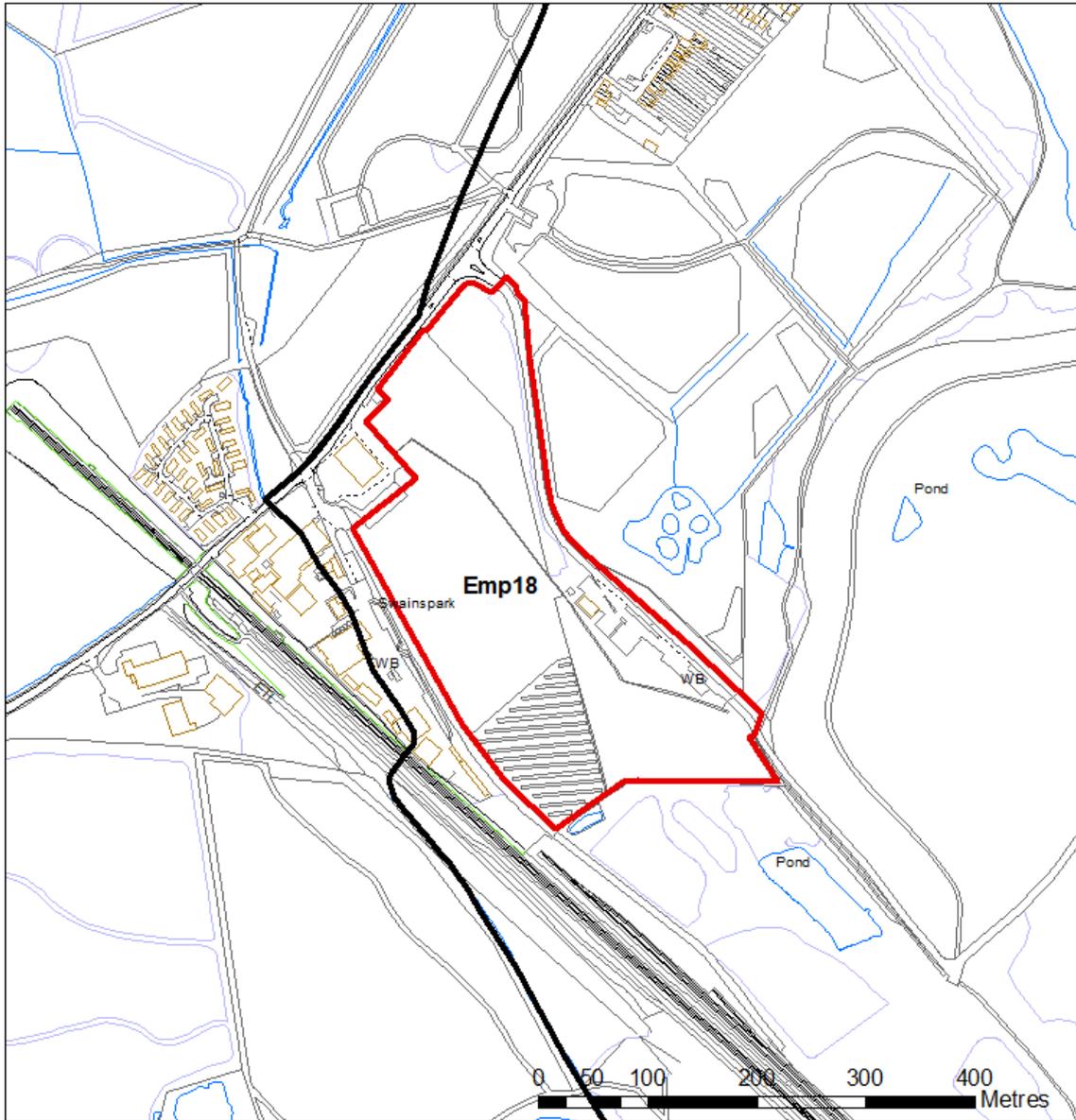
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 24200 sqm based on standard plot ratios

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

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

Emp 18 - Swains Park



Key
 SHELAA Site - Employment
 NWLDC Boundary

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EMP20 - Redhill Farm

Address: Redhill Farm, 97 Top Street, Appleby Magna, Leicestershire

Parish/Settlement: Appleby Magna

Area: 2.8 ha

Site Description: The site is located south of Top Street, Appleby Magna, to the east of the A444. The site is greenfield land currently used for agriculture. There is a Grade I Listed Building (Sir John Moore Foundation) adjacent to the western boundary and there are residential properties further along Top Street. The site is surrounded by further open agricultural land to the south, east and west.

Current Use: Agriculture/Residential/Commercial
Previously Developed: Part

Local Plan Allocation: Countryside
Current Permission: None

River Mease Catchment: Yes
National Forest: No

Suitable?
Partly

The site is a farm, including farm buildings (some of which are now in use as business units) and surrounding fields. The north of the site, fronting Top Street, has also been put forward as a SHELAA housing site (Ap12), and therefore it is assumed that the owner is looking for residential development on this part. The remainder of the site, which has been put forward for employment uses, covers an area that is only slightly smaller than the whole of the built up area of Appleby Magna. The potential scale of any development on the site is therefore considered disproportionate to its setting and locality. In addition, the Highways Authority have expressed concern regarding the sustainability of the site as there are no amenities or bus stops within 1km and therefore employees would rely heavily on car travel. A proportionate scale of development, perhaps just covering the area adjacent to the business units, may be more acceptable. However even this, if brought forward in the current Local Plan period, would need to satisfy the provisions of Policy Ec2. The site is likely to be considered acceptable in ecology terms with mitigation/avoidance.

Available?
Yes

The owner has indicated their support for development of the site.

Achievable?
Potentially

The only potential barrier to achieveability is whether the development of only part of the site appropriate to the scale of the locality (rather than the whole of the site submitted) would impact on economic viability.

Potential Uses: A2, B1, B2, B8

Also considered for residential? Partly – Ap12

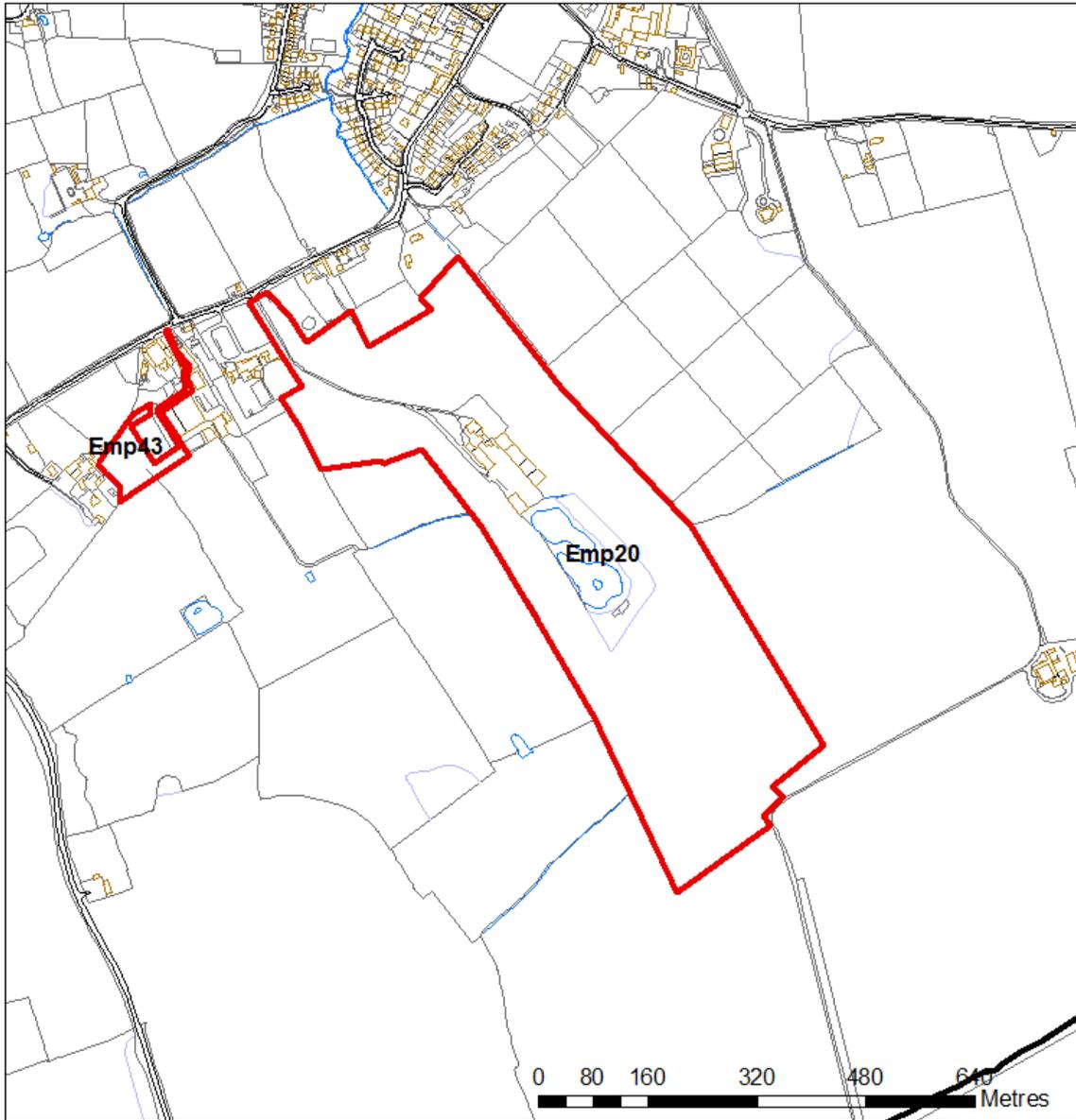
Potential Employment Floorspace: 11200 sqm based on standard plot ratios

Summary: Should the whole site submitted be brought forward for development, there would be significant concerns regarding the scale of the development in relation to the scale of Appleby Magna as a whole, and also the sustainability of the site. Should a smaller scale development be brought

forward, then it may be looked upon more favourably, subject to addressing sustainability concerns and, if brought forward within the current plan period, meeting the requirements of Policy EC2(2).

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

Emp 20 - Redhill Farm



Key
 SHELAA Site - Employment
 NWLDC Boundary

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EMP21 - Motors Ltd

Address: Motors Ltd, Whitwick Road, Coalville, Leicestershire

Parish/Settlement: Coalville

Area: 1.1 ha

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

Current Use: Part vacant, part commercial

Previously Developed: Yes

Local Plan Allocation: Town Centre

Current Permission: 14/00692/FULM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site is currently part used for a car sales/repair business and part vacant previously developed land. It falls within Coalville town centre. The site benefits from a current permission for food and non-food retail (A1) with additional restaurant uses (A3/A4). The principle of development / redevelopment of the site has therefore been established, provided that the proposed uses are compatible with its town centre location, adjacent to a Conservation Area.
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Available? Yes	Site is currently being marketed.
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Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.
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Potential Uses: A1, A3/A4

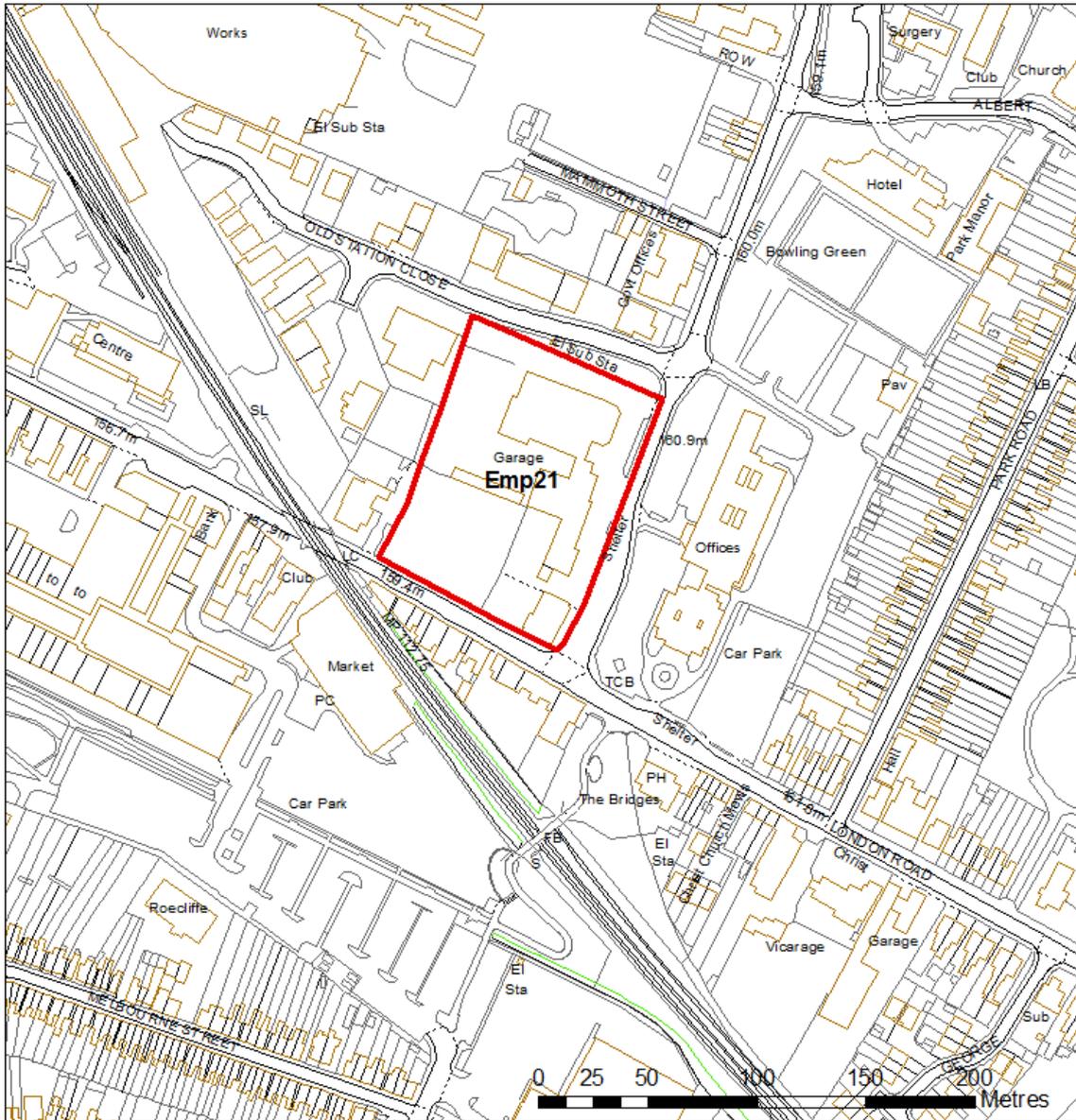
Also considered for residential? No

Potential Employment Floorspace: 5949 sqm based on planning permission

Summary: The site has the benefit of a current planning permission for a mix of retail uses, and is currently being marketed for those uses. We would therefore expect the site to be completed within 5 years.

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

Emp 21 - Motors Ltd



Key

 SHELAA Site - Employment

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EMP22 - Land At Vulcan Way

Address: Land At Vulcan Way, Hermitage Industrial Estate, Coalville, Leicestershire

Parish/Settlement: Coalville

Area: 1 ha

Site Description: The site is located in the established commercial area of The Hermitage Industrial Estate on the south side of Vulcan Way. The site is currently used as open storage and a transport yard. The surrounding uses are predominantly commercial premises and uses.

Current Use: Employment

Previously Developed: Yes

Local Plan Allocation: Ec3 Existing employment areas

Current Permission: 16/00416/OUTM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site is within a Primary Employment area, is surrounded by employment uses and is already in employment use, albeit open storage without any permanent structures on site. It has a recent (2017) outline permission for business units (B1b, B1c and B2 use class). It is therefore considered suitable.
Available? Yes	The owner has expressed their intention to develop the site and it is currently being marketed.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2

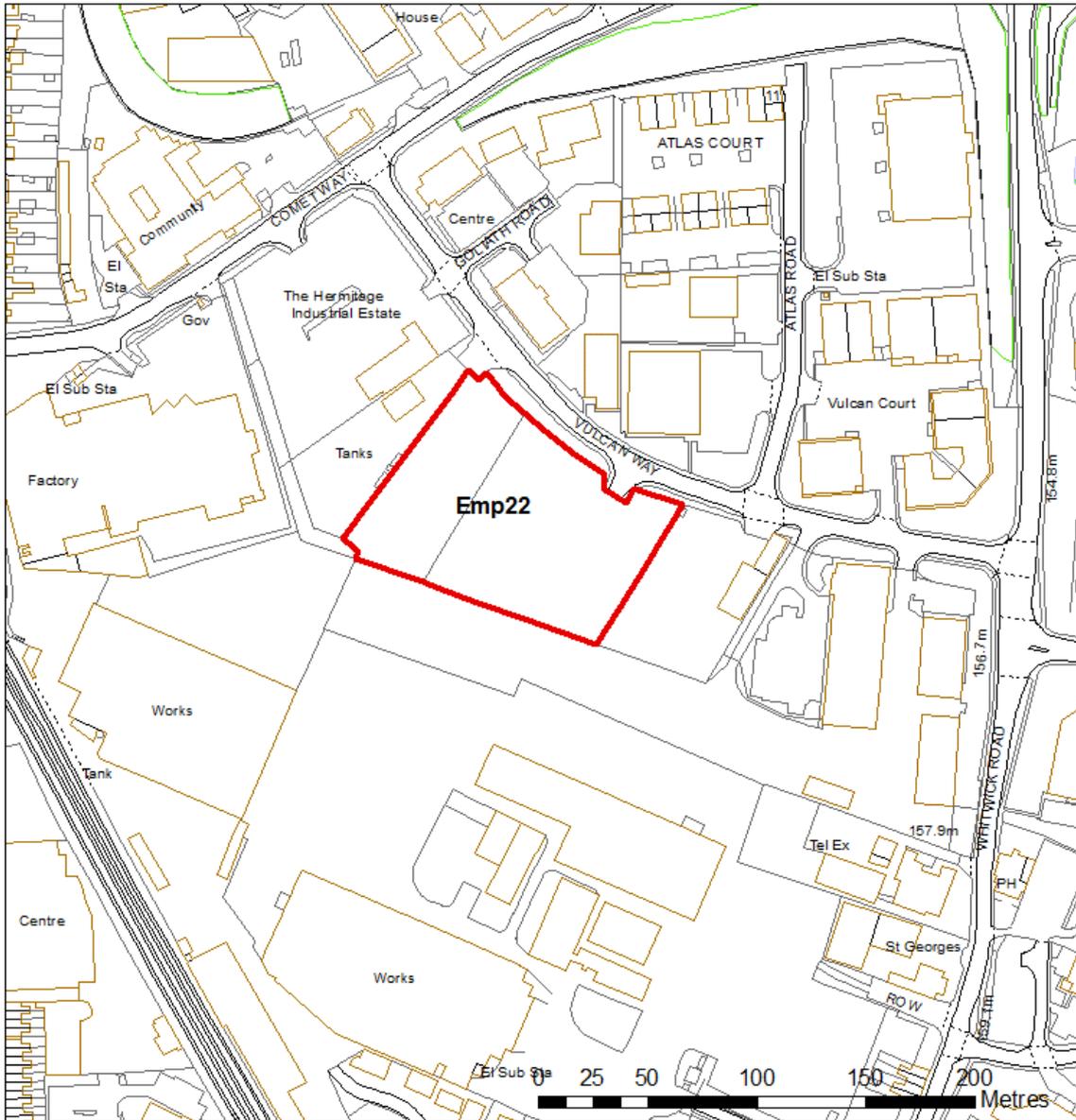
Also considered for residential? No

Potential Employment Floorspace: 4000 sqm based on standard plot ratios

Summary: The site lies within an existing industrial estate and is already being used for an employment use, albeit open storage. With a recently granted outline consent and a willing owner, we would therefore expect the site to be completed within 5 years.

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

Emp 22 - Land At Vulcan Way



Key

 SHELAA Site - Employment

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EMP23 - Land South of Interlink Way south

Address: Interlink Way South, Bardon, Coalville, Leicestershire

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

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

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

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

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

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

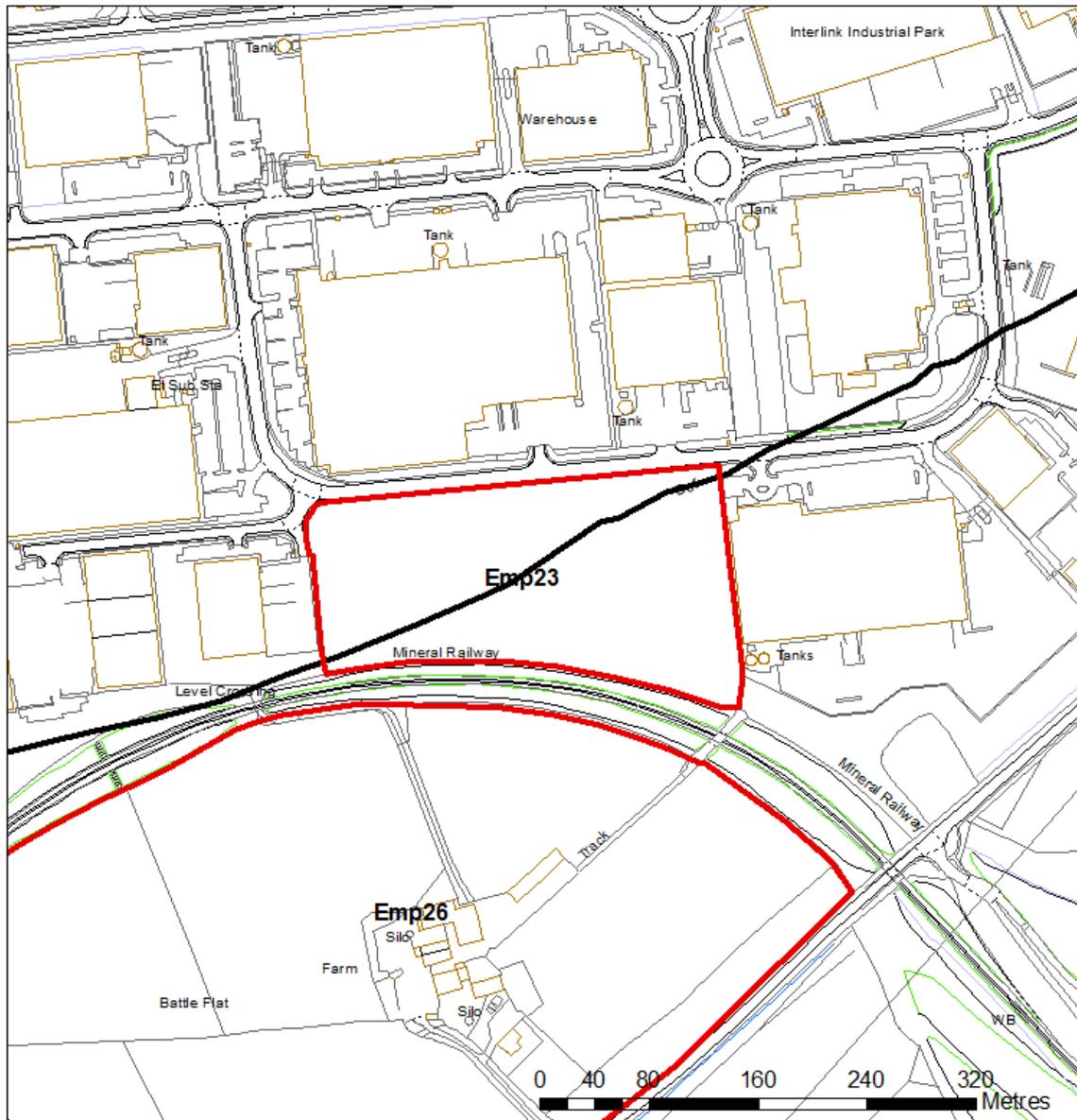
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 7600 sqm based on standard plot ratios

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

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

Emp 23 - Land South of Interlink Way south



Key

- SHELAA Site - Employment
- NWLDC Boundary

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EMP24 - West of South Leicestershire Industrial Estate

Address:	West of South Leicestershire Industrial Estate, Leicestershire		
Parish/Settlement:	Ellistown and Battleflat	Area:	1.46 ha
Site Description:	The site is located to the north east of Ellistown, east of Midland Road, and west of Moore Road, which is the main spine road through the South Leicestershire Industrial Estate. The site is greenfield and currently used for agriculture.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	Yes

Suitable? Potentially	The site is designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. An application for hardstanding for vehicle storage was refused on the site immediately to the north of this one in 2015 due to, amongst other things, it being outside a settlement, the impact upon the separation between Ellistown and Hugglecote and the urbanising impact on the open agricultural land, including impact on visual amenity. Similar issues would be raised by development on this site. Access would need to be taken from the adjoining industrial estate, which is private land. There are unlikely to be any ecology concerns.
Available? Potentially	The site has been submitted by a planning agent during a previous call for sites exercise, although it is unknown if it is still being promoted.
Achievable? Potentially	It is not known whether the land required for the access road is in the same or separate ownership. If separate, this could impact on delivery timescale.

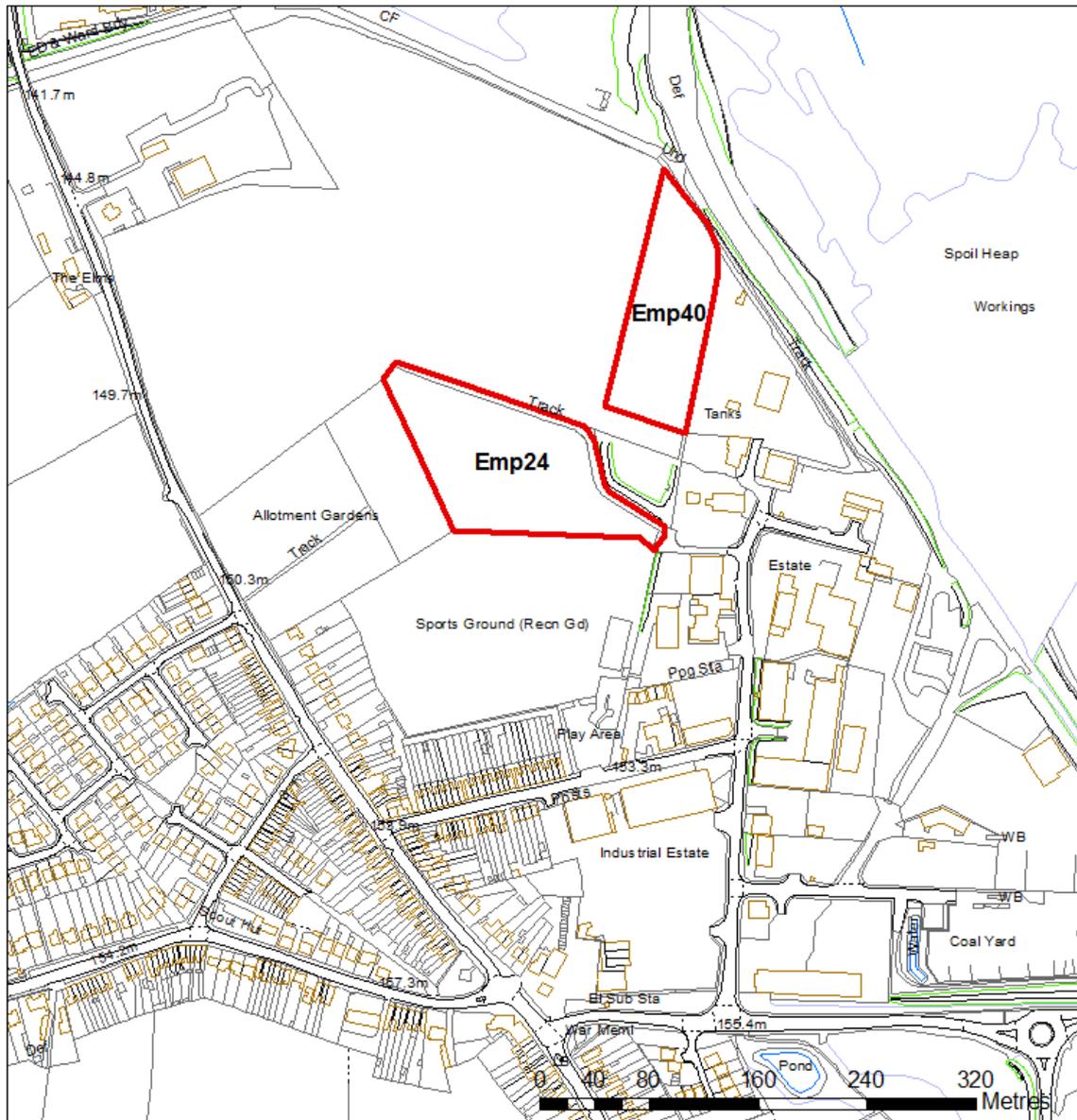
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 5840 sqm based on standard plot ratios

Summary: The site is one that was promoted during a previous call for sites and therefore its current availability is unknown. There are also potential issues regarding access as it is unclear who owns the land to the east that would be required to gain access onto Moore Road. There are also potential policy constraints that led to the refusal of the application on the site to the north. It is therefore unlikely that the site will be developed within the near future.

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

Emp 24 - West of South Leicestershire Industrial Estate



Key

 SHELAA Site - Employment

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EMP25 - Land At Market Street

Address: Baker Street And Wolsey Road, Coalville, LE67 3TS, Leicestershire

Parish/Settlement: Coalville

Area: 2.04 ha

Site Description: This is the site of the former Mitchell Grieve factory, and the majority of the site is still vacant, although there are some commercial businesses still operating on the northern edge. To the east and south are commercial uses and there is open space, which leads in to the Urban Forest park, to the west and north.

Current Use: Mostly vacant, some commercial **Previously Developed:** Yes

Local Plan Allocation: No allocation **Current Permission:** None

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

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

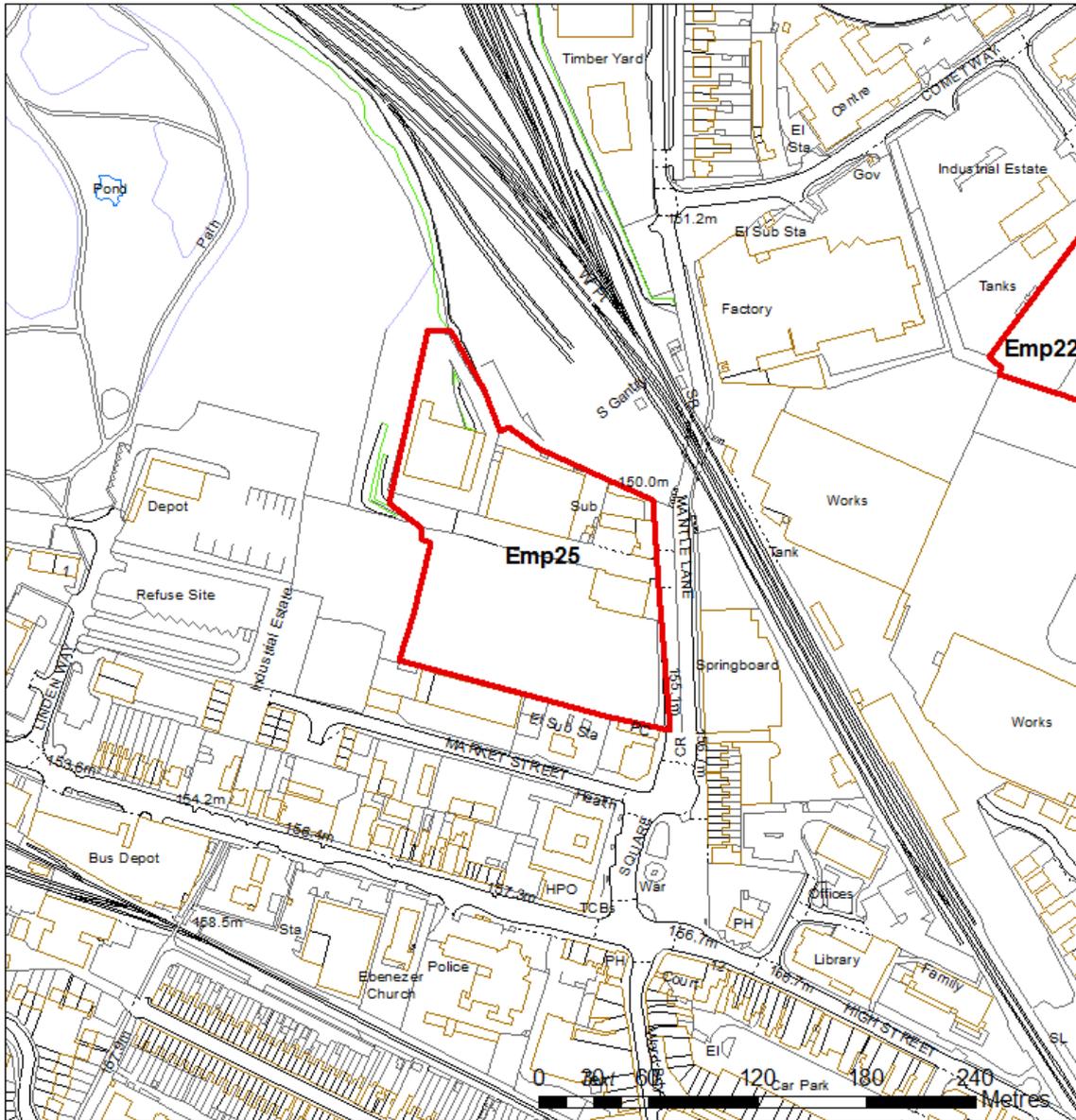
Potential Uses: A1, A2, A3, A4, A5, B1, D1, D2 **Also considered for residential?** Yes – C28

Potential Employment Floorspace: 6665 sqm based on officer estimation and assuming a 50:50 site split between employment/commercial and residential uses.

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

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

Emp 25 - Land at Market Street



Key

 SHELAA Site - Employment

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EMP26 - South of Interlink

Address: South of Interlink, Bardon, Leicestershire

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

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

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

Local Plan Allocation: Countryside **Current Permission:** 16/00019/OUTM

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

Suitable? Yes	The site lies partly within North West Leicestershire but mainly within Hinckley and Bosworth district. It benefits from a recent (2017) outline permission for B2/B8 use and in addition a reserved matters application has recently been submitted. The principle of employment development on the site has therefore been accepted and the site is considered suitable.
Available? Yes	A reserved matters application has now been received by the Council for the site, and the promoters (Mountpark - who have previously promoted the adjoining Interlink Park and the Amazon developments) are currently marketing the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

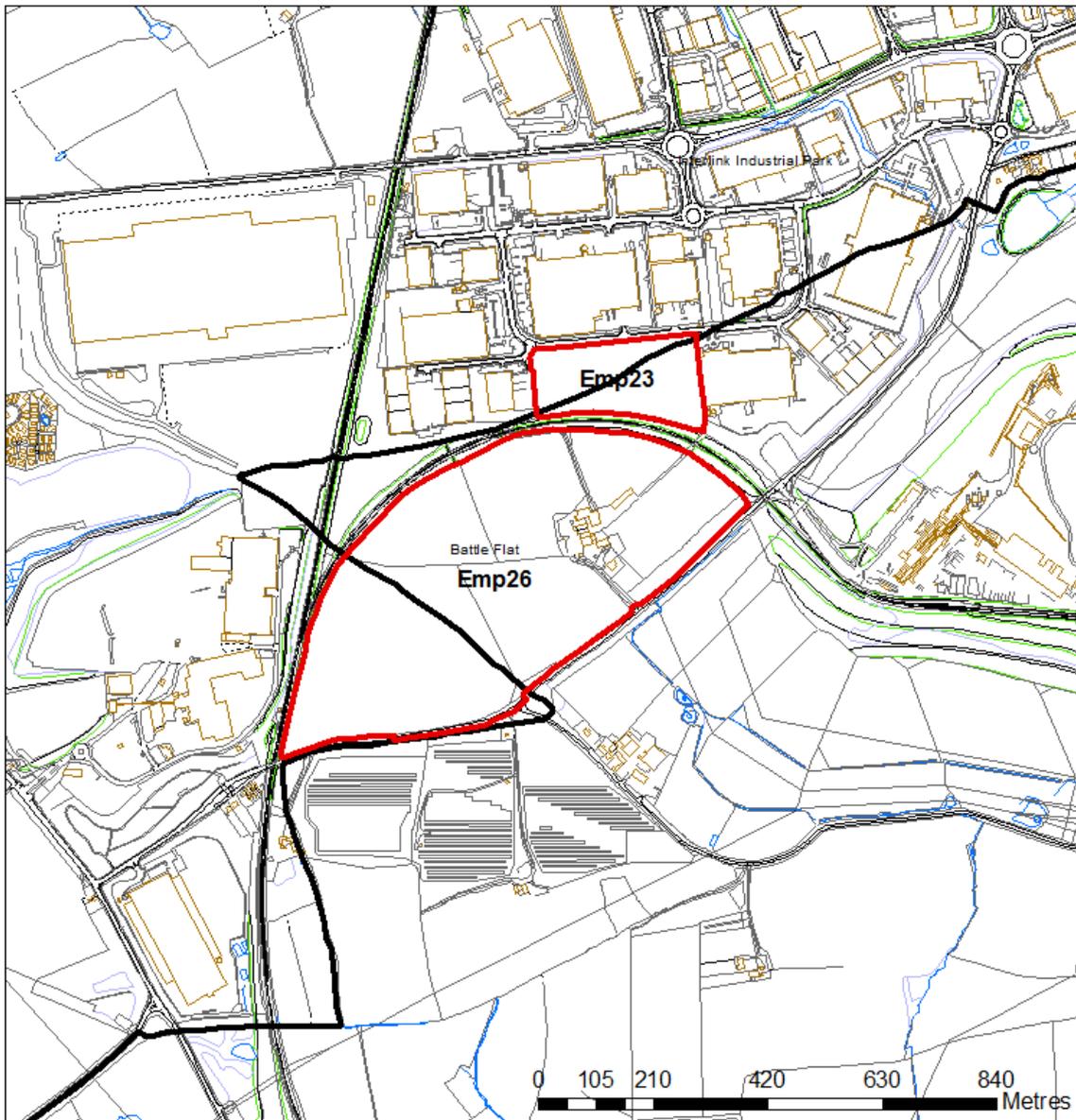
Potential Uses: B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 35600 sqm based on standard plot ratios

Summary: The site has the benefit of outline planning permission, which establishes the principle of employment development. A reserved matters application has now been submitted, and the site is currently being actively marketed. We would therefore expect the site to be completed within 5 years.

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

Emp 26 - South of Interlink



- Key**
-  SHELAA Site - Employment
 -  NWLDC Boundary

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EMP27 - Breedon Priory Nurseries

Address: Ashby Road, Breedon on the Hill, Leicestershire

Parish/Settlement: Breedon on the Hill

Area: 3.93 ha

Site Description: The site lies to the western side of Breedon on the Hill and is currently used as a garden centre and part of a golf course, although a planning application has been submitted to develop the site for a mix of housing, community uses and commercial/retail units. Agricultural uses lie to the north, west and south of the site and residential uses lie to the east.

Current Use: Garden centre/Vacant

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

Suitable? Potentially	The site is designated as Countryside in the Local Plan, although it adjoins the Breedon on the Hill settlement boundary, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. In terms of ecology, development is likely to be ok with mitigation/avoidance.
Available? Yes	Site is actively being promoted for a mixed use development comprising residential and commercial uses. A planning application has been submitted but is currently undetermined.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: A1, A3, B1, D2

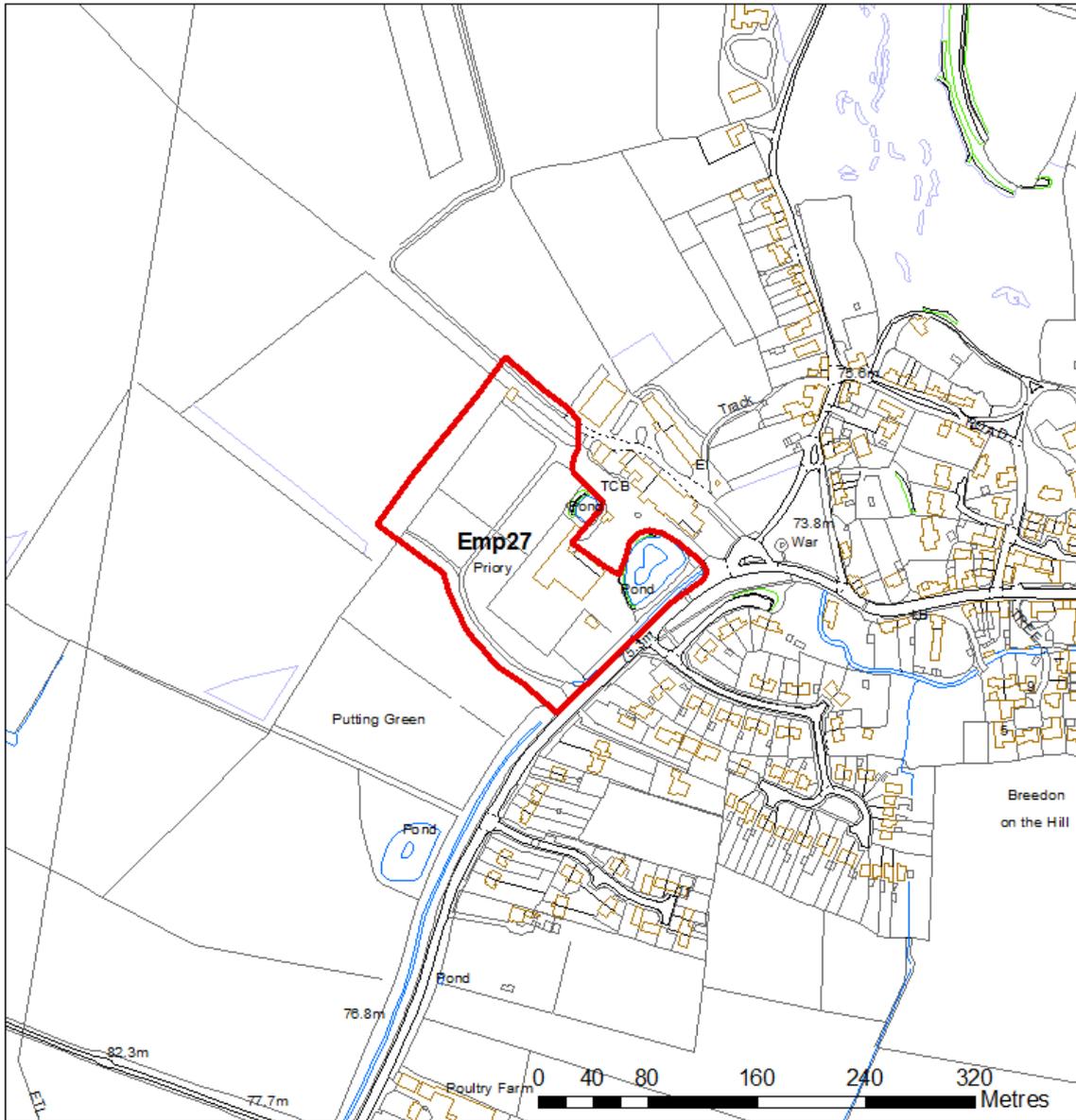
Also considered for residential? Yes

Potential Employment Floorspace: 2200 sqm based on planning application

Summary: Although the site lies within a Countryside designation, it does adjoin the Breedon on the Hill settlement boundary and it is possible that development of part of this site for commercial uses (the remainder of the site is earmarked for housing) could comply with current policies. However the lack of a current planning permission means that development within the next 5 years is unlikely.

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

Emp 27 - Breedon Priory Nurseries



Key

 SHELAA Site - Employment

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EMP28 - Langley Priory Estate - Site 1

Address: Langley Priory Estate, Diseworth, Derbyshire

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

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

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

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

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

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy - unless proposal was small scale and linked to the existing businesses. In terms of ecology, presence of Great Crested Newts will affect developable area, with required buffer zones to NW and potentially to SE, if GCNs found in the on-site pond. Needs further ecology survey before making decision
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	Notwithstanding the policy compliance issues, which realistically push any development into at least the next plan period, there are also ecology concerns which may impact upon the developable area and therefore impact on viability.

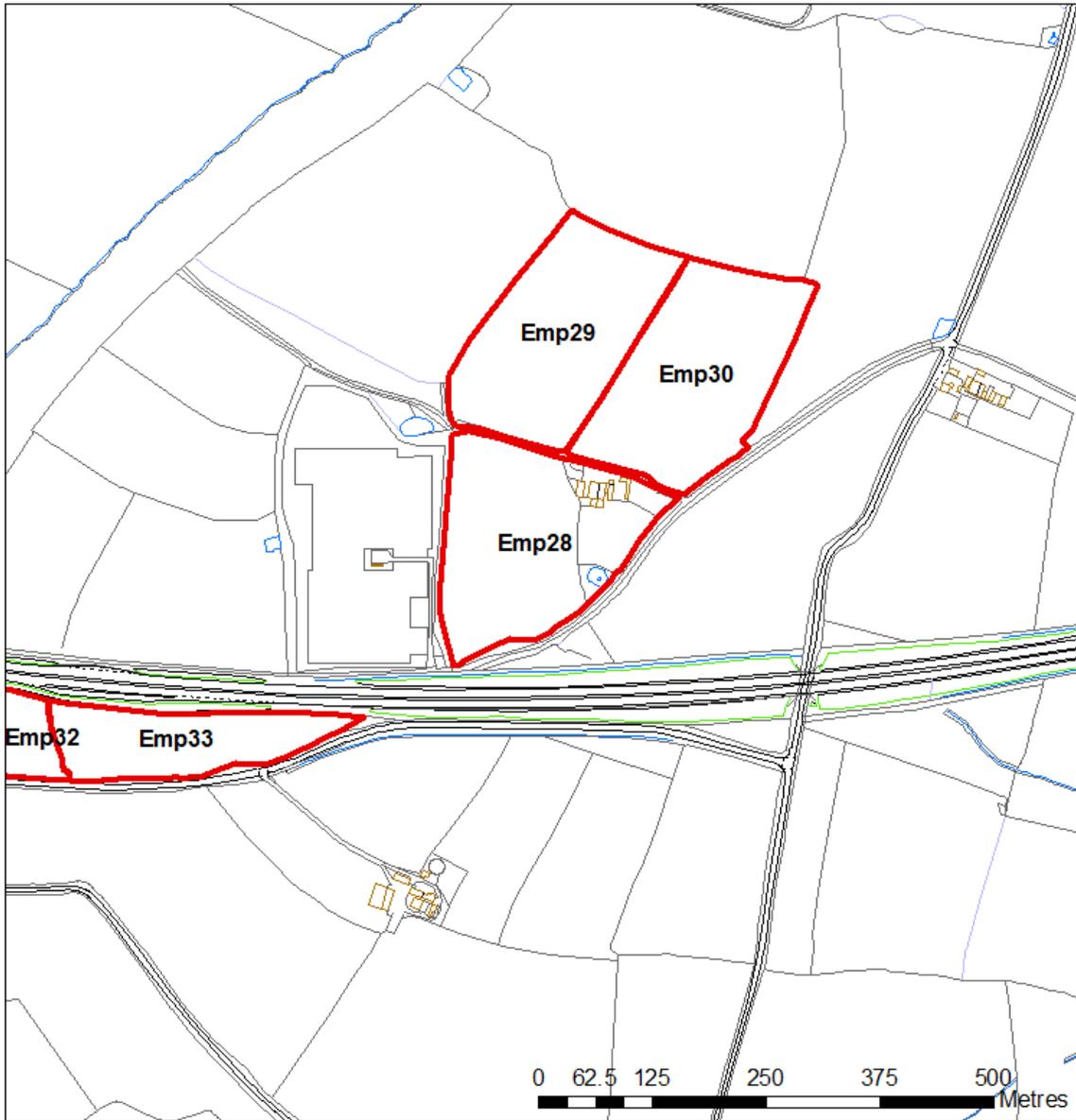
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 16760 sqm based on standard plot ratios

Summary: Given the site's isolated rural location, with relatively poor transport links - particularly by sustainable modes - and ecology concerns, it is unlikely to be suitable at the present time for large scale employment development. Only a limited amount of small scale development, potentially linked to the existing businesses, could be acceptable in policy terms. For the site to be considered for large scale employment development, notwithstanding ecology and sustainability concerns, a change in policy/strategy would be required.

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

Emp 28 - Langley Priory Estate - Site 1



Key

 SHELAA Site - Employment

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EMP29 - Langley Priory Estate - Site 2

Address: Langley Priory Estate, Diseworth, Derbyshire

Parish/Settlement: Isley cum Langley

Area: 3.85 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

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

Potential Uses: B1, B2, B8

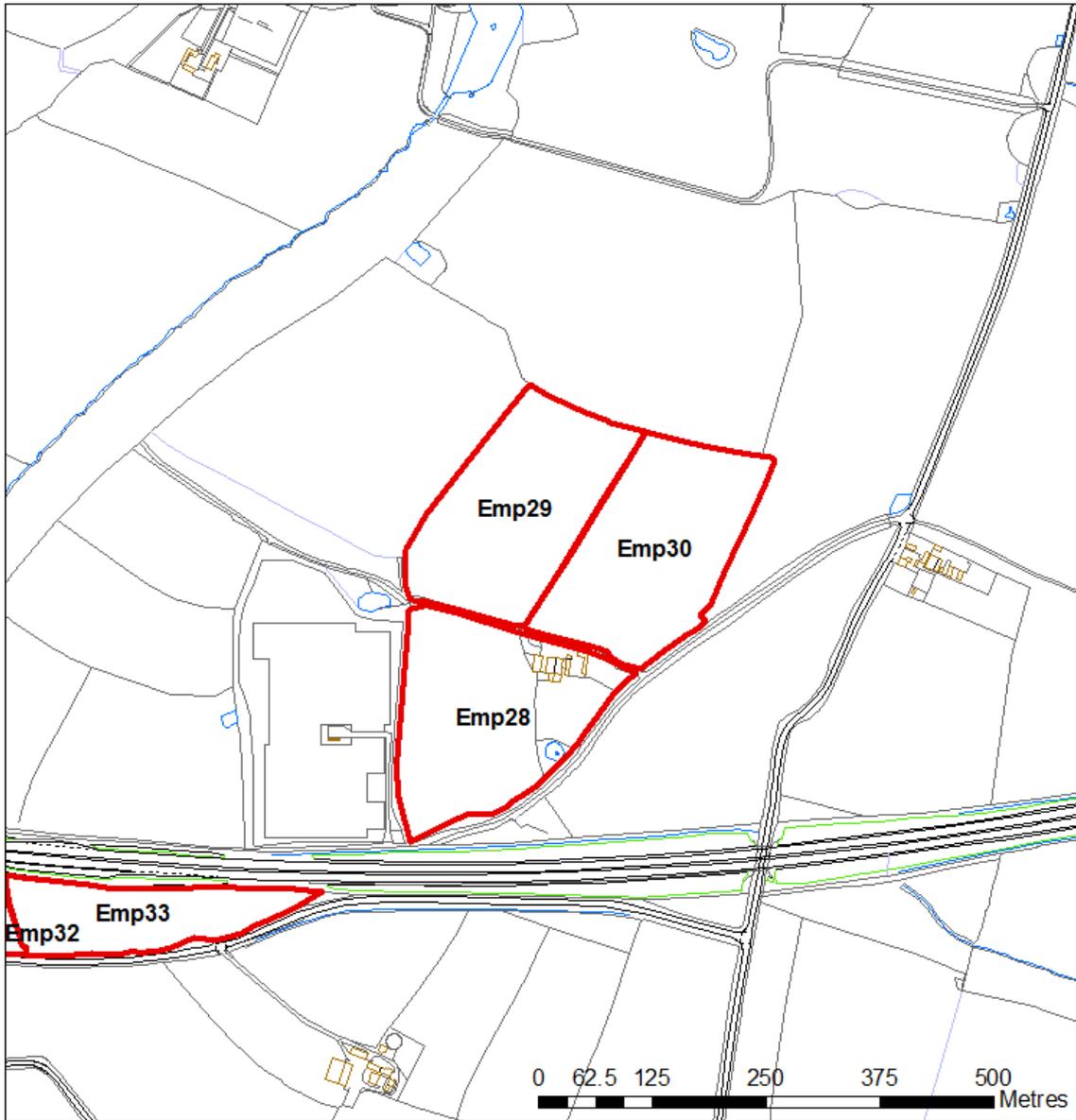
Also considered for residential? No

Potential Employment Floorspace: 15400 sqm based on standard plot ratios

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

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

Emp 29 - Langley Priory Estate - Site 2



Key

 SHELAA Site - Employment

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EMP30 - Langley Priory Estate - Site 3

Address: Langley Priory Estate, Diseworth, Derbyshire

Parish/Settlement: Isley cum Langley **Area:** 3.96 ha

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

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

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

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

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

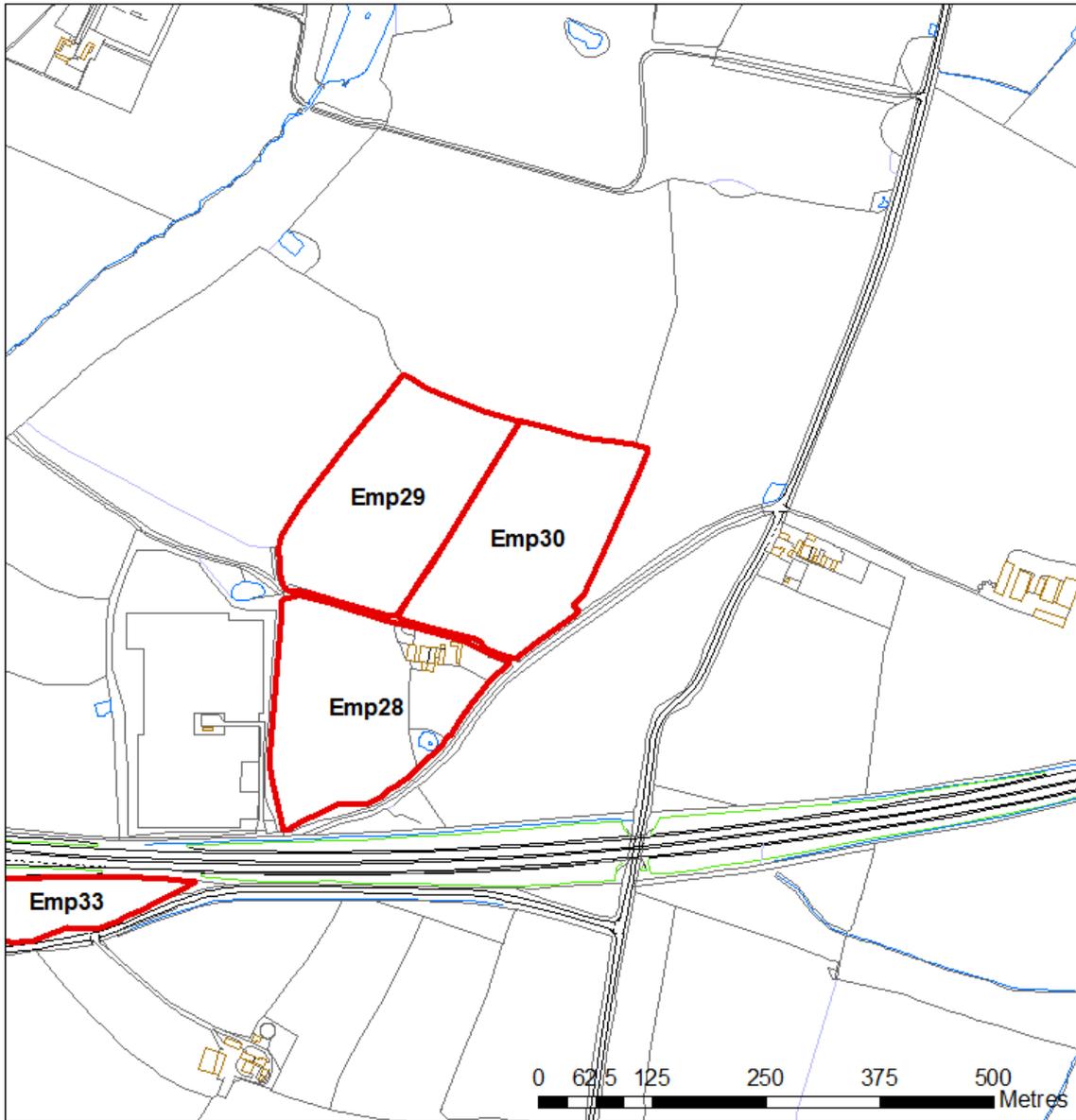
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 15840 sqm based on standard plot ratios

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

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

Emp 30 - Langley Priory Estate - Site 3



Key

 SHELAA Site - Employment

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EMP31 - Langley Priory Estate - Site 5

Address: Langley Priory Estate, Diseworth, Derbyshire

Parish/Settlement: Long Whatton & Diseworth

Area: 0.81 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: 17/00967/FUL

River Mease Catchment: No

National Forest: No

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

Potential Uses: B1

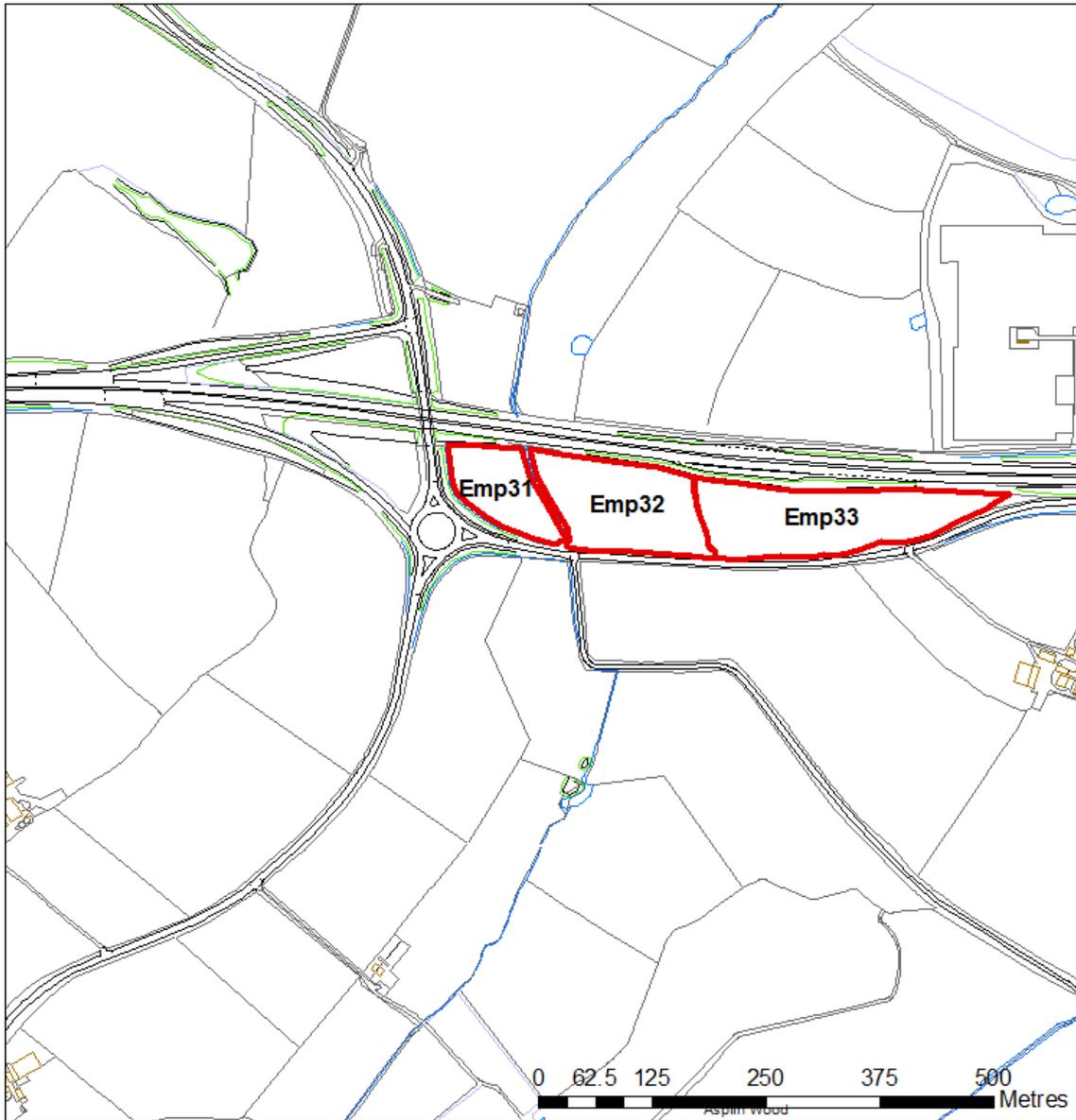
Also considered for residential? No

Potential Employment Floorspace: 3240 sqm based on standard plot ratios

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

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

Emp 31 - Langley Priory Estate - Site 4



Key

 SHELAA Site - Employment

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EMP32 - Langley Priory Estate - Site 6

Address: Langley Priory Estate, Diseworth, Derbyshire

Parish/Settlement: Long Whatton & Diseworth

Area: 1.6 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

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

Potential Uses: B1

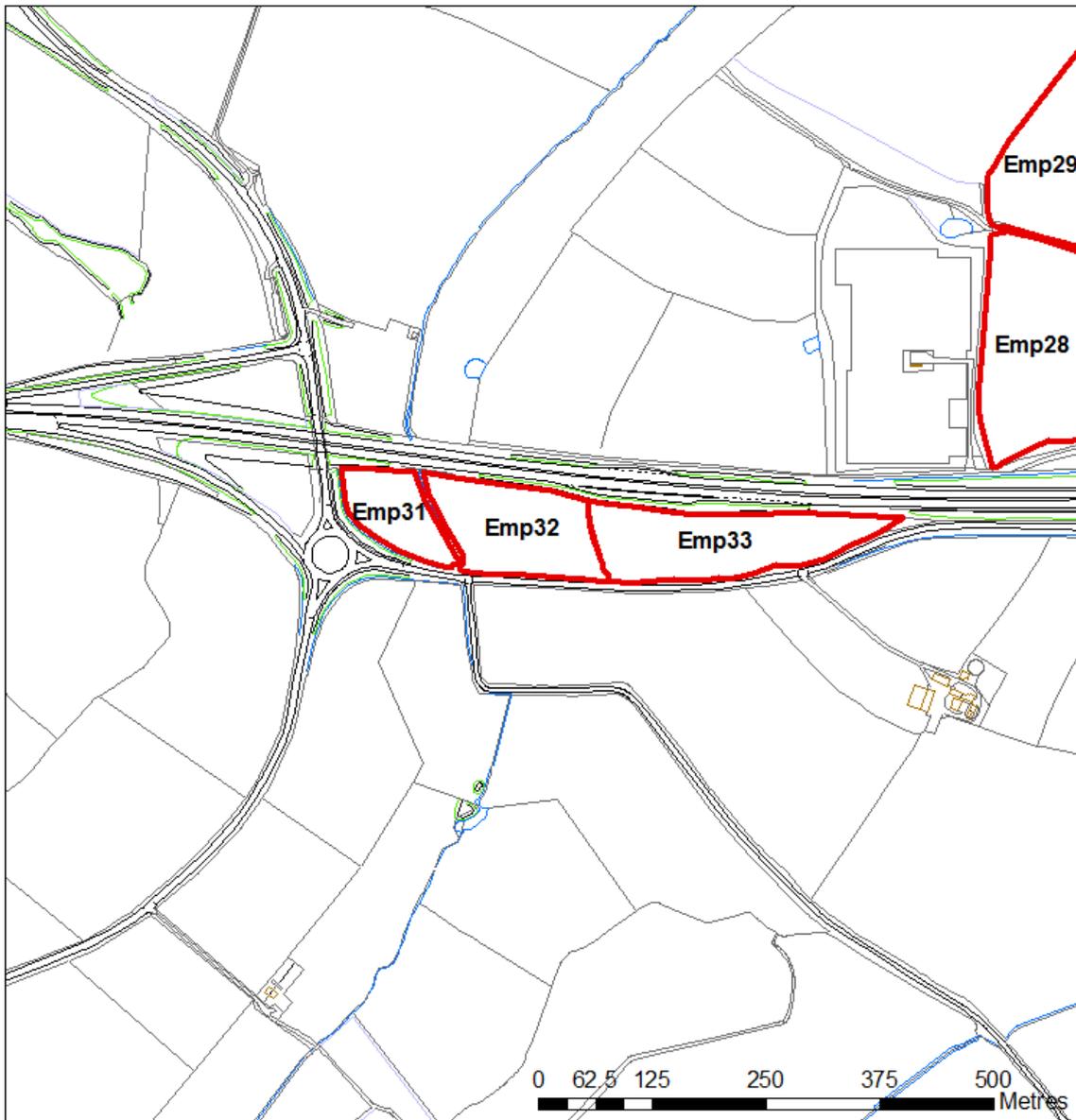
Also considered for residential? No

Potential Employment Floorspace: 6400 sqm based on standard plot ratios

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

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

Emp 32 - Langley Priory Estate - Site 6



Key

 SHELAA Site - Employment

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EMP33 - Langley Priory Estate - Site 7

Address: Langley Priory Estate, Diseworth, Derbyshire

Parish/Settlement: Long Whatton & Diseworth

Area: 2.03 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: No

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

Potential Uses: B1

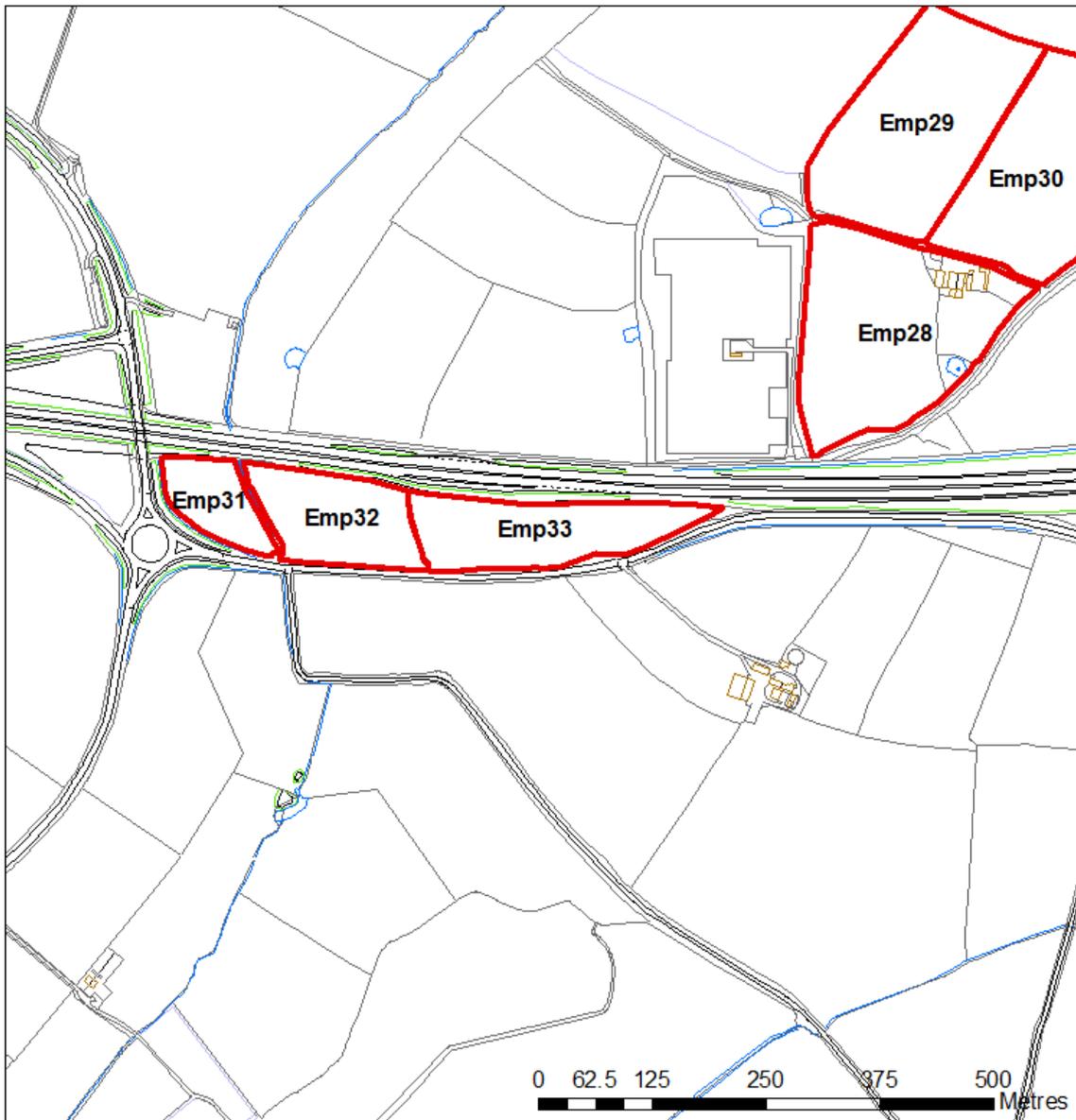
Also considered for residential? No

Potential Employment Floorspace: 8119 sqm based on standard plot ratios

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

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

Emp 33 - Langley Priory Estate - Site 7



Key

 SHELAA Site - Employment

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EMP34 - Land to West of Regs Way

Address: Bardon Hill, Leicestershire

Parish/Settlement: Ellistown and Battleflat

Area: 7.3 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside.

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable?
Potentially
The site lies outside but adjoining the Coalville Urban area limits to development. Any development would need to comply with Local Plan policy Ec2. Some issues have been identified in relation to impact on ecology, particularly on the southern part of the site. This part of the site also falls within Flood Zone 3, although not the functional floodplain. The site also slopes in a way that may have some impact on the form any development may take.

Available?
Yes
The site has been put forward by an option holder who has declared an interest in developing the site.

Achievable?
Potentially
The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable. Given its location, it is likely to be attractive to the market.

Potential Uses: B1, B2, B8

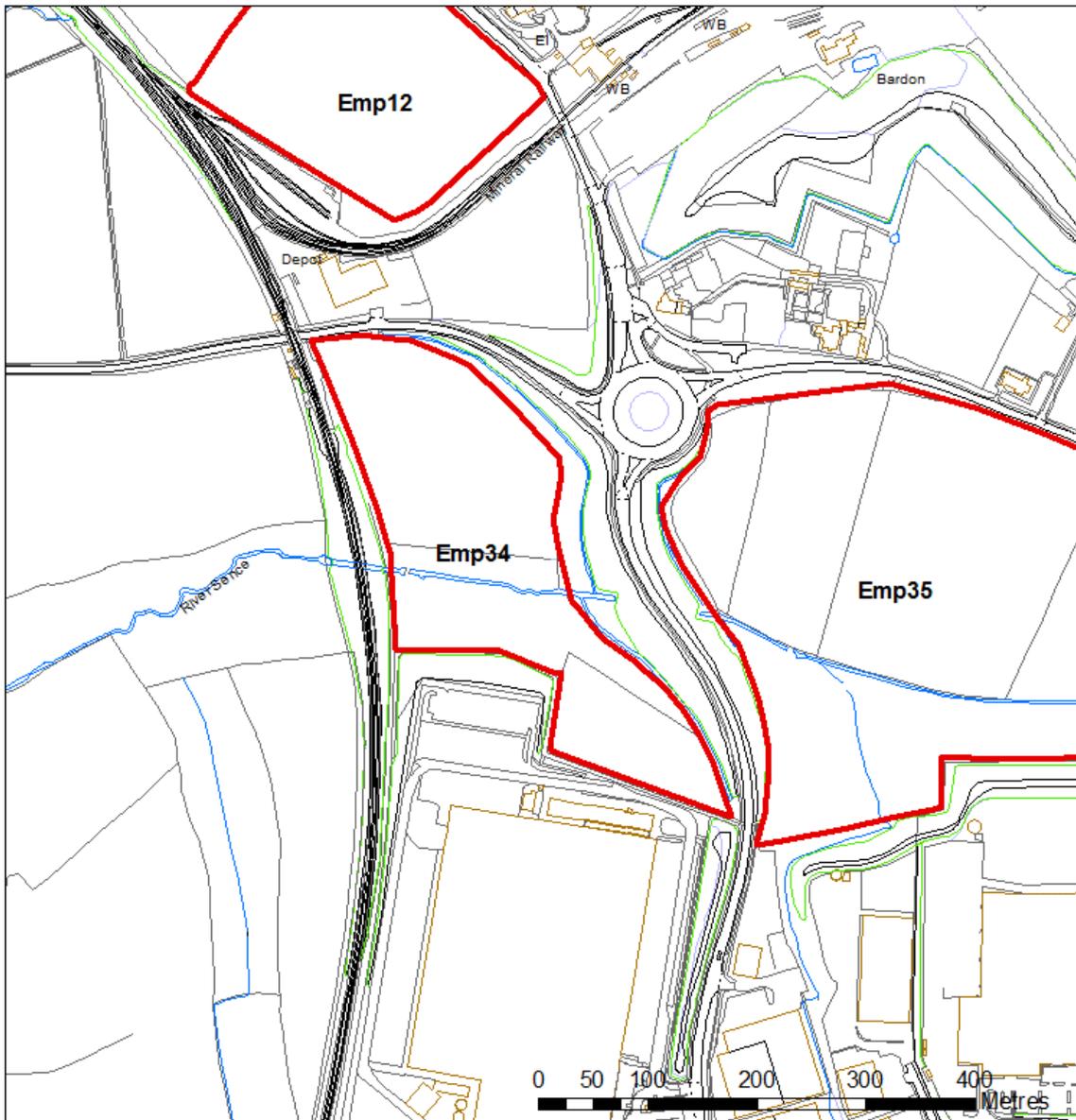
Also considered for residential? No

Potential Employment Floorspace: 29200 sqm based on standard plot ratios

Summary: Both this site and neighbouring site EMP35 are potentially suitable for some employment development, subject to compliance with Local Plan policy Ec2, although the southern parts of both sites in particular are subject to topography, flooding and ecology constraints that would need further investigation.

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

Emp 34 - Land to West of Regs Way



Key

 SHELAA Site - Employment

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EMP35 - Land to East of Regs Way

Address: Bardon Hill, Leicestershire

Parish/Settlement: Ellistown and Battleflat

Area: 15.7 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside.

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	The site lies outside but adjoining the Coalville Urban area limits to development. Any development would need to comply with Local Plan policy Ec2. Some issues have been identified in relation to impact on ecology, particularly on the southern part of the site. This part of the site also falls within Flood Zone 3, although not the functional floodplain. The site also slopes in a way that may have some impact on the form any development may take.
Available? Yes	The site has been put forward by an option holder who has declared an interest in developing the site.
Achievable? Potentially	The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable.

Potential Uses: B1, B2, B8

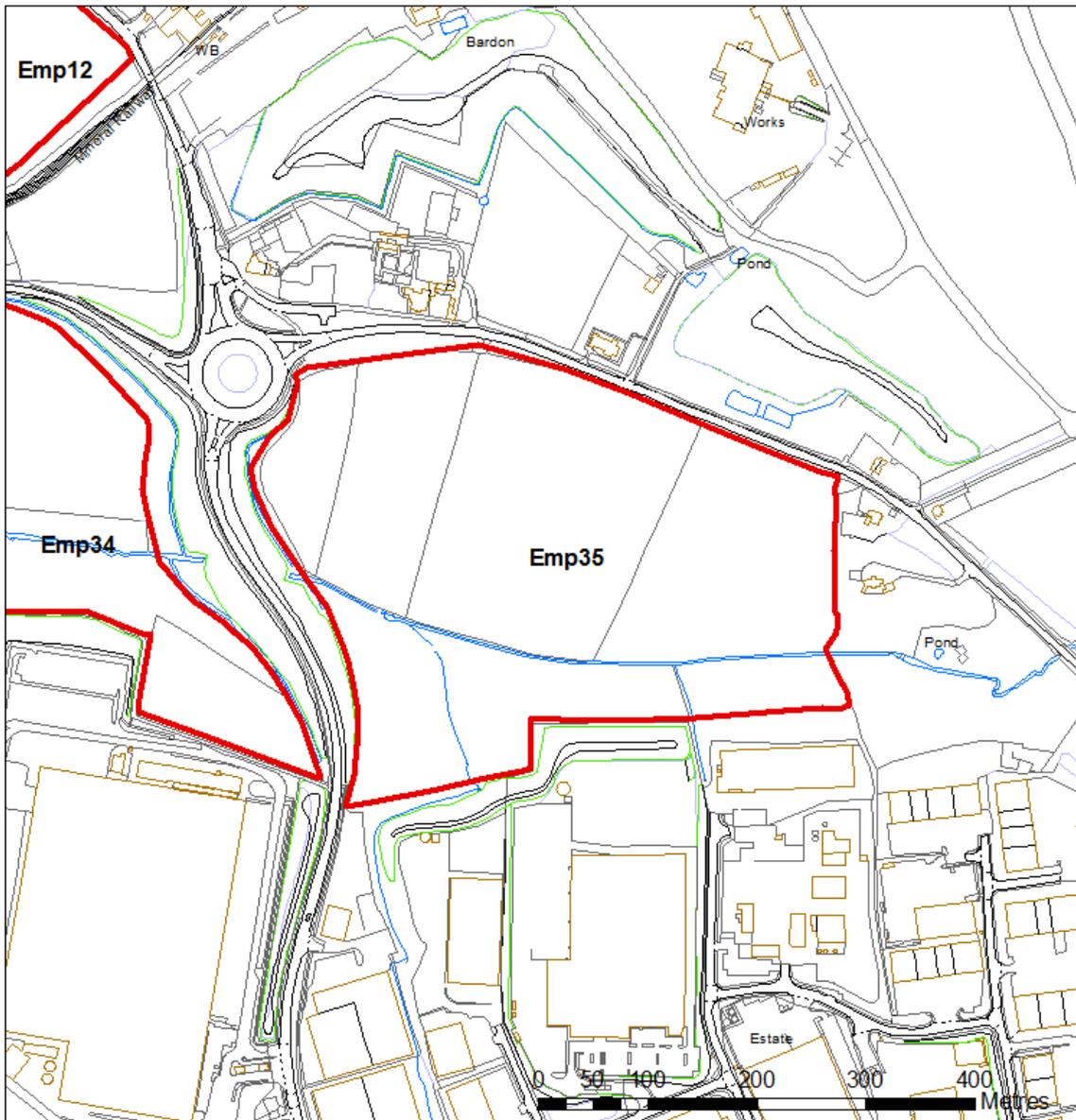
Also considered for residential? No

Potential Employment Floorspace: 62800 sqm based on standard plot ratios

Summary: Both this site and neighbouring site EMP34 are potentially suitable for some employment development, subject to compliance with Local Plan policy Ec2, although the southern parts of both sites in particular are subject to topography, flooding and ecology constraints that would need further investigation.

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

Emp 35 - Land to East of Regs Way



Key

 SHELAA Site - Employment

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EMP36 - Land south of Junction 1, A50, north of Hemington

Address: Land south of Junction 1, A50, north of Hemington, Leicestershire

Parish/Settlement: Hemington **Area:** 3.2 ha

Site Description: The site lies to the north of Castle Donington, to the south of the A50 and north west of Trent Lane. It is currently in agricultural use, and is surrounded by other agricultural uses, although it is a short distance from Willow Farm business park.

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

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

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

Suitable? Potentially	Site is in open countryside and is fairly poorly related to existing settlements (Castle Donington and Hemington being the nearest). The scale of the proposal, in conjunction with adjacent sites EMP9 and EMP37, also raises concerns in terms of its relationship with Castle Donington and Hemington. If it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. No ecology concerns subject to mitigation. The site also falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

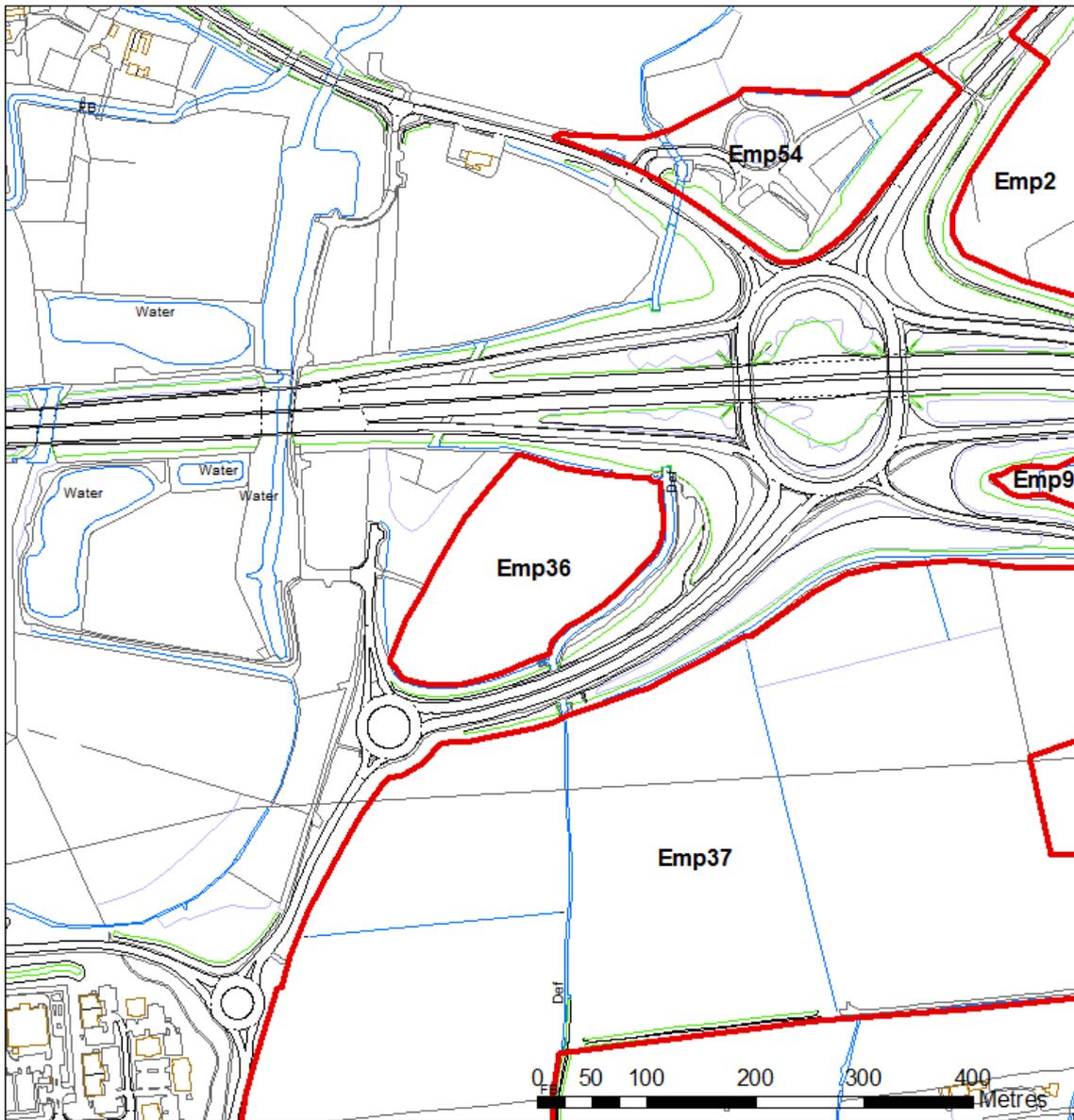
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 12800 sqm based on standard plot ratios

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

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

Emp 36 - Land south of Junction 1, A50, north of Hemington



Key

 SHELAA Site - Employment

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

Address: Land south of Junction 1, A50, north of Hemington, Leicestershire, ,

Parish/Settlement: Hemington **Area:** 30.6 ha

Site Description: The site lies to the north-east of Castle Donington, bounded to the north by Trent Lane. It is currently in agricultural use, and is surrounded by other agricultural uses, a Showpeople's site to the SE and Willow Farm business park to the west.

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

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

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

Suitable? Potentially	Site is in open countryside and is fairly poorly related to existing settlements (Castle Donington and Hemington being the nearest). The scale of the proposal, in conjunction with adjacent sites EMP9 and EMP36, also raises concerns in terms of its relationship with Castle Donington and Hemington. If it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, part of the site would be ok while the other part would need a Phase 1 habitat survey. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? Yes	Owner has indicated intention to develop the site
Achievable? Potentially	The location of the site within the functional floodplain may have a significant impact upon its achievability.

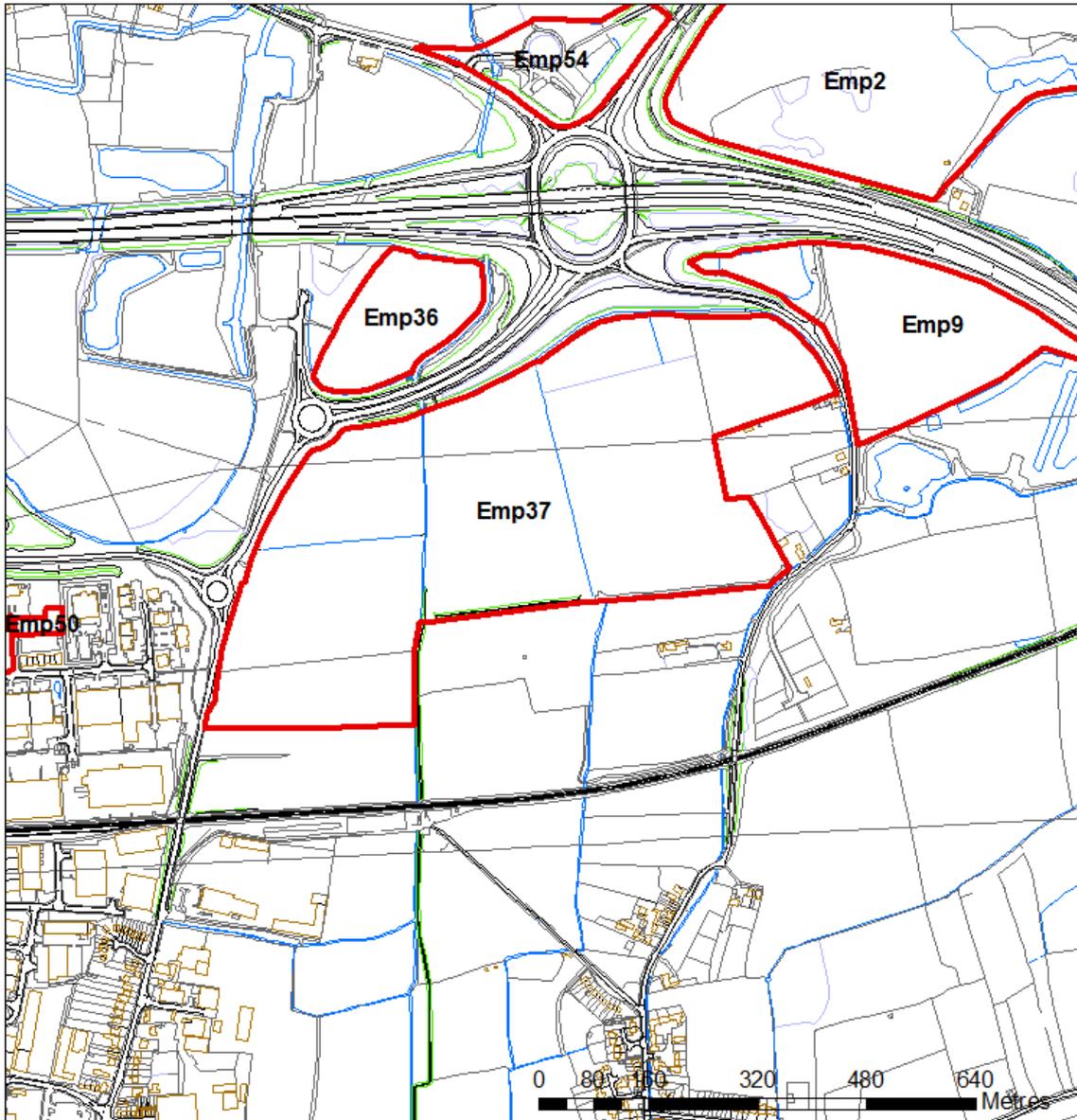
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 122400 sqm based on standard plot ratios

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

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

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



Key

 SHELAA Site - Employment

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EMP38 - Ashby Aquatics, Nottingham Road

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

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

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

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

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

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

Suitable? Potentially	Although the site is just outside the Ashby settlement boundary, and there are nearby commercial uses on the other side of both the A511 and Nottingham Road, the site is designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are likely to be significant ecology issues - extensive mitigation and licensing would be required for loss of the Great Crested Newt ponds and disturbance to population. It is uncertain as to whether this could be properly achieved within the site boundary. There are no fundamental Highways issues.
Available? Yes	The owner has indicated their intention to develop the site.
Achievable? Potentially	Ecology issues relating to the site currently raise questions of achievability. Further work on this will be required, and a better understanding of what is actually being proposed is needed, before it is possible to say that development is definitely achievable.

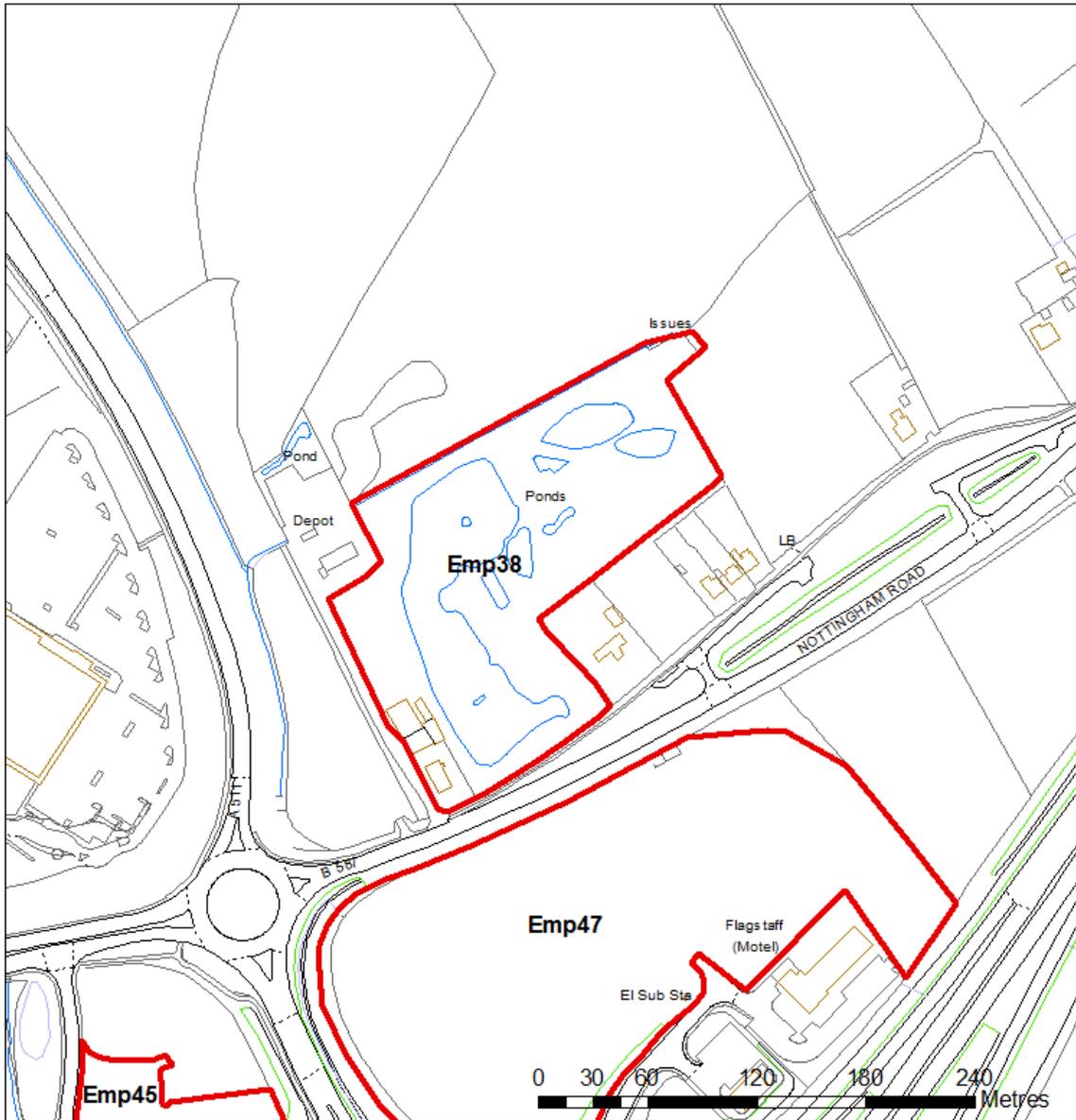
Potential Uses: B2, B8 and transport/haulage related **Also considered for residential?** No

Potential Employment Floorspace: 11480 sqm based on standard plot ratios

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

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

Emp 38 - Ashby Aquatics, Nottingham Road



Key

 SHELAA Site - Employment

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EMP39 - Dawsons Yard

Address: Swebstone Road, Heather, Coalville, Leicestershire

Parish/Settlement: Heather

Area: 1.9 ha

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

Current Use: Residential,
Employment,
Agriculture

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

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

Potential Uses: B2, B8

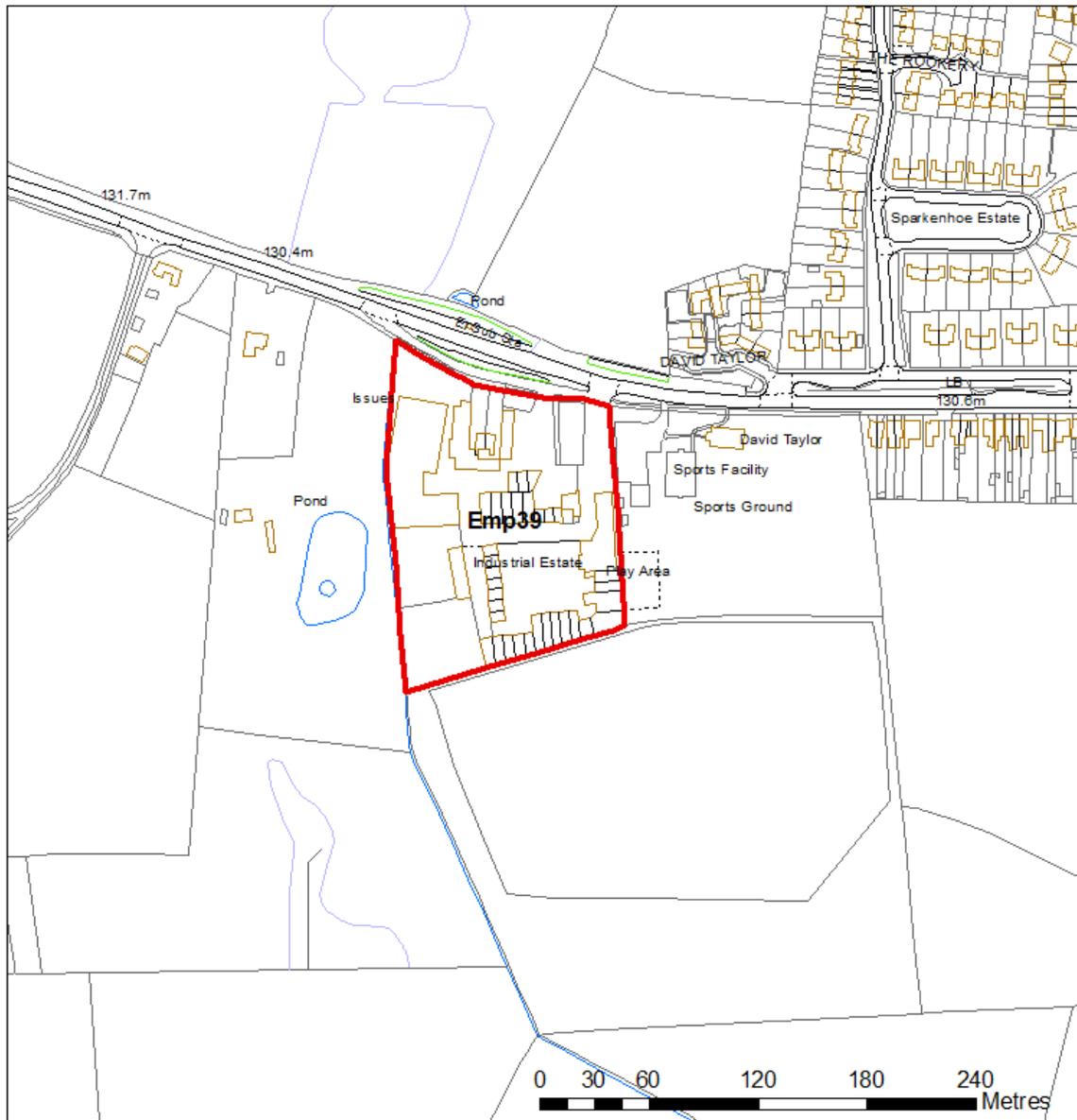
Also considered for residential? No

Potential Employment Floorspace: 7600 sqm based on standard plot ratios

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

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

Emp 39 - Dawsons Yard



Key

 SHELAA Site - Employment

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EMP40 - Land Adj South Leicester Industrial Estate

Address: Land adj South Leicester Industrial Estate (Emerson Haulage), South Street, Ellistown, Leicestershire

Parish/Settlement: Ellistown & Battleflat, Ellistown **Area:** 1 ha

Site Description: The site is located to the north west of the South Leicester Industrial Estate, to the north east of Ellistown. It currently forms part of a larger agricultural field, which continues to the west of the site. Further agricultural uses are to the south, with open space to the north and the Industrial Estate to the east/south east.

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

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

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

Suitable? Potentially	The site is designated as Countryside in the Local Plan, and so if it came forward in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. An application for hardstanding for vehicle storage was refused on the site in 2015 due to, amongst other things, it being outside a settlement, the impact upon the separation between Ellistown and Hugglecote and the urbanising impact on the open agricultural land, including impact on visual amenity. These issues would still apply to the site now. Access would need to be taken from the adjoining industrial estate, which is private land. In terms of ecology, development is likely to be ok with mitigation.
Available? Potentially	Propective owner has indicated willingness to develop the site.
Achievable? Potentially	Although it is believed that the site is within a single ownership, part of the access is within separate ownership, which may impact on delivery timescale and achieveability.

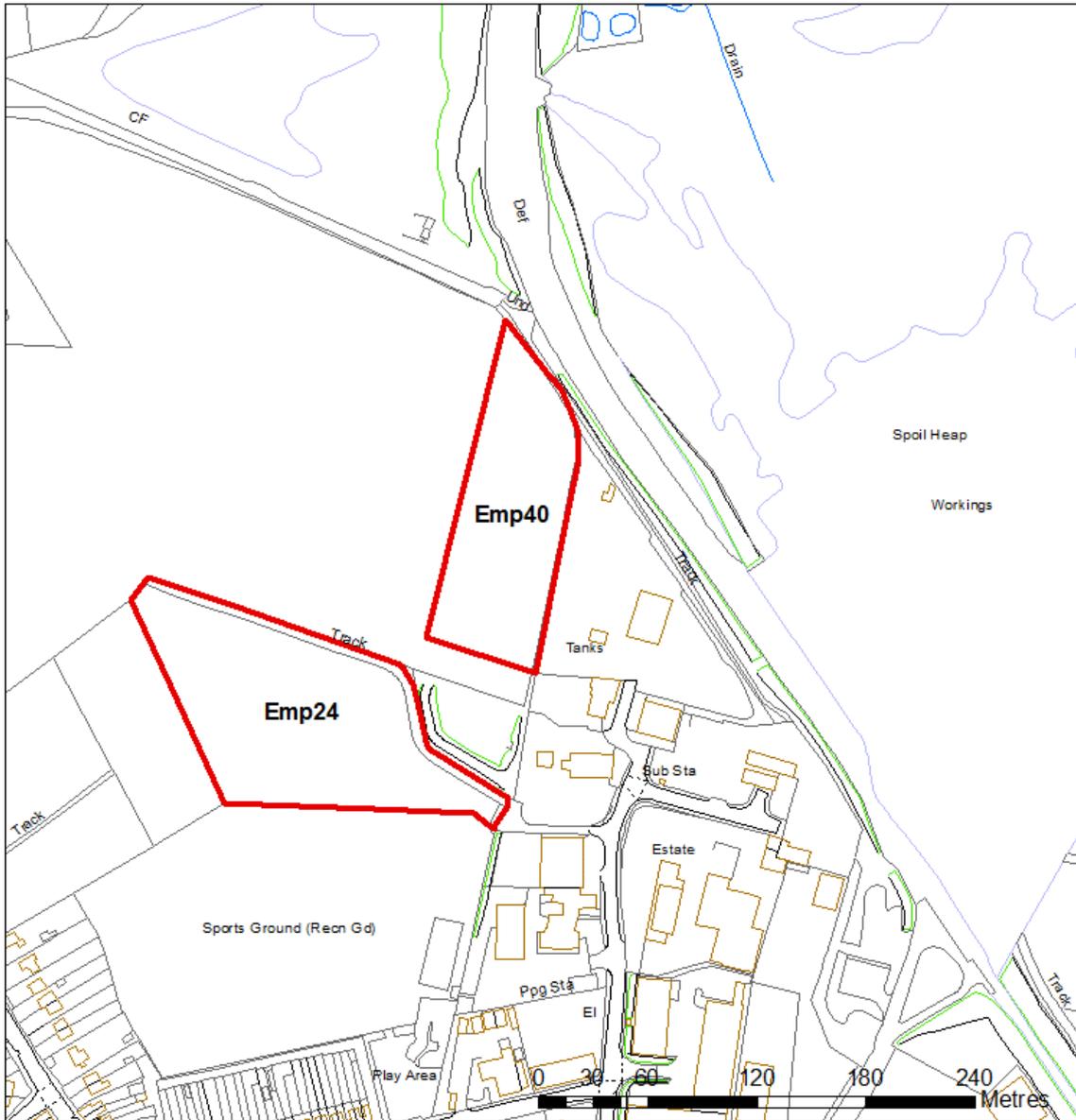
Potential Uses: B2, B8 & road haulage related **Also considered for residential?** No

Potential Employment Floorspace: 4100 sqm based on standard plot ratios

Summary: The site is available for development and given the proposed use could technically be constructed in a relatively short timeframe. However this doesn't take in to account the policy constraints that led to the refusal of the previous application on the site, and there are also issues with separate ownership of part of the access.

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

Emp 40 - Land Adj South Leicester Industrial Estate



Key

 SHELAA Site - Employment

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EMP41 - Land To The Rear Of Charnwood Arms

Address: Beveridge Lane, Bardon, Coalville, Leicestershire

Parish/Settlement: Ellistown & Battleflat

Area: 1.18 ha

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

Current Use: Undeveloped land
(former nurseries)

Previously Developed: No

Local Plan Allocation: Employment - Ec1b

Current Permission: 17/00048/OUTM

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site has recently (August 2017) been granted outline consent (subject to s106) for the erection of units for light industrial B1(c) and storage and distribution B8. It is also identified in the Local Plan as a site with permission under Policy Ec1. The principle of employment development on the site has therefore been accepted and the site is considered suitable.
Available? Yes	Owner has expressed intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1c, B8

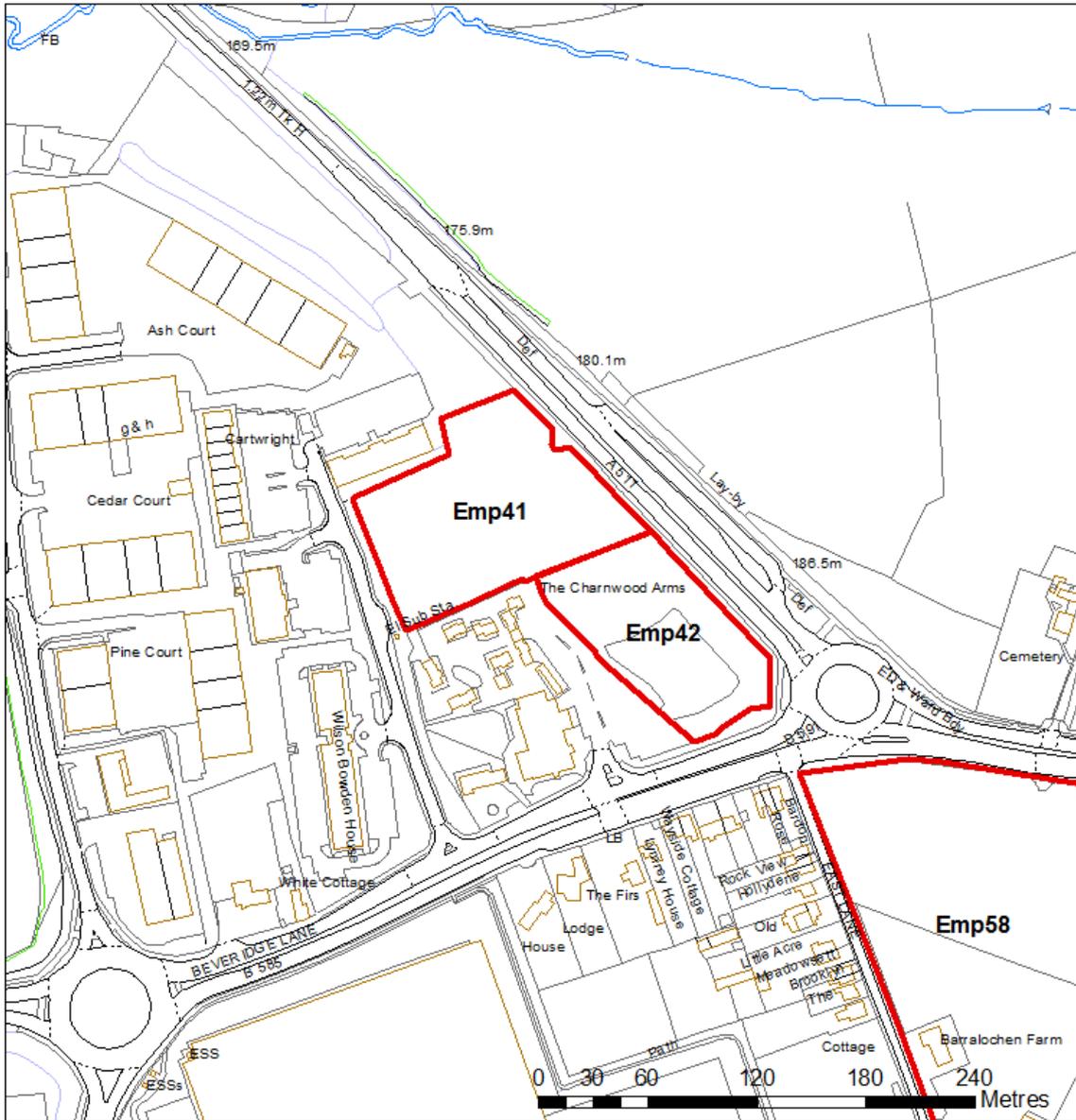
Also considered for residential? No

Potential Employment Floorspace: 3733 sqm based on planning permission

Summary: The site has a recent outline planning permission for employment use. The principle of employment development has therefore been established and given the owners intention to develop and its location within an existing well performing employment area we would therefore expect the site to be completed within 5 years.

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

Emp 41 - Land To The Rear Of Charnwood Arms



Key

 SHELAA Site - Employment

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EMP42 - Land to East of Charnwood Arms

Address: Beveridge Lane, Bardon, Coalville, Leicestershire

Parish/Settlement: Ellistown & Battleflat

Area: 0.74 ha

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

Current Use: Vacant (former nightclub)

Previously Developed: Yes

Local Plan Allocation: No allocation

Current Permission: 06/01124/OUT

River Mease Catchment: No

National Forest: Yes

Suitable? Yes	The site lies within the current Coalville Urban Area limits to development, although it is not allocated for a specific use. It does however adjoin the Bardon Primary Employment Area, and in 2006 outline planning permission was granted for the demolition of existing nightclub and function rooms and redevelopment for B1 use. The demolition part of the permission has since been undertaken.
Available? Yes	Site is currently being actively marketed.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B2, B8

Also considered for residential? No

Potential Employment Floorspace: 2960 sqm based on standard plot ratios

Summary: The site is similar to adjoining site EMP41, although this site lacks a recent permission. Its location within a well performing employment area, its visibility from the A511, a seemingly lack of major constraints and the fact that it is currently being actively marketed indicate that there is a strong likelihood that development of the site should occur - however because a new planning permission is likely to be required, it is considered that 6 - 10 years is a realistic development timeframe.

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

EMP43 - Hall Farm

Address: 1 New Road, Appleby Magna, Leicestershire

Parish/Settlement: Appleby Magna **Area:** 0.93 ha

Site Description: The site forms part of Hall Farm, which lies in the countryside to the south-west of Appleby Magna. There is a school to the east and commercial uses to the west with the remainder of nearby uses being characterised as agricultural.

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

Local Plan Allocation: Countryside **Current Permission:** 17/00111/FUL

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

Suitable? Yes	The site benefits from a recent (2017) planning permission for the retention of existing caravan storage and extension of caravan storage area. It has therefore been accepted that the site is suitable for this storage-related use.
Available? Yes	The owner has indicated that they are wishing to develop the site for caravan storage related use.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

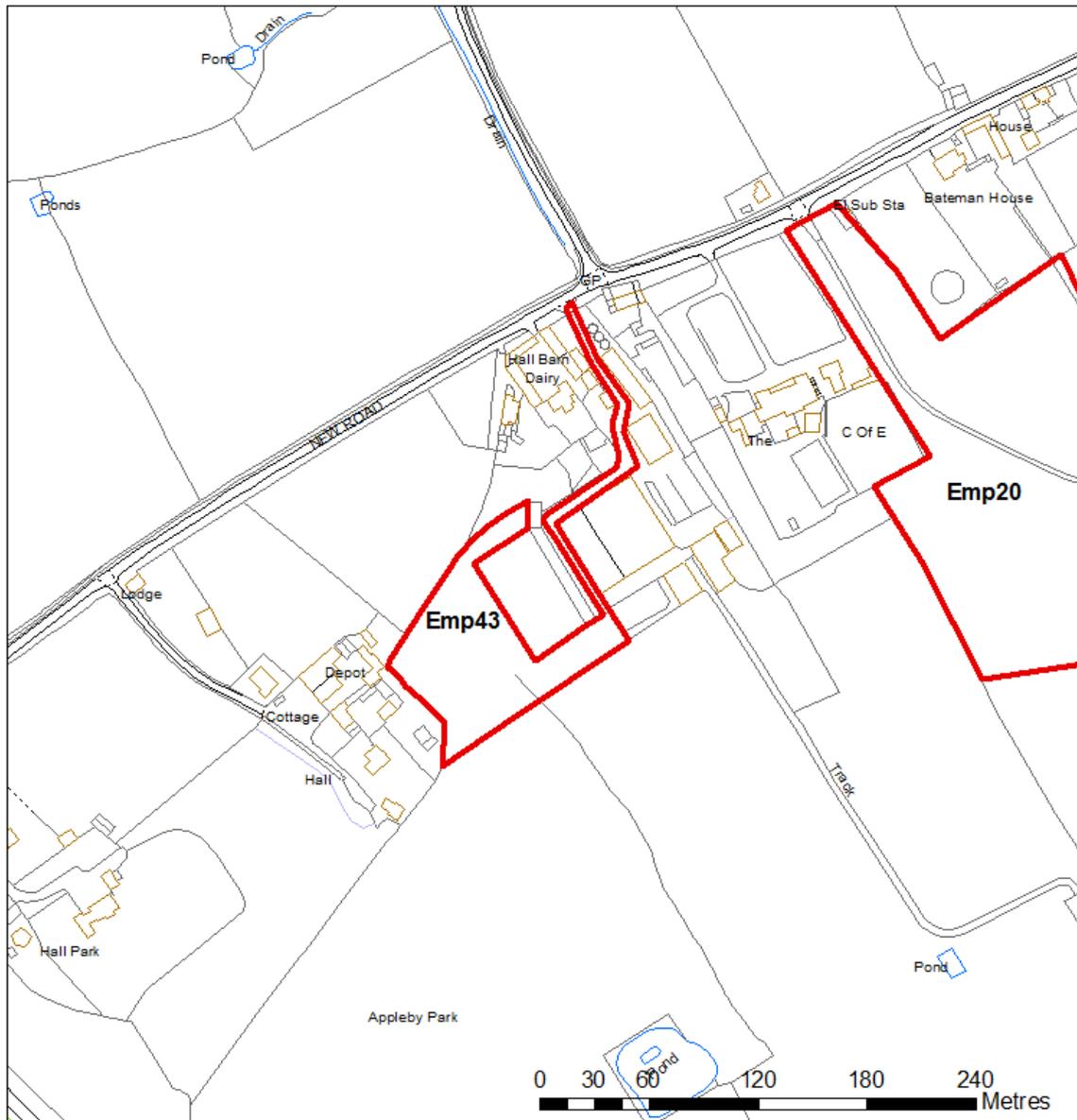
Potential Uses: B8 **Also considered for residential?** No

Potential Employment Floorspace: 3720 sqm based on standard plot ratios

Summary: The site benefits from a recent permission for caravan storage related uses, and it is expected that this use will be developed within 5 years. It is an open storage use, so there would not be any built development on site other than hardstanding.

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

Emp 43 - Hall Farm



Key

 SHELAA Site - Employment

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EMP44 - Manor Farm

Address: Vicarage Lane, Packington, Ashby De La Zouch, Leicestershire

Parish/Settlement: Packington **Area:** 1.61 ha

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

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

Local Plan Allocation: Countryside **Current Permission:** 16/00822/FULM

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

Suitable? Yes	The site benefits from a recent (2017) planning permission for change of use of existing agricultural buildings to eight units for B1 use. The principle of this development on the site has therefore already been established.
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

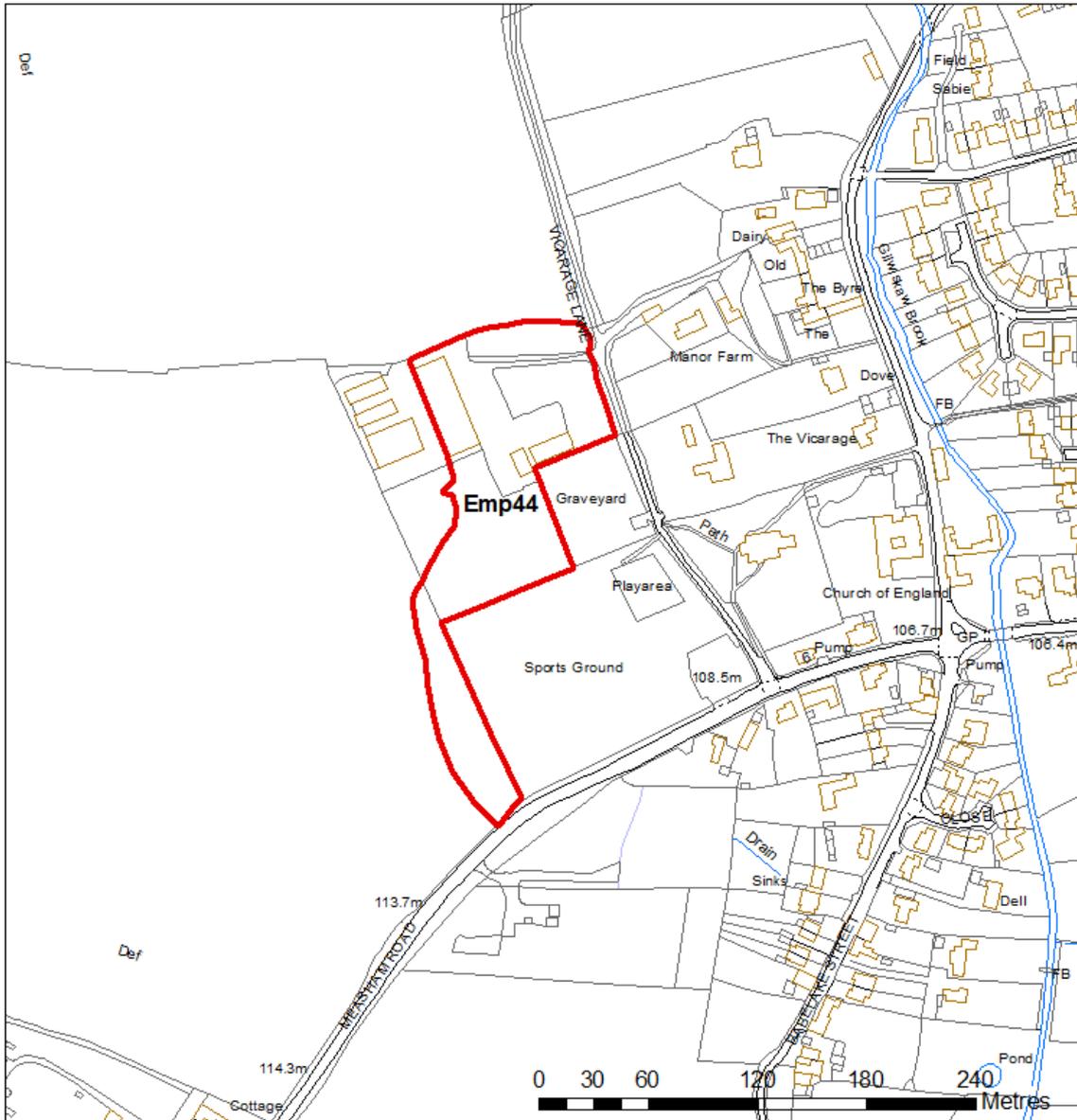
Potential Uses: B1 **Also considered for residential?** No

Potential Employment Floorspace: 1730 sqm based on planning permission

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

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

Emp 44 - Manor Farm



Key

 SHELAA Site - Employment

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EMP45 - Ashby Gateway (remainder)

Address: Nottingham Road, Ashby De La Zouch, Leicestershire,

Parish/Settlement: Ashby-de-la-Zouch

Area: 0.68 ha

Site Description: The site forms the southern part of the Ashby Gateway which is located on the eastern edge of Ashby de la Zouch and is bounded to the north by Nottingham Road, to the east by the A511, to the south by Coalfield Way and to the west by Smithy Road. There is a M&S foodhall that has recently been constructed on the northern part of Ashby Gateway (not included within this site boundary).

Current Use: Open space

Previously Developed: No

Local Plan Allocation: Primary Employment Areas - Ec3

Current Permission: None

River Mease Catchment: Yes

National Forest: Yes

Suitable? Yes	The site is allocated as a Primary Employment Area in the Local Plan. It adjoins the recently completed M&S Foodhall development and so access to the site is already in place. It is therefore considered a suitable site for employment use.
Available? Yes	The site is currently being marketed.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1

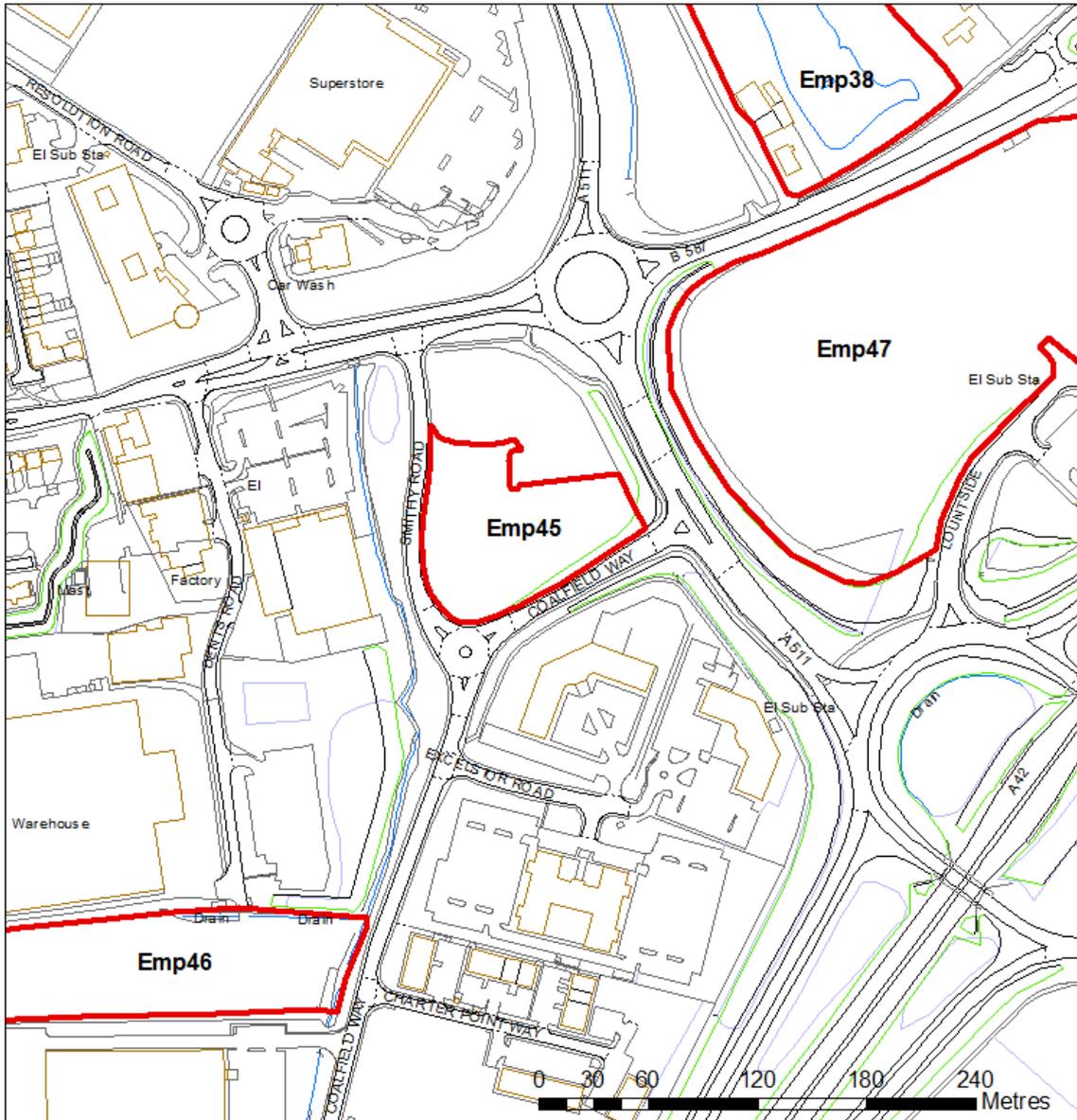
Also considered for residential? No

Potential Employment Floorspace: 2380 sqm based on standard plot ratios

Summary: The site is within an allocated Employment Area, adjoining a recently developed site. Access and presumably all services are readily available to the site, and the site is currently being marketed. We would therefore expect the site to be developed within 5 years.

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

Emp 45 - Ashby Gateway (remainder)



Key

 SHELAA Site - Employment

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EMP46 - Land At Dents Road

Address:	Ashby De La Zouch, Leicestershire		
Parish/Settlement:	Ashby-de-la-Zouch	Area:	1.16 ha
Site Description:	The site is located within an employment area to the east of Ashby De la Zouch at the end of Dents Road. It is currently open space. To the north, south and east are employment uses and to the west playing pitches.		
Current Use:	Open space	Previously Developed:	No
Local Plan Allocation:	Primary Employment Areas - Ec3	Current Permission:	15/00518/FULM
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Yes	The site is allocated as a Primary Employment Area in the Local Plan. It also benefits from a current permission for a warehouse (B8) with offices. It is therefore considered a suitable site for employment use.
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1, B8 **Also considered for residential?** Yes – A17

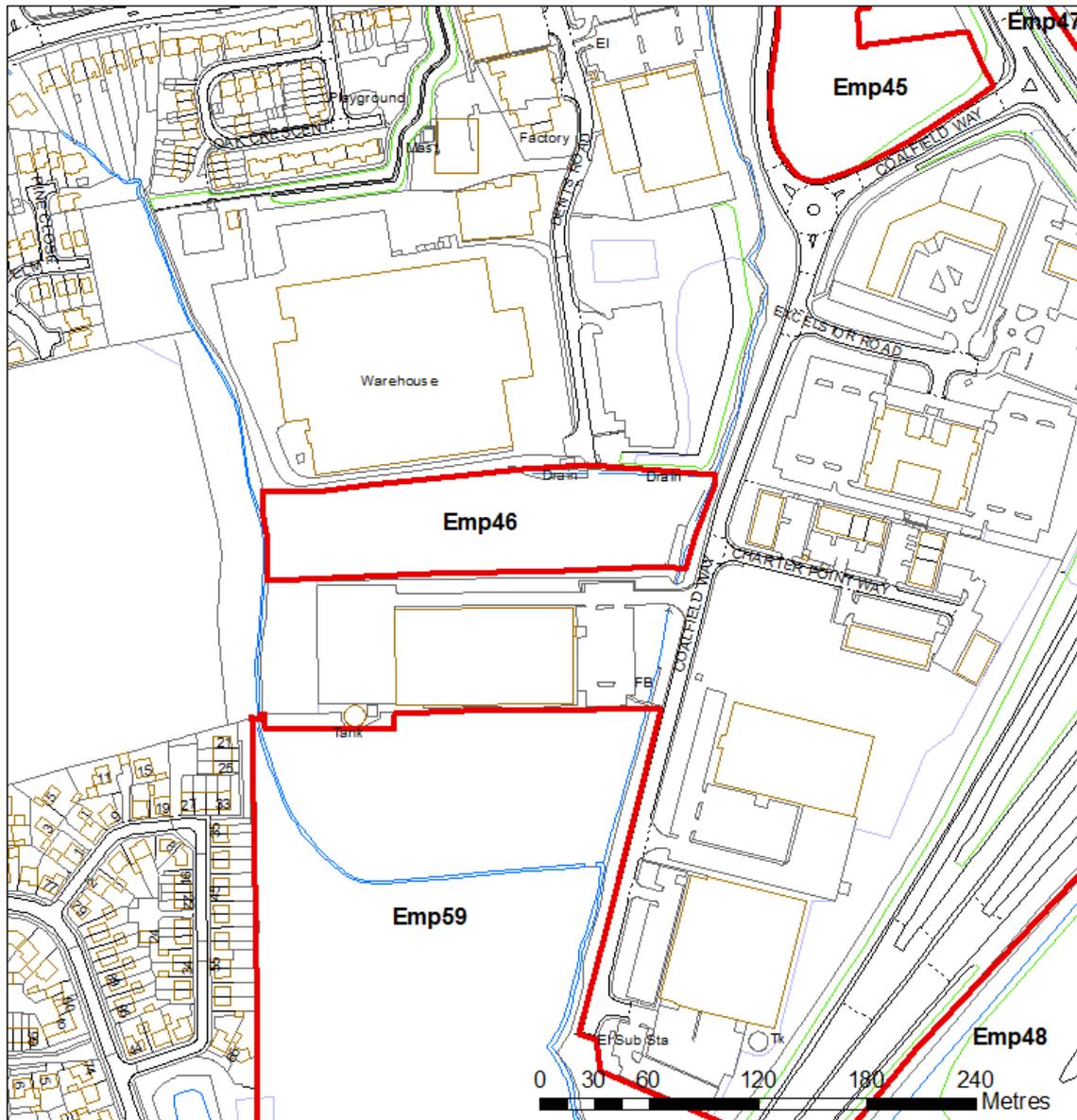
Potential Employment Floorspace: 6836 sqm based on planning permission

(It should also be noted that SHELAA site A17 covers this site as well as the area to the north. The floorspace figures above assume that no residential development will take place within the boundary of site Emp46).

Summary: The site is within an allocated Employment Area. It also has the benefit of a current permission for warehouse (B8) and office use. We would therefore expect the site to be developed within 5 years.

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

Emp 46 - Land At Dents Road



Key

 SHELAA Site - Employment

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EMP47 - Flagstaff Island

Address:	Land off Lountside, Ashby de la Zouch, Leicestershire		
Parish/Settlement:	Ashby-de-la-Zouch	Area:	5.26 ha
Site Description:	The site lies at the junction of the A42 and A511 on the eastern edge of Ashby de la Zouch. It is accessed off Lountside alongside a restaurant and hotel. To the north and west are commercial uses and to the north east open space.		
Current Use:	Open space	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	16/00216/FULM
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	The part of the site fronting the A511 has permission (16/00216/FULM) for road related facilities. The principle of this type of development has therefore already been established. A further application has been submitted for the rear of the site (17/01081/OUTM) for a road related storage, maintenance and management facility (B1 and B8). The site is designated as Countryside in the Local Plan, and so it will have to satisfy Policy Ec2(2) - otherwise a change in policy would be required.
Available? Yes	Two recent applications have been submitted (one approved, one pending) suggesting a desire to see the site developed.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

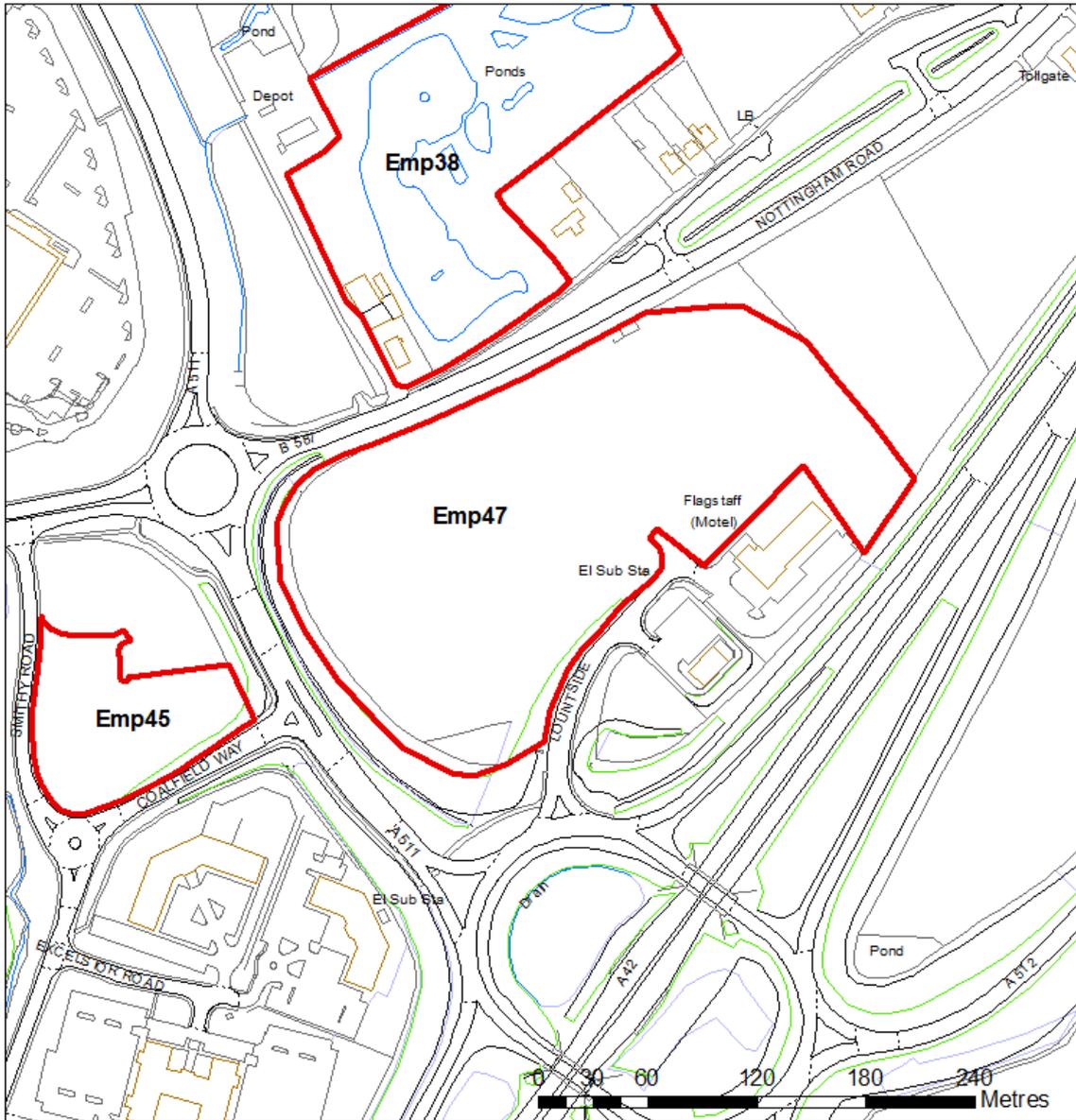
Potential Uses: B1, B8 **Also considered for residential?** No

Potential Employment Floorspace: 21566 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. It is our understanding that there are no known constraints to achievability.

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

Emp 47 - Flagstaff Island



Key

 SHELAA Site - Employment

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EMP48 - Former UK Coal Lounge Disposal Point

Address: Ashby Road, Coleorton, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 25.5 ha

Site Description: The site is an irregular shape, due to its former use as a coal distribution facility that has been disused for many years. It is bounded to the west by the A42, to the south by a railway line and the A511 cuts across the site. The surrounding land use is predominantly agriculture except to the west, which is the eastern edge of Ashby de la Zouch and mainly comprises employment uses.

Current Use: Disused coal distribution facility **Previously Developed:** Yes

Local Plan Allocation: Employment - Ec1 **Current Permission:** 07/01372/FUL

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

Suitable? Yes	The site is allocated in the Local Plan as an Employment site with the benefit of planning permission. It is therefore considered suitable.
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	The developer has indicated that they plan to develop the site. The only impact on achievability is that the route of HS2 runs directly through the site. While this would not prevent at least part of the site still coming forward for development, it could have some impact on the economic viability and therefore the timescale.

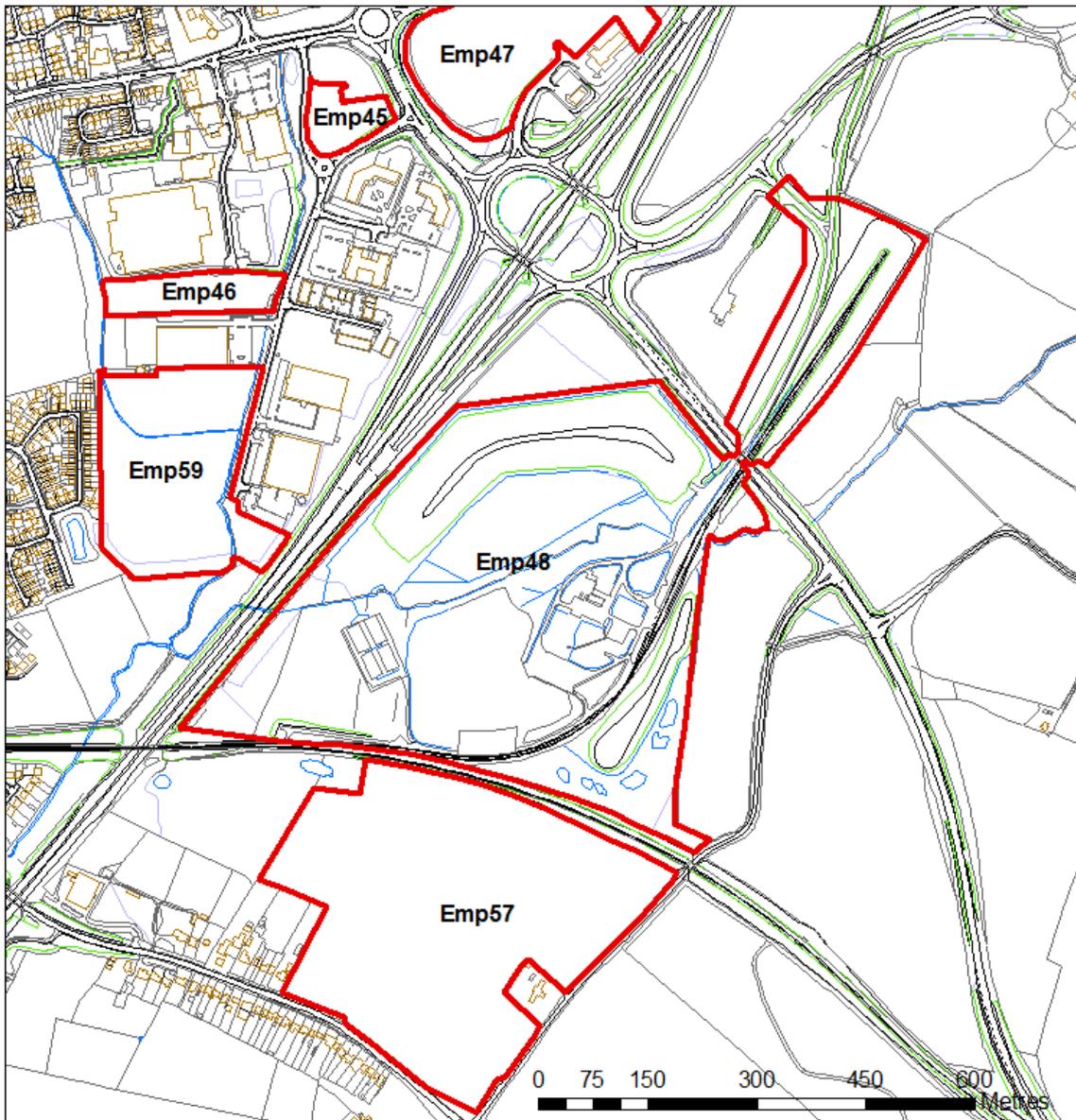
Potential Uses: B8 **Also considered for residential?** No

Potential Employment Floorspace: 102000 sqm based on standard plot ratios

Summary: The site has the benefit of a current permission and the developer has indicated that they still wish to develop the site. The only reason why we have not predicted that the site will not come forward in the next five years is because the route of HS2, which runs directly through the site, may have some impact on economic viability, and therefore the potential development timetable.

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

Emp 48 - Former UK Coal Lounge Disposal Point



Key

 SHELAA Site - Employment

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EMP49 - EM Point

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

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

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

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

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

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

Suitable? Potentially	The site is a thin strip of land sandwiched between the M1 and A453. It falls within the Countryside allocation in the Local Plan, although there are commercial uses to the west, including the airport. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Development could be acceptable in ecology terms with mitigation, although further surveys will be required. No specific highways issues have been identified, subject to a suitable access onto the M1/A453 roundabout being achieved.
Available? Yes	Site is being actively marketed
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

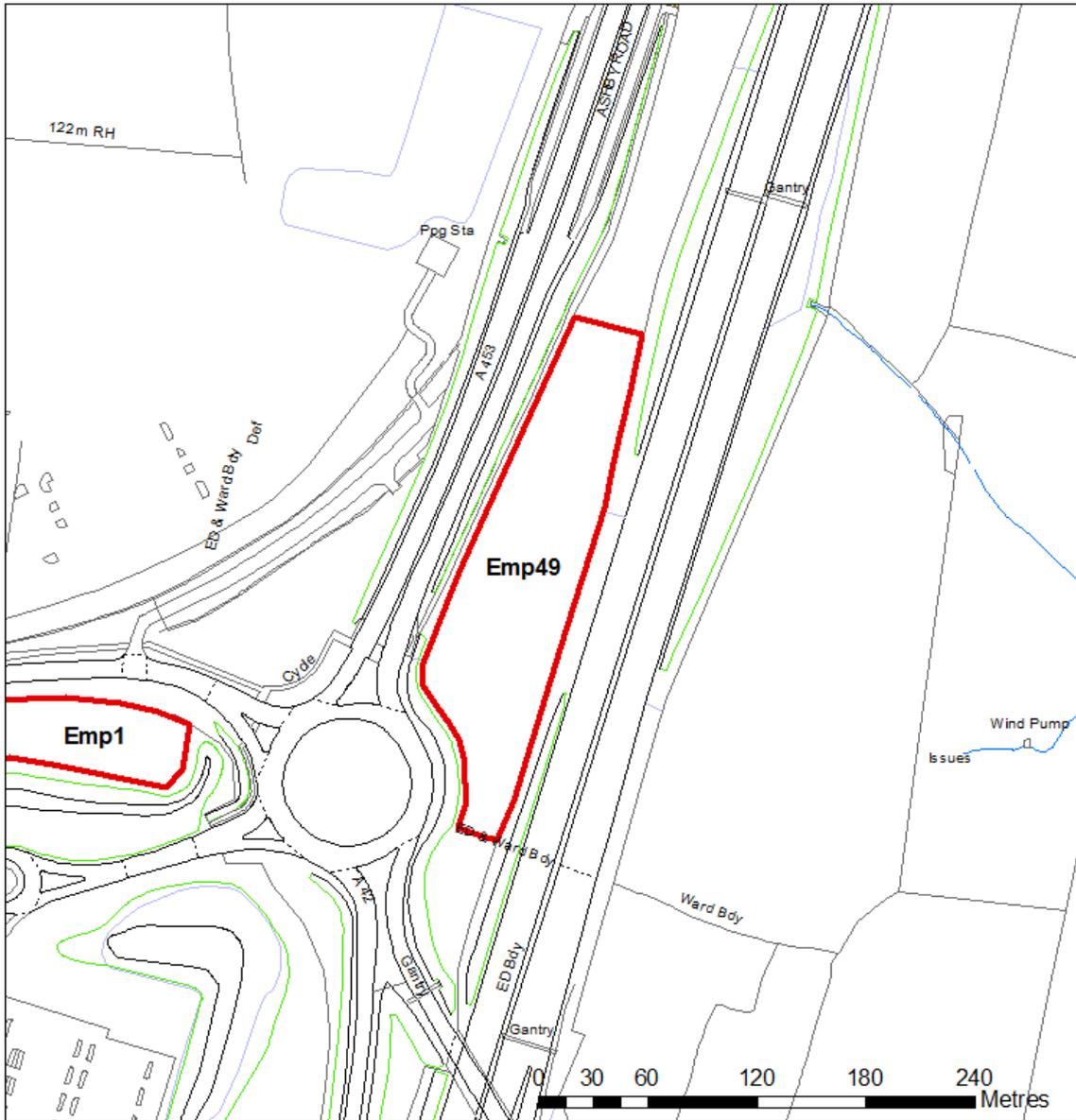
Potential Uses: B1, B2, B8, C1 **Also considered for residential?** No

Potential Employment Floorspace: 6160 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. It is our understanding that the site is currently on the market and there are no known constraints to achievability.

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

Emp 49 - EM Point



Key

 SHELAA Site - Employment

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

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

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

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

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

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

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

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

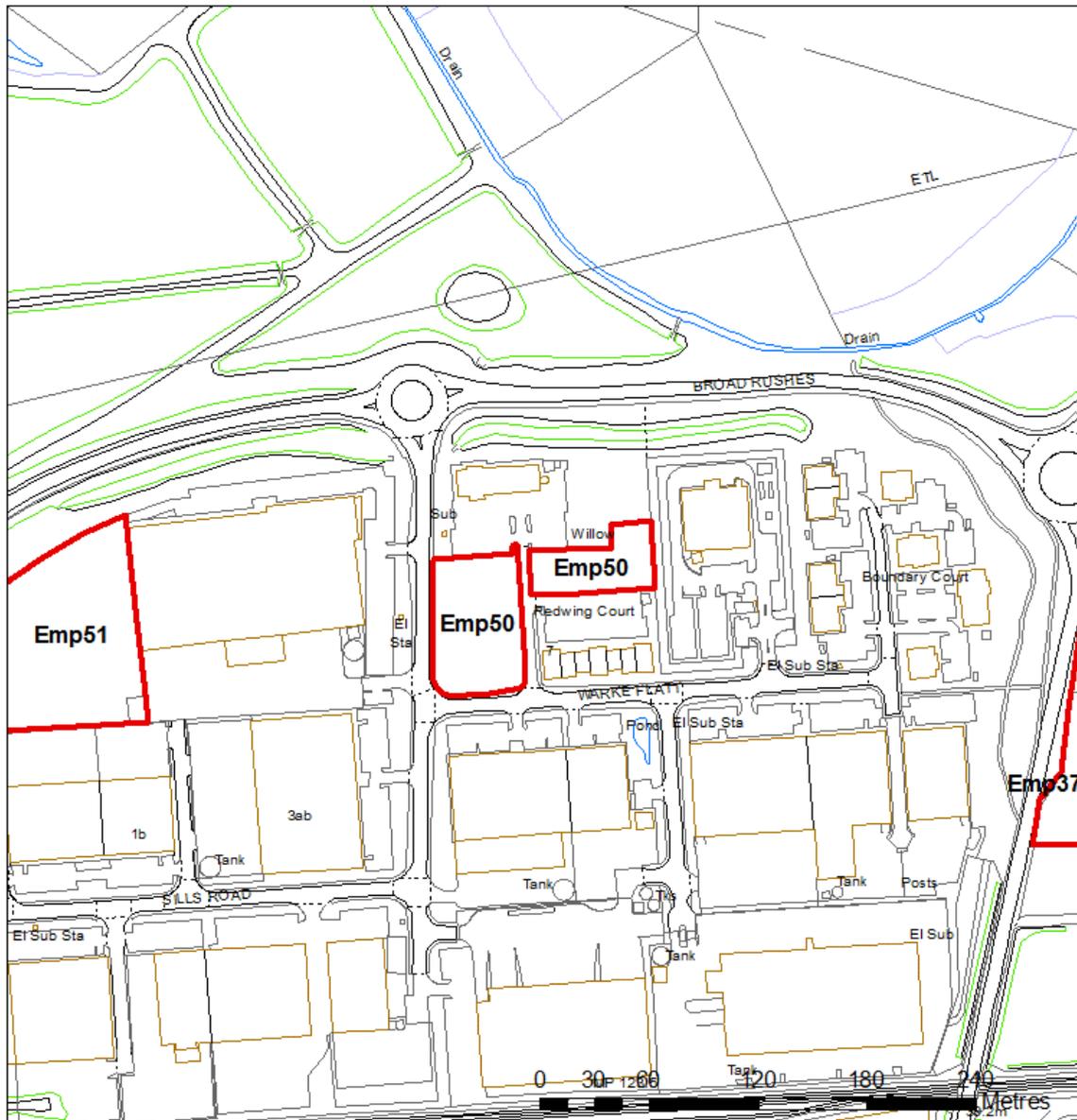
Potential Uses: B1 **Also considered for residential?** No

Potential Employment Floorspace: 1320 sqm based on standard plot ratios

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

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

Emp 50 - Plots 4b & 4d Willow Farm Business Park



Key

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EMP51 - Unit 2 B Pond End

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

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

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

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

Local Plan Allocation: Employment - Ec3 **Current Permission:** 14/01145/FULM

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

Suitable? Yes	The site lies in an area allocated for Employment uses in the Local Plan and benefits from planning permission for B1(c), B2 and B8 use. It is therefore considered to be suitable.
Available? Yes	Site is being actively marketed
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

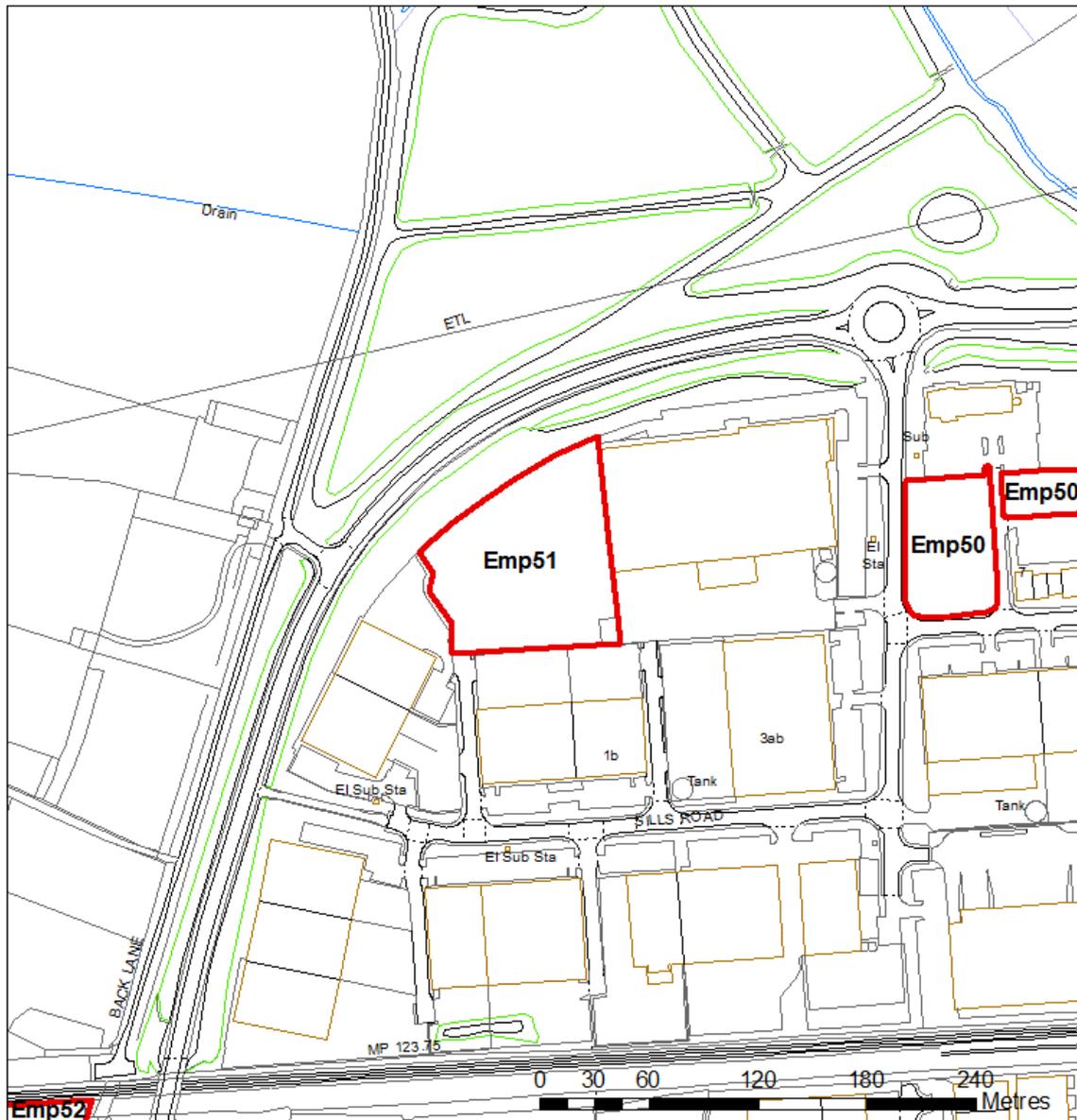
Potential Uses: B1(c), B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 3856 sqm based on planning permission

Summary: The site is allocated for employment use and has permission for B1(c), B2 and B8 use. It is also currently being marketed. We would therefore expect the site to be developed within 5 years.

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

Emp 51 - Unit 2 B Pond End



Key

 SHELAA Site - Employment

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EMP52 - East Midlands Distribution Centre (Remainder)

Address: EMDC, Arundel Avenue, Castle Donington, Leicestershire

Parish/Settlement: Castle Donington **Area:** 25.2 ha

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

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

Local Plan Allocation: Employment - Ec3 **Current Permission:** 16/00891/REMM & 16/00884/REMM

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

Suitable? Yes	The site lies in an area allocated for Employment uses in the Local Plan. The plot covering the SW of the site benefits from a reserved matters permission (16/0089/REMM) for B8 use and the plot covering the NE of the site also has a current reserved matters permission (16/00884/REMM) for B8 use. It is therefore considered to be suitable.
Available? Yes	Reserved matters applications have now been submitted for the site, indicating developers willingness to develop site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

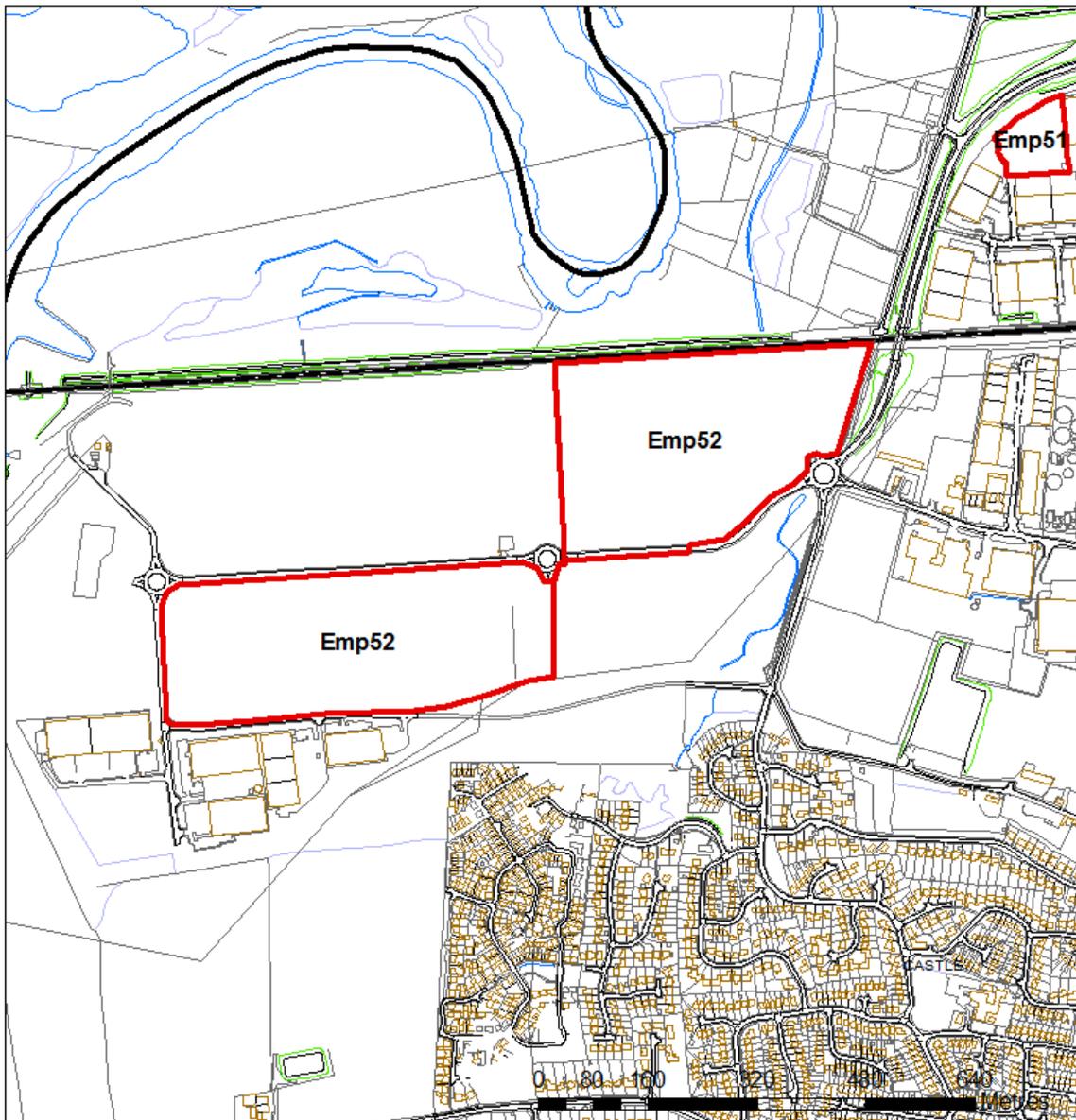
Potential Uses: B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 103991 sqm based on planning permission

Summary: The site is allocated for employment use and has two reserved matters permissions. While we would expect part of the site to be implemented within the next 5 years, it is more likely that the whole of the site would take a little longer to be completed.

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

Emp 52 - East Midlands Distribution Centre (Remainder)



- Key**
-  SHELAA Site - Employment
 -  NWLDC Boundary

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EMP53 - East Midlands Airport

Address: Land At Cargo East, North Of Beverley Road, East Midlands Airport, Castle Donington

Parish/Settlement: Long Whatton & Diseworth **Area:** 11.5 ha

Site Description: The site lies within the SE corner of East Midlands Airport and is currently used for car parking, although an application has recently been submitted to the Council (17/01515/FULM) for an airport gateway logistics centre. A number of airport hotels lie to the south of the site and the A453 and M1 run to the east.

Current Use: Air passenger and tenant car parking **Previously Developed:** Yes

Local Plan Allocation: Countryside / East Midlands Airport **Current Permission:** None

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

Suitable? Potentially	The site lies within an area designated in the Local Plan as Countryside, but also falls under Policy Ec4 East Midlands Airport. Any development for airport-related employment use will therefore need to be in accordance with both Policy Ec2 and Ec4 - otherwise a change in policy would be required. No specific highways issues have been identified. In terms of ecology, development should be acceptable with mitigation.
Available? Yes	A planning application has been submitted, indicating an intention to develop the site.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

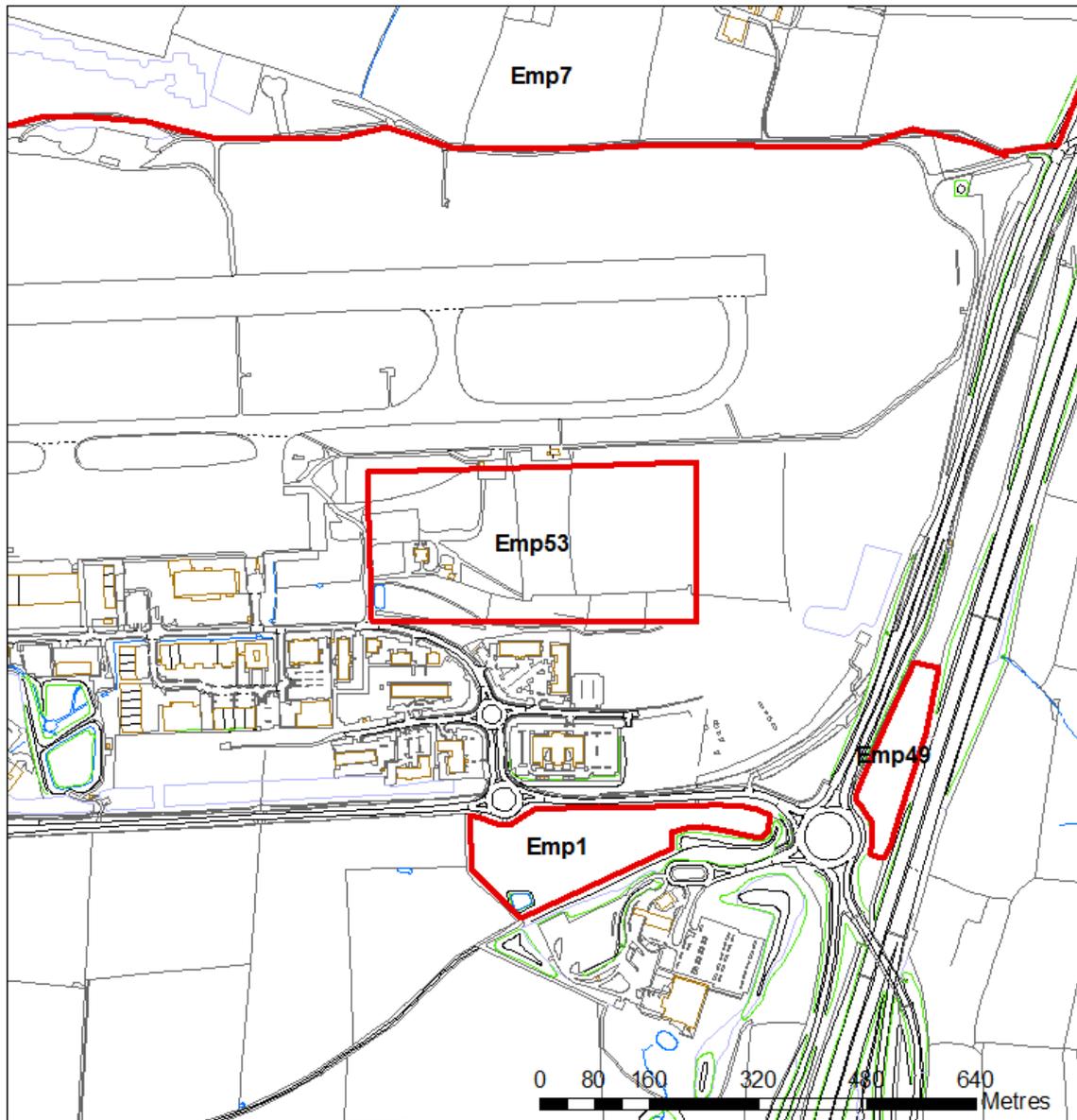
Potential Uses: B1a, B8 **Also considered for residential?** No

Potential Employment Floorspace: 46000 sqm based on standard plot ratios

Summary: The site is potentially suitable for airport-related employment uses, subject to compliance with Local Plan policies Ec2, Ec4 and Ec5 if developed during the current plan period. Given that there is currently no planning permission, development is unlikely to be completed within the next 5 years.

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

Emp 53 - East Midlands Airport



Key

 SHELAA Site - Employment

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EMP54 - Former Sawley Service Area

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

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

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

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

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

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

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan, although it does adjoin a large employment site. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Flooding is an issue in this location, and all of the site falls within Flood Zone 3, although only the far west of the site falls within the functional floodplain. In terms of ecology a Phase 1 habitat survey would be required before acceptability or otherwise could be determined.
Available? Yes	Site is being actively marketed
Achievable? Potentially	The site is potentially attractive to the market, given its location on the A50. However, measures required to address the flooding issue are likely to mean that development will take more than 5 years to come forward.

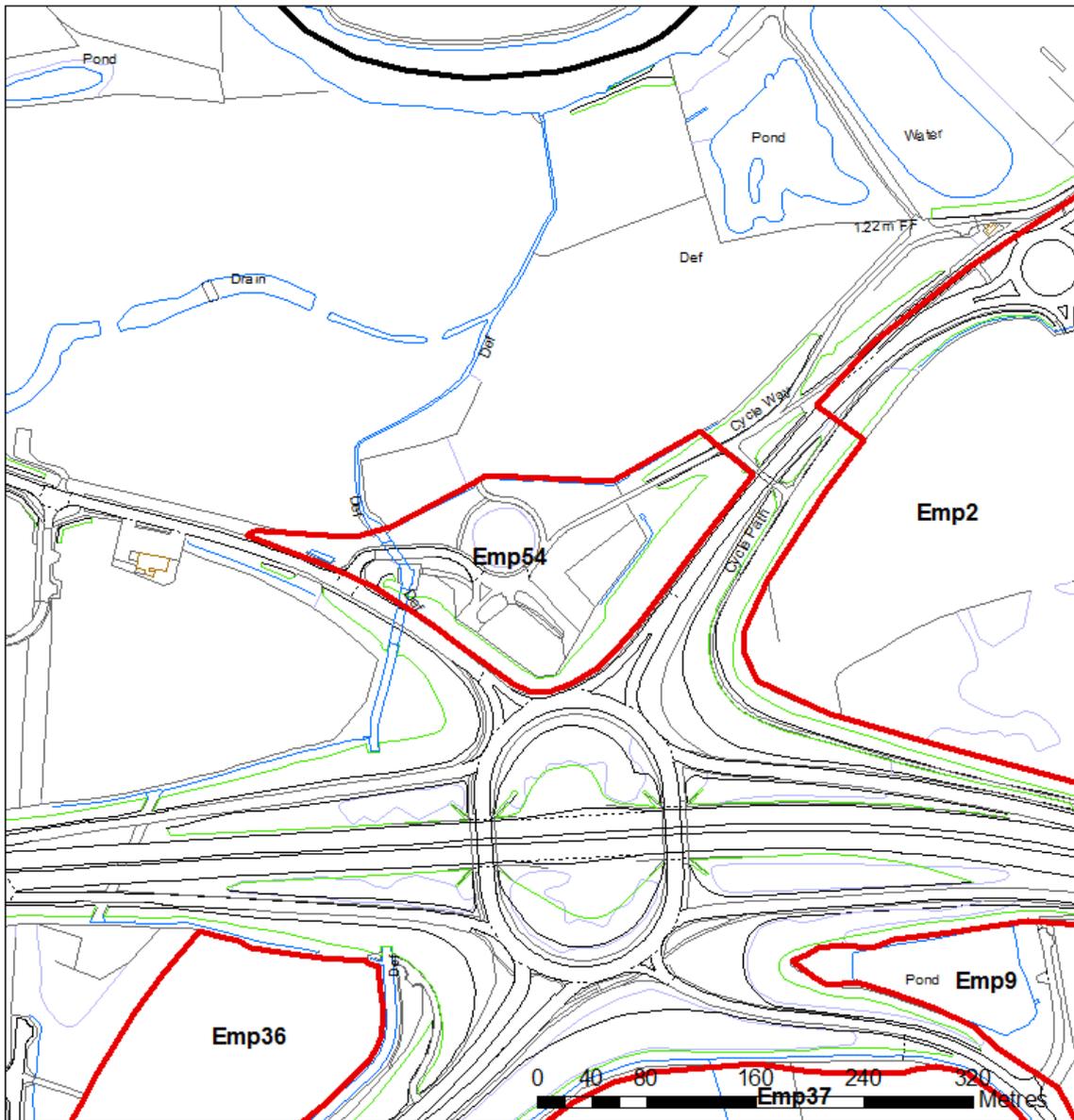
Potential Uses: B1, B2 **Also considered for residential?** No

Potential Employment Floorspace: 2120 sqm based on standard plot ratios

Summary: This site is potentially suitable for employment development, subject to consideration of detailed matters at planning application stage and compliance with Local Plan policy EC2 if developed during the current plan period. However this is all subject to achieving a satisfactory solution to the flooding situation, given that the functional floodplain runs down the western edge of the site.

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

Emp 54 - Former Sawley Service Area



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP55 - Land adjacent to Cotts Beverages

Address: Citrus Grove, Sideley, Kegworth, Leicestershire

Parish/Settlement: Kegworth

Area: 6.3 ha

Site Description: The site adjoins the existing Cotts Beverages factory off Derby Road, to the north of Kegworth. It is surrounded to the west, north and east by agriculture and to the south by residential properties.

Current Use: Vacant

Previously Developed: Part

Local Plan Allocation: Countryside

Current Permission: 15/00651/FULM

River Mease Catchment: No

National Forest: No

Suitable? Yes	The site lies outside but adjoining the Kegworth limits to development so is therefore allocated as countryside. However the site benefits from a current planning permission for a warehouse building, so for this reason is considered suitable.
Available? Yes	Planning permission has been sought, and all pre-commencement conditions have been discharged, indicating developers willingness to develop site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable. The route of HS2 clips the NW corner of the site but will not directly affect the operation of the site.

Potential Uses: B8

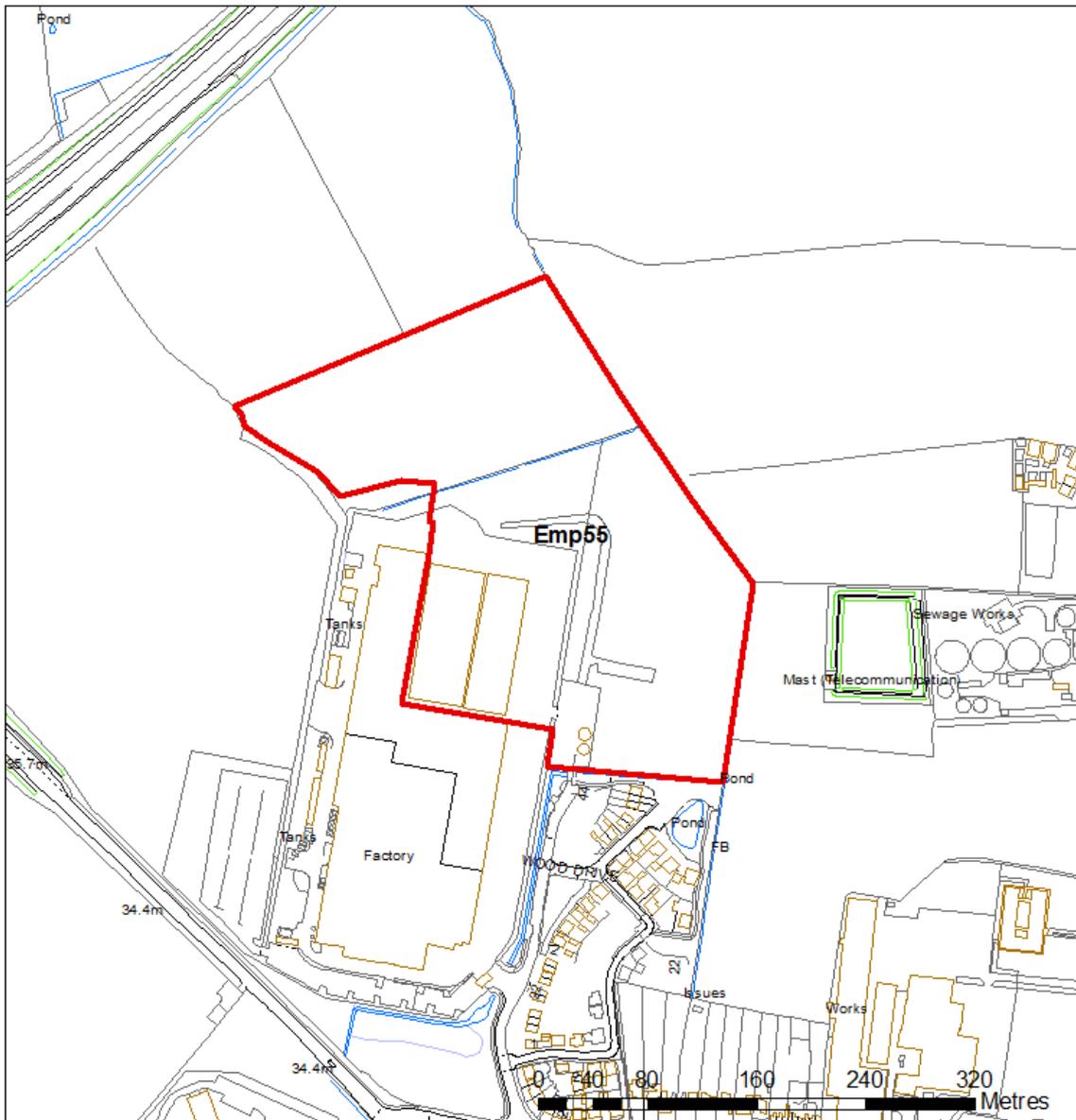
Also considered for residential? No

Potential Employment Floorspace: 20888 sqm based on planning permission

Summary: The site has the benefit of a current permission for warehouse (B8) and office use. We would therefore expect the site to be developed within 5 years.

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

Emp 55 - Land adjacent to Cotts Beverages



Key

 SHELAA Site - Employment

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EMP56 – Former Heather Brickworks

Address: Mill Lane, Heather, Leicestershire

Parish/Settlement: Heather

Area: 4.6 ha

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

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

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	Part of the site is currently used for open storage, although there is no permission for this at present. An application is now being considered by the Council which, if granted, would regularise this use. Although the promoter claims that the site is brownfield, the District and County Councils both consider that this is greenfield site as there were a number of restoration conditions relating to the previous mineral extraction use. In addition, the site is in open countryside and is relatively poorly related to existing settlements. Lack of sustainable transport options is a concern. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. In terms of ecology, whilst most of the site has no ecology value, the strip along the river and the NE corner is an important habitat that should be retained. The majority of the site lies within Flood Zone 1 but a small part of the site to the west falls within Flood Zone 3a.
Available? Yes	Site is actively being promoted for development. A limited period (5 year) planning consent is currently being sought for open storage on the site.
Achievable? Potentially	Subject to resolving the significant policy constraints, there are no other known physical or economic constraints, therefore the site is considered potentially achievable.

Potential Uses: B1, B2, B8

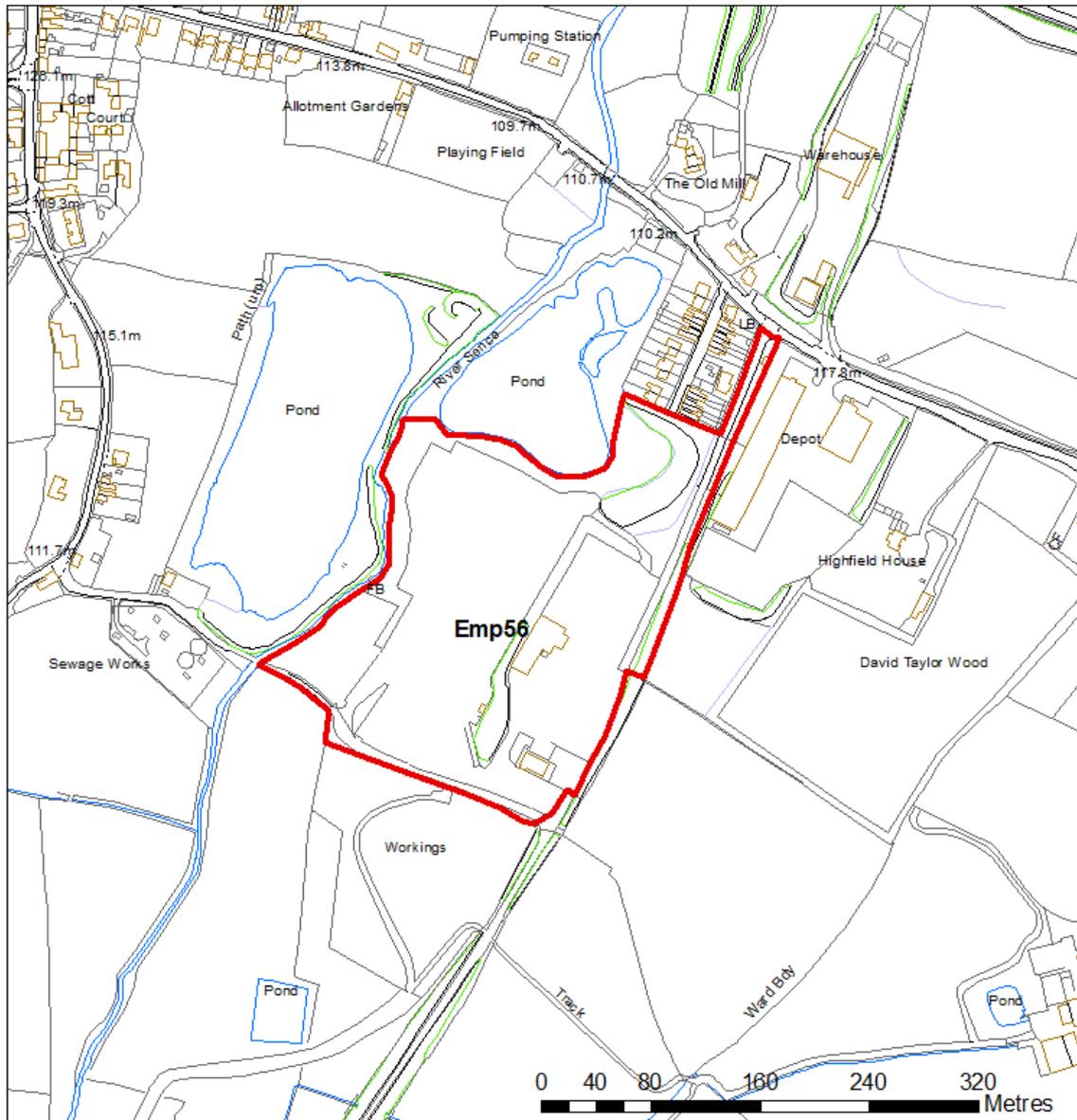
Also considered for residential? Yes – H8

Potential Employment Floorspace: 9200 sqm based on standard plot ratios and assuming a 50:50 site split between employment and residential uses.

Summary: There is disagreement between the Council (and County Council) and the promoter as to whether the site is brownfield or greenfield. The Councils consider that this is a greenfield site due to a number of restoration conditions being attached to the previous mineral extraction use. The site also suffers from relatively poor transport links and is not particularly well related to either Heather or Ibstock. Notwithstanding the current undetermined application for a temporary consent for open storage use, it is therefore not expected that development would occur on the site in the short term.

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

Emp 56 - Former Heather Brickworks



Key

 SHELAA Site - Employment

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

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

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

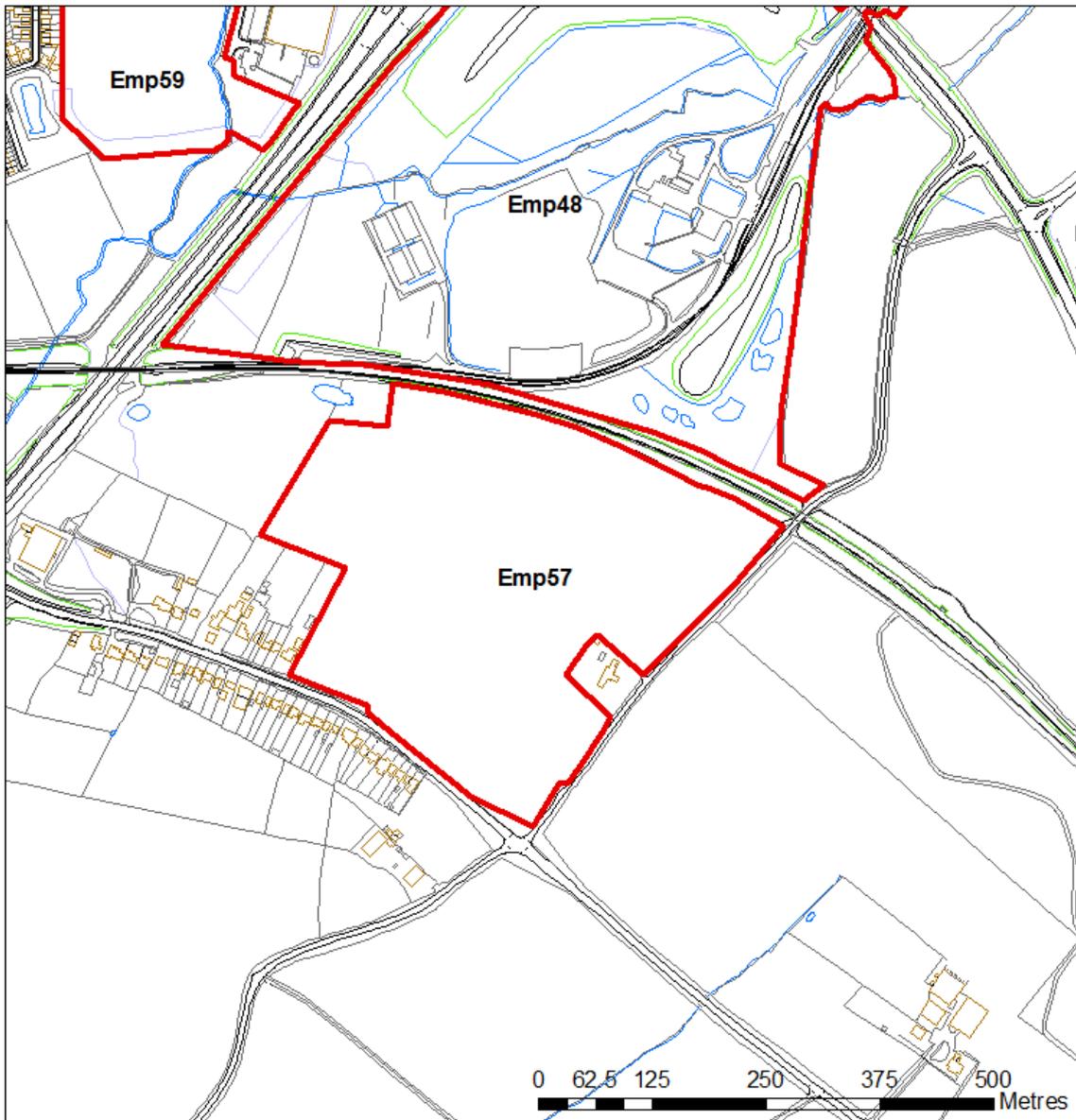
Potential Uses: B1 **Also considered for residential?** Yes – NP2

Potential Employment Floorspace: 30600 sqm based on standard plot ratios and assuming a 50:50 site split between employment and residential uses.

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

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

Emp 57 - Land North of Leicester Road and West of Corkscrew Lane



Key

 SHELAA Site - Employment

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EMP58 - Barralochen Farm

Address: Barralochen Farm, East Lane, Bardon, Leicestershire

Parish/Settlement: Ellistown and Battleflat

Area: 5.58 ha

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

Current Use: Agriculture

Previously Developed: No

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

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

Potential Uses: B1, B2, B8

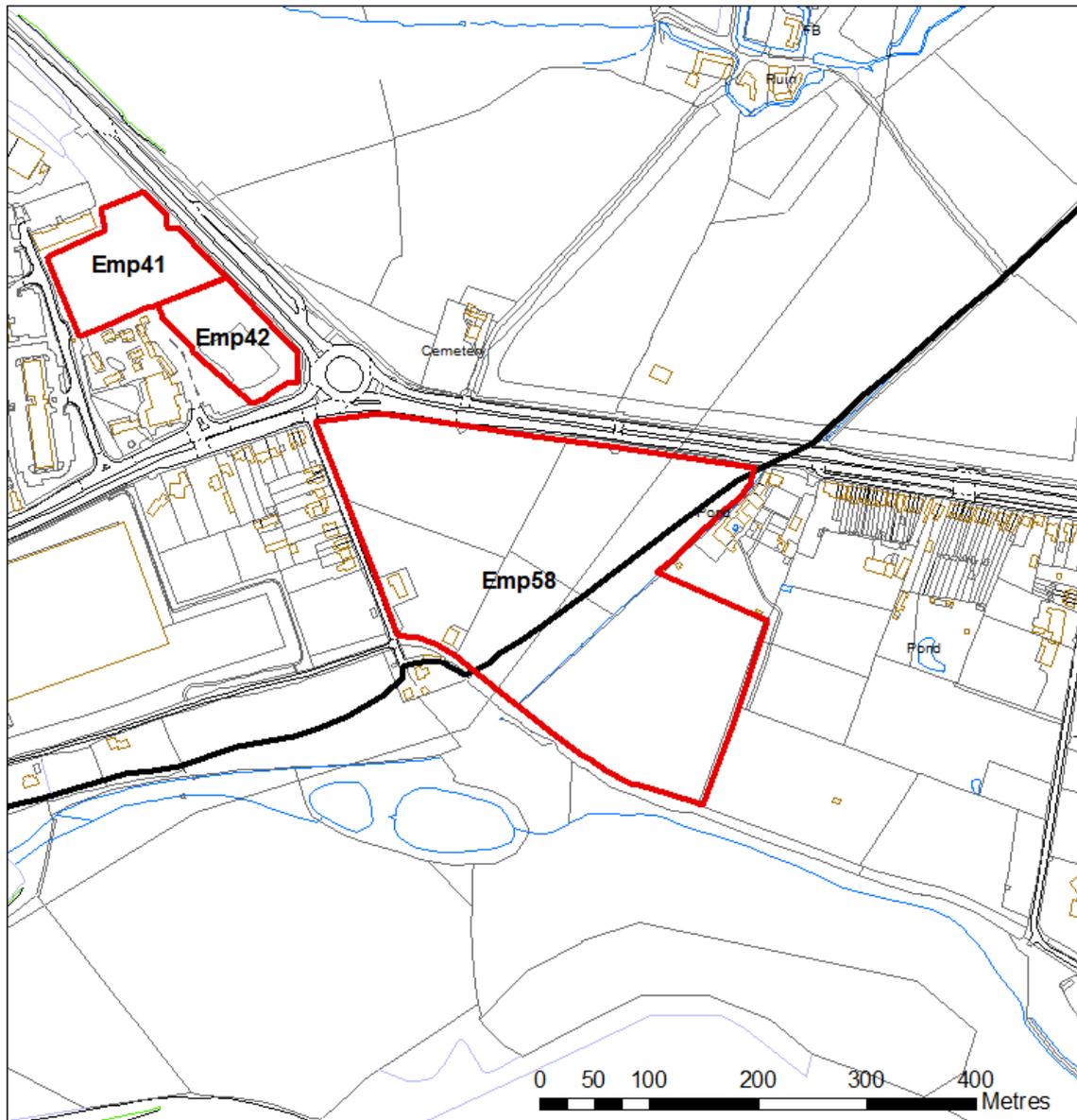
Also considered for residential? Yes – B2

Potential Employment Floorspace: 11160 sqm based on standard plot ratios and assuming a 50:50 site split between employment and residential uses.

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

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

Emp 58 - Barralochen Farm



Key

-  SHELAA Site - Employment
-  NWLDC Boundary

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EMP59 - Land at Coalfield Way

Address: Coalfield Way, Ashby de la Zouch, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 5.75 ha

Site Description: The site is located at the end of Coalfield Way within an area of predominantly employment uses. There are employment uses to the north and east, although the site backs on to residential properties to the west. To the south is the A42.

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

Local Plan Allocation: Employment **Current Permission:** 16/00602/FULM

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

Suitable? Yes	The site has the benefit of planning permission and development has already commenced on site.
Available? Yes	The site has the benefit of planning permission and development has already commenced on site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: B1c, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 21936 sqm based on planning permission

Summary: The site has the benefit of a current permission for B1c, B2, B8 employment use and development is already underway. The site should be completed within the next 5 years.

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

Emp 59 - Land at Coalfield Way



Key

 SHELAA Site - Employment

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EMP60 - Land at Burton Road

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

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

Potential Uses: B2, B8 **Also considered for residential?** Yes – Oa2

Potential Employment Floorspace: 8960 sqm based on standard plot ratios and assuming a 50:50 site split between employment and residential uses.

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

Deliverable/Developable/Non-Developable:	Developable
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Timeframe:

11 - 20 Years

Emp 60 - Land at Burton Road



Key

 SHELAA Site - Employment

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