



**SHELAA 2019 Part 2 –
Assessment of Potential Employment Sites**

Schedule of Included Sites

Reference	Page	Name of site	Parish/Settlement	Site area (hectares)	Proposed Use	Potential Floorspace	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	39.00	B8 (and ancillary B1)	118363	58,363	60,000	
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	139	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	TNT Premises and Adjoining Land, Lount	Lount	23.26	B1, B2, B8	67800			67,800
EMP12	17	Land at Bardon Road	Coalville	4.60	B1, B2, B8	17580	17580		
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	B2	3788	3788		
EMP23	31	Land South of Interlink Way south	Ellistown and Battleflat	1.90	B1, B2, B8	7600		7600	
EMP24	33	Land at Midland Road	Ellistown and Battleflat	10.80	B1, B2, B8	43200			43200
EMP25	35	Land At Market Street*	Coalville	2.74	A1, A2, A3, A4, A5, B1, D1, D2	6665		6665	
EMP26	37	South of Interlink	Ellistown and Battleflat	8.90	B2, B8	47340	47340		
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	6.08	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	Former 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	8800	8800		
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	
EMP44	71	Manor Farm	Packington	1.61	B1	1730	1730		
EMP45	73	Ashby Gateway (remainder)	Ashby-de-la-Zouch	0.68	A1	1915	1915		
EMP46	75	Land At Dents Road	Ashby-de-la-Zouch	1.16	B1, B8	6836	6836		
EMP47	77	Flagstaff Island	Ashby-de-la-Zouch	2.57	B1, B8	10280		10280	
EMP48	79	Former UK Coal Lounge Disposal Point	Ashby de la Zouch	25.50	B8	102000		102000	
EMP49	81	EM Point	Castle Donington	1.54	B1, B2, B8, C1	6160		6160	
EMP50	83	Plots 4b & 4d Willow Farm Business Park	Castle Donington	0.33	B1	1320		1320	
EMP51	85	Unit 2 B Pond End	Castle Donington	1.09	B1(c), B2, B8	3856		3856	
EMP52	87	East Midlands Distribution Centre (Remainder)	Castle Donington	25.20	B2, B8	103991	51996	51995	
EMP53	89	East Midlands Airport	Long Whatton & Diseworth	11.50	B1a, B8	46071	46071		
EMP54	91	Former Sawley Service Area	Hemington/Lockington	0.53	B1, B2	448	448		
EMP55	93	Land adjacent to Cotts Beverages	Kegworth	6.30	B8	25200		25200	
EMP56	95	Heather Brickworks*	Heather	4.60	B1, B2, B8	9200			9200
EMP57	97	Land North of Leicester Road and West of Corkscrew Lane, New Packington*	Ashby de la Zouch	15.30	B1	30600			30600
EMP58	99	Barralochan Farm*	Ellistown and Battleflat	5.58	B1, B2, B8	11160			11160
EMP60	101	Land at Burton Road**	Oakthorpe	4.48	B2, B8	17920			17920

EMP61	103	Land at Hoo Ash roundabout	Swannington	0.30	A1, A3, C1	1200			1200
EMP62	105	Land at Netherfields Lane & Tamworth Road	Sawley	26.40	B1, B2, B8	105600			105600
EMP63	107	Land east of Carnival Way	Castle Donington	8.70	B1, B2, B8	34800		34800	
EMP64	109	Land at M42 Junction 11		97.00	B1, B2, B8	388000			388000
EMP65	111	Land at Packington Nook	Ashby de la Zouch	59.00	A1, A2, A3, A4, A5, D1, D2	11800			11800
EMP66	113	Site of former Measham Colliery	Measham	3.60	B1, B2, B8	14400		14400	
EMP67	115	Occupation Lane*	Albert Village	14.10	B1, B2, B8	28200		28200	
EMP68	117	Land at Manor Farm, Isley Walton	Isley Walton	160.00	A1, A2, A3, B1, D1	4000			4000
EMP69	119	Land at Worthington Lane	Newbold Coleorton	6.61	A1, A2, A3, A4, A5, B1, D2	600			600
EMP70	121	Land south of East Midlands Airport	Isley Walton	156.00	A1, A2, A3, A4, A5, B1, B2, B8, D1, D2	312000			312000
EMP71	123	Land off Pipeway Lane	Newbold Coleorton	0.38	B1	213	213		
EMP72	125	Land at Home Farm, Park Lane*	Castle Donington	95.00	A1, A2, A3, AA4, A5, B1, B2, B8, C1	190000			190000
EMP73	127	Land north and south of A6**	Kegworth	31.20	B1, B2, B8, C1	88800			88800
EMP74	129	Land south of Gordon Ellis	Castle Donington	0.30	B1, B2, B8	1200		1200	
EMP75	131	Pegasus Business Park	Long Whatton & Diseworth	10.00	B1	40000		40000	
EMP76	133	Land off Park Lane	Castle Donington	6.07	B1, B2, B8	24280		24280	
EMP77	135	Land South of Repton Road	Measham	3.30	B8	8280			8280
EMP78	137	Slaughter House, Ashby Road	Sinope	0.50	B1	660	660		
			TOTAL AREA	1153.81	TOTAL FLOORSPACE	3234196	806891	628425	1798880

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

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

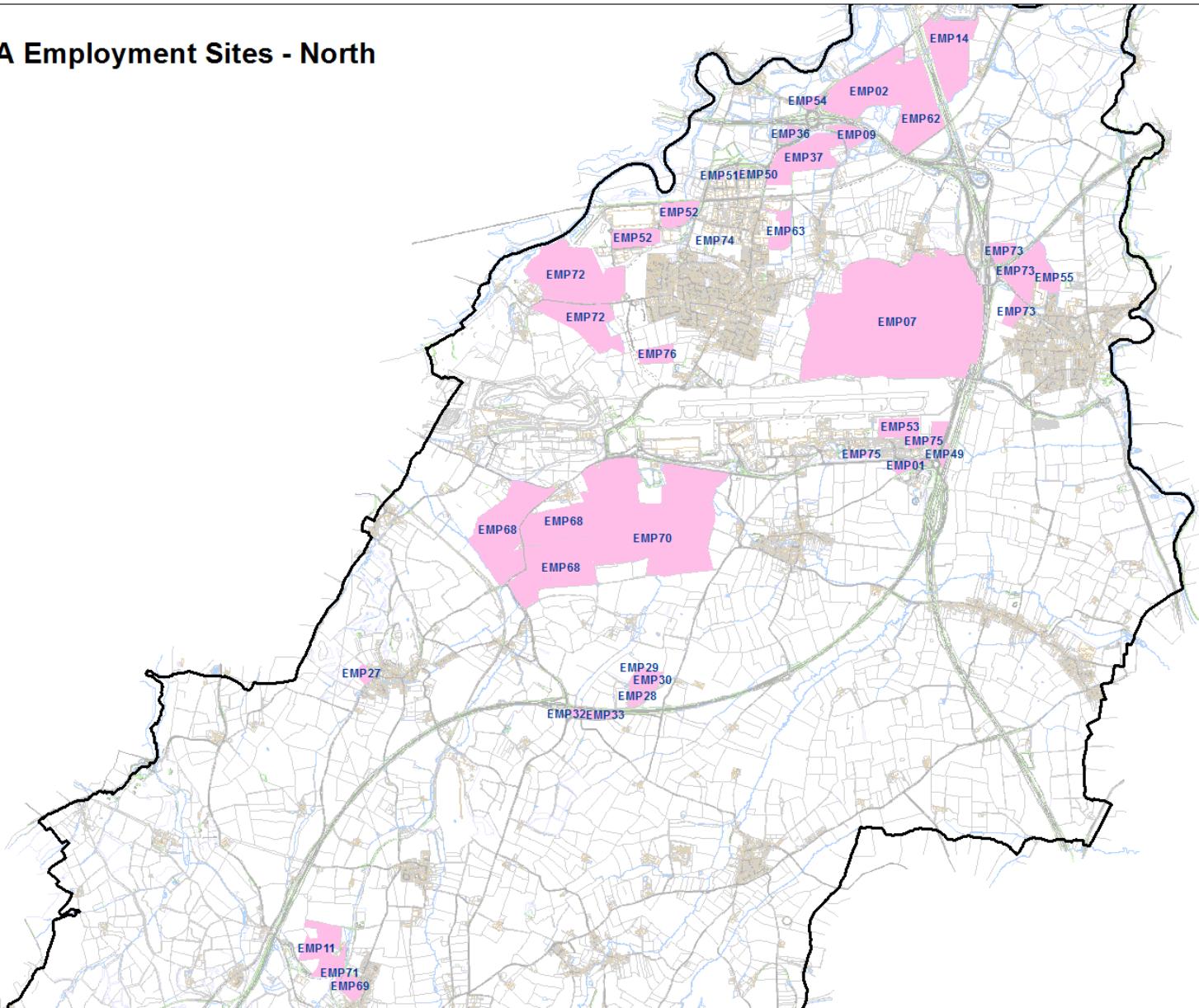
***Proposed floorspace includes employment element even though latest planning application submitted does not include an employment.

Schedule of Excluded Sites

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

Reference	Name of site	Parish/Settlement	Site area (hectares)	Use	Reason for Exclusion
EMP43	Hall Farm	Appleby Magna	0.93	B8	Site Completed
EMP59	Land at Coalfield Way	Ashby de la Zouch	5.75	B1c, B2, B8	Site Completed

SHELAA Employment Sites - North

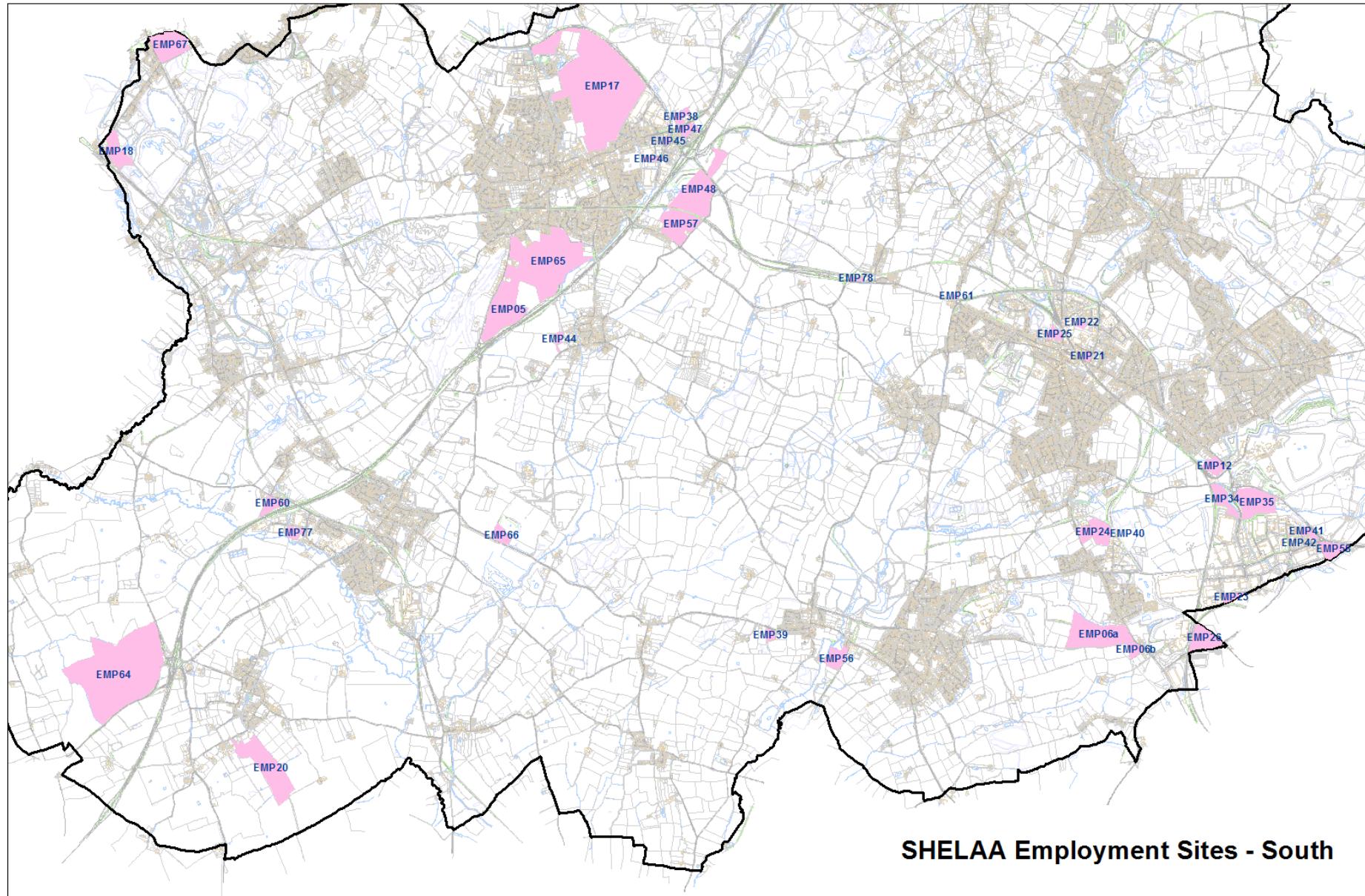


Key

- SHELAA Site - Employment
- NW LDC 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.

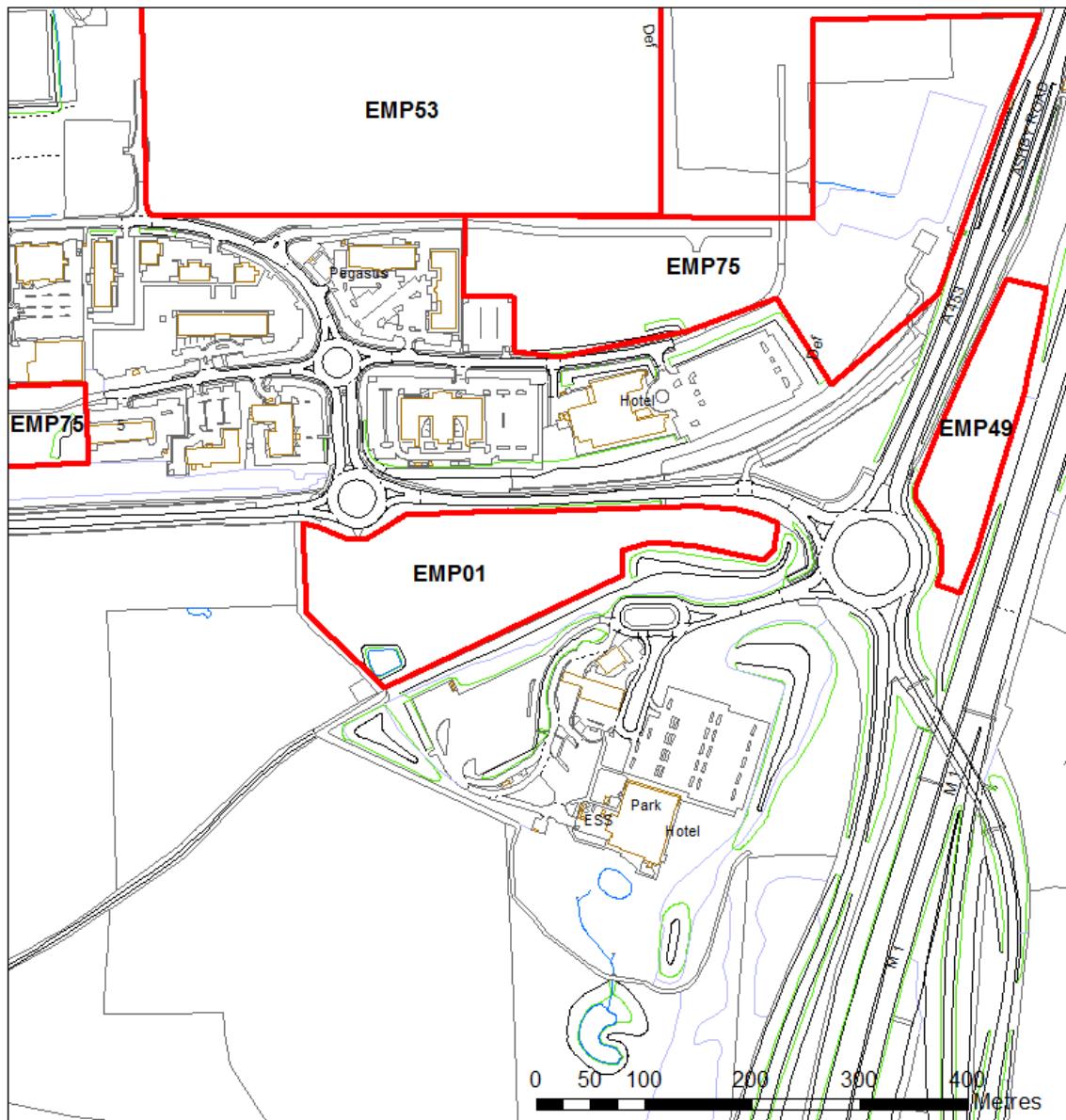
Potential Uses: B1, B2, B8, C1 **Also considered for residential?** No

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



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EMP02 - Land at Sawley Crossroads

Address: Land at Sawley Crossroads, Castle Donington, Leicestershire

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

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

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

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

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

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

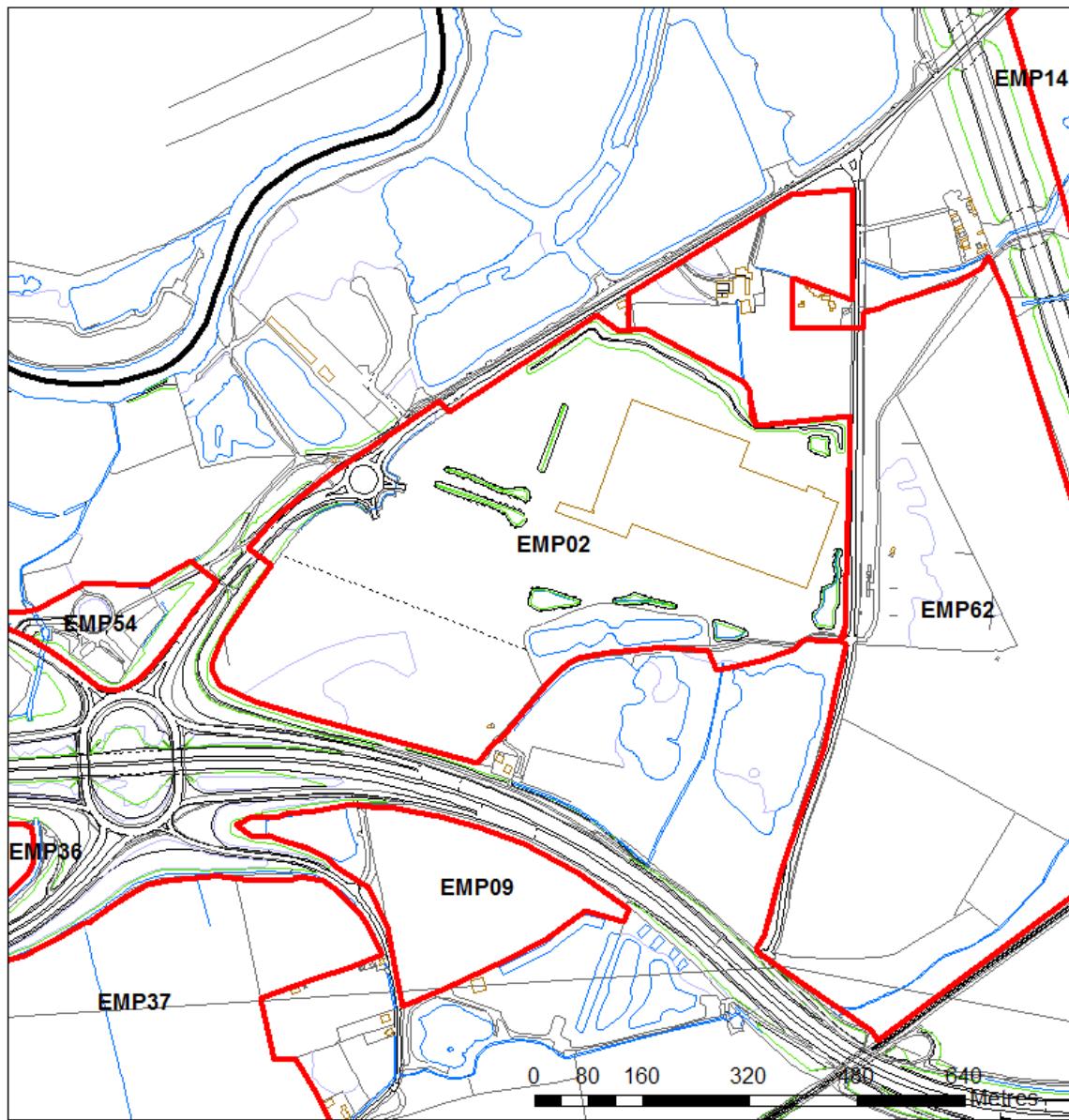
Potential Uses: B8 (and ancillary B1) **Also considered for residential?** No

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. 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 that part of the site to be completed within 5 years, and the remainder within 10 years.

Deliverable/Developable/Non-Developable:	Deliverable/Developable
Timeframe:	Part under construction: 0 - 5 years, Part with outline permission: 6 - 10 years

EMP 02 - Land at Sawley Crossroads



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- 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 W adjacent to the woodlands and parkland. Rotherwood, a Grade II listed building, is 300m to the north along B5006 and Church of St Thomas, another Grade II listed building is 600m to the west. Rotherwood, a Grade II listed building, is 300m to the north along B5006 and Church of St Thomas, another Grade II listed building, is 600m to the west.
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 the site is split 50:50 between housing and employment)

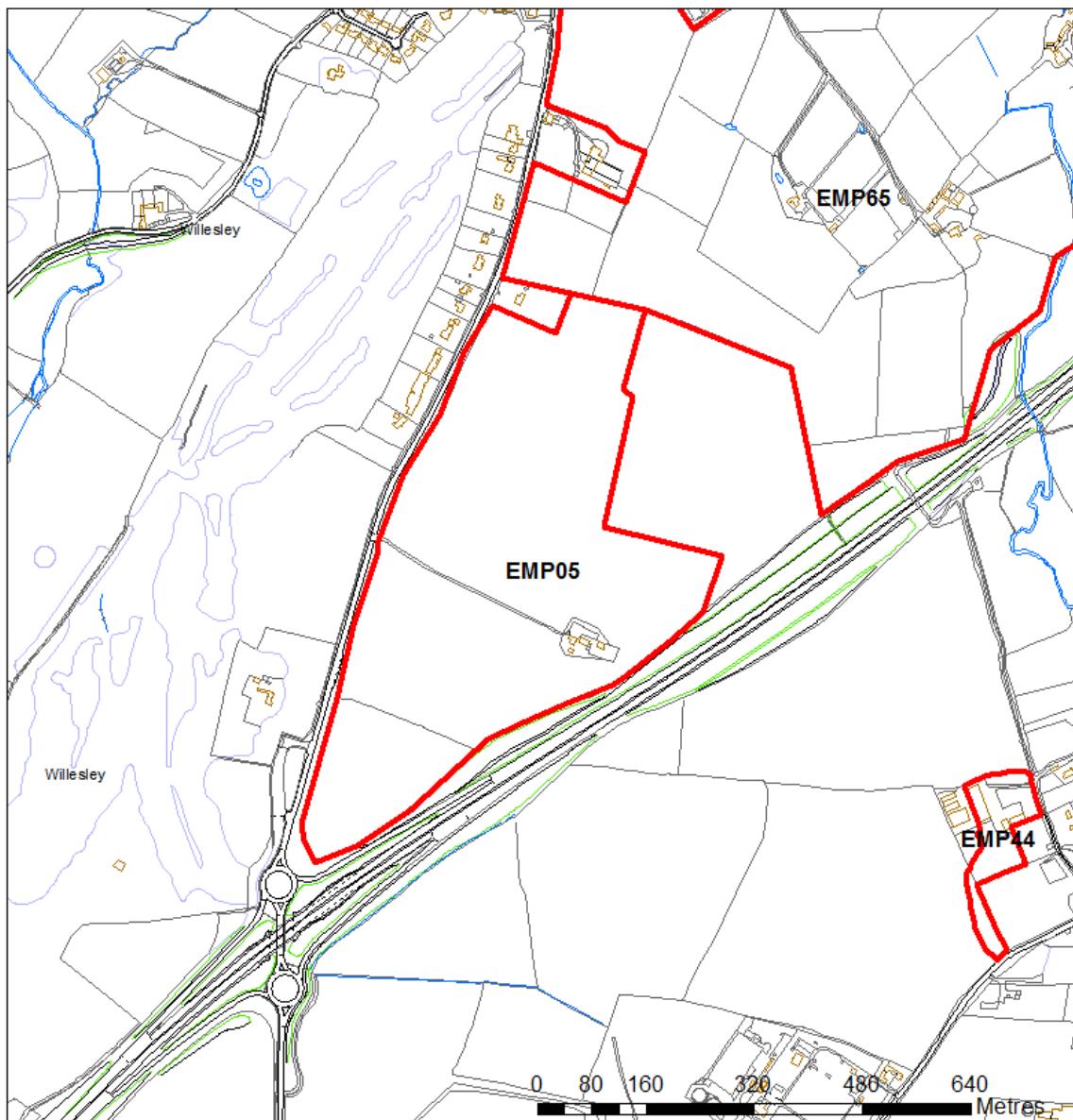
Summary: There are a number of issues regarding the suitability of the site that are unlikely to be resolved in the short term. In addition, there is no current evidence that the site is being actively promoted for development, although there are no known physical or economic constraints to development.

Deliverable/Developable/Non-Developable:	Developable
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Timeframe:

11 - 20 years

EMP 05 - Land south of Packington Nook



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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. Pickering Grange Farmhouse, a Grade II listed building, is located 400m to the south of the site.
Available? Potentially	The site was submitted as part of the 2013 ELAA but has not been re-submitted during the two most recent calls for sites. We are not aware of the site being currently marketed, or of any developer interest.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

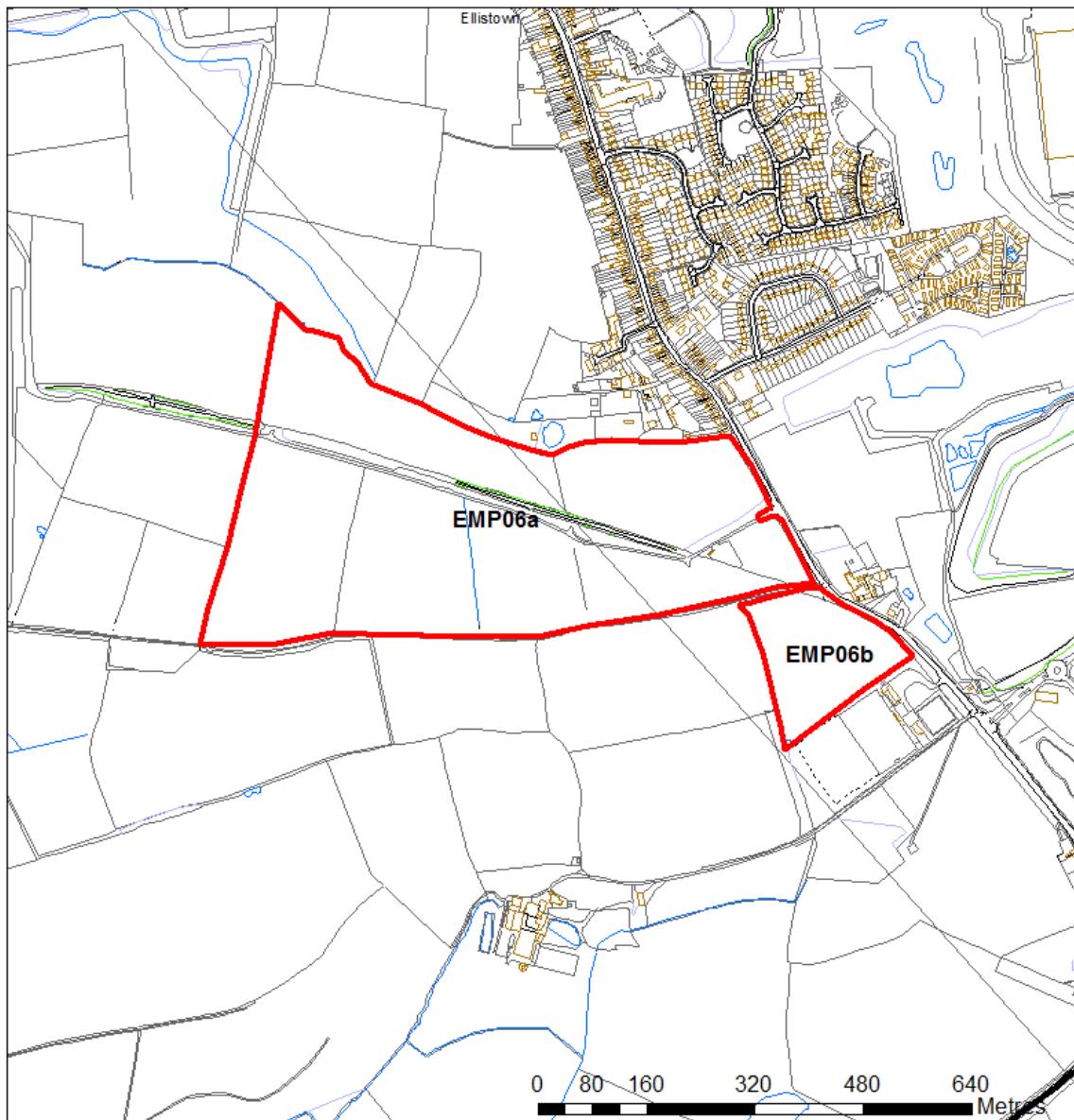
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



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- NWLDC Boundary

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EMP06b - Land South of Pretoria Road

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

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

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

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

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

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

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

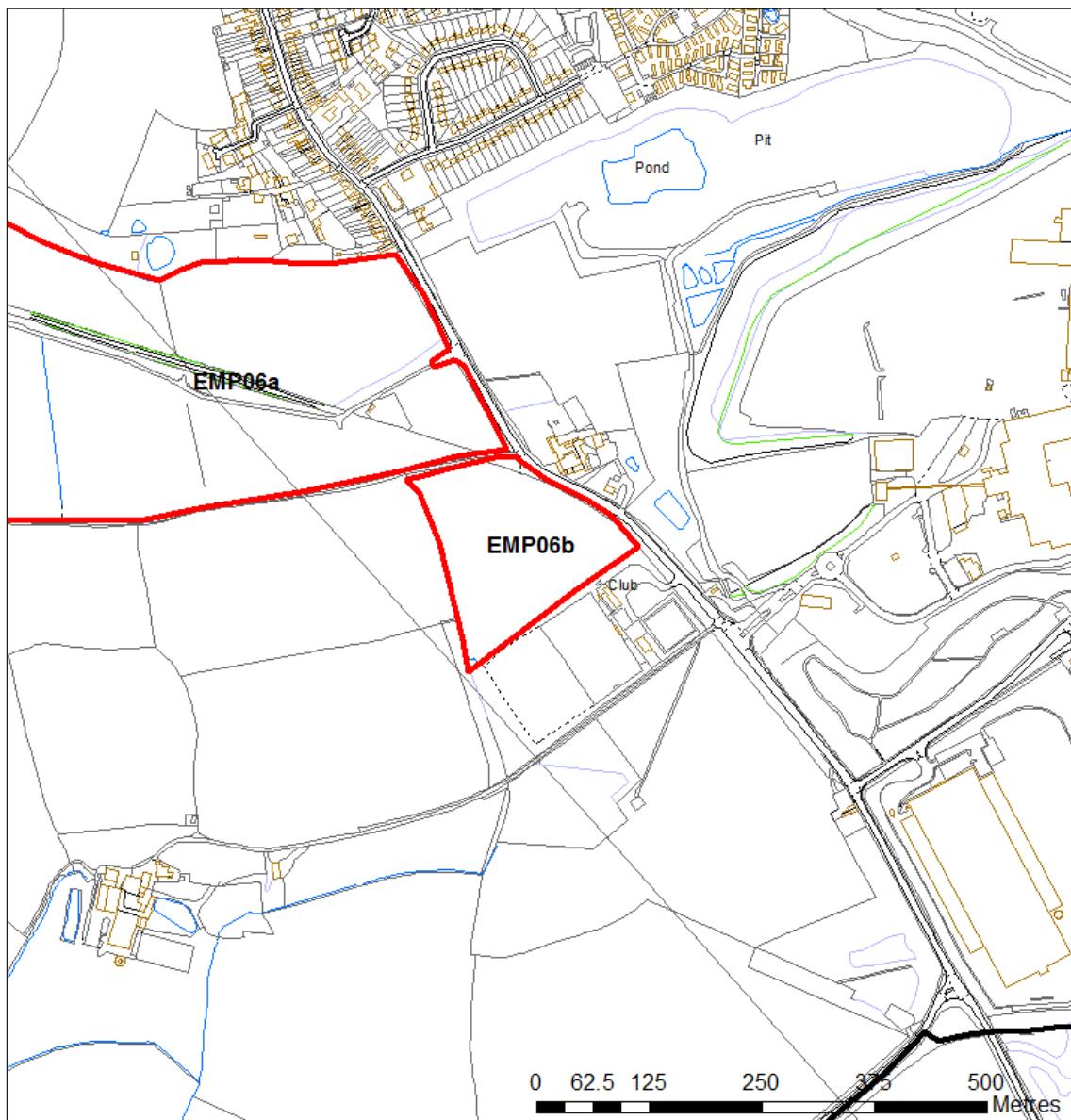
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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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EMP07 - East Midlands Strategic Rail Freight Interchange

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

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

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

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

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

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

Suitable? Yes	This is a Strategic Rail Freight Interchange site that was granted development consent by the Secretary of State. It is therefore considered to be suitable.
Available? Yes	Development is 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 achievable.

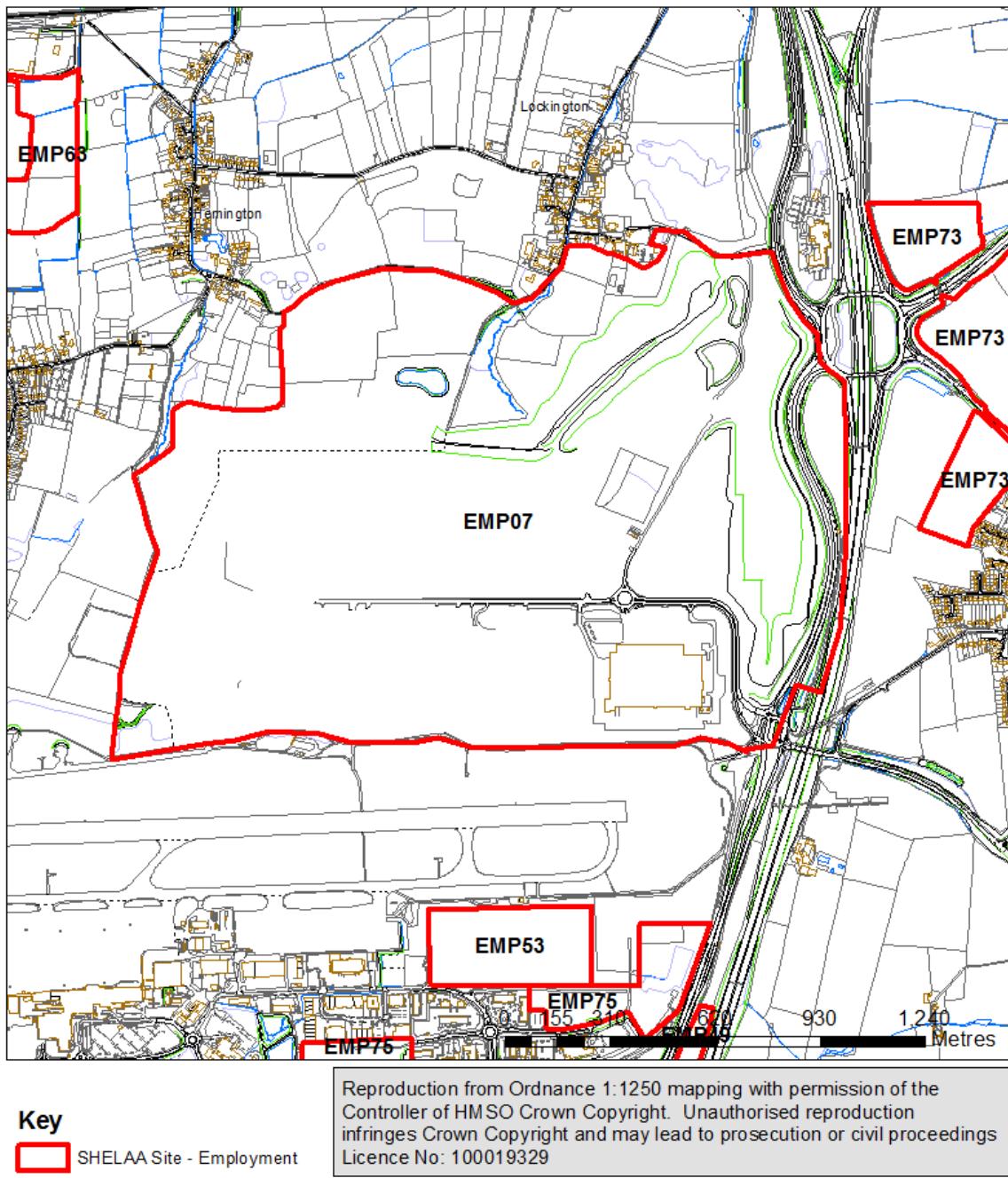
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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 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



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.

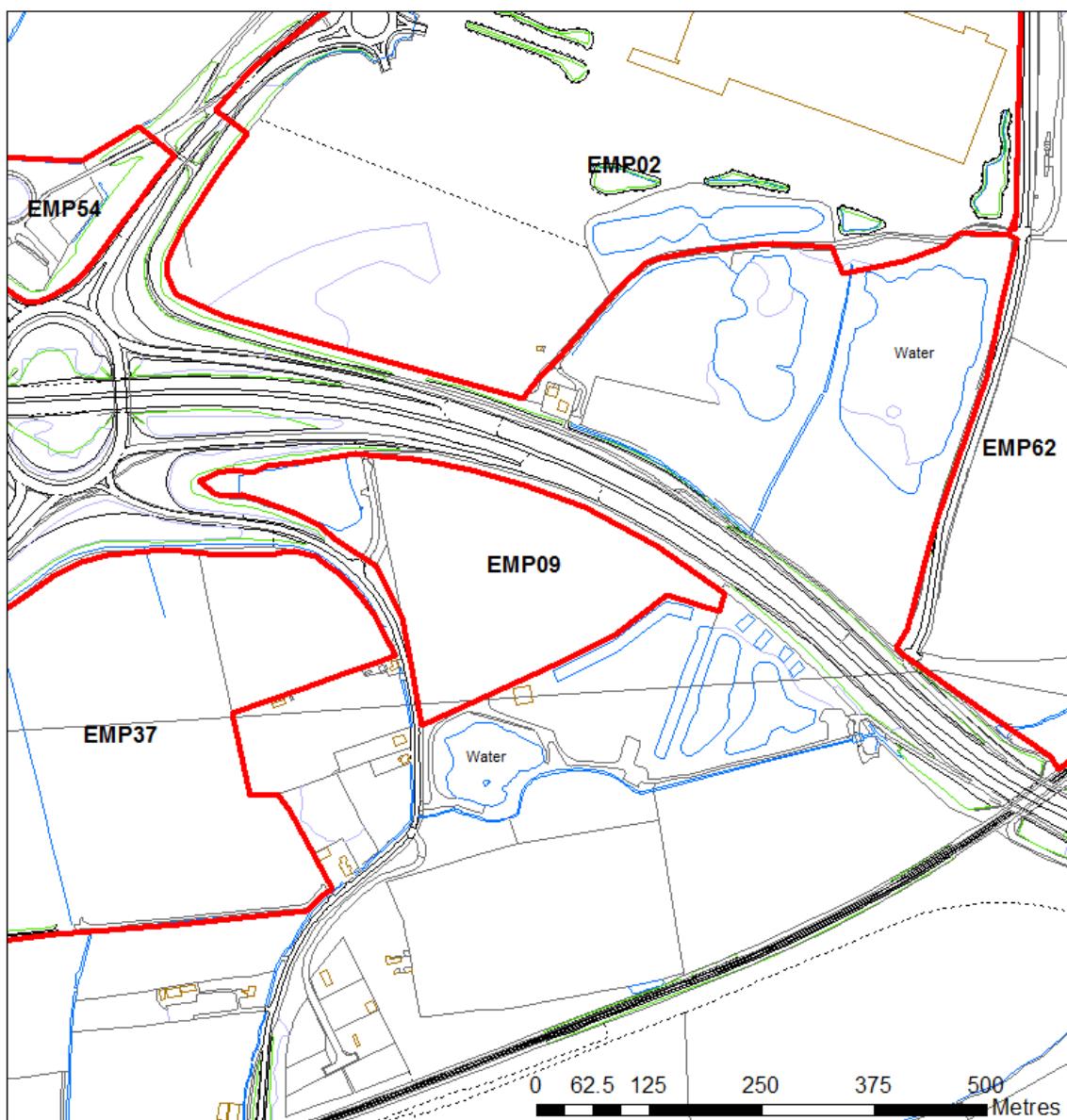
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



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EMP11 - TNT Premises and Adjoining Land, Lount

Address:	TNT Premises, Lount, Leicestershire		
Parish/Settlement:	Lount		Area: 23.26 ha
Site Description:	The site is located east of the A42 in Lount, and is accessed from Melbourne Road, through the existing access to the TNT premises. The site is mainly greenfield land currently used for agriculture with a woodland within it. However since the previous SHELAA, the boundary has been extended at the request of TNT to include the existing TNT distribution premises and parking to the east of the site. The proposed route of HS2 runs along the western boundary of the site and a disused railway to the south/east.		
Current Use:	Agriculture / Employment Use	Previously Developed:	Partly
Local Plan Allocation:	Employment Ec3 / Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	No
Suitable? Potentially	The site is in a somewhat isolated location in the countryside, some distance from the strategic road network and any settlements larger than a sustainable village. Other than the existing TNT premises there are no other large scale employment uses in the vicinity. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. More likely to be considered as part of an expansion of the existing business. The route of HS2 does not affect the actual site, but will cross, and severely impact on, the only available access road. In terms of ecology, Phase 1 habitat survey and Great Crested Newts survey would be needed which could affect the developable area. The site boundary has been amended from the previous SHELAA to exclude areas of woodland as well as include the existing TNT premises, but a buffer around the areas of woodland may still be required.		
Available? Potentially	Site has been promoted through the latest call for sites by the owners (TNT) for a mix of employment uses.		
Achievable? Potentially	Achievability is potentially compromised by the route of HS2 both in terms of timescale and viability.		

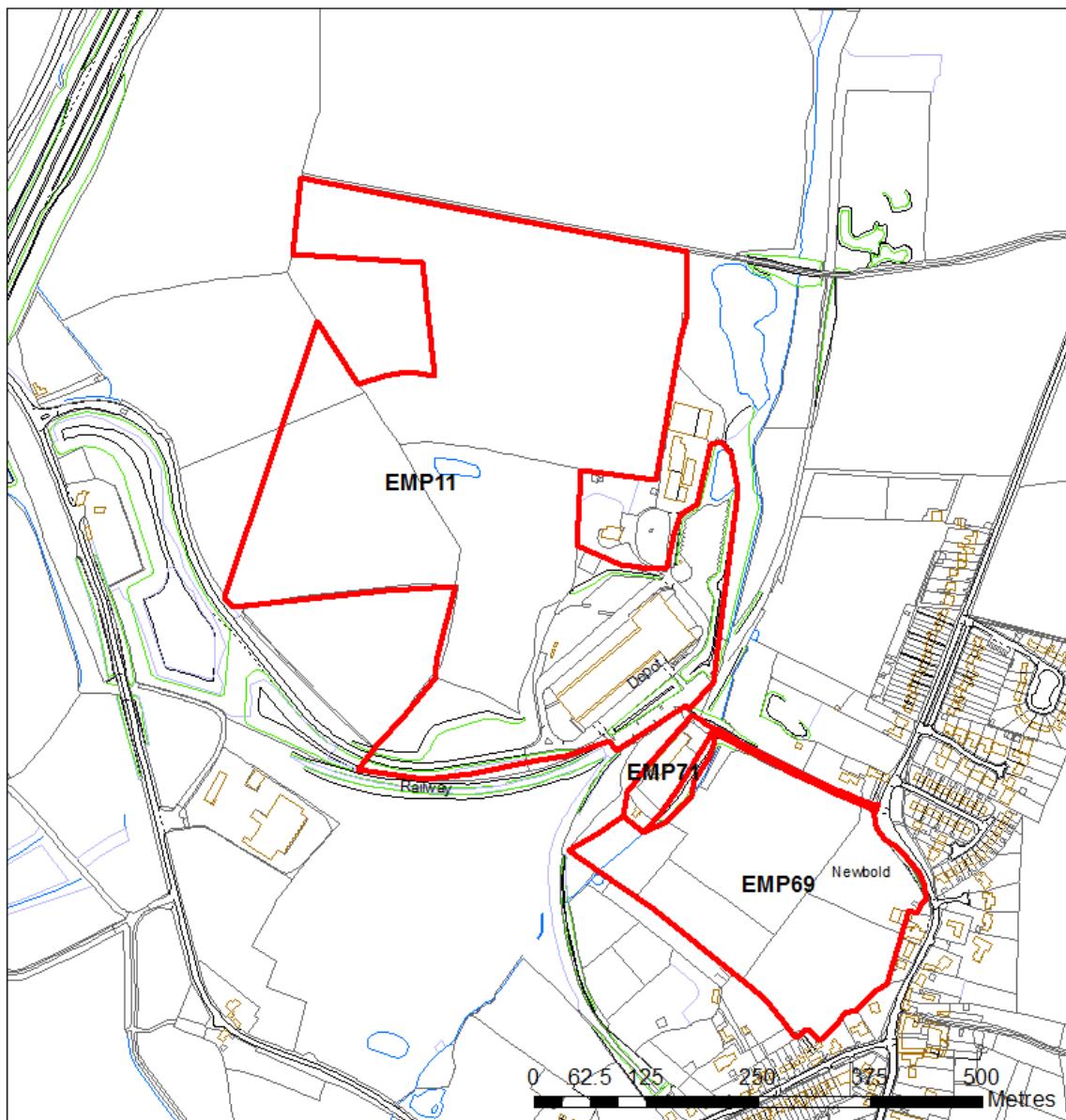
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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

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

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

EMP 11 - TNT Premises and Adjoining Land, Lount



Key

SHELAA Site - Employment

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EMP12 - Land at Bardon Road

Address: Land at Bardon Road, Coalville, Leicestershire

Parish/Settlement: Coalville **Area:** 4.6 ha

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

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

Local Plan Allocation: Countryside **Current Permission:** 18/01764/FULM subject to s106

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

Suitable? Yes	The site lies outside but adjoining the Coalville Urban area limits to development, but permission has recently been granted (subject to the signing of a s106 agreement) for the development of 4 industrial units on the site. The Church of St Peter, Grade II listed, is 600m to the east along the A511.
Available? Yes	Although site has not been submitted through the last two calls for sites (it was included in the 2013 ELAA), the developer has shown their intent to develop the site through the recent planning application submitted for units which are to be occupied by two local companies looking to relocate from elsewhere in Coalville. On this basis it is therefore considered available.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

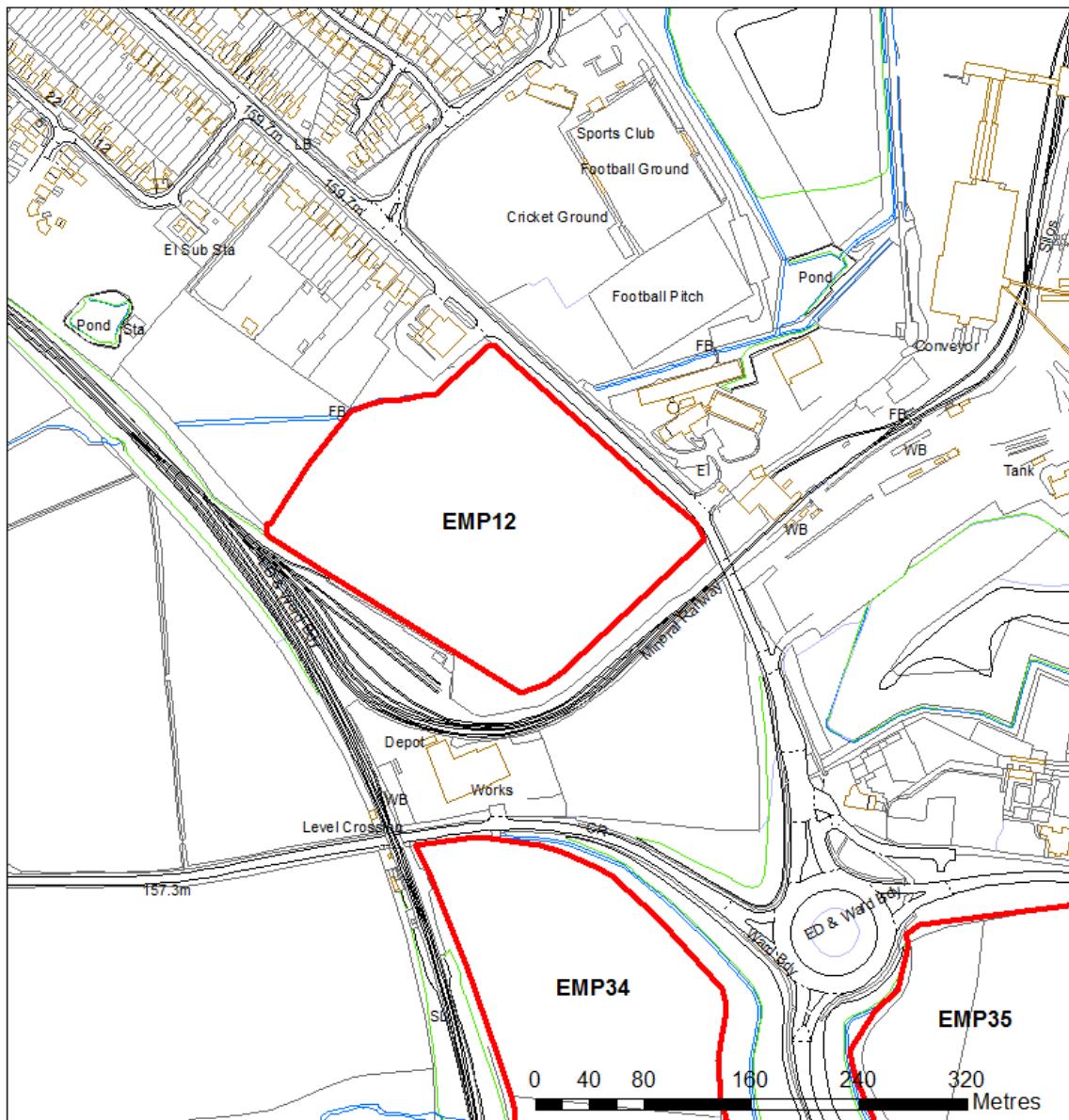
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 17580 sqm based on planning permission

Summary: Based on the recent planning permission granted (subject to s106), the site is suitable for employment development. There are no known constraints to achieveability.

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

EMP 12 - Land at Bardon Road



Key

SHELAA Site - Employment

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EMP14 - Land South of Sawley Marina

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

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

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

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

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

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

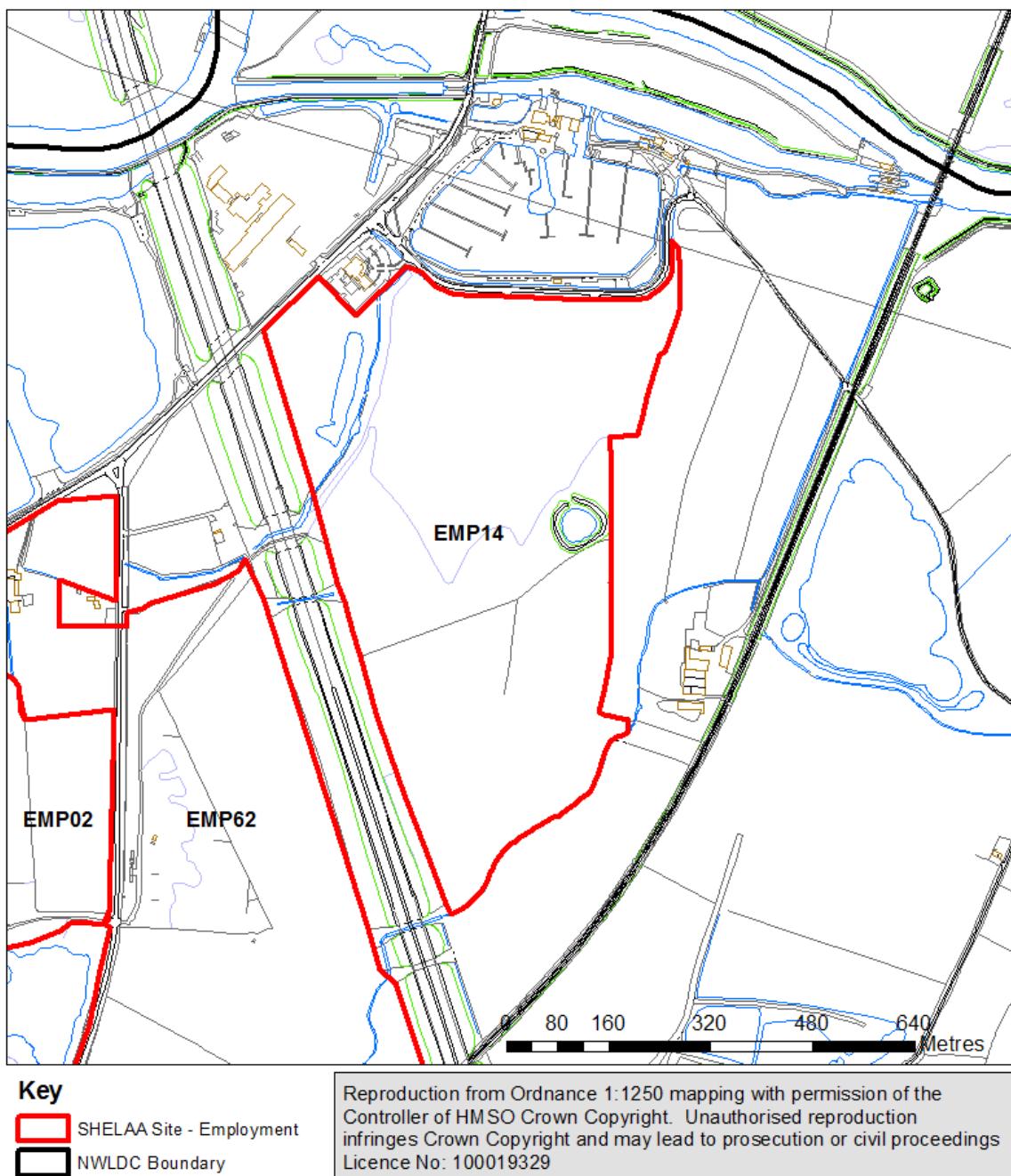
Suitable? Potentially	The site had permission for a solar park, although this expired in 2018. It is allocated as Countryside in the Local Plan, and so if it came forward for employment use in the current plan period it would have to satisfy Policy Ec2(2) - otherwise a change in policy would be required. There are no fundamental Highways concerns at this stage. In terms of ecology, an updated wetland and habitat survey would be needed before making decision. The site falls within the functional floodplain. Ordinarily, this would mean that it is classified as non-developable. However, the Environment Agency has previously been prepared to support development elsewhere in the locality in similar circumstances such that subject to implementing flood alleviation measures development may be considered appropriate.
Available? 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
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EMP 14 - Land south of Sawley Marina

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

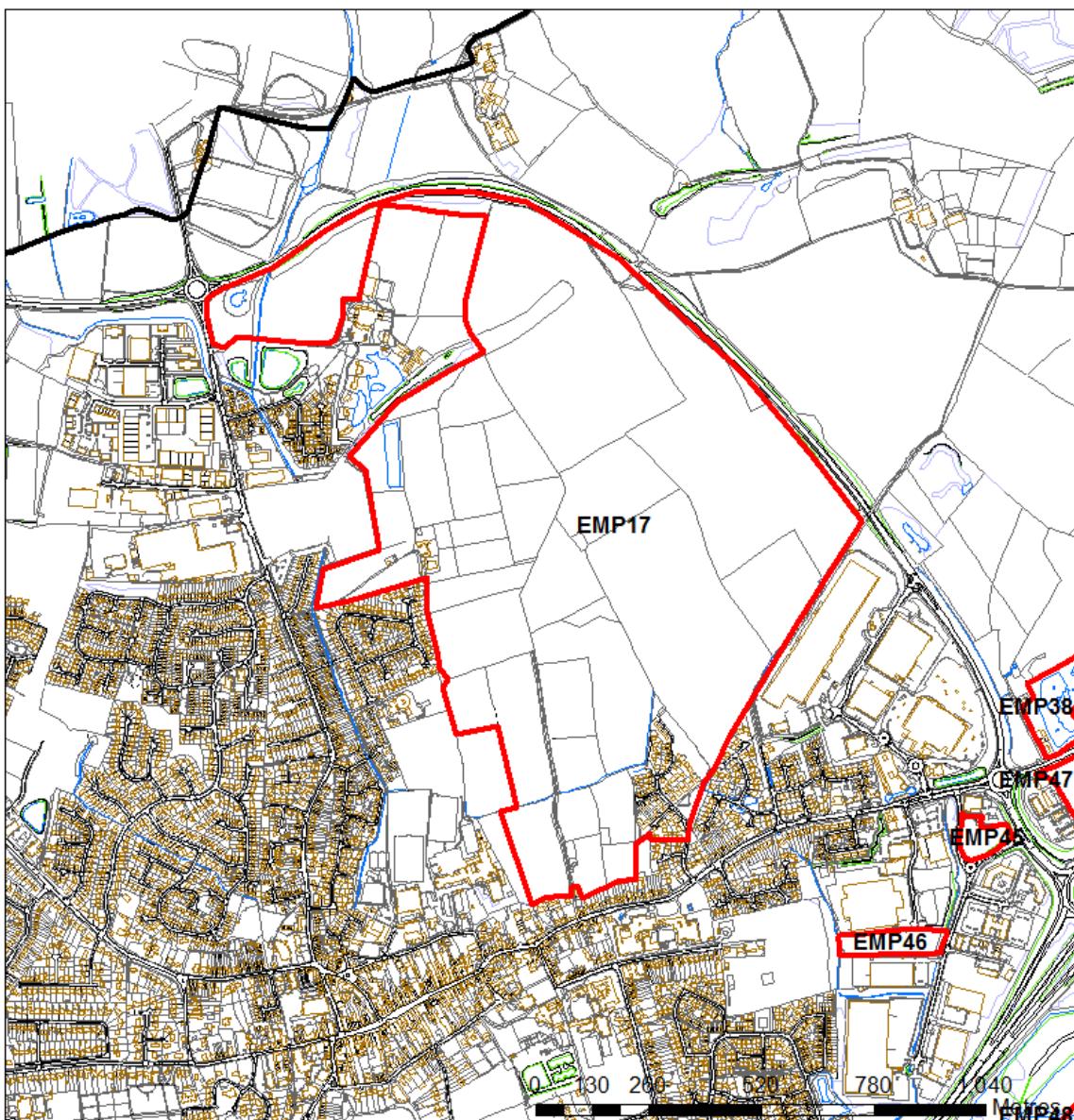
Also considered for residential? No

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 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 which suggests a willingness to develop. It should be noted however that with a solar park currently occupying the south-west part of the site that comprehensive redevelopment of the site would not be achievable in the short term.
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.

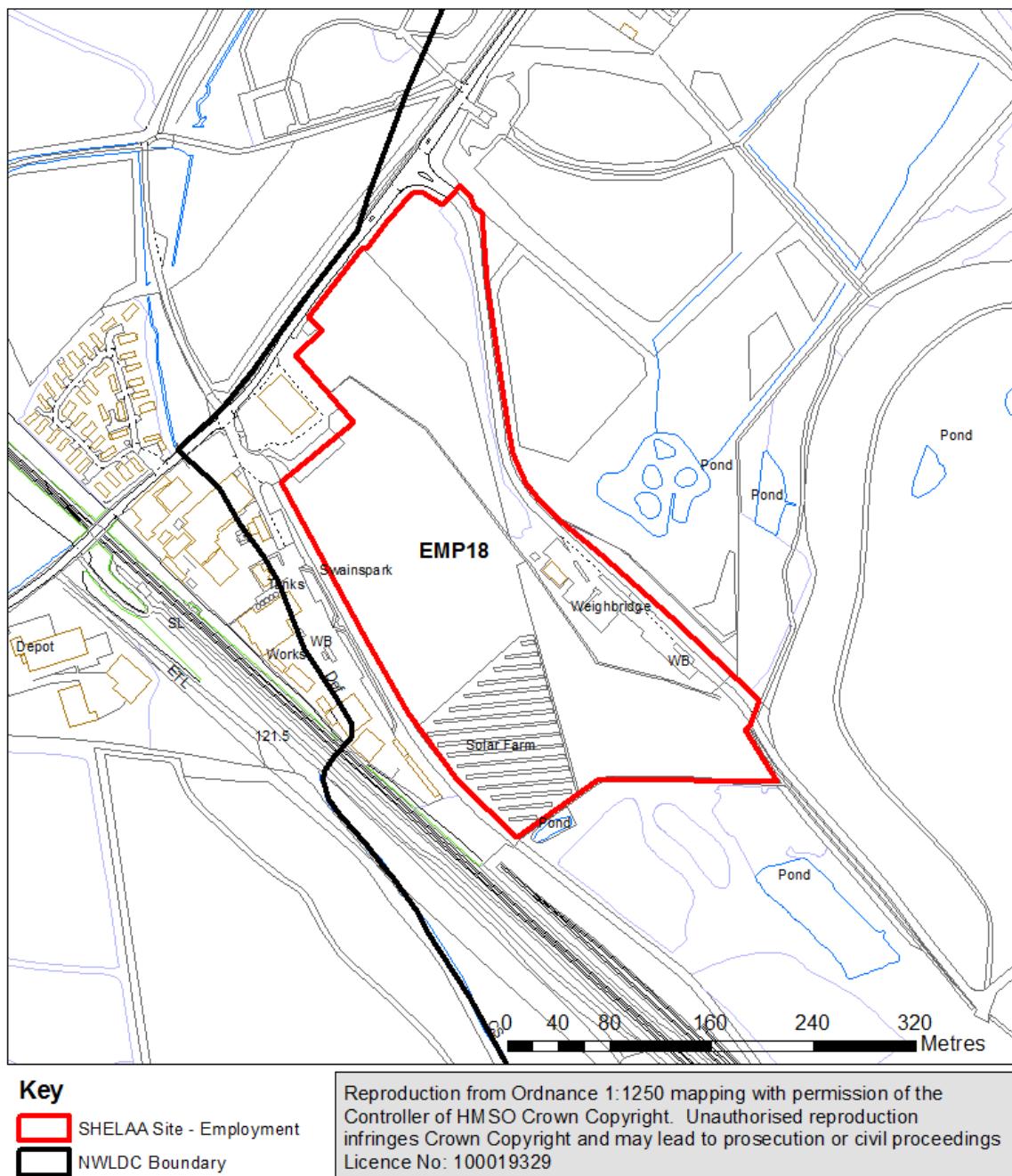
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



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
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Local Plan Allocation:	Countryside	Current Permission:	None
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River Mease Catchment:	Yes	National Forest:	No
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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 SHELA 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. Sir John Moore School, a Grade I listed building, adjoins the site
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

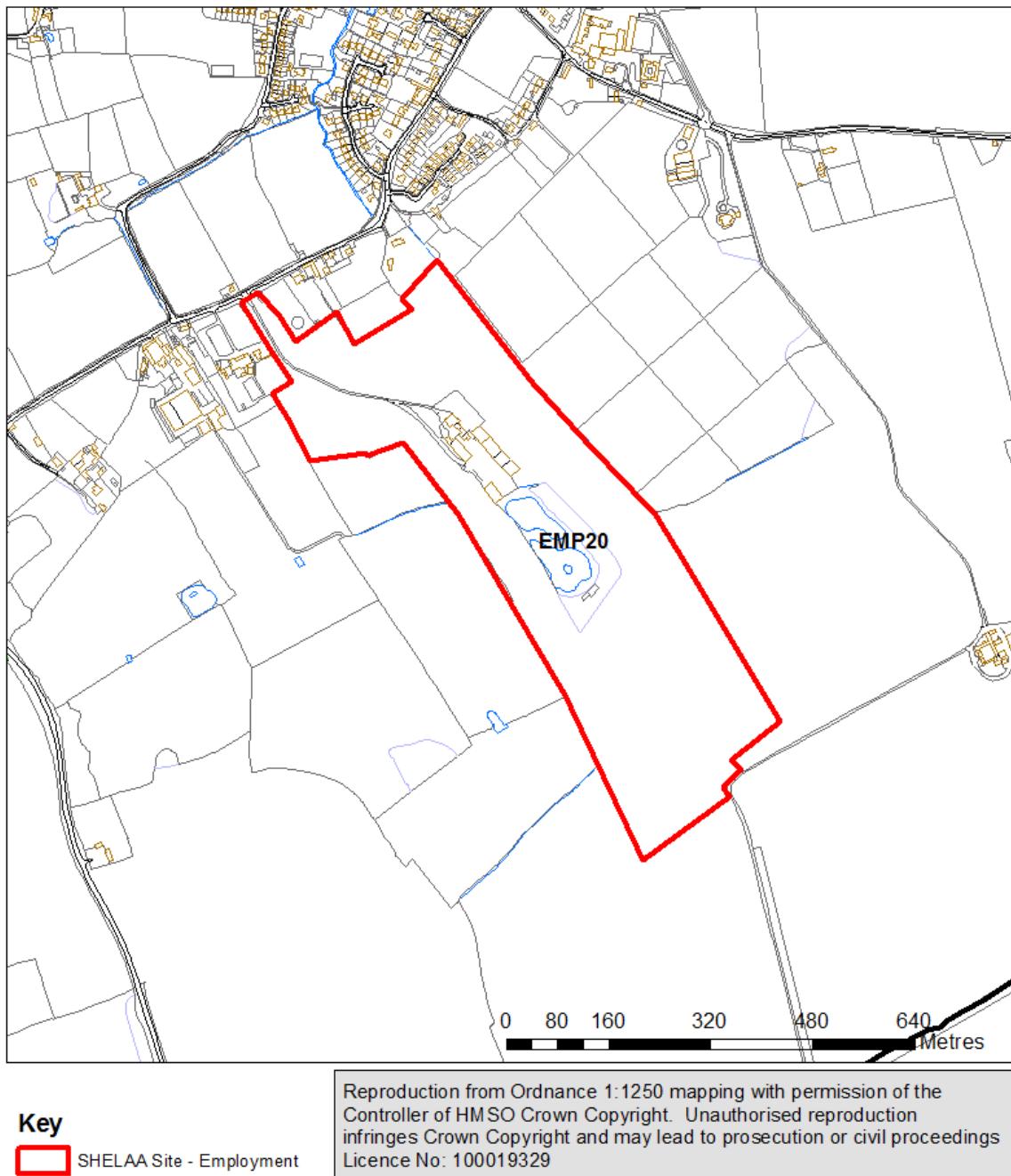
Potential Employment Floorspace: 11200 sqm based on standard plot ratios

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



EMP21 - Motors Ltd, Whitwick Road

Address:	Motors Ltd, Whitwick Road, Coalville, Leicestershire		
Parish/Settlement:	Coalville	Area:	1.1 ha
Site Description:	The site is part vacant and part occupied by a car sales/repair business. It is surrounded to the south by a row of terraced shops, to the east by the Council offices and to the north and west by employment uses.		
Current Use:	Part vacant, part commercial	Previously Developed:	Yes
Local Plan Allocation:	Town Centre	Current Permission:	None - Permission 14/00692/FULM expired in 2018
River Mease Catchment:	No	National Forest:	Yes

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

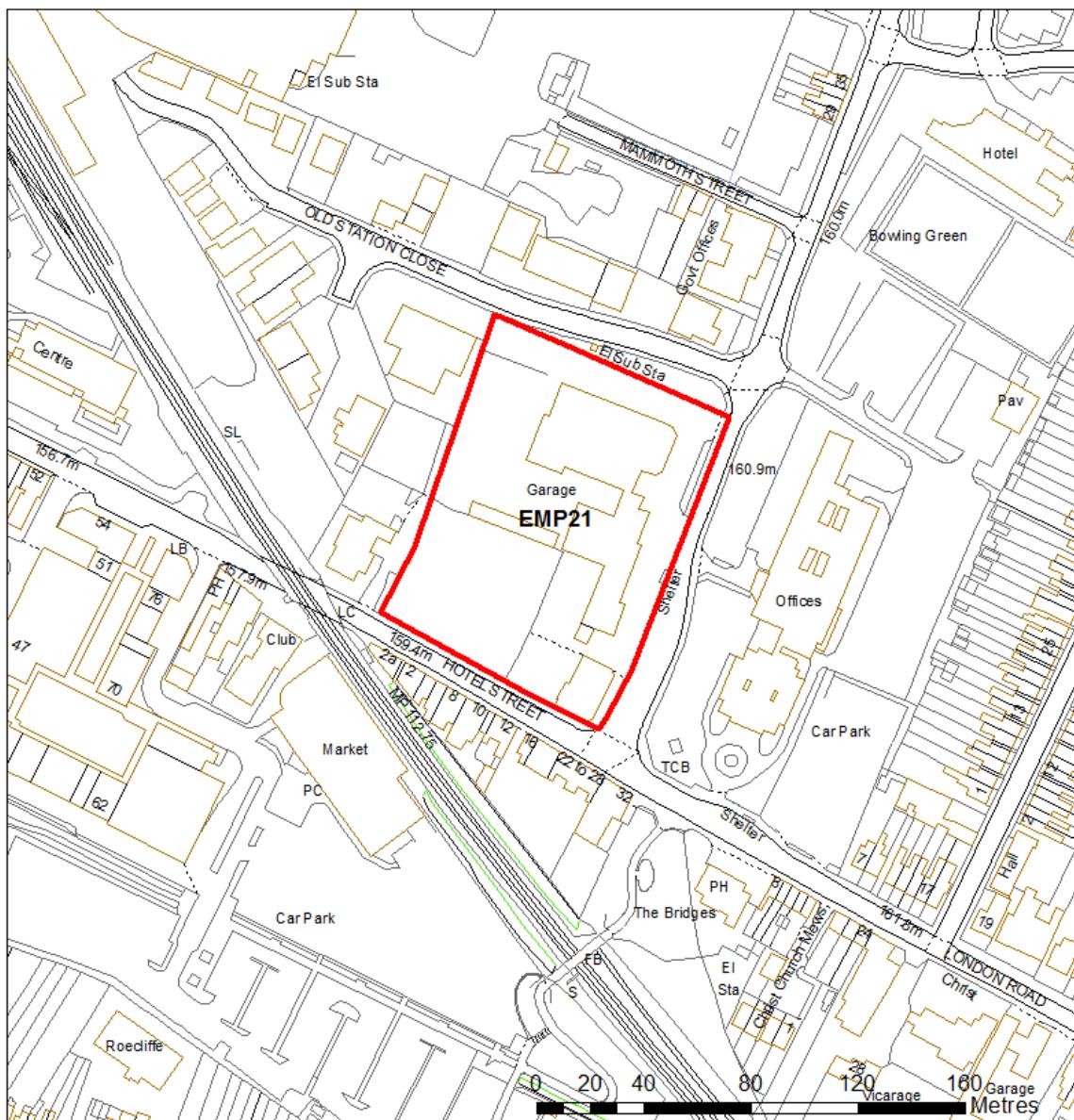
Potential Uses: A1, A3/A4, B1 **Also considered for residential?** No

Potential Employment Floorspace: 5949 sqm based on previous planning permission

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

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

EMP 21 - Motors Ltd, Whitwick Road



Key

SHELAA Site - Employment

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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 was used as open storage and a transport yard, although it has recently been cleared and development of industrial units has started on site. The surrounding uses are predominantly commercial premises and uses.

Current Use: Employment **Previously Developed:** Yes

Local Plan Allocation: Ec3 Existing employment areas **Current Permission:** 17/01849/COM, 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 was last in employment use, albeit open storage without any permanent structures on site. It has a recent permission for business units, which is currently being implemented. It is therefore considered suitable.
Available? Yes	The site is owned by the County Council who are developing the site for starter units.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

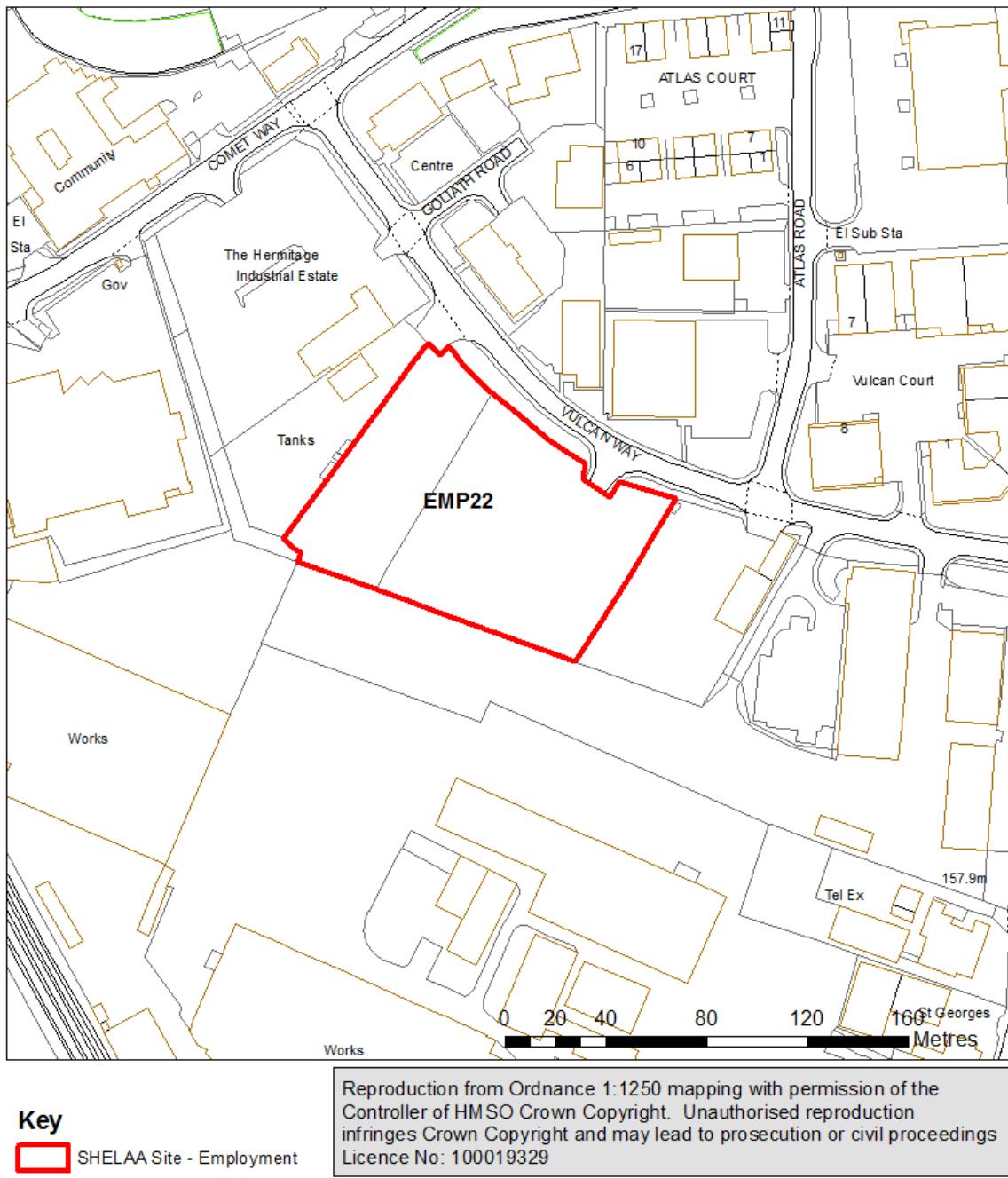
Potential Uses: B2 **Also considered for residential?** No

Potential Employment Floorspace: 3788 sqm based on planning permission

Summary: The site is currently under development. 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



EMP23 - Land South of Interlink Way south

Address:	Interlink Way South, Bardon, Coalville, Leicestershire		
Parish/Settlement:	Elistown 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.

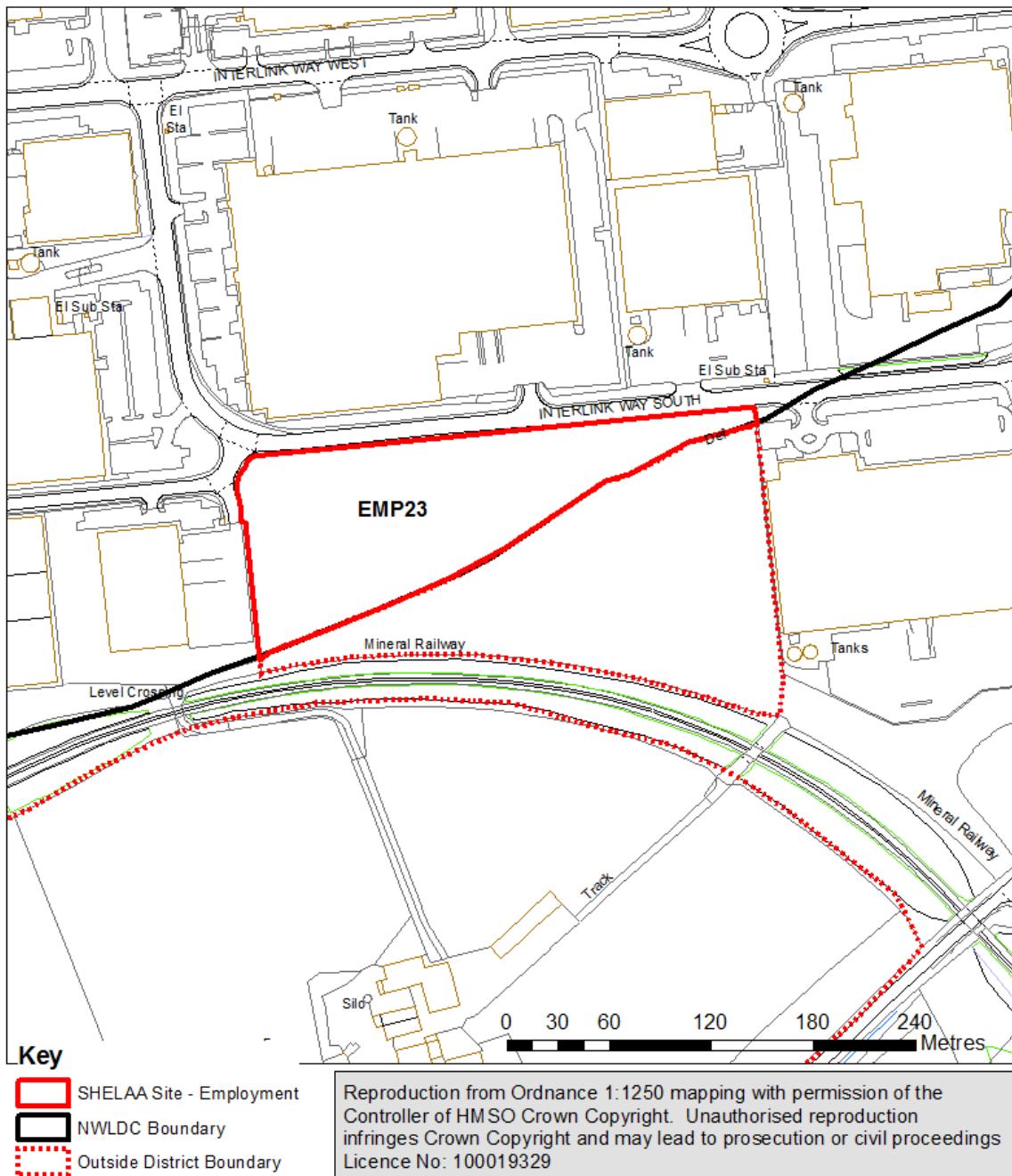
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



EMP24 - Land at Midland Road

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

Parish/Settlement: Ellistown and Battleflat **Area:** 10.8 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. Since the previous SHELAAs, the boundary of the site has been significantly extended, now running as far west as the Roberts coach depot.

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

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

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

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

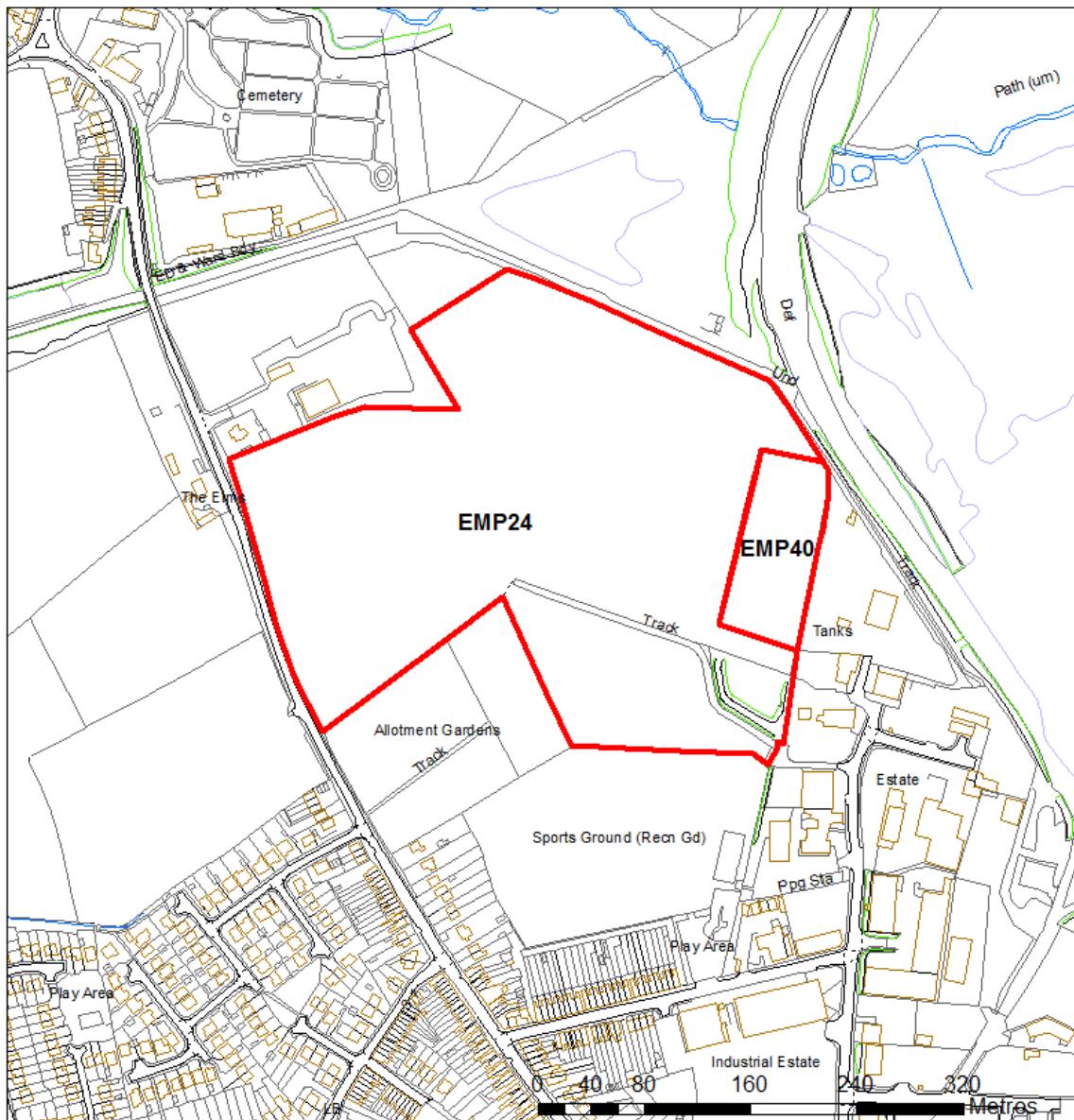
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 43200 sqm based on standard plot ratios

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

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

EMP 24 - Land at Midland Road



Key

SHELAA 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:** 2.74 ha

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

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

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

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

Suitable? Yes	The site is a currently vacant, previously developed area of land within the Coalville limits to development. A previous application for a foodstore on part of the site was refused in 2009 on grounds on sequential test, impact on Coalville town centre and impact on Memorial Square, which is a Conservation Area and contains a listed Clock Tower. For non-employment development to be considered acceptable, it will therefore need to be for appropriate town centre uses, at a suitable scale. The site is also included in the SHELAAs 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.

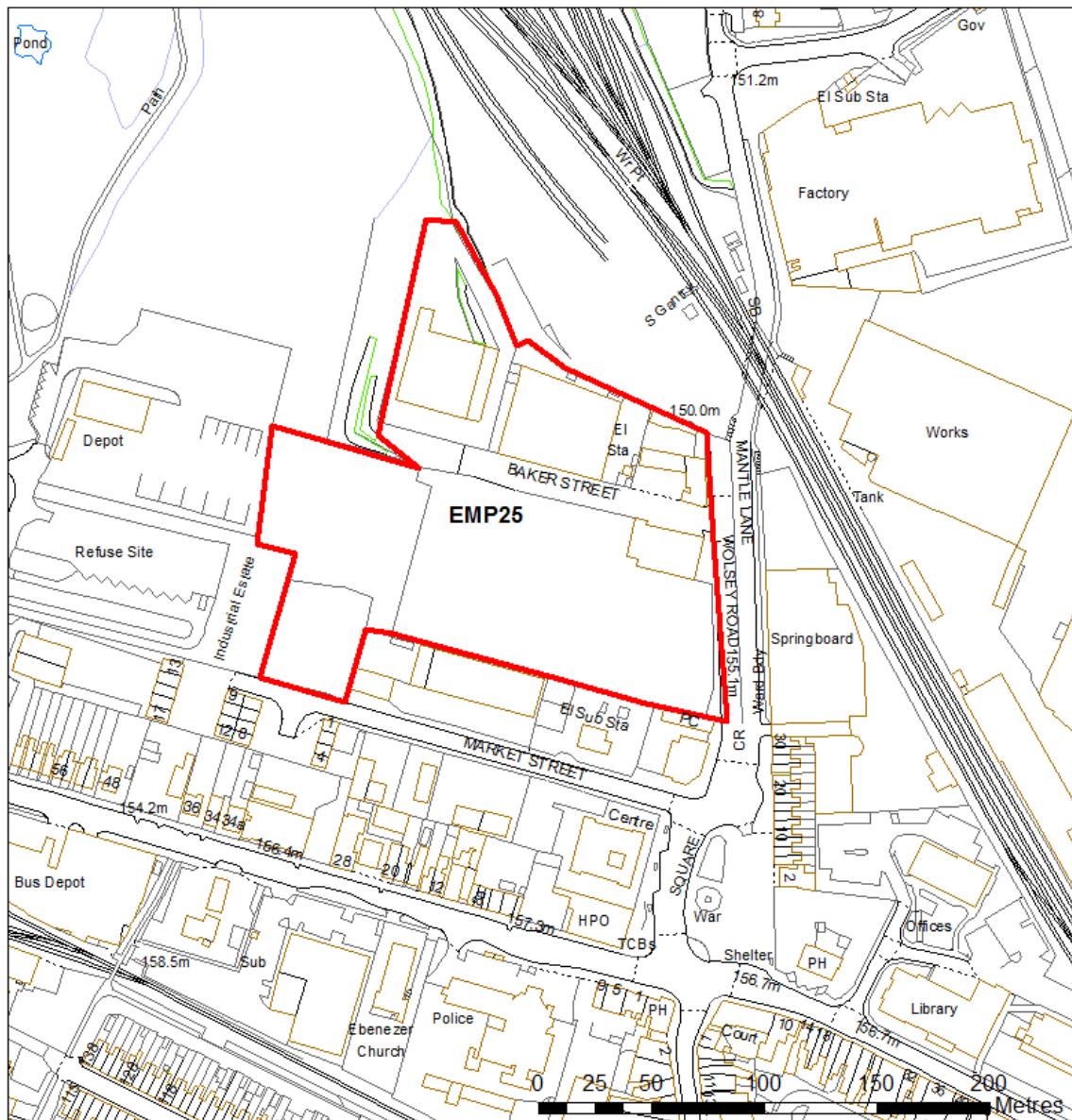
Potential Uses: A1, A2, A3, A4, A5, B1, D1, D2 **Also considered for residential?** Yes - C28

Potential Employment Floorspace: 6665 sqm based on officer estimation (and assuming no residential development takes place on site)

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

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

EMP 25 - Land at Market Street



Key

SHELA Site - Employment

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EMP26 - Mountpark Bardon Phase 2

Address:	South of Interlink, Bardon, Leicestershire		
Parish/Settlement:	Ellistown and Battleflat		Area: 8.9 ha
Site Description:	The site forms part of a larger, 29.3ha site, with land falling within Hinckley and Bosworth district. It was most recently used for agricultural uses. It is bordered to the south by a solar farm, to the west by Ibstock Brick minerals workings and to the north by an industrial estate.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	18/00402/REMM, 16/00019/OUTM
River Mease Catchment:	No	National Forest:	Yes

Suitable? Yes	The site lies partly within North West Leicestershire but mainly within Hinckley and Bosworth district. It was granted outline permission in 2017 and reserved matters for B2/B8 at Unit 3 (the only one of three units on the site falling within the North West Leicestershire boundary) in June 2018. Initial work has now started on site.
Available? Yes	A reserved matters permission has now been granted, and initial work is now underway on site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

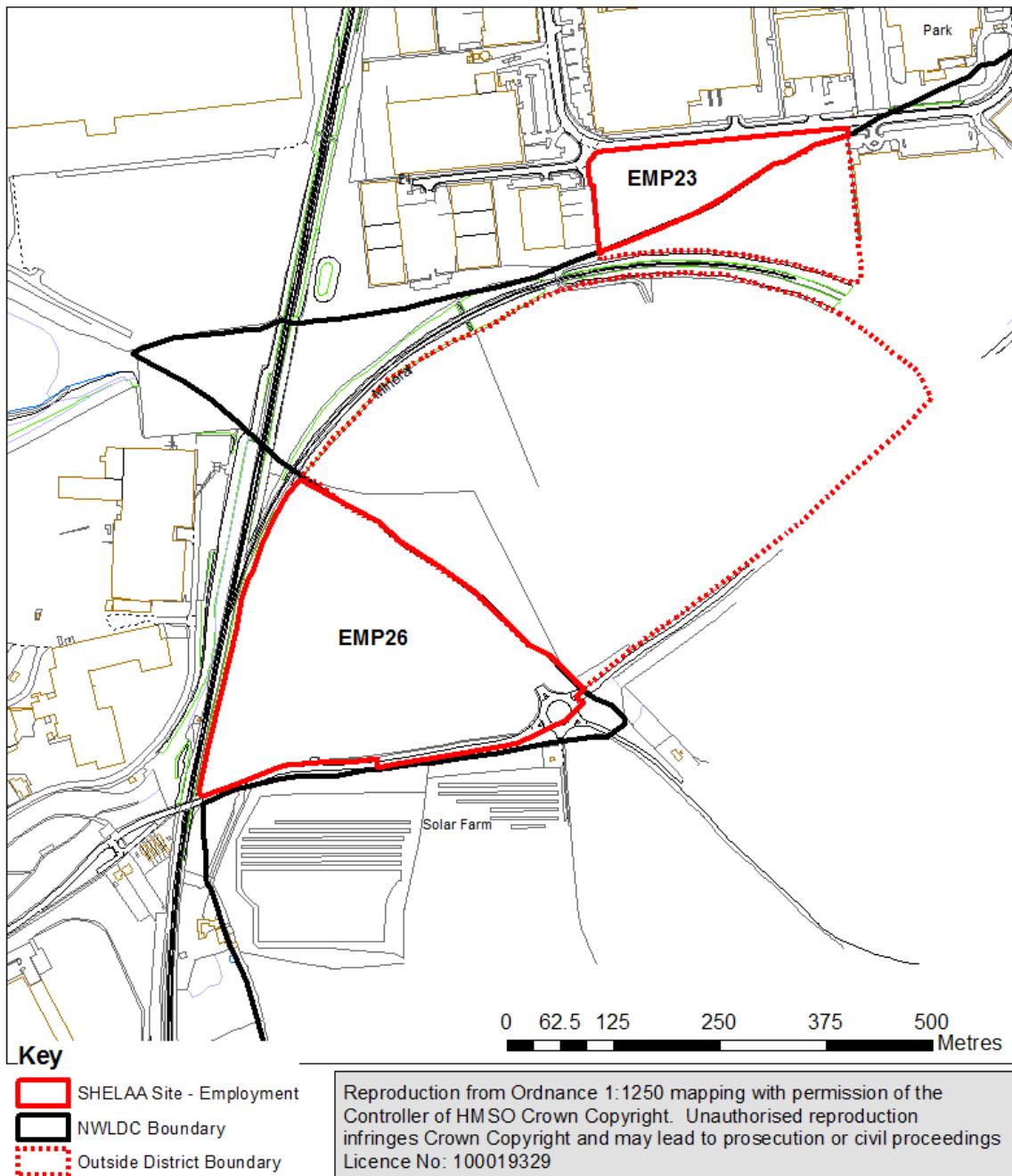
Potential Uses: B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 47340 sqm based on planning permission

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

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

EMP 26 - Mountpark Bardon Phase 2



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 was most recently used as a garden centre and part of a golf course. It was originally included in the SHELAA as a potential employment site as a planning application (16/01120/FULM) was submitted to develop the site for a mix of housing, community uses and commercial/retail units. However a subsequent application (18/02198/FULM) has now been submitted omitting the proposed commercial/retail units. Neither application has yet been determined. 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:** Partly

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. There are numerous Grade II listed buildings to the south of the site, and Breedon Conservation Area is immediately east of the site
Available? Potentially	Site is now being promoted for a mixed use development which no longer includes commercial/retail uses. Availability for commercial uses is therefore now doubtful.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

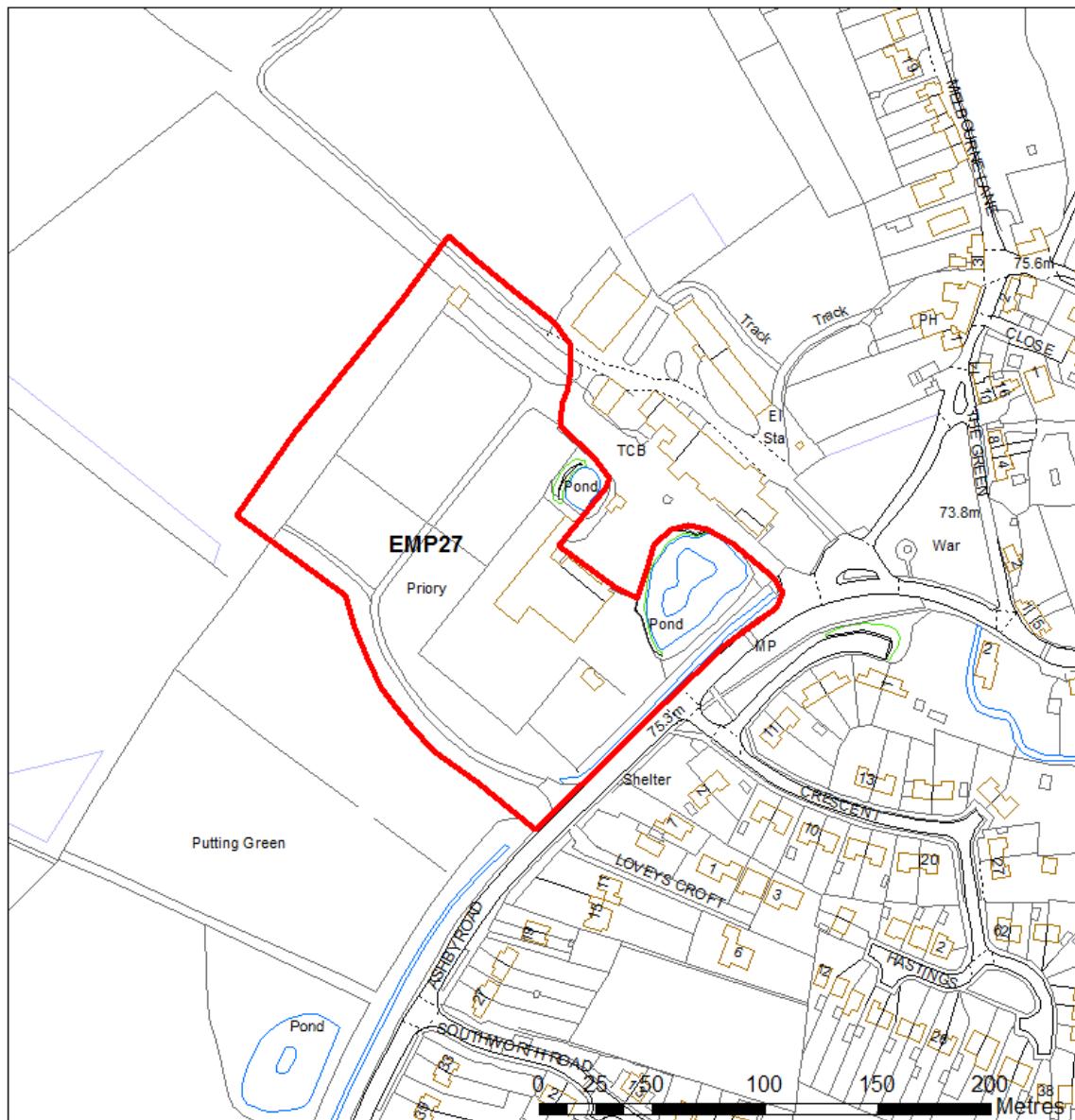
Potential Uses: A1, A3, B1, D2 **Also considered for residential?** Yes

Potential Employment Floorspace: 2200 sqm based on original 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 could comply with current policies. However the most recent proposals for the site now omit commercial/retail uses, so its deliverability is doubtful.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	11 - 20 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, Leicestershire

Parish/Settlement: Isley cum Langley

Area: 4.19 ha

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

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

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

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

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

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

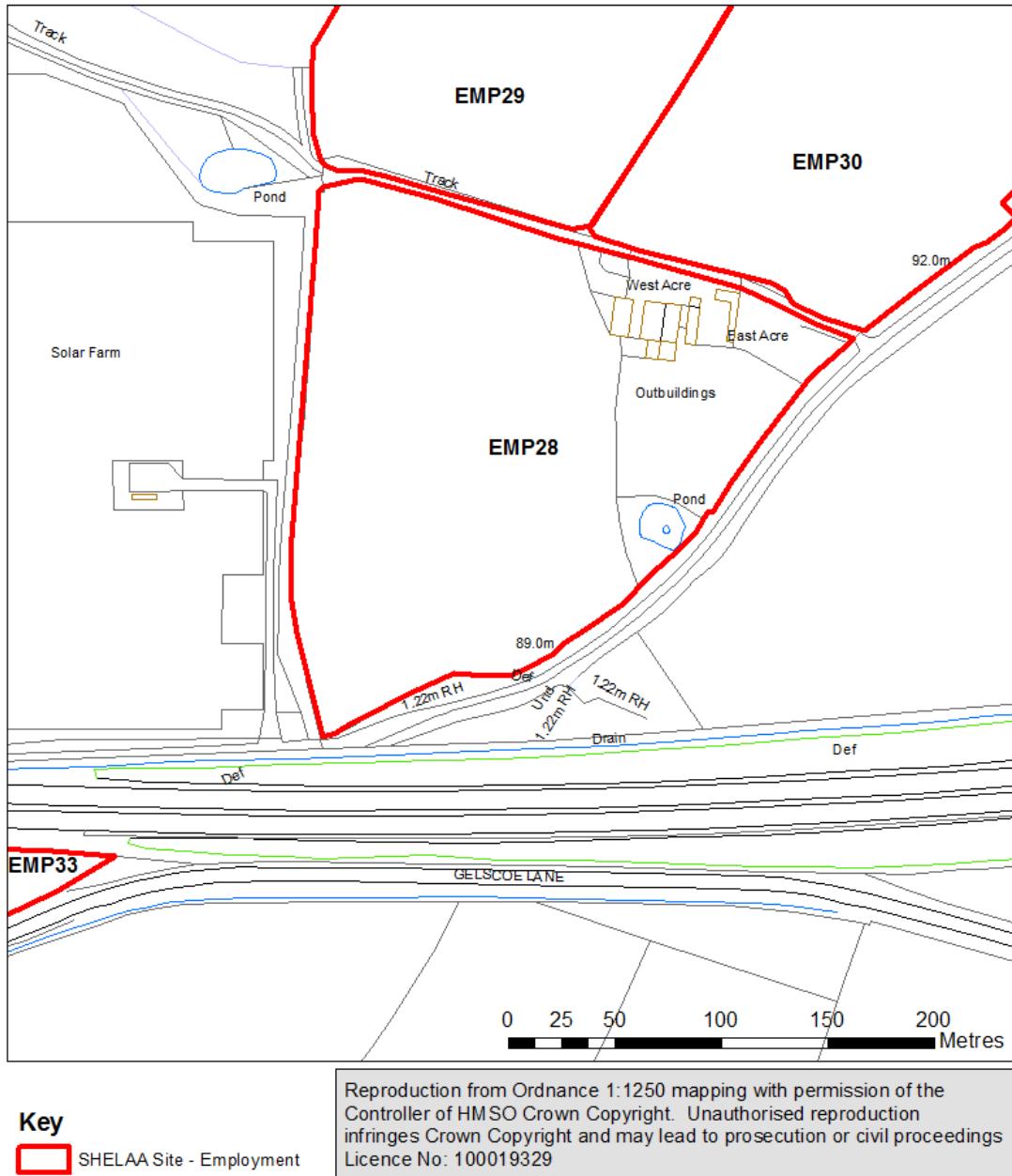
Potential Employment Floorspace: 16760 sqm based on standard plot ratios

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



EMP29 - Langley Priory Estate - Site 2

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

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

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

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

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

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

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

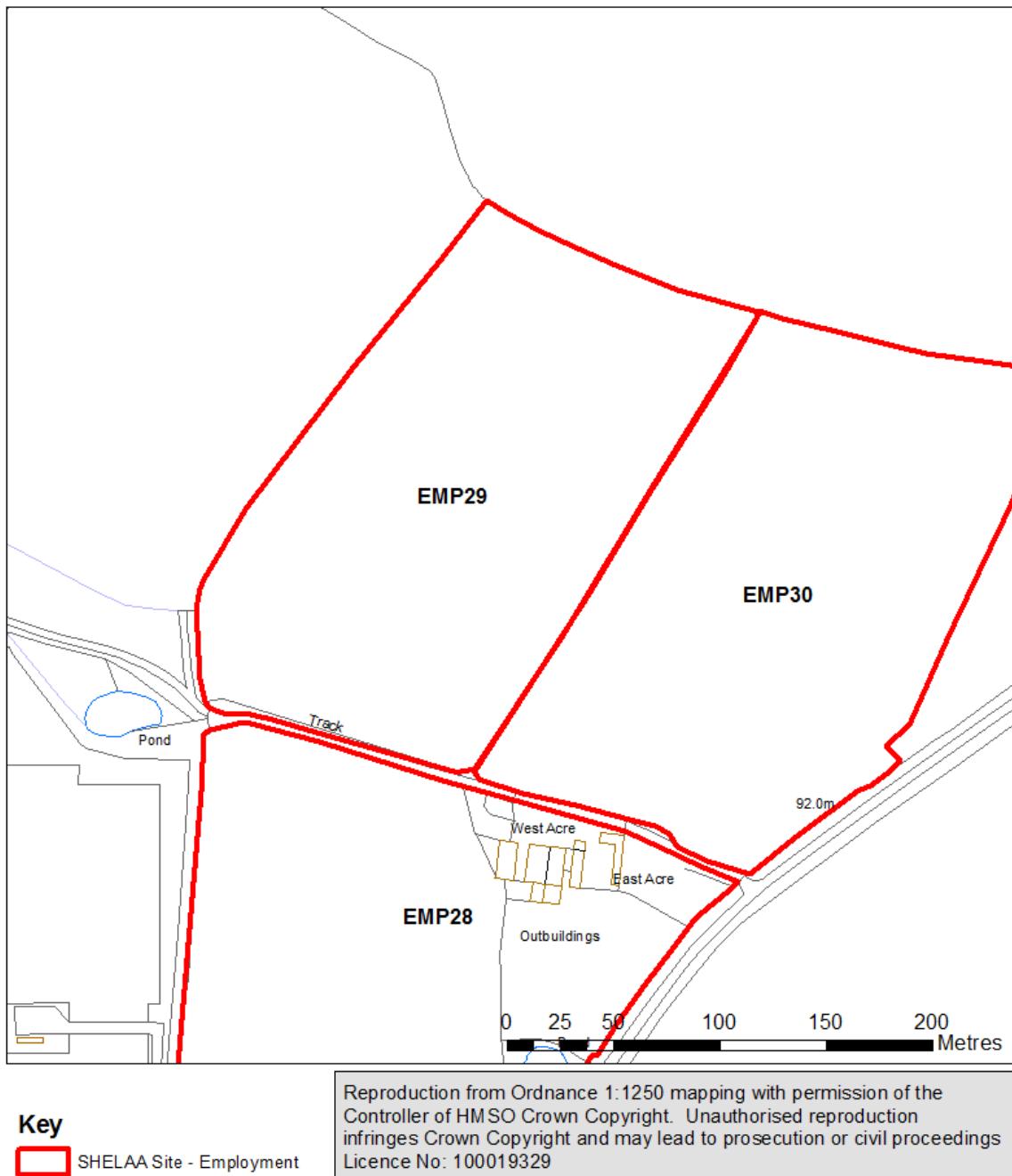
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



EMP30 - Langley Priory Estate - Site 3

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

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

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

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

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

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

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

Potential Uses: 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



EMP31 - Langley Priory Estate - Site 5

Address:	Langley Priory Estate, Diseworth, Derbyshire, Leicestershire		
Parish/Settlement:	Long Whatton & Diseworth		Area: 0.81 ha
Site Description:	The site is located on the Langley Priory Estate, bounded to the north by the A42, west by the A453 and south by Gelscoe Lane. The site comprises an agricultural field. It is surrounded on all sides by agricultural uses, including to the east two other sites promoted for employment through the SHELAA - EMP32 and EMP33. The proposed route of HS2 runs E-W to the south of Gelscoe Lane. The site has a 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

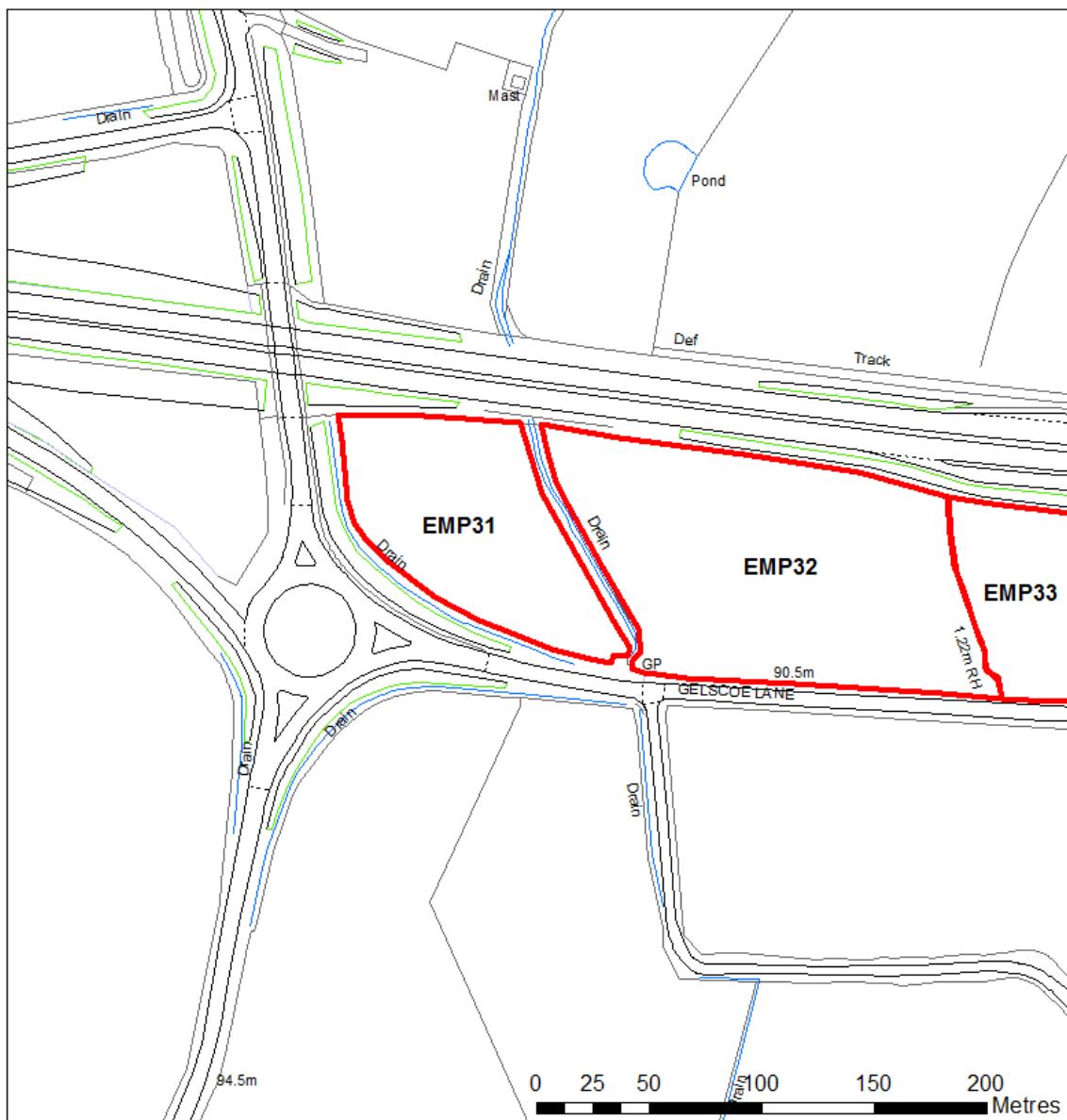
Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south of the site, and until further details are known about the HS2 route/timetable it is unclear as to 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. Breedon Lodge Farmhouse (Grade II listed) is 600m to south west.
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
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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
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EMP 31 - Langley Priory Estate - Site 4**Key**

SHELA Site - Employment

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EMP32 - Langley Priory Estate - Site 6

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

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

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

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

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

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

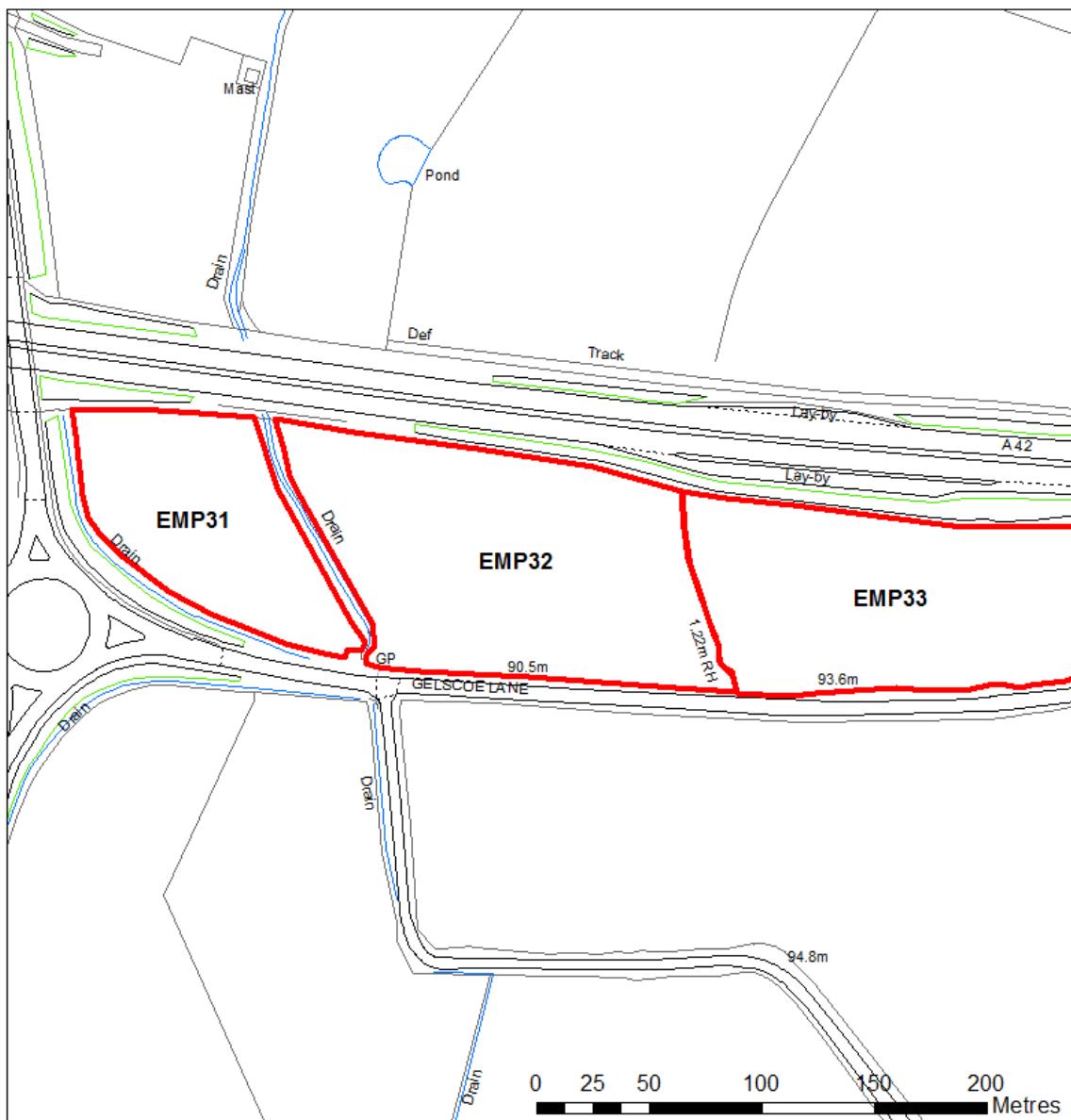
Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south of the site, and until further details are known about the HS2 route/timetable it is unclear as to how this will 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. Breedon Lodge Farmhouse (Grade II listed) is 700m to south west.
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
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EMP 32 - Langley Priory Estate - Site 6**Key**

SHELAASite - Employment

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EMP33 - Langley Priory Estate - Site 7

Address: Langley Priory Estate, Diseworth, Derbyshire, Leicestershire

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

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

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

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

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

Suitable? Potentially	Site is in open countryside and is poorly related to existing settlements. Lack of sustainable transport options is a concern. In addition, the route of HS2 runs immediately south of the site, and until further details are known about the HS2 route/timetable it is unclear as to how this will impact upon the site. Unlikely to achieve compliance with Local Plan policy Ec2 so would require change of policy/strategy. Breedon Lodge Farmhouse (Grade II listed) is 850m to south west
Available? 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.

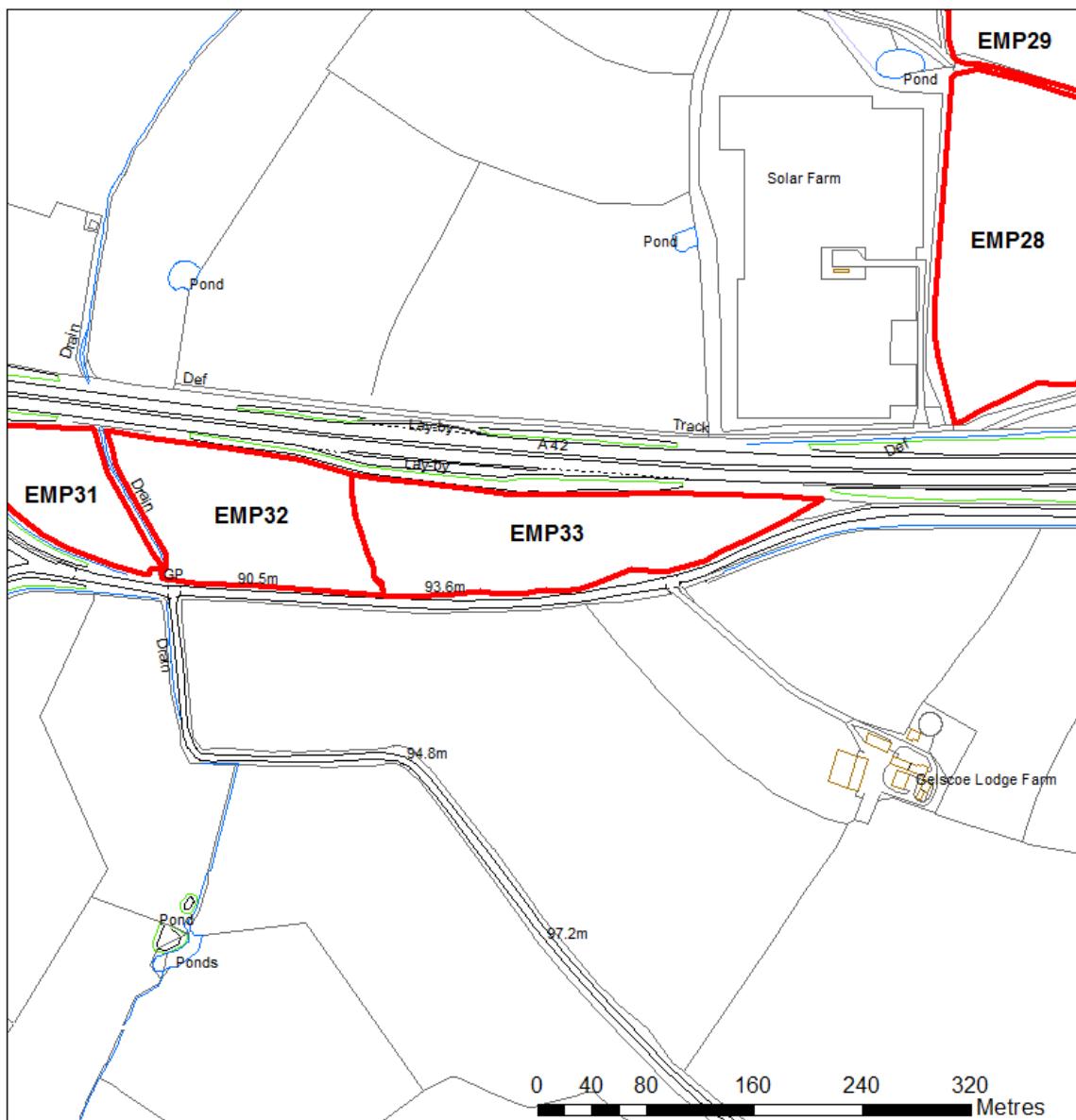
Potential Uses: B1 **Also considered for residential?** No

Potential Employment Floorspace: 8120 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



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SHELAA Site - Employment

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EMP34 - Land to West of Regs Way

Address: Bardon Hill, Leicestershire

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

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

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

Suitable? Potentially	The site lies outside but adjoining the Coalville Urban area limits to development. Any development would need to comply with Local Plan policy Ec2. 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 the owner who has declared an interest in developing the site.
Achievable? Potentially	The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable. Given its location, it is likely to be attractive to the market.

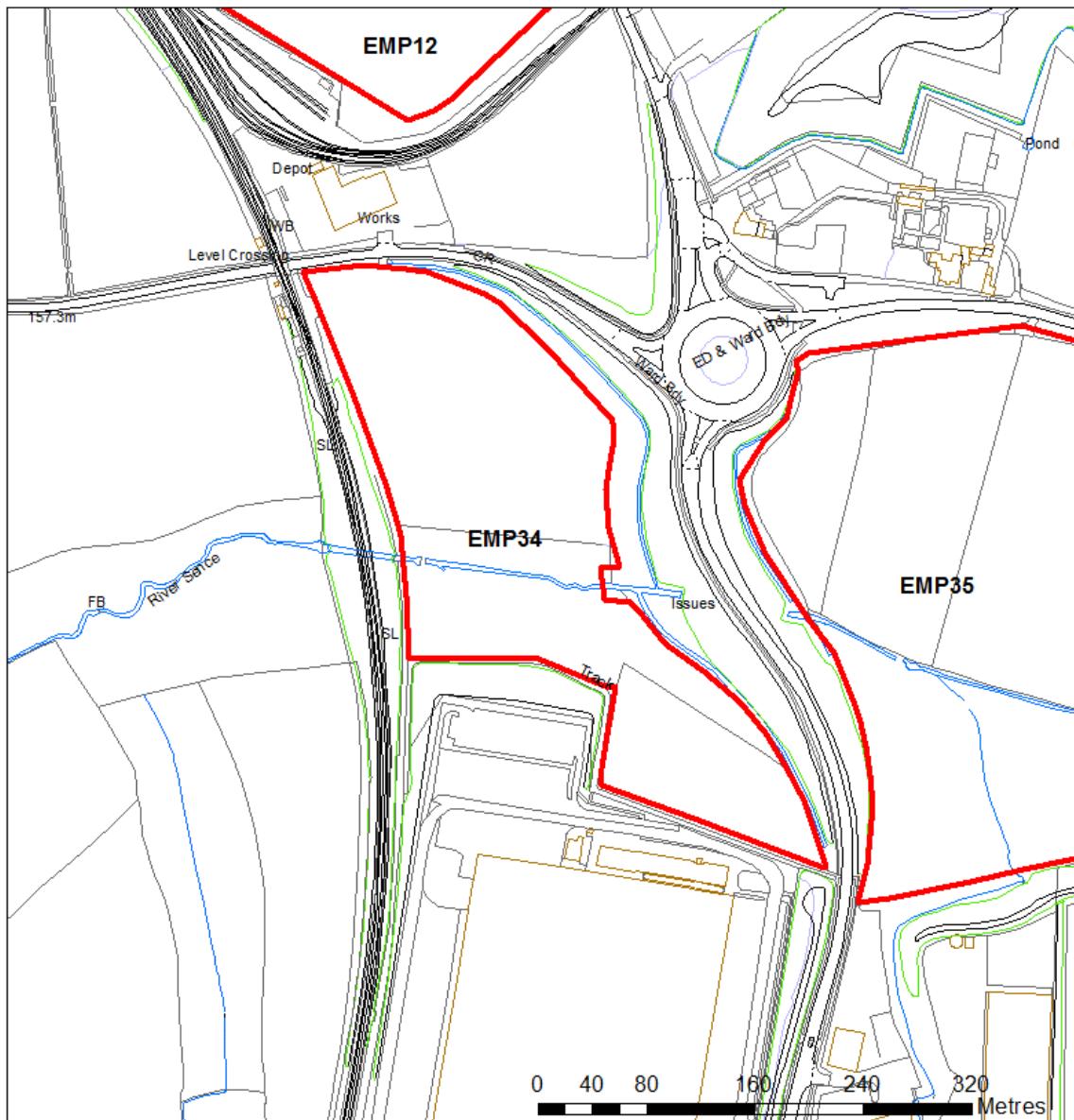
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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 the West of Regs Way



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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. An application was submitted in October 2018 (18/01890/OUTM) for B1c, B2 and B8 employment uses, but this has yet to be determined. 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. Church of St Peter (Grade II listed building) to the north of the site across Bardon Road.
Available? Yes	The site has been put forward by the owner who has declared an interest in developing the site.
Achievable? Potentially	The topography, flooding and ecology issues identified may have an impact on delivery timescale, but there is no evidence that development is not achievable.

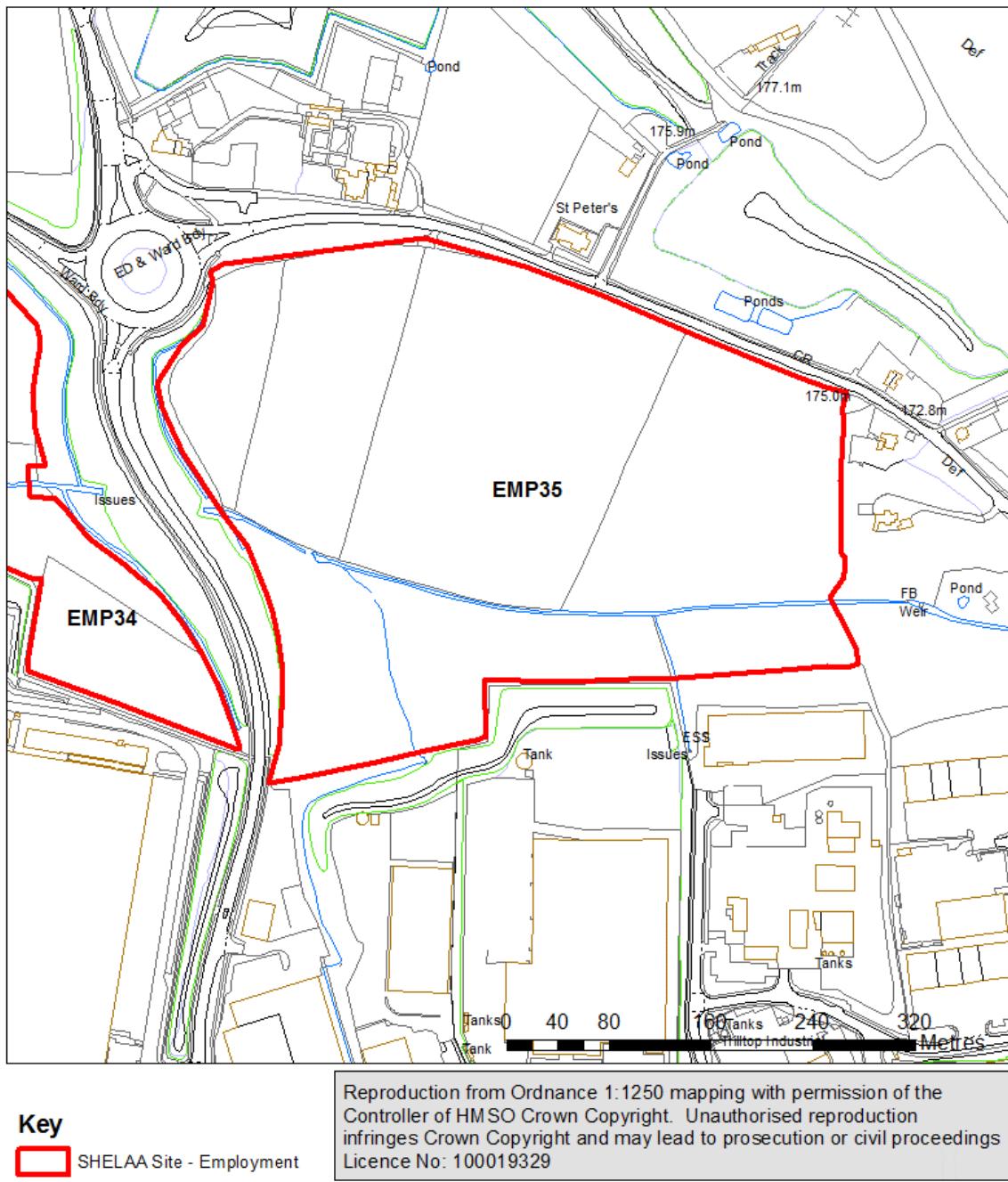
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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 the East of Regs Way



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.

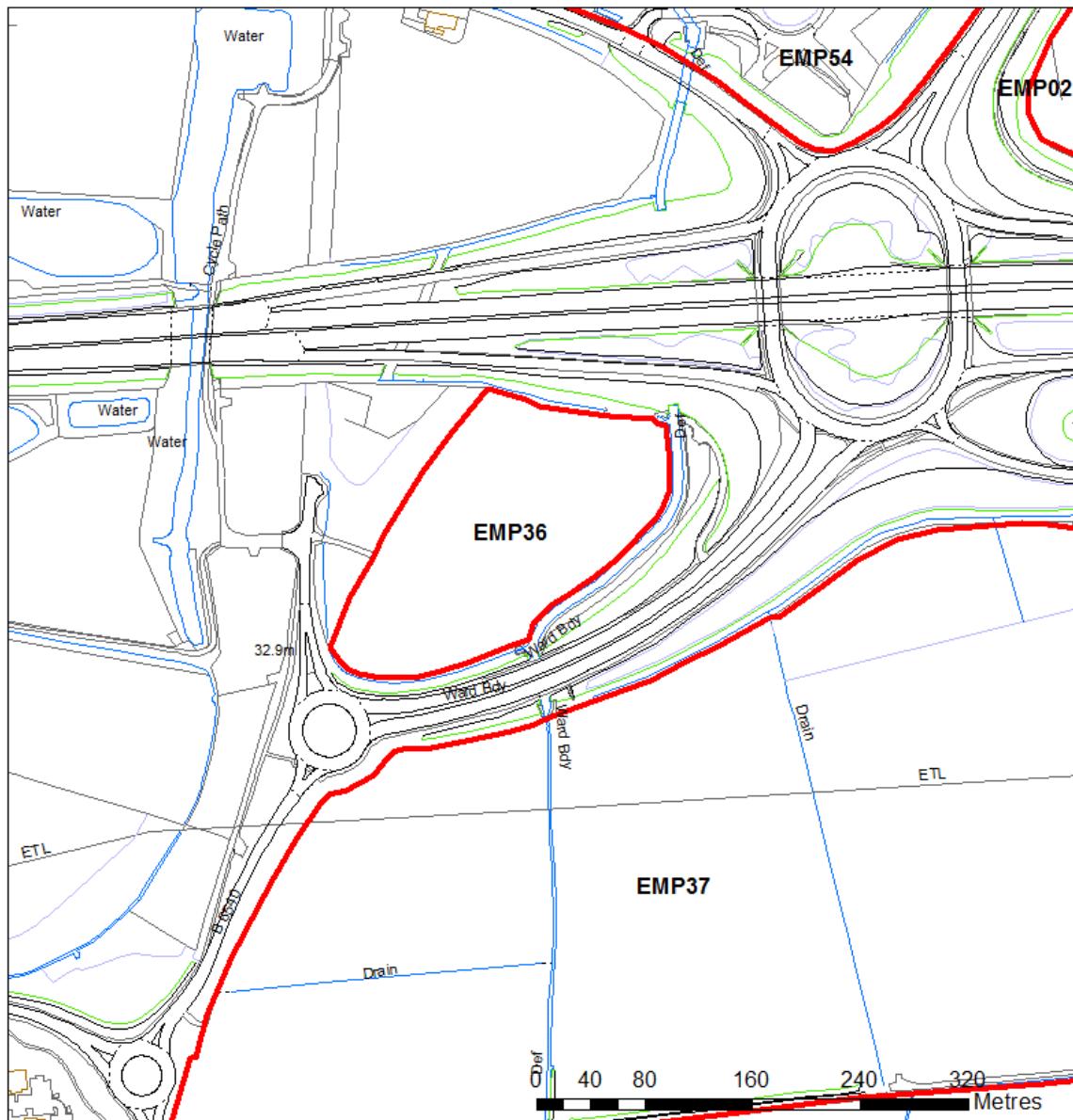
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



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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. Grade II listed Milepost 250m to south of site.
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.

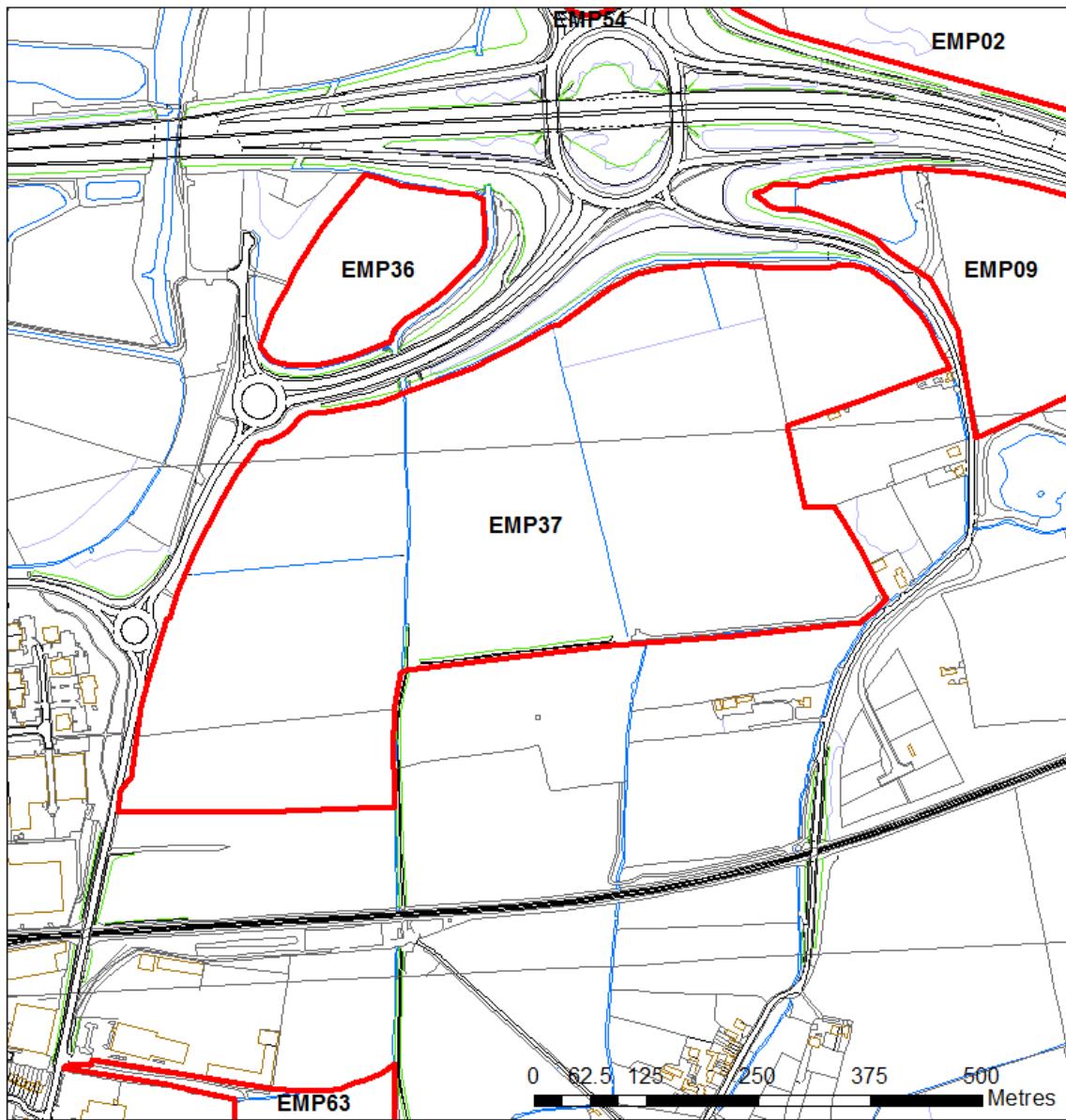
Potential Uses: B1, B2, B8 **Also considered for residential?** No

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



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SHELAA Site - Employment

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EMP38 - Former Ashby Aquatics, Nottingham Road

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

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

Site Description: The site is a former nursery accessed off Nottingham Road to the east of Ashby de la Zouch. There are agriculture uses to the north and east, a 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. A planning application (18/00679/FULM) has recently been submitted for use of the site as a haulage and transport depot.
Achievable? Potentially	Ecology issues relating to the site currently raise questions of achieveability. 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.

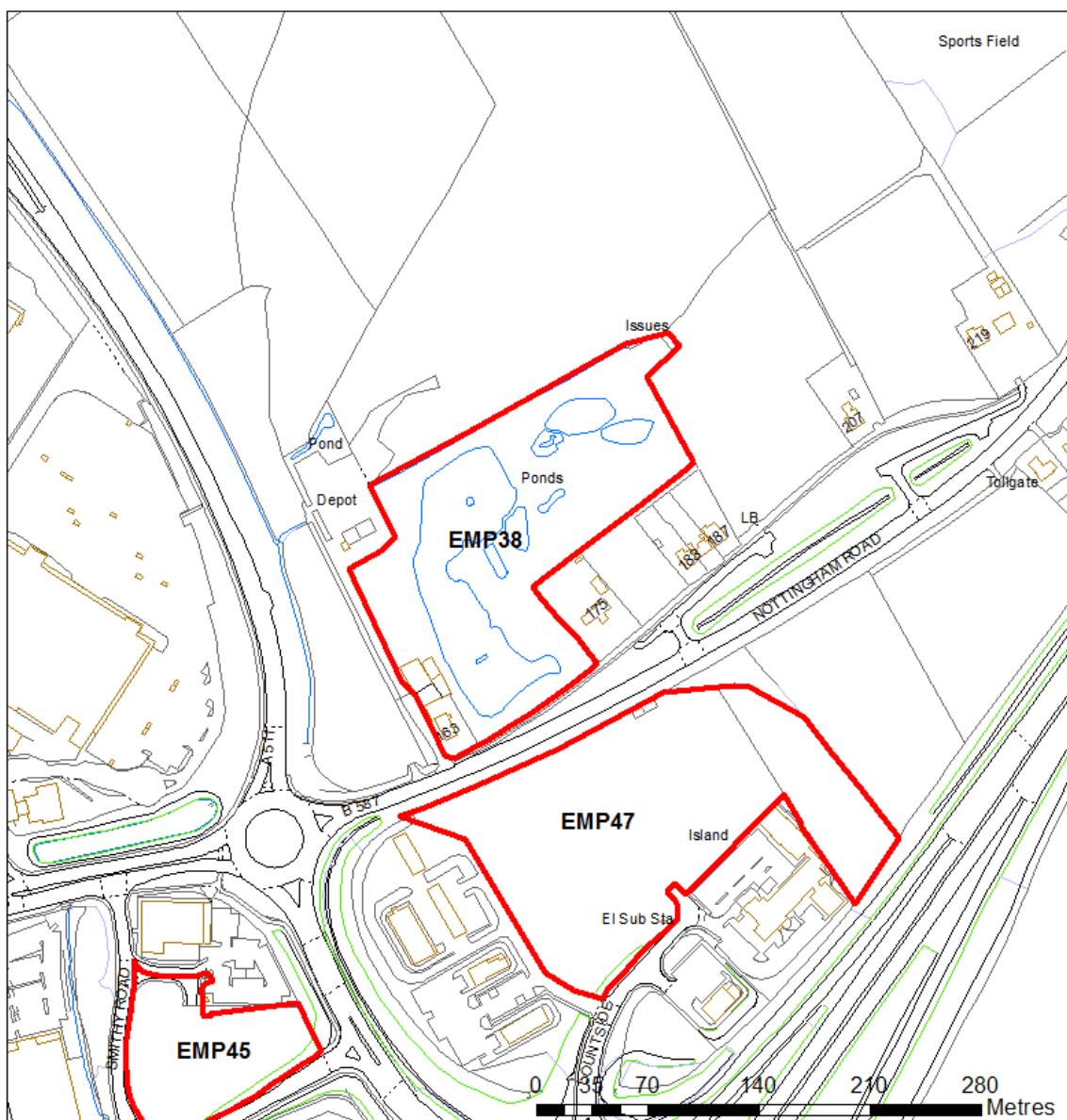
Potential Uses: B2, B8 and
transport/haulage
related **Also considered for residential?** No

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 achieveability.

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

EMP 38 - Former Ashby Aquatics, Nottingham Road



Key

SHELAA Site - Employment

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EMP39 - Dawsons Yard

Address: Sweptstone Road, Heather, Coalville, Leicestershire

Parish/Settlement: Heather

Area: 1.9 ha

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

Current Use: Residential,
Employment,
Agriculture

Previously Developed: Yes

Local Plan Allocation: Countryside

Current Permission: None

River Mease Catchment: No

National Forest: Yes

Suitable? Potentially	This site is currently used for a mix of formal and informal employment and commercial uses. Any development proposals that provide for comprehensive redevelopment and that would allow an opportunity to regularise the existing uses may be acceptable, provided that it does not increase the intensity of the use/site area given the fairly unsustainable location. Town centre uses are unlikely to be acceptable on the site. Heather Hall (Grade II listed) is 200m to the west.
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

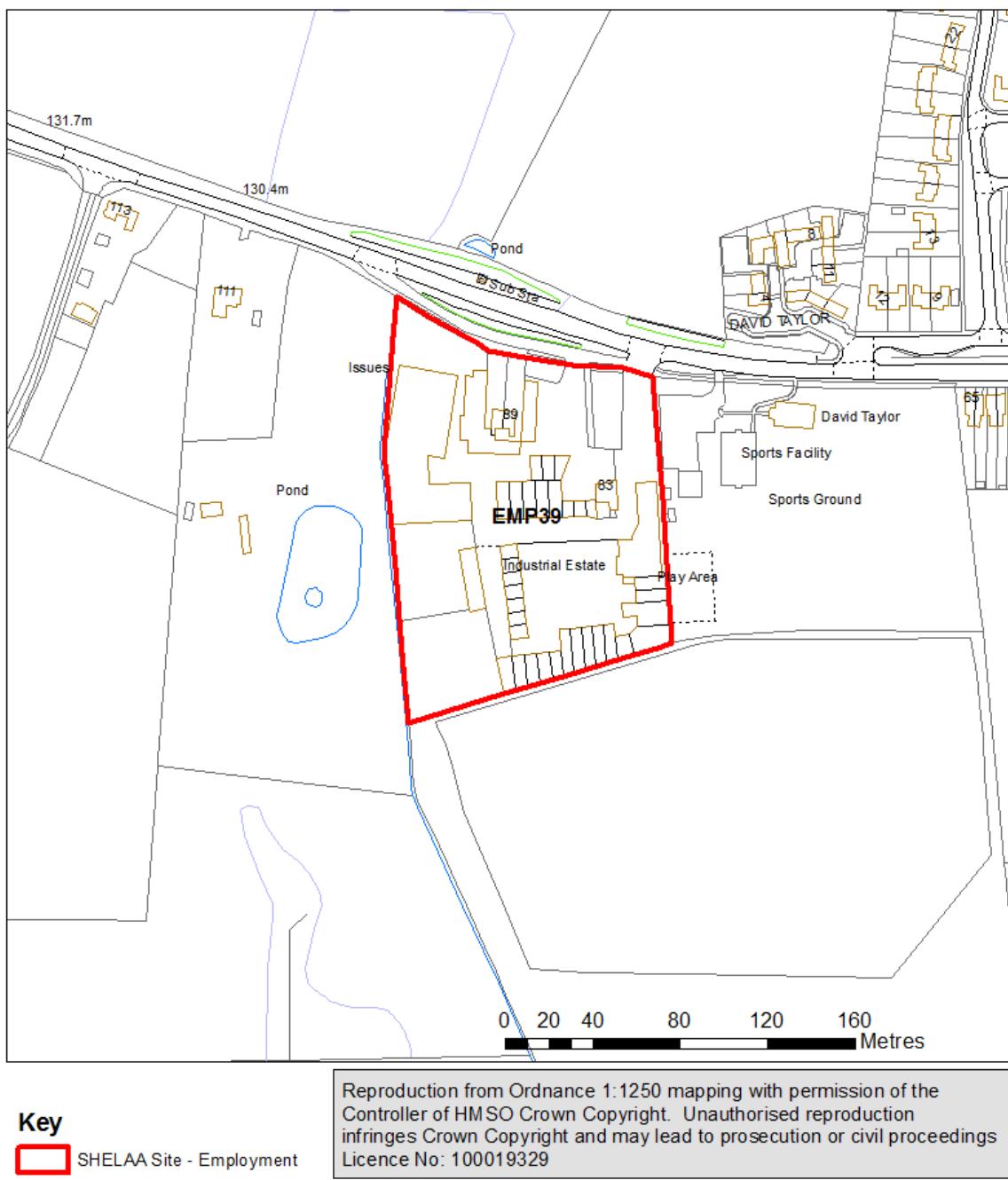
Also considered for residential? No

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



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:** 18/00968/FUL

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

Suitable? Yes	The site has a recent permission (October 2018) for the extension of the adjoining haulage yard. It is therefore considered suitable.
Available? Yes	Prospective owner has indicated willingness to develop the site, and has now sought planning permission.
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.

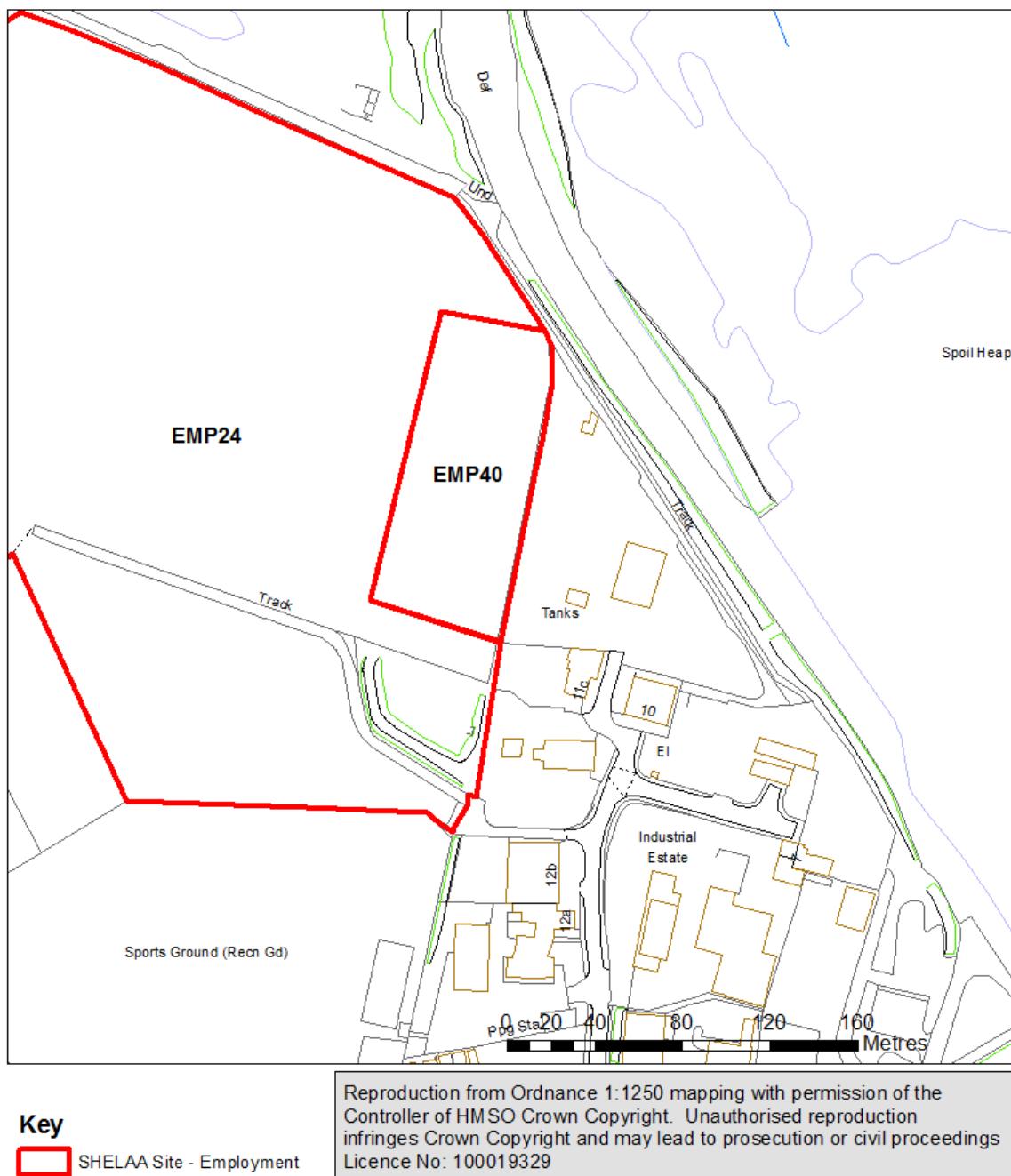
Potential Uses: B2, B8 & road haulage **Also considered for residential?** No
related

Potential Employment Floorspace: 8800 sqm (of open storage) based on planning permission

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 issues with separate ownership of part of the access. The adjoining site is also included in the SHELAA as EMP24.

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

EMP 40 - Land Adj South Leicester Industrial Estate



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 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. Bardon Park Chapel, Grade II listed, is 250m to the East.
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.

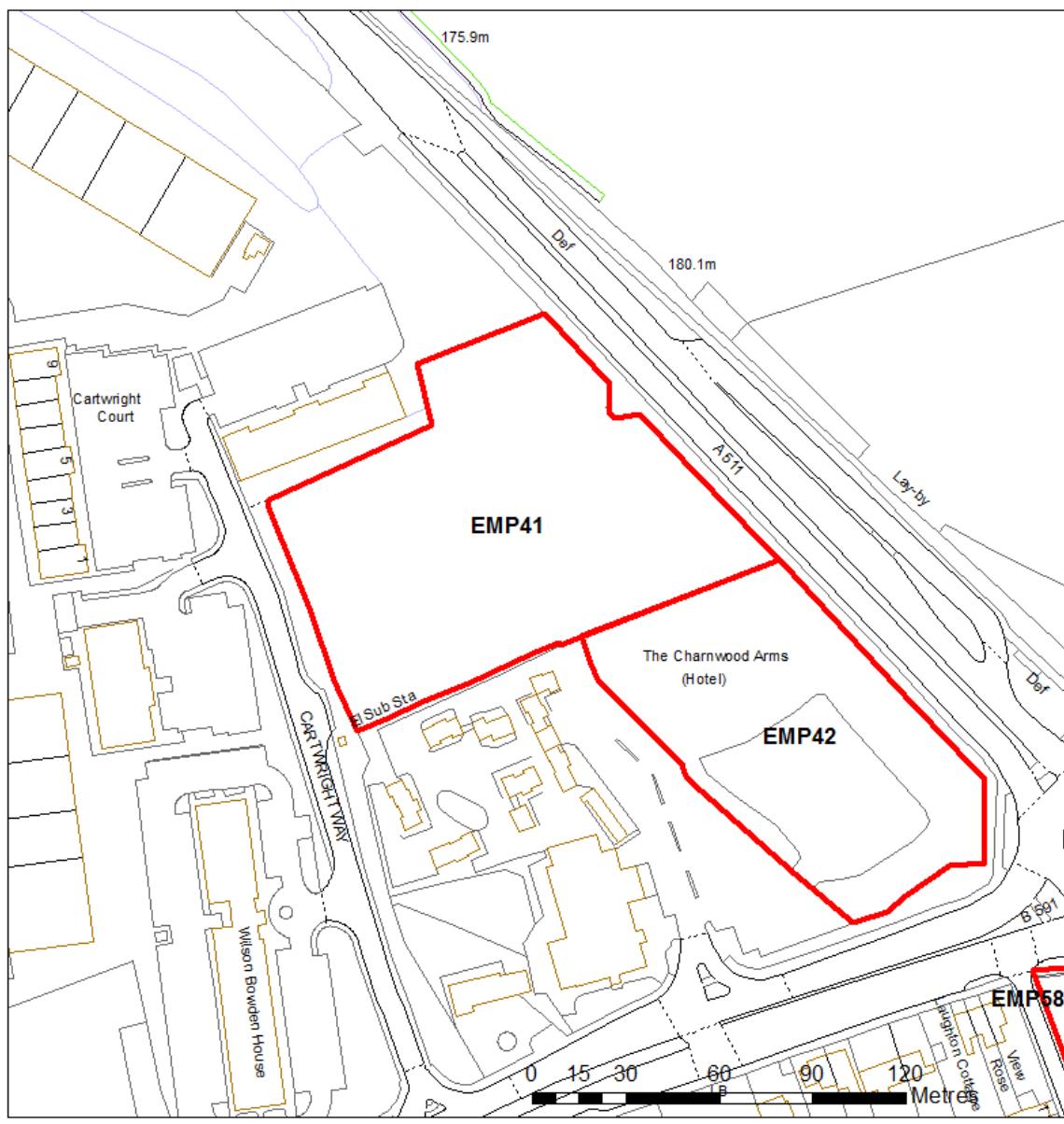
Potential Uses: B1c, B8 **Also considered for residential?** No

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.

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

EMP 41 - Land to the rear of Charnwood Arms



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SHELAA Site - Employment

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EMP42 - Land to East of Charnwood Arms

Address:	Beveridge Lane, Bardon, Coalville, Leicestershire		
Parish/Settlement:	Elistown & 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. Bardon Park Chapel, Grade II listed, is 150m to the East.
Available? Potentially	Site is currently being actively marketed, but it was also submitted as part of the most recent call for sites for purely residential use. The site's availability for employment use is therefore uncertain.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

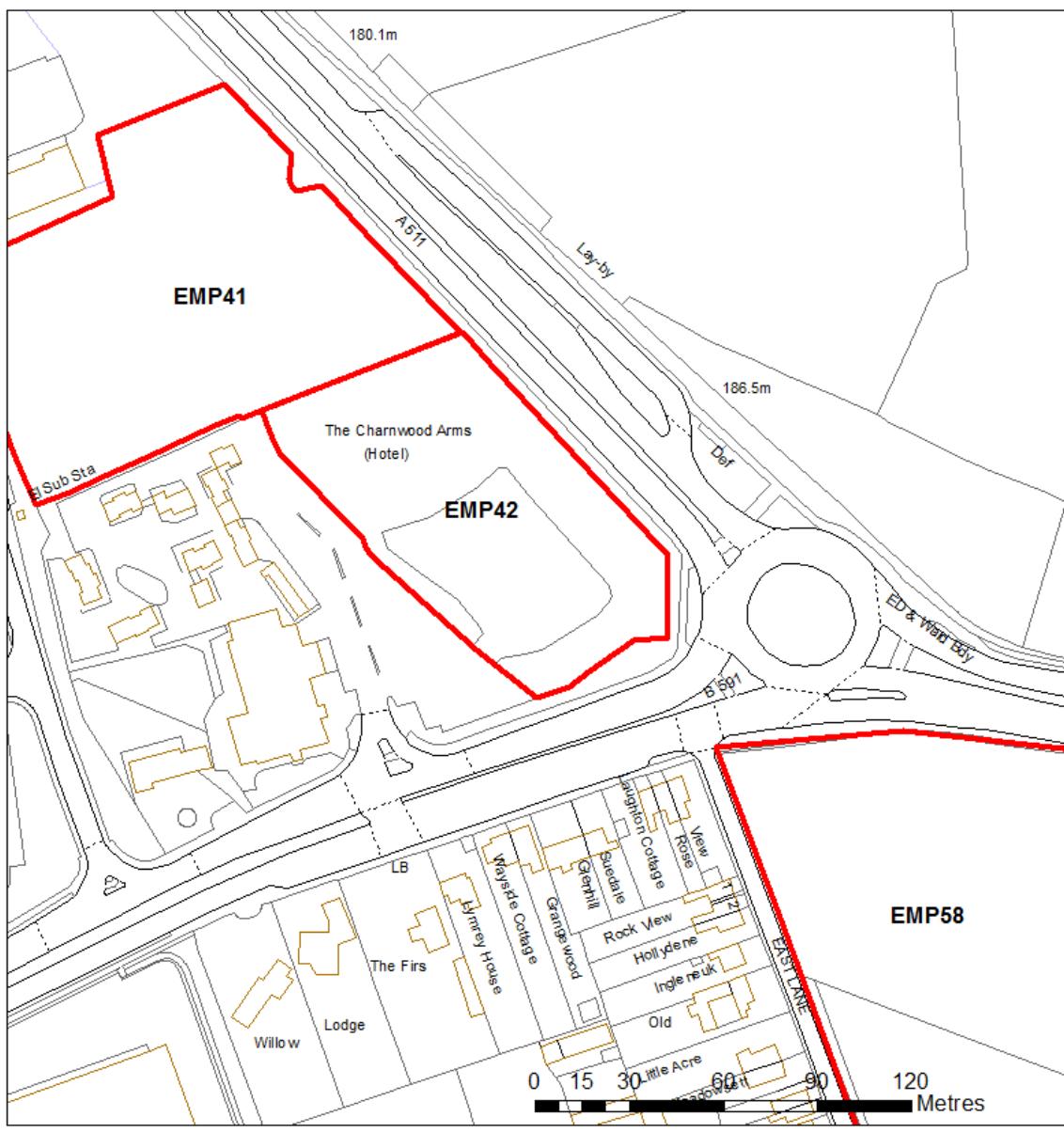
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes - B3

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, and a seemingly lack of major constraints should suggest that there is a strong likelihood that development of the site will occur - however the fact that it has been submitted as part of the call for sites as a purely residential site brings this into doubt.

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

EMP 42 - Land to east of Charnwood Arms



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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. A number of listed buildings exist within a close proximity of site including Grade II* listed Church of the Holy Rood immediately SE of the site
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

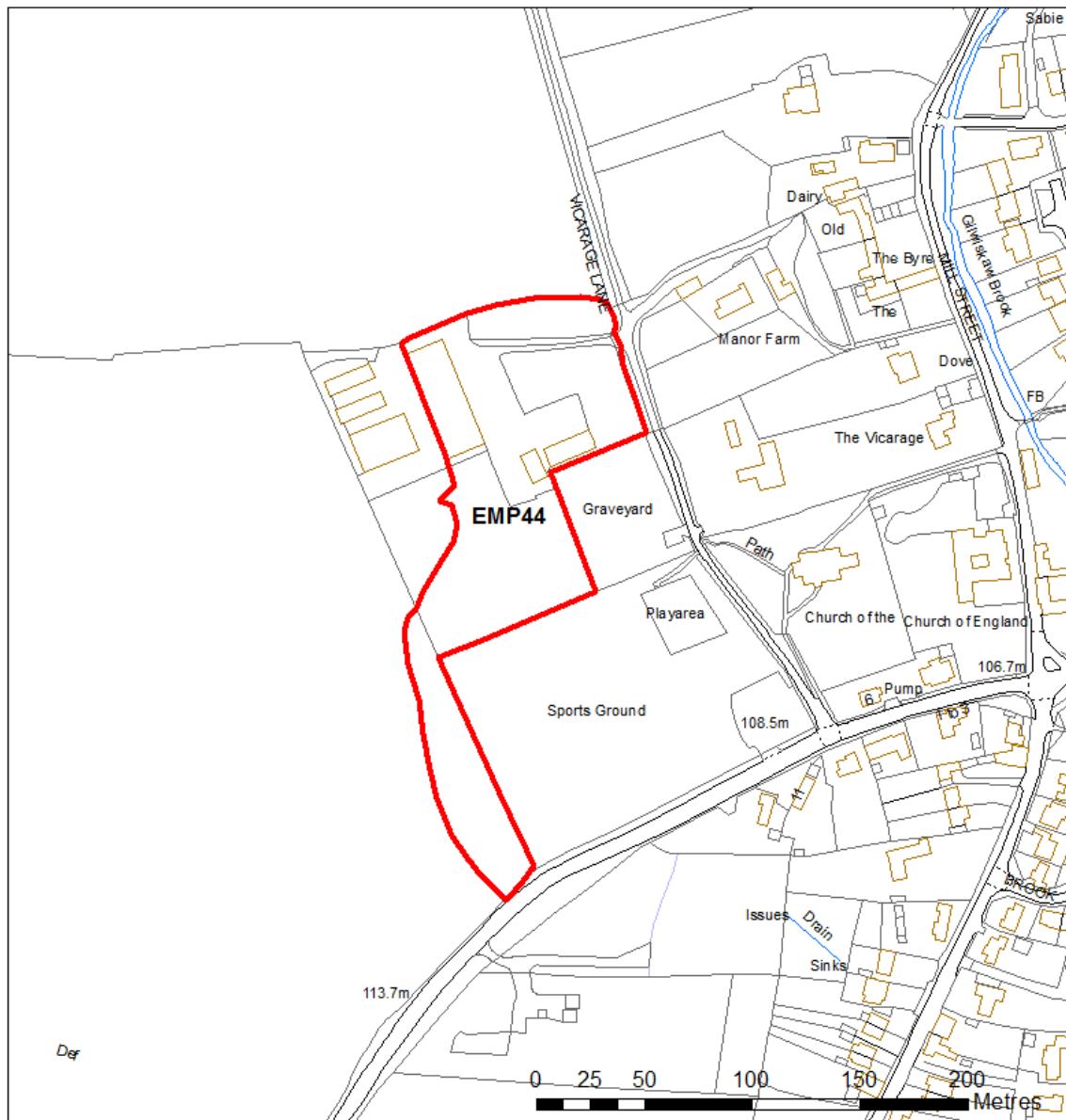
Potential Uses: B1 **Also considered for residential?** No

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



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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:** 18/00464/FULM

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

Suitable?	Permission was recently granted for a retail unit (and associated garden centre) on the site. The principle of retail use has therefore been established.
Available?	Permission has recently been granted and work is expected to start on the site.
Achievable?	There are no known physical or economic constraints, therefore the site is considered achievable.

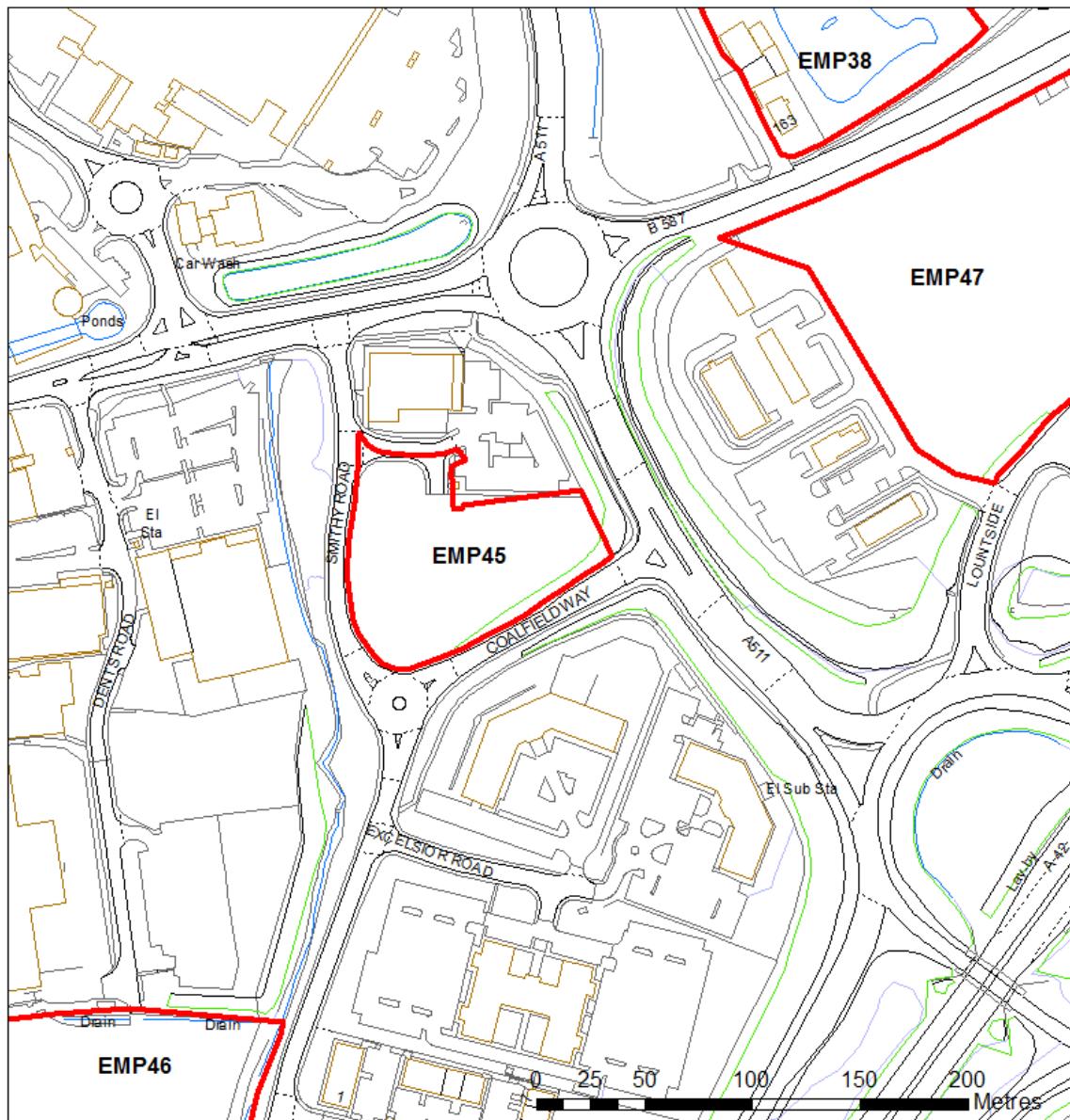
Potential Uses: A1 **Also considered for residential?** No

Potential Employment Floorspace: 1915 sqm based on planning permission

Summary: The site has planning permission and is located in an area that is very attractive to the market. We would therefore expect development to occur within 5 years.

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

EMP 45 - Ashby Gateway (remainder)



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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 start developing the site before the current permission expires.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

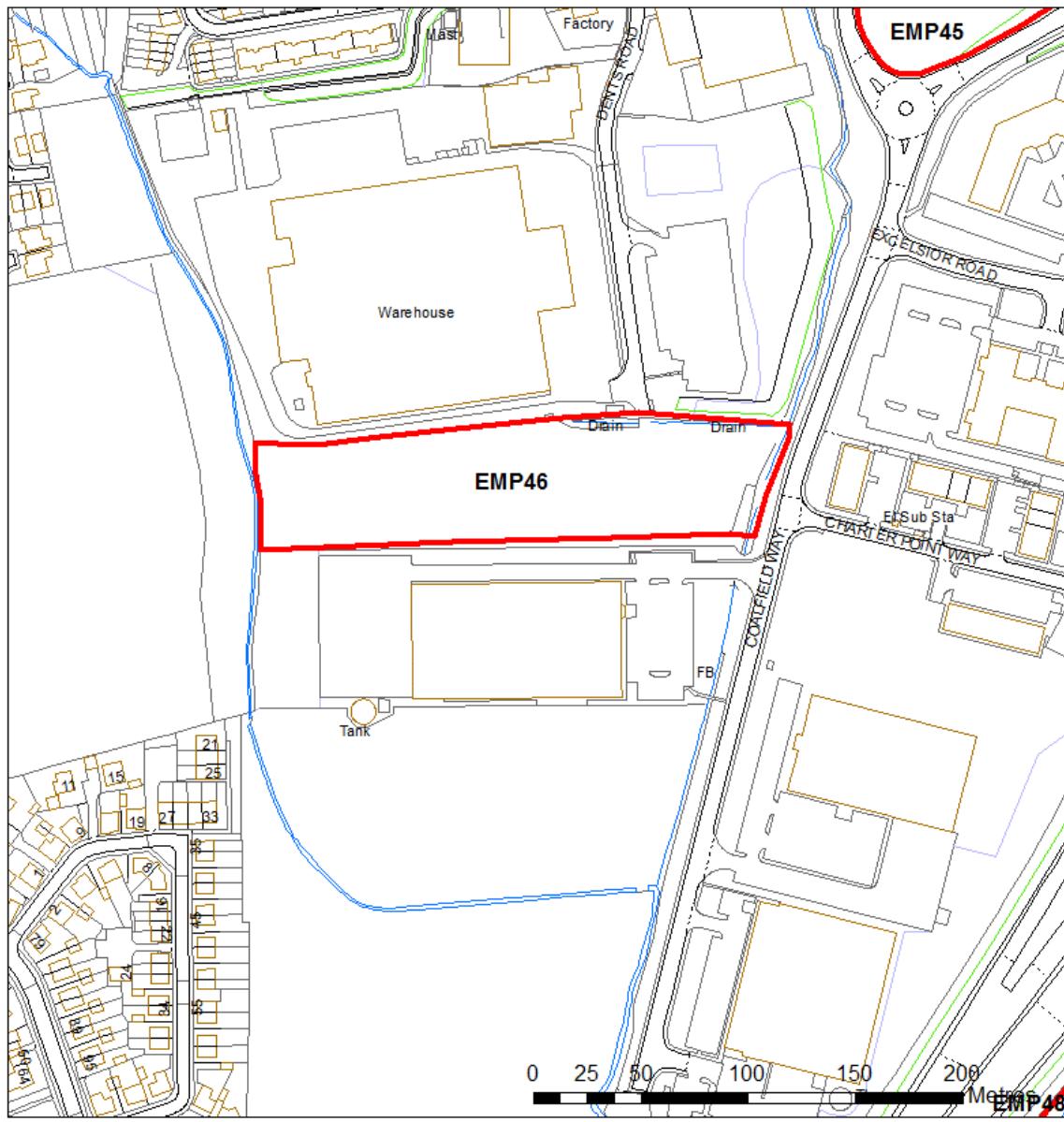
Potential Uses: B1, B8 **Also considered for residential?** Yes - A17

Potential Employment Floorspace: 6836 sqm based on planning permission (It should also be noted that SHELA 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



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EMP47 - Flagstaff Island

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

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

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

Current Use:	Open space	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	An application has been submitted for the majority 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	A recent application has been submitted 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.

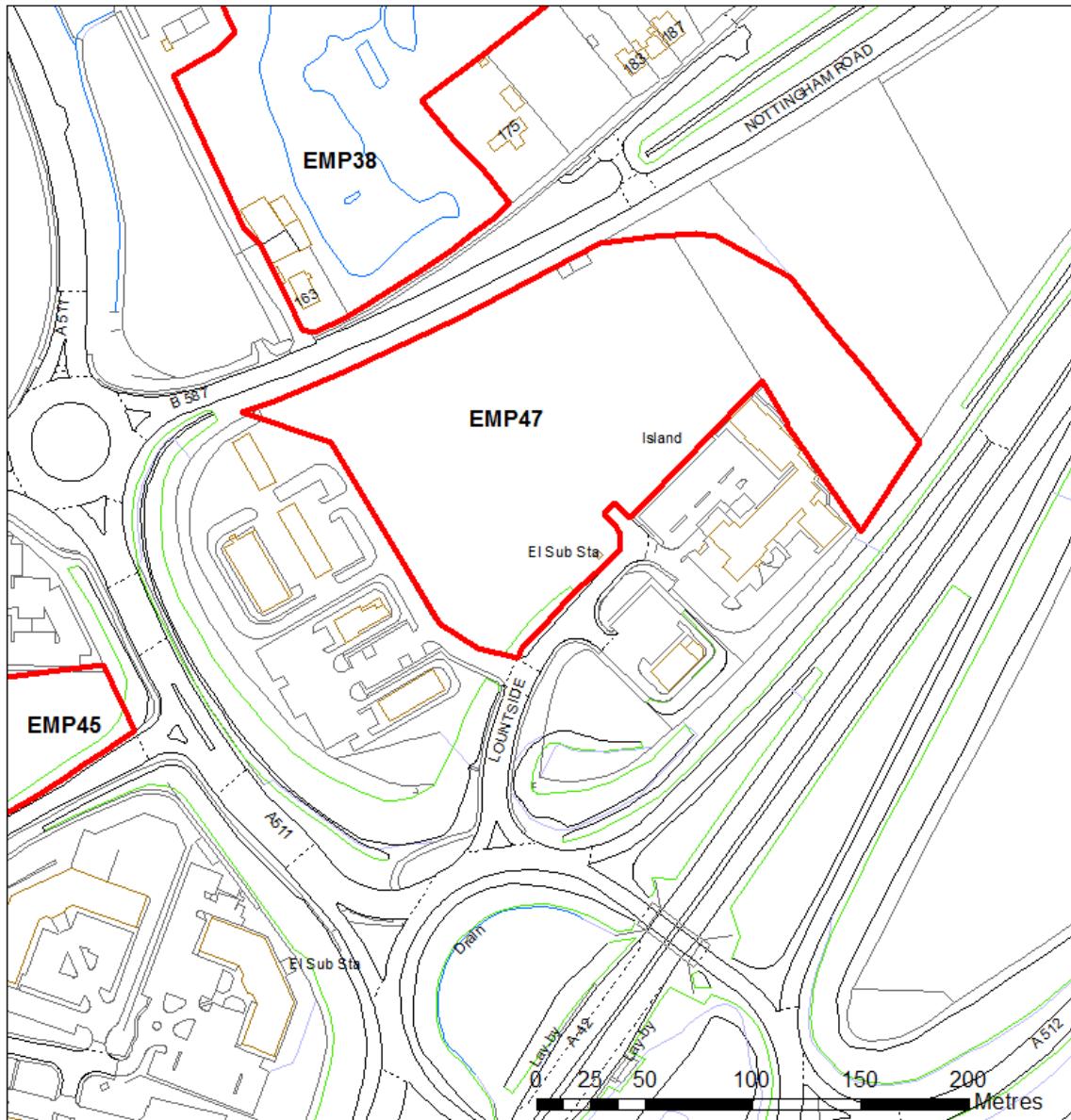
Potential Uses: B1, B8 **Also considered for residential?** No

Potential Employment Floorspace: 10280 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. Please note: Previously this site covered a larger area to include the road related facilities (Greggs, KFC, Spar, Starbucks and petrol station) which have now been completed.

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

EMP 47 - Flagstaff Island



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EMP48 - Former UK Coal Lounge Disposal Point

Address: Ashby Road, Coleorton, Leicestershire

Parish/Settlement: Ashby de la Zouch **Area:** 26.89 ha

Site Description: The site is an irregular shape, due to its former use as a coal distribution facility that has been disused for many years. It was included in the adopted Local Plan (2017) as a site with planning permission – however this included land adjoining the A42 which is now safeguarded as the proposed route of HS2. The revised site boundary follows that included in an EIA Scoping Opinion report submitted by the owners to the Council in January 2019. The site is therefore now bounded to the west by the proposed route of HS2, to the south by a railway line and the A511 cuts across the site. The site now also includes land running right up to Corkscrew Lane to the east. This means the overall size of the site remains similar to that previously included. The surrounding land use is predominantly agriculture except to the west, which is the eastern edge of Ashby de la Zouch and mainly comprises employment uses.

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

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

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

Suitable? Potentially	The majority of the site is allocated in the Local Plan as an Employment site with the benefit of planning permission. It is therefore considered suitable, although the boundary of the site included here excludes the proposed route of HS2 but includes additional land to the east.
Available? Yes	Owner has indicated intention to develop the site.
Achievable? Yes	The developer has indicated that they plan to develop the site, and has now submitted an EIA Scoping Opinion report to the Council as the first stage in this process. The requirement to change the site boundary to take account of the proposed route of HS2 has delayed implementation but will not prevent development from coming forward.

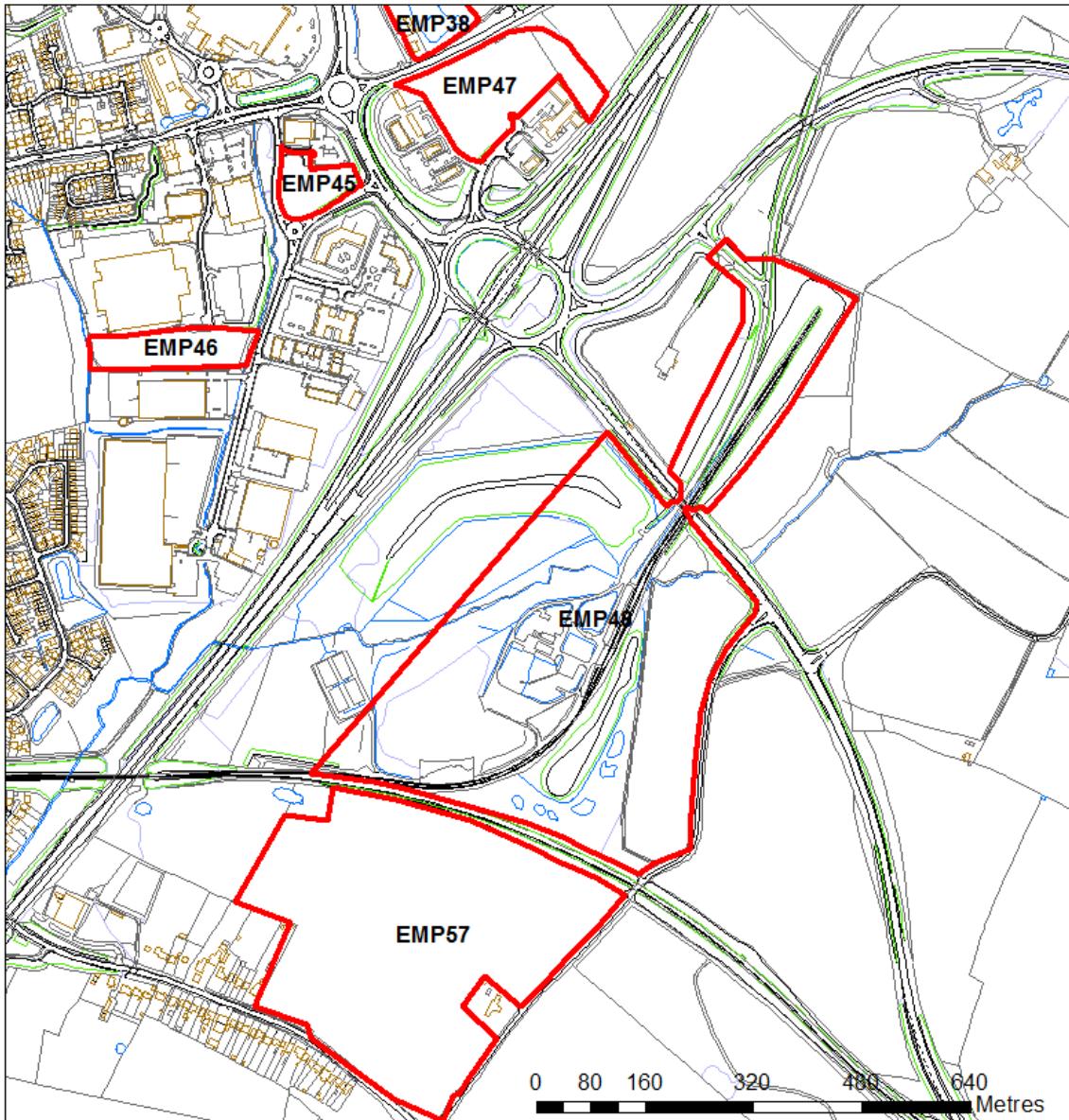
Potential Uses: B8 **Also considered for residential?** No

Potential Employment Floorspace: 102000 sqm based on standard plot ratios

Summary: The site has the benefit of a current permission, although this cannot now be implemented due to the proposed route of HS2. The landowner/developer has now submitted an EIA Scoping Opinion report to the Council as the first stage in the preparation of a planning application for a slightly amended site. While the change to the boundary may have delayed development coming forward, the submission of the EIA Scoping Opinion is an indication that the owner/developer is looking to bring the site forward.

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

EMP 48 - Former UK Coal Lounge Disposal Site



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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	A planning application for 3 office buildings (B1a/b) was submitted to the Council in December 2018 (18/02227/FULM), although this has yet to be determined. The site is also being actively marketed.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

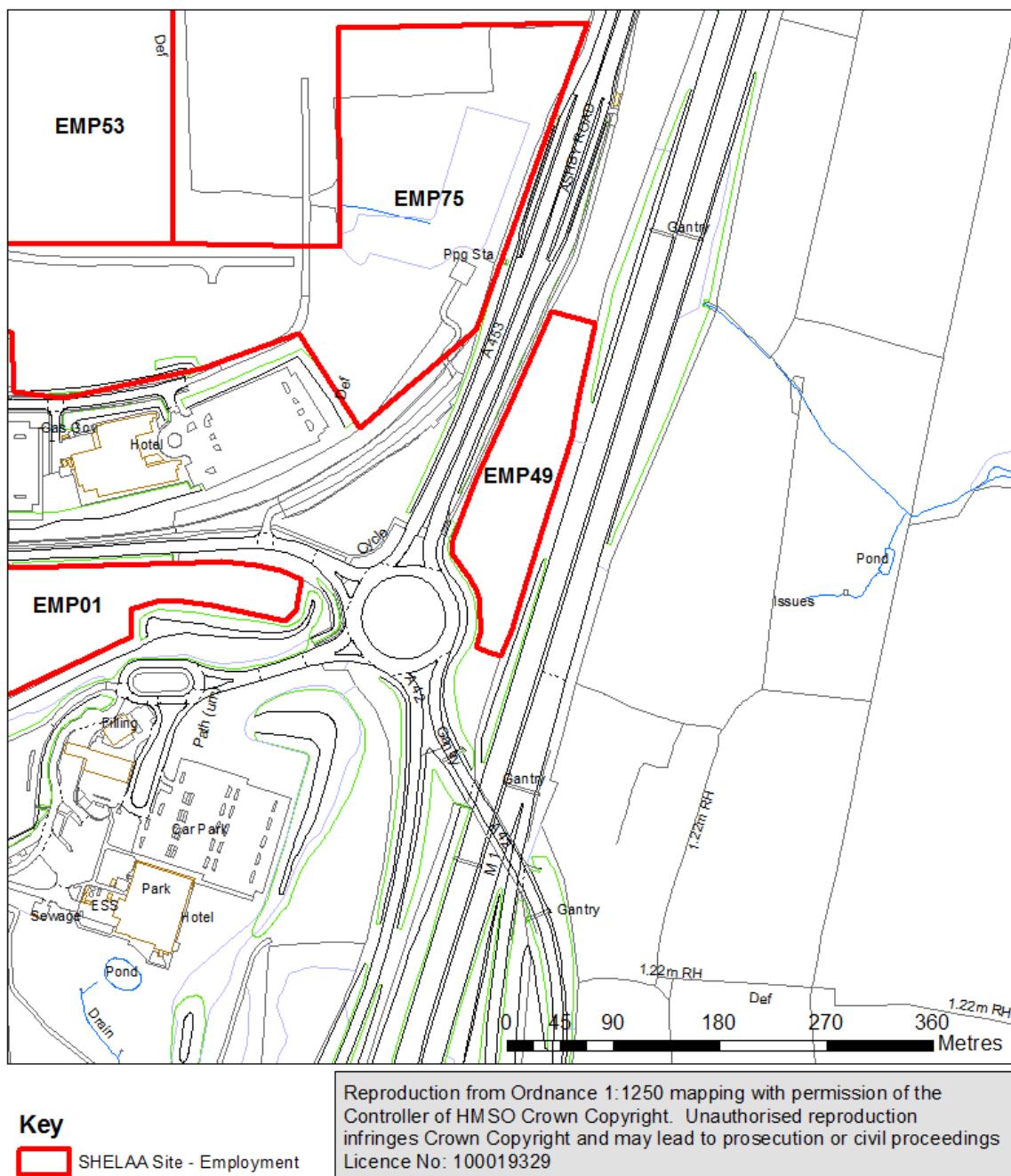
Potential Uses: B1, B2, B8, C1 **Also considered for residential?** No

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 achieveability.

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

EMP 49 - EM Point



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.

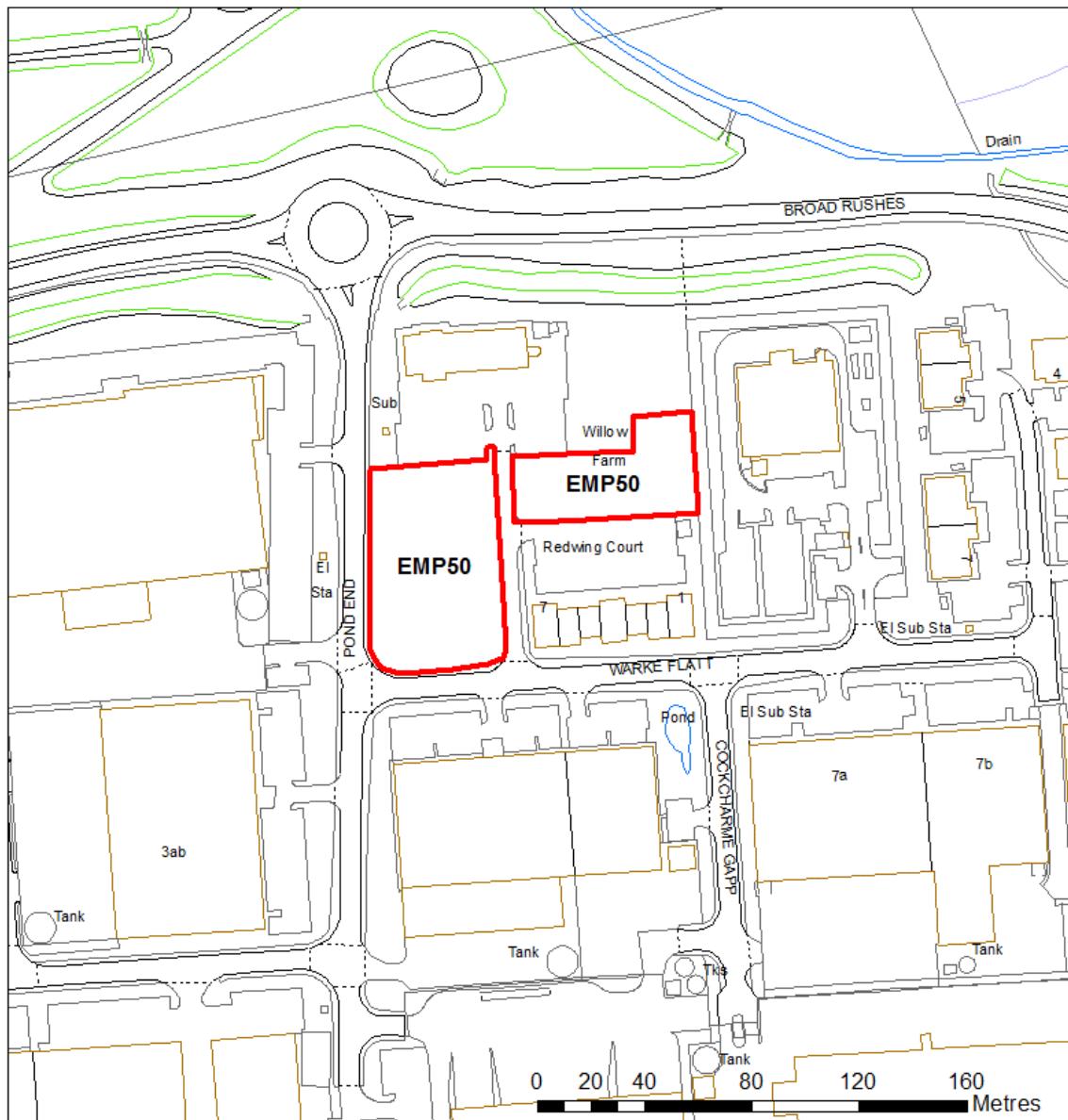
Potential Uses: B1 **Also considered for residential?** No

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



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 SHELAA Site - Employment

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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:** None

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

Suitable? Potentially Yes	The site lies in an area allocated for Employment uses in the Local Plan. It previously benefitted from planning permission for B1(c), B2 and B8 use - however this expired in March 2018.
Available? Yes	Site is being actively marketed
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

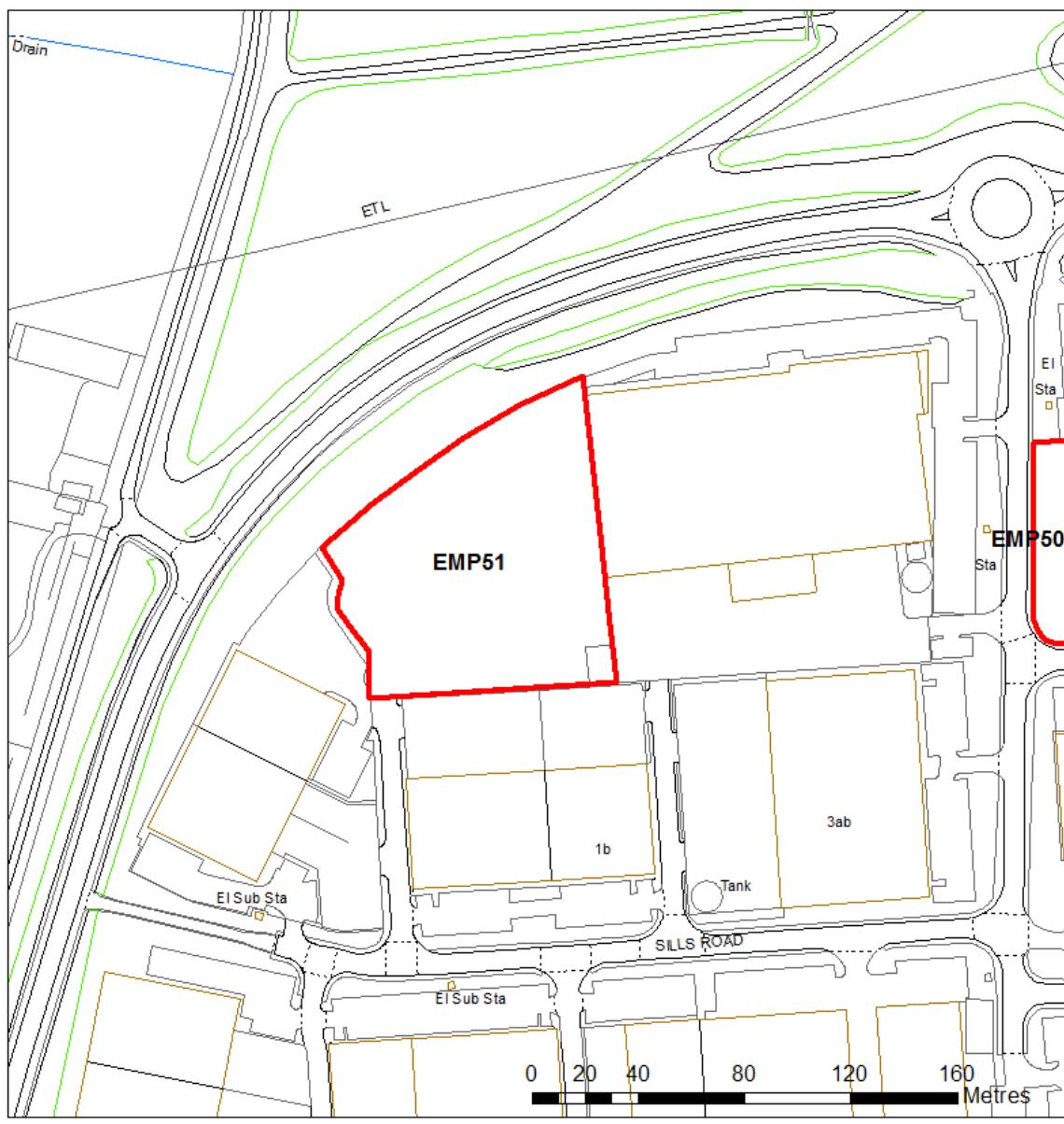
Potential Uses: B1(c), B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 3856 sqm based on planning permission

Summary: The site is allocated for employment use. It is also currently being marketed. It did benefit from planning permission for B1(c) , B2 and B8 use but this has recently expired.

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

EMP 51 - Unit 2b, Pond End



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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?	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 (16/00891/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?	Reserved matters applications have now been submitted for the site, indicating developers willingness to develop site. Site clearance has commenced on the NE of the site.
Achievable?	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

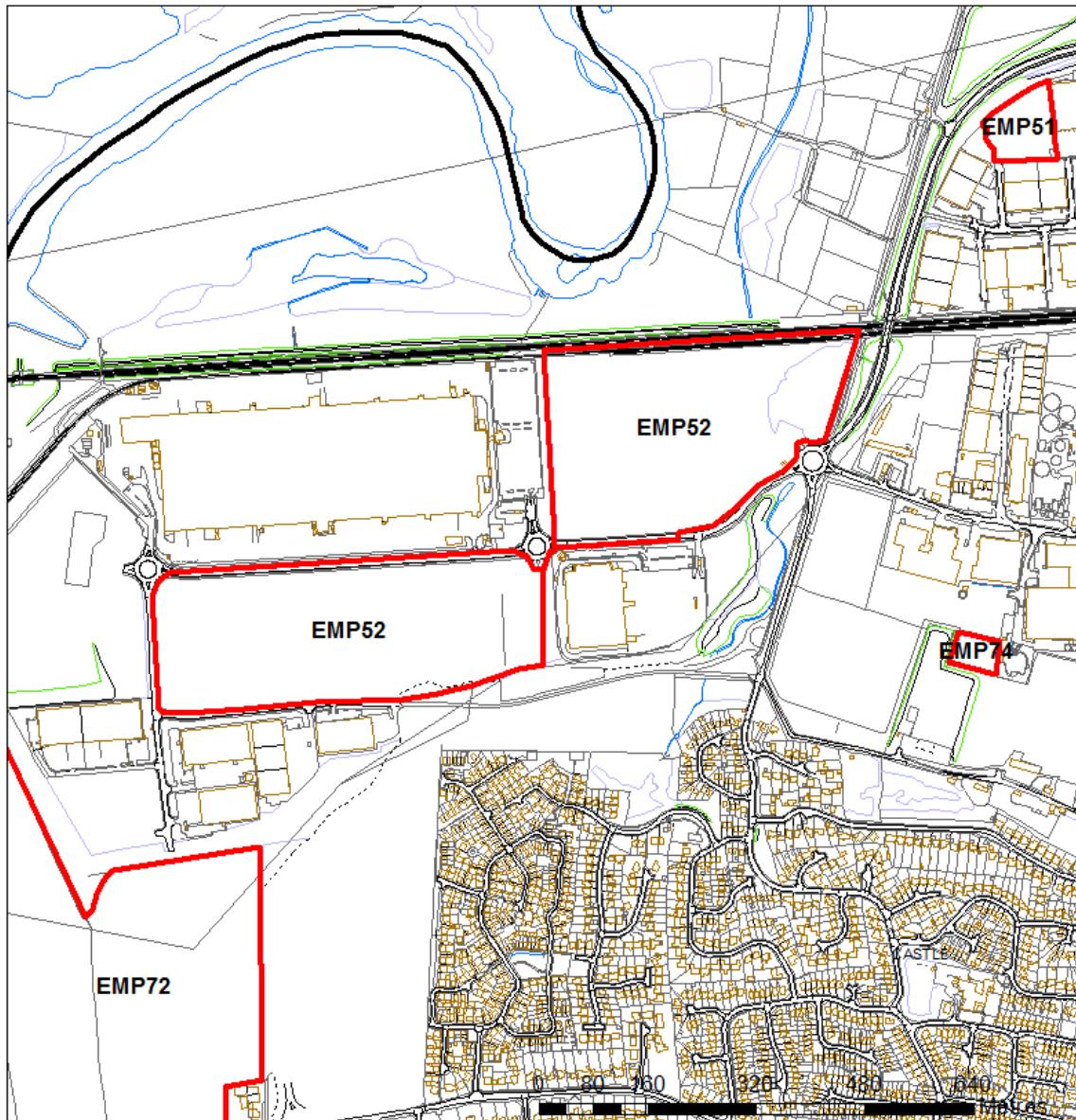
Potential Uses: B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 103991 sqm based on planning permission

Summary: The site is allocated for employment use and has two reserved matters permissions, with site clearance on the NE part of the site now having commenced. 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 was previously used for car parking. 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:** 17/01515/FULM

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

Suitable? Yes	The site benefits from planning permission for an airport gateway logistics centre. The principle of development on the site has therefore been established.
Available? Yes	Development has now started on site.
Achievable? Yes	There are no known physical or economic constraints, therefore the site is considered achievable.

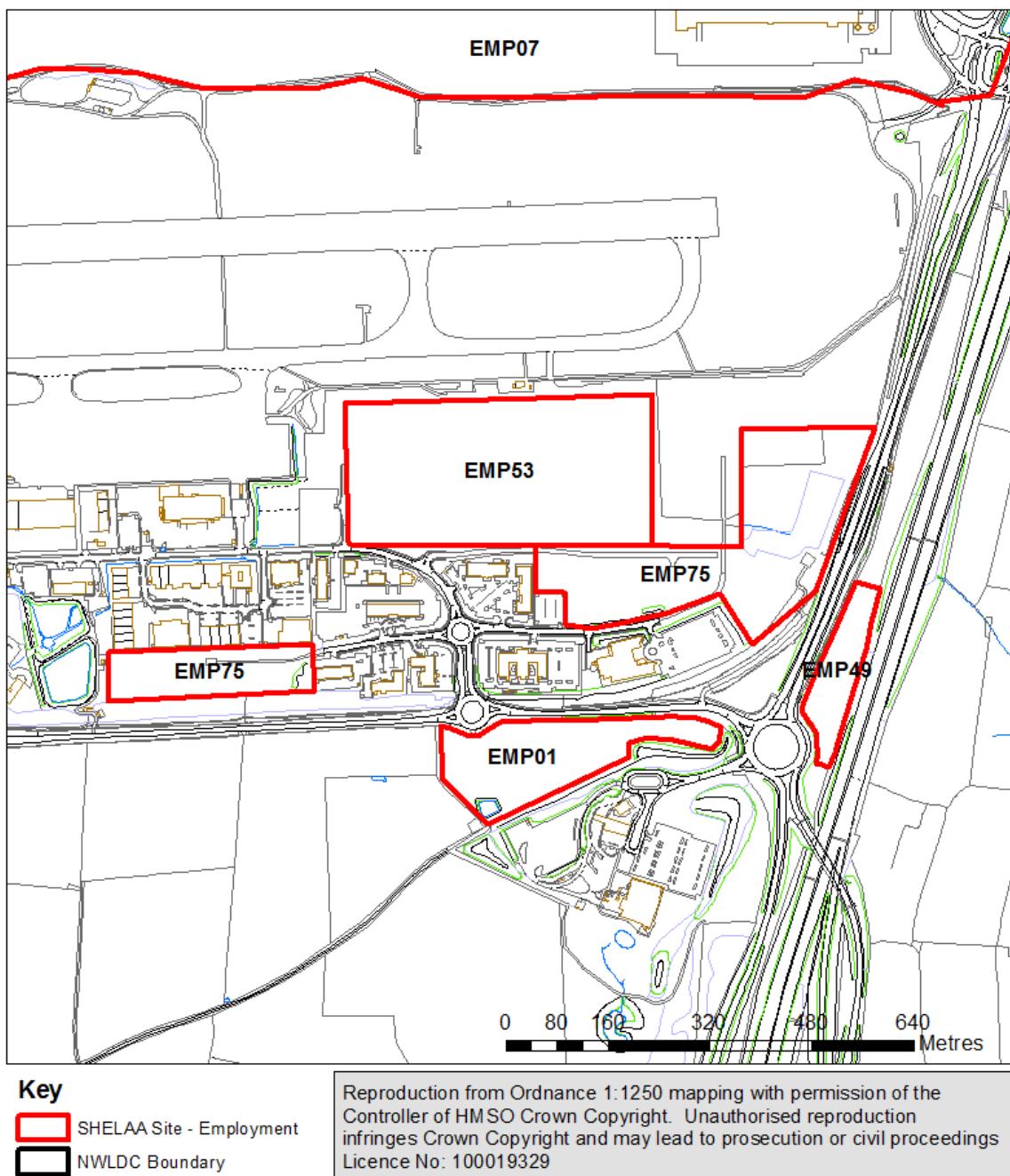
Potential Uses: B1a, B8 **Also considered for residential?** No

Potential Employment Floorspace: 46071 sqm based on planning permission

Summary: The site has planning permission and development has now commenced. We would therefore expect this to be completed within 5 years.

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

EMP 53 - Cargo East, East Midlands Airport



EMP54 - Former Sawley Service Area

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

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

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

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

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

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

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

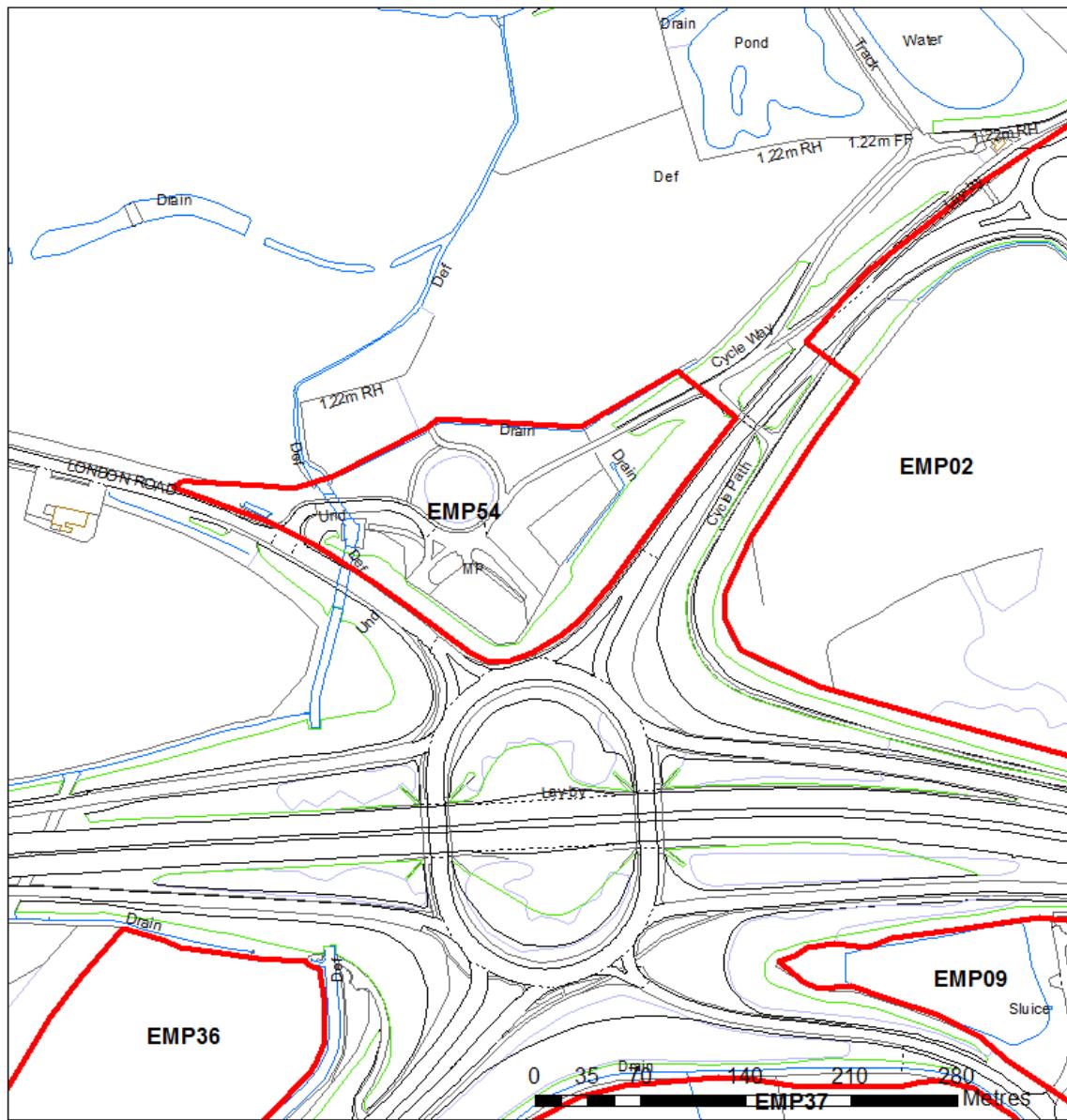
Potential Uses: B1c **Also considered for residential?** No

Potential Employment Floorspace: 448 sqm based on planning permission

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

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

EMP 54 - Former Sawley Service Area



Key

SHELA Site - Employment

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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:	None
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	The site lies outside but adjoining the Kegworth limits to development so is therefore allocated as countryside. It previously benefitted from planning permission but this lapsed in December 2018.
Available? Potentially	Site not actively being promoted at present.
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.

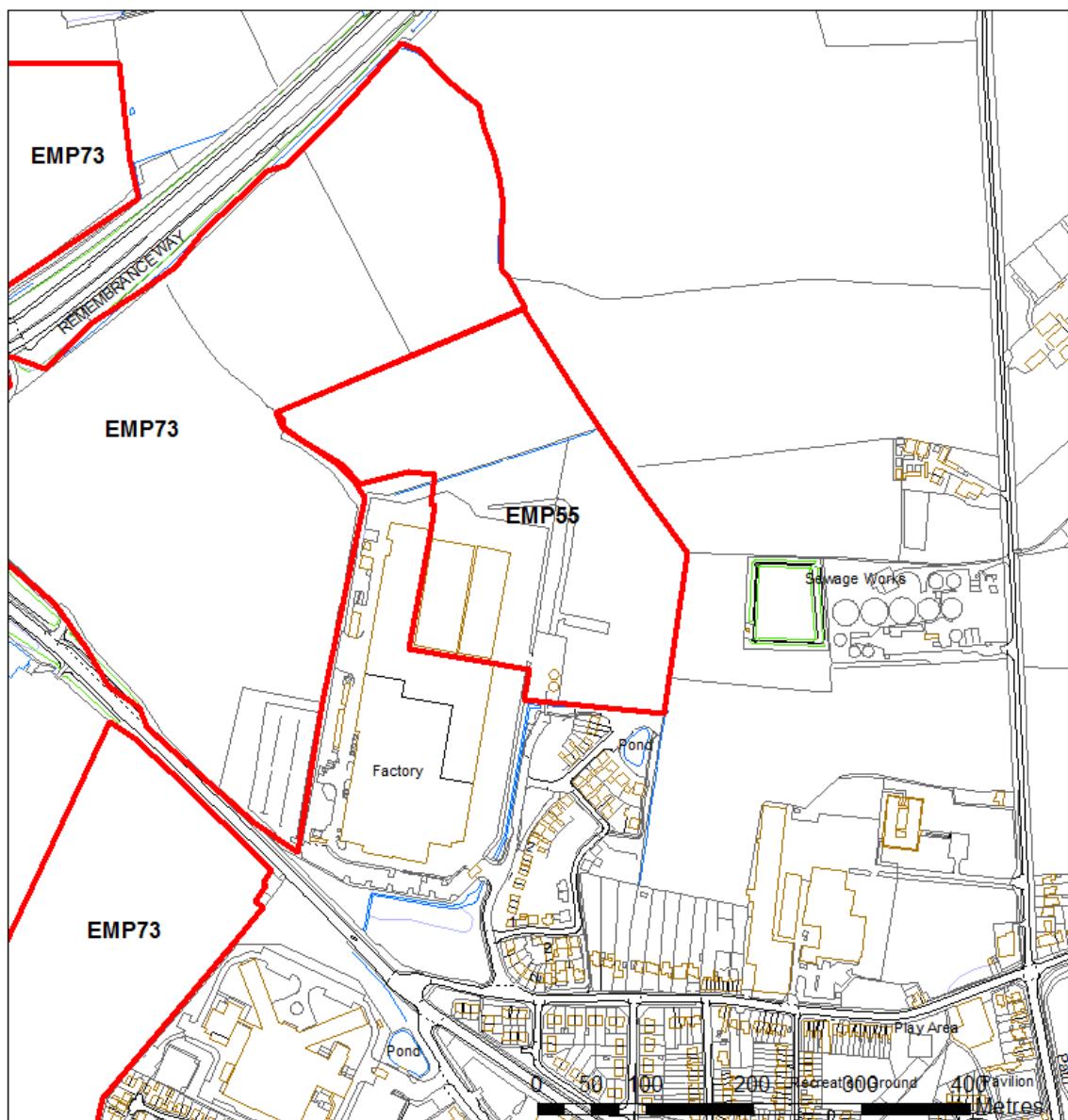
Potential Uses: B8 **Also considered for residential?** No

Potential Employment Floorspace: 25200 sqm based on standard plot ratios

Summary: The previous planning permission for the site has now expired. If the development was to come forward, it is therefore likely to be in the longer term.

Deliverable/Developable/Non-Developable:	Developable
Timeframe:	6 - 10 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: Part
Local Plan Allocation:	Countryside	Current Permission: 17/01503/FULM
River Mease Catchment:	No	National Forest: Yes

Suitable? Potentially	Part of the site has a recent temporary permission. This requires the use to cease by April 2023. Notwithstanding this, 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. Grade II listed building to the north of the site across Mill Lane.
Available? Yes	Site is actively being promoted for development - both residential and employment.
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.

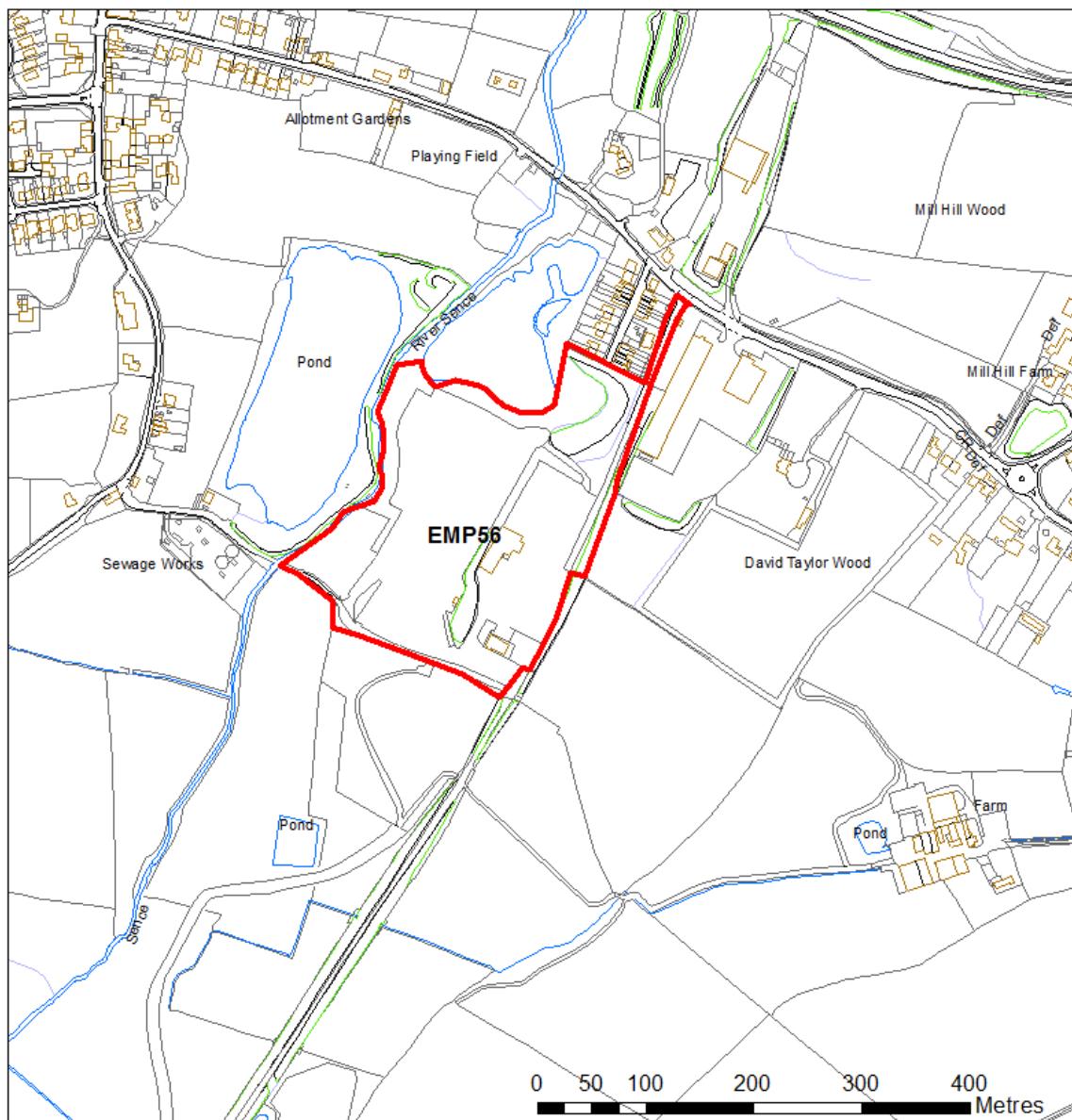
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes - H8

Potential Employment Floorspace: 9200 sqm based on standard plot ratios (and assuming no residential development takes place on site)

Summary: The site suffers from relatively poor transport links and is not particularly well related to either Heather or Ibstock. It is also not certain at this stage that the site will be available for employment use as residential is also being proposed. Notwithstanding the current temporary permission 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

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

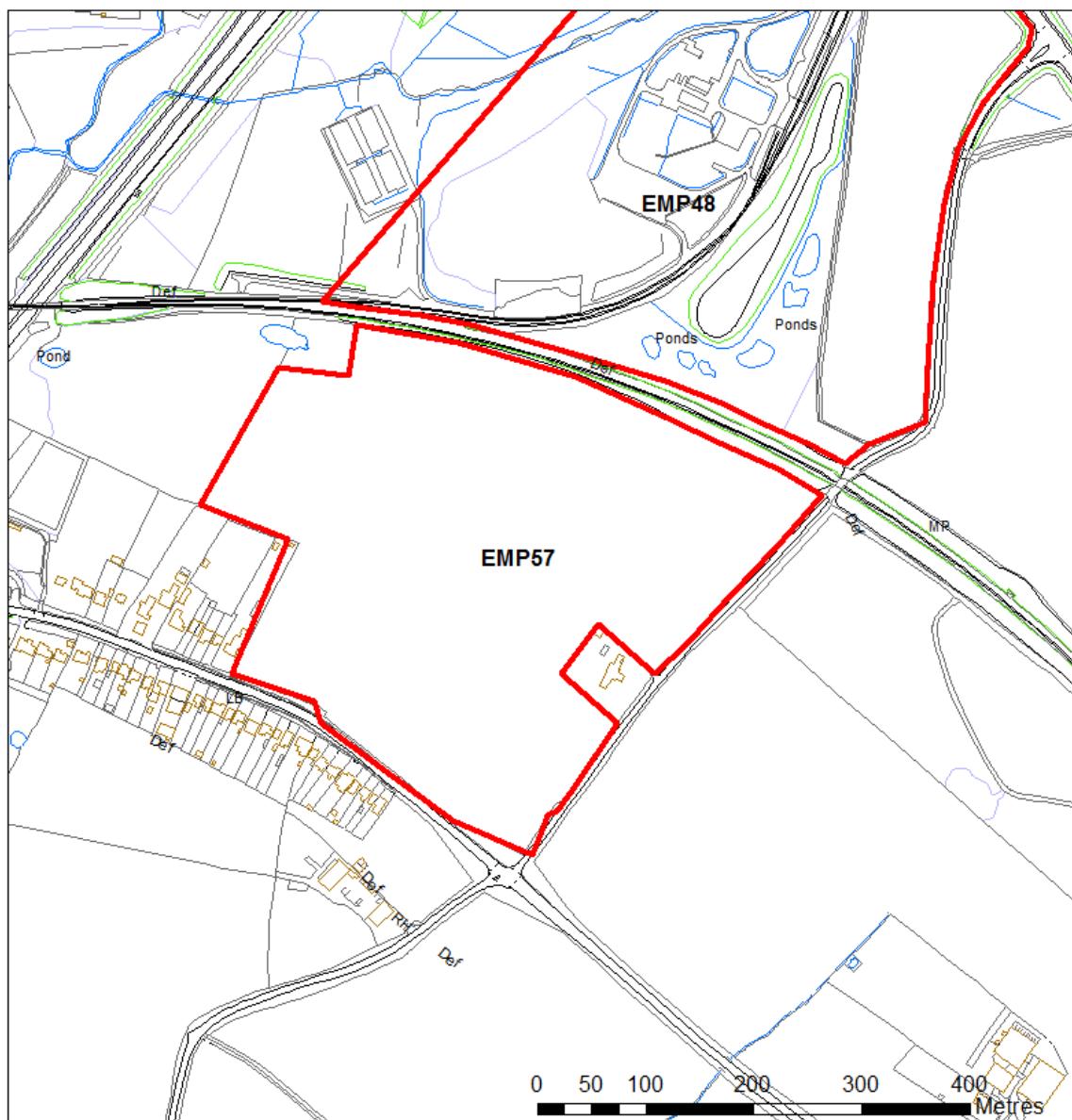
Potential Uses: B1 **Also considered for residential?** Yes - NP2

Potential Employment Floorspace: 30600 sqm based on standard plot ratios (and assuming no residential development takes place on site)

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

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

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



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SHELAA Site - Employment

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EMP58 - Barraloch Farm

Address: Barraloch Farm, East Lane, Bardon, Leicestershire

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

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

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

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

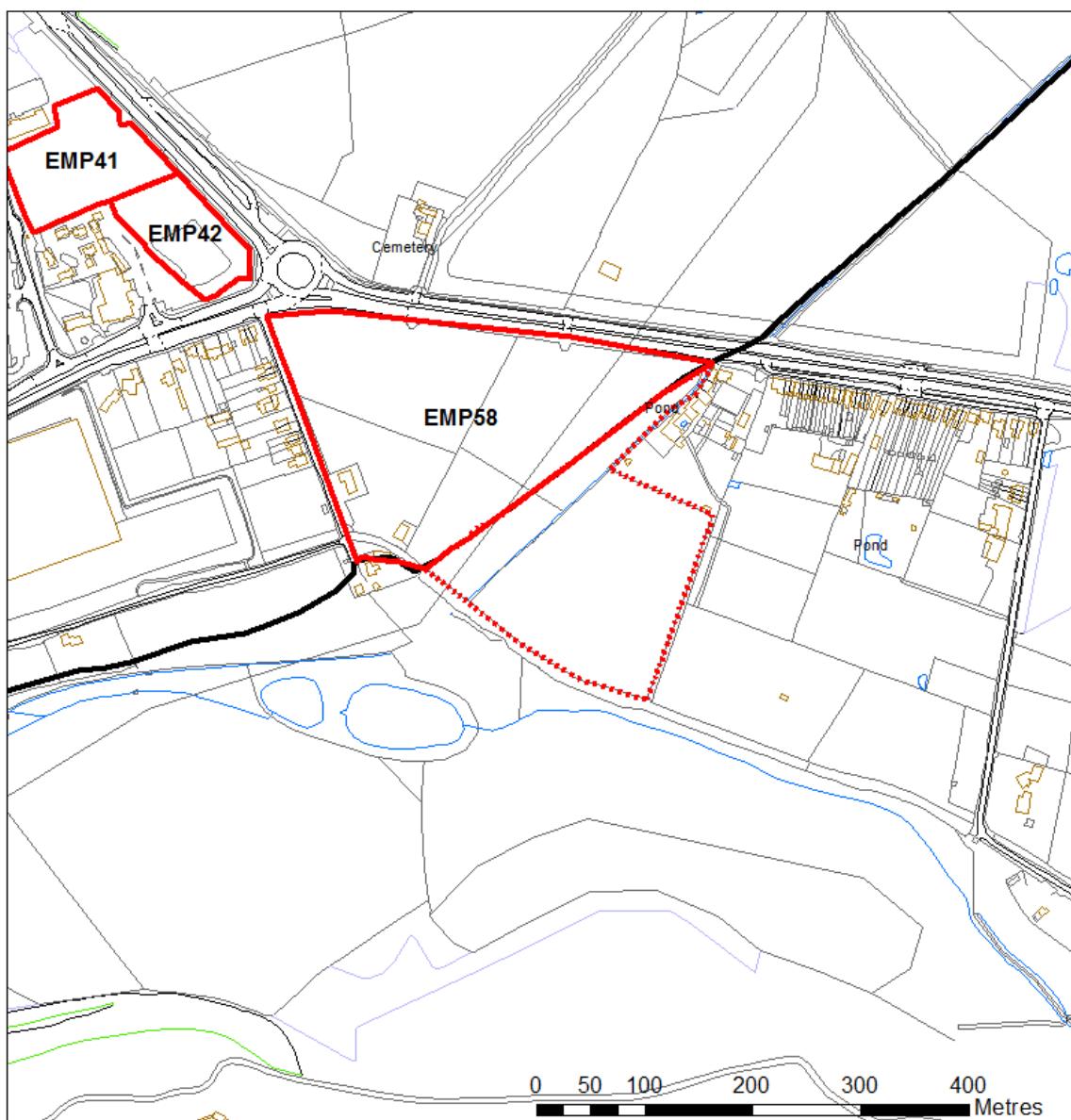
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes - B2

Potential Employment Floorspace: 11160 sqm based on standard plot ratios (and assuming no residential development takes place on site)

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

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

EMP 58 - Barralochan Farm



Key

- SHELAA Site - Employment
- NWLDC Boundary

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EMP60 - Land at Burton Road

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

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

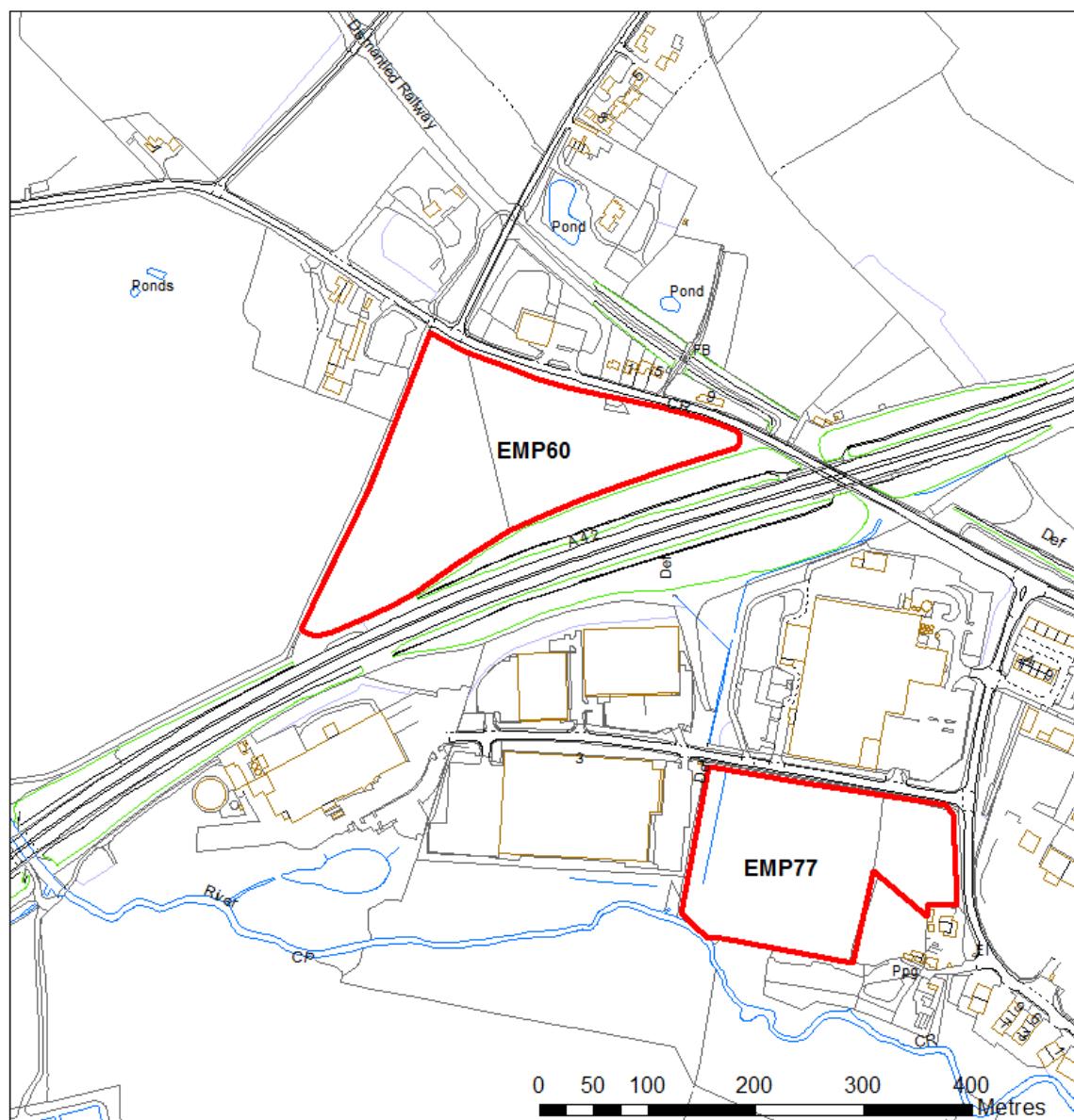
Potential Uses: B2, B8 **Also considered for residential?** Yes - Oa2

Potential Employment Floorspace: 8960 sqm based on standard plot ratios

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

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

EMP 60 - Land at Burton Road



Key

SHELA Site - Employment

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EMP61 - Land at Hoo Ash roundabout

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

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

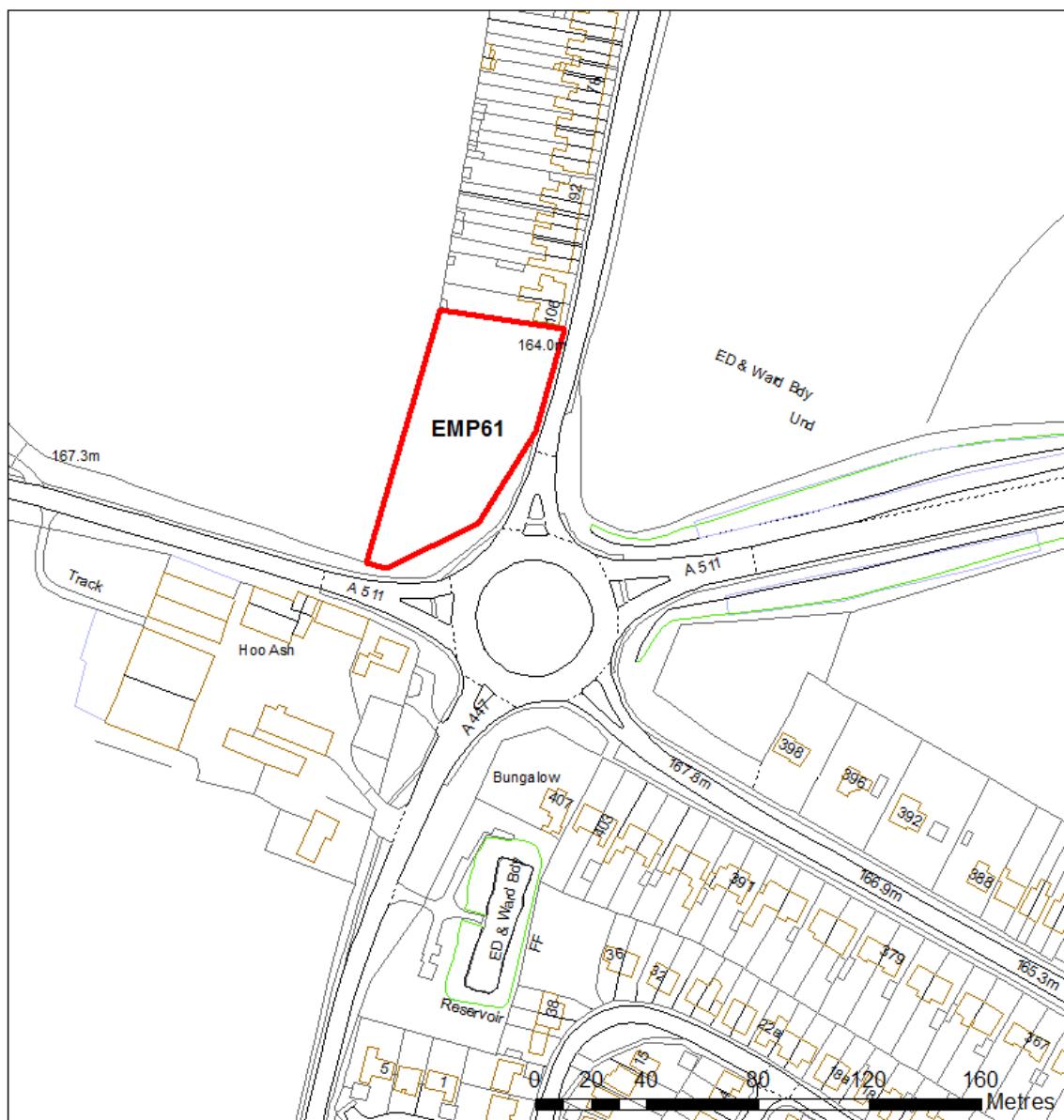
Potential Uses: A1, A3, C1 **Also considered for residential?** No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios

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

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

EMP 61 - Land at Hoo Ash roundabout



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SHELA Site - Employment

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EMP62 - Land at Netherfields Lane & Tamworth Road

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

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

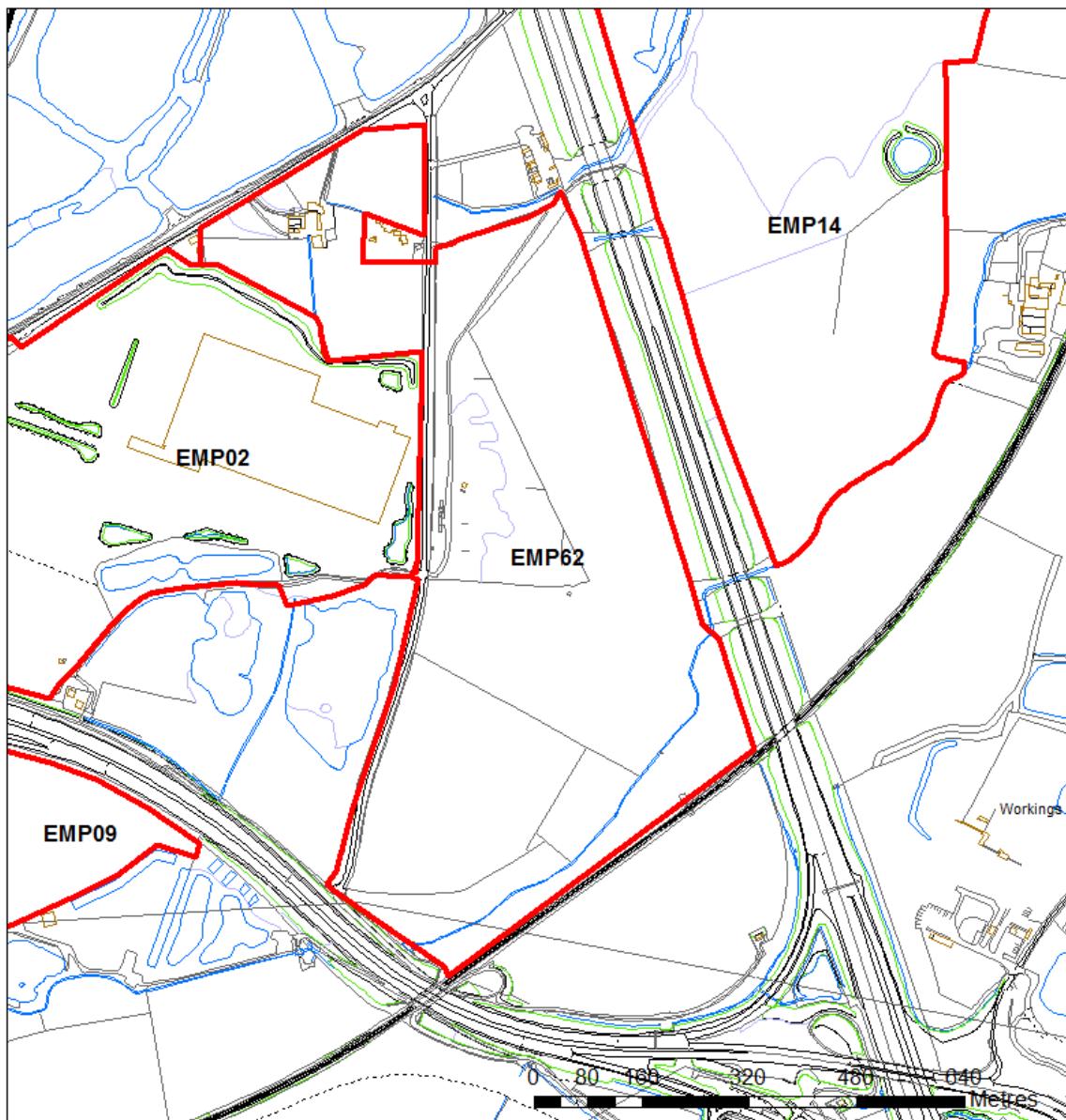
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 105600 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 62 - Land at Netherfields Lane & Tamworth Road



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EMP63 - Land east of Carnival Way

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

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2/S3. Ecology surveys have been carried out for a current application (17/01136/OUTM) which is yet to be determined. Highways issues also appear to have been satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Donington Mill on Station Road.
Available? Yes	Owner has indicated intention to develop the site. An application has been submitted.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered potentially achievable.

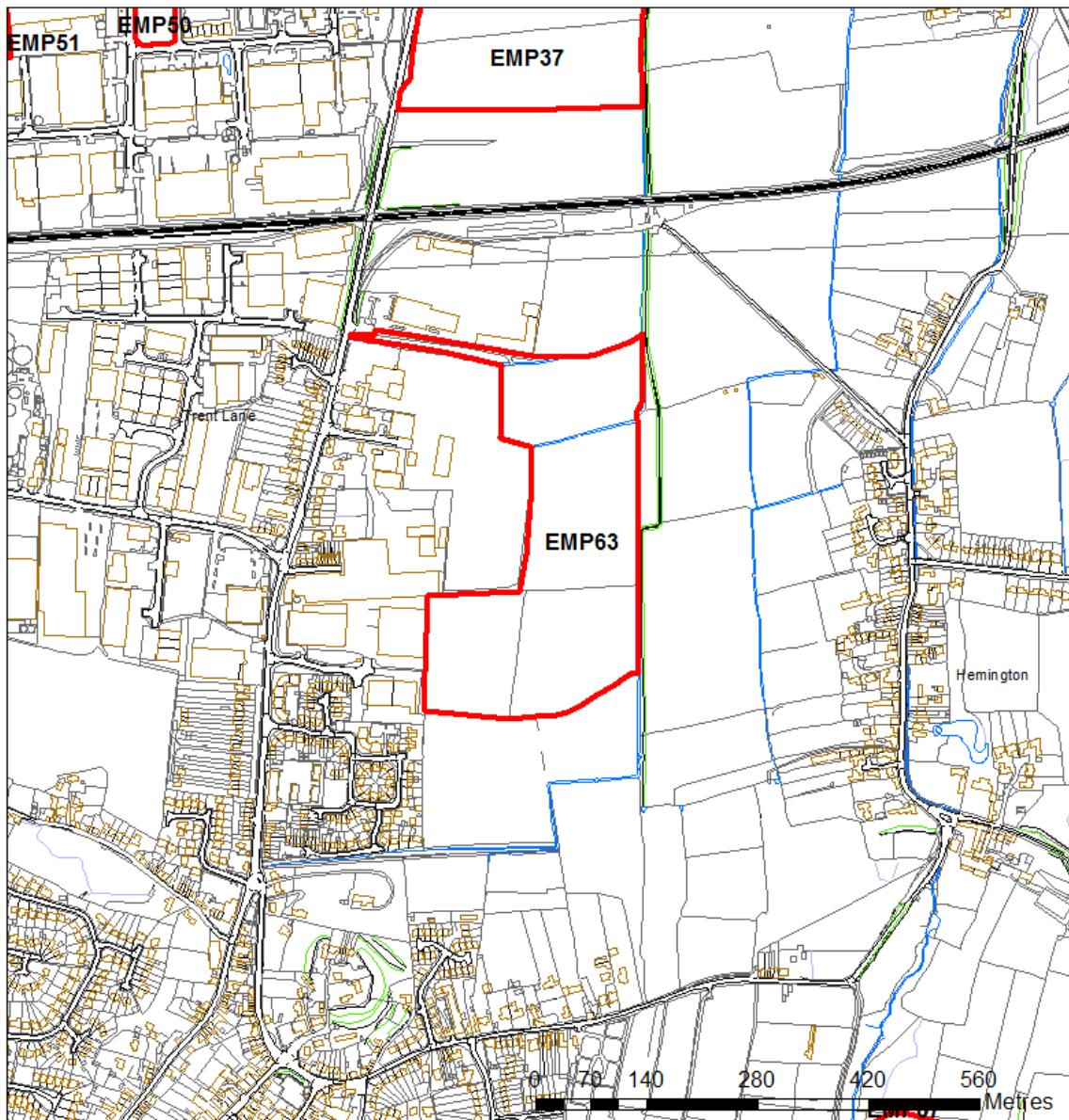
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 34800 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. An application has been submitted but is at the present time undetermined.

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

EMP 63 - Land east of Carnival Way



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EMP64 - Land at M42 Junction 11

Address:	Land at M42 Junction 11, Acresford Road		
Parish/Settlement:	Sretton en le Field	Area:	97 ha
Site Description:	The site lies just off junction 11 of the M42, to the west of Appleby Magna, bounded by the A444 Acresford Road to the north east and B5493 to the south west. The site is currently in agricultural use.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. A hybrid application has been submitted (18/01443/FULM) for a distribution campus, but this has not yet been determined. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Ecology surveys have been carried out for the current application. Highways issues will also need to be satisfactorily addressed. There are a number of listed buildings in the vicinity of the site - including Park Farmhouse, Sretton en le Field and the Old Rectory, Rectory Lane.
Available? Yes	Owner has indicated intention to develop the site. An application has been submitted.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

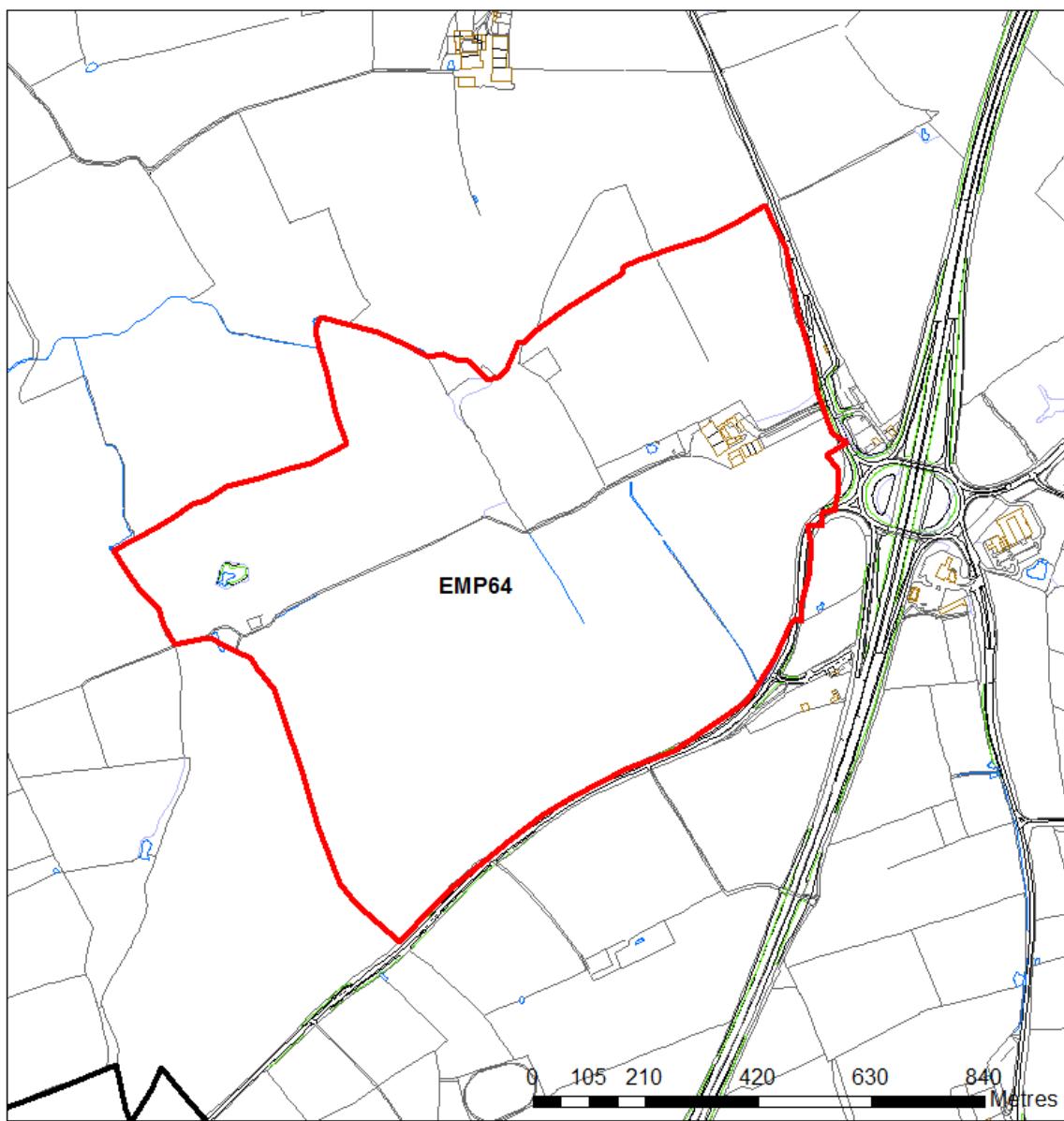
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 388000 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. An application has been submitted but is at the present time undetermined.

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

EMP 64 - Land at M42 Junction 11



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EMP65 - Land at Packington Nook

Address: Land at Packington Nook, Measham Road, Ashby de la Zouch

Parish/Settlement: Ashby de la Zouch **Area:** 59 ha

Site Description: The site is located to the south of Ashby de la Zouch, with residential properties to the north and west and agricultural fields to the east and south. There are three options proposed for the site, all of which have slightly different site boundaries. All three schemes put forward are based on residential development. However, the site has been included in the employment site assessment as all three include local centres comprising retail and commercial uses.

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

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

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

Suitable? Potentially	Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population. In terms of overall development, vehicular access to the site appears achievable subject to designing access in accordance with adopted standards. A full ecology survey will be required and if development is permitted buffer zones will need to be maintained along the boundaries. Rotherwood, a Grade II listed building, is immediately to the west of the site.
Available? Yes	The owner/option holder is proposing the land for development so it is considered available
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

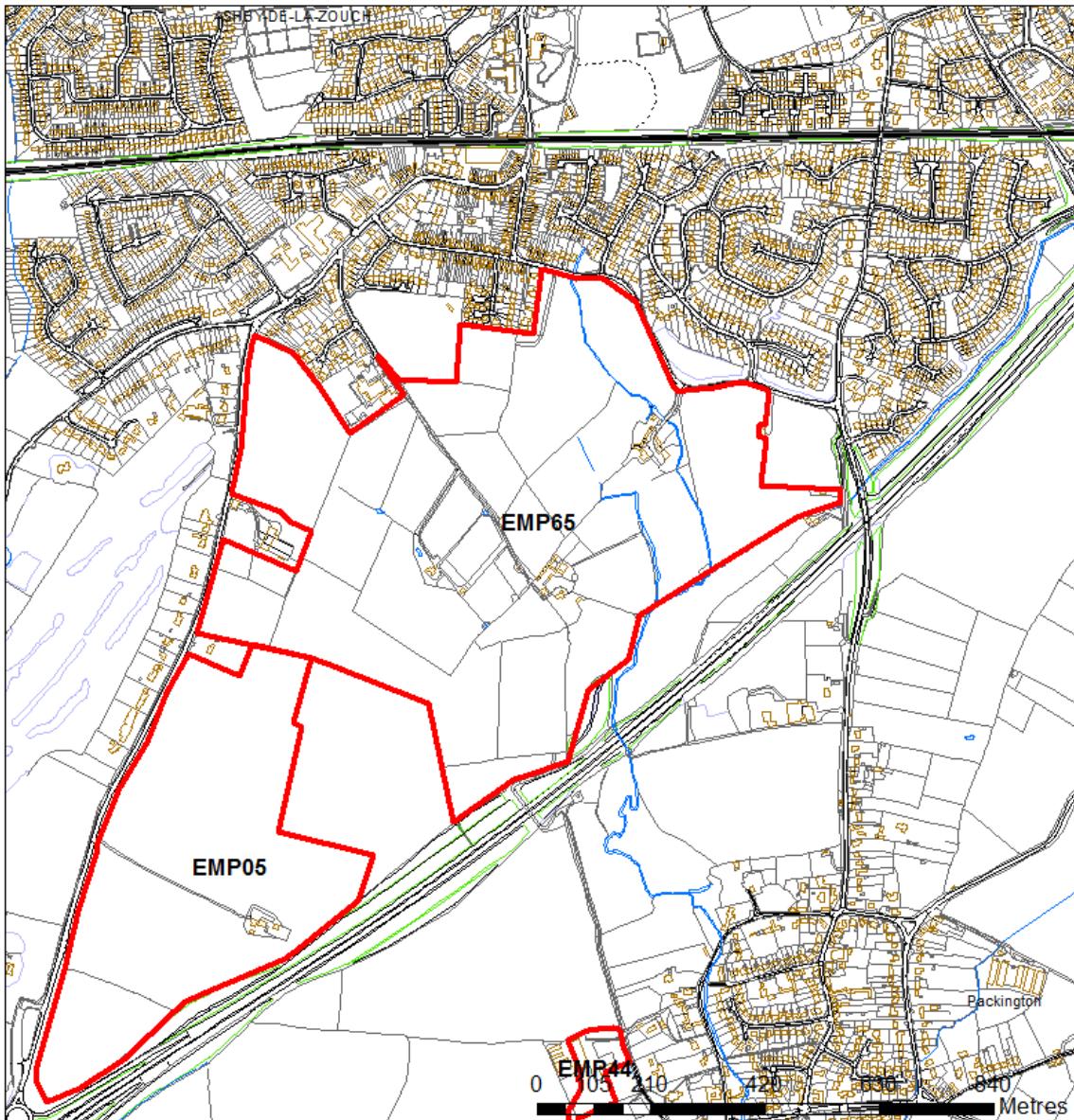
Potential Uses: A1, A2, A3, A4, A5, D1, **Also considered for residential?** Yes - A7
D2

Potential Employment Floorspace: 11800 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Any commercial development on this site is likely to be limited to uses within a new local centre to serve a new residential population. Any retail/office uses will need to be in compliance with Local Plan Employment and Retail Policies if brought forward during the current Local Plan period.

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

EMP 65 - Land at Packington Nook



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EMP66 - Site of former Measham Colliery

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

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

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

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

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

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

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

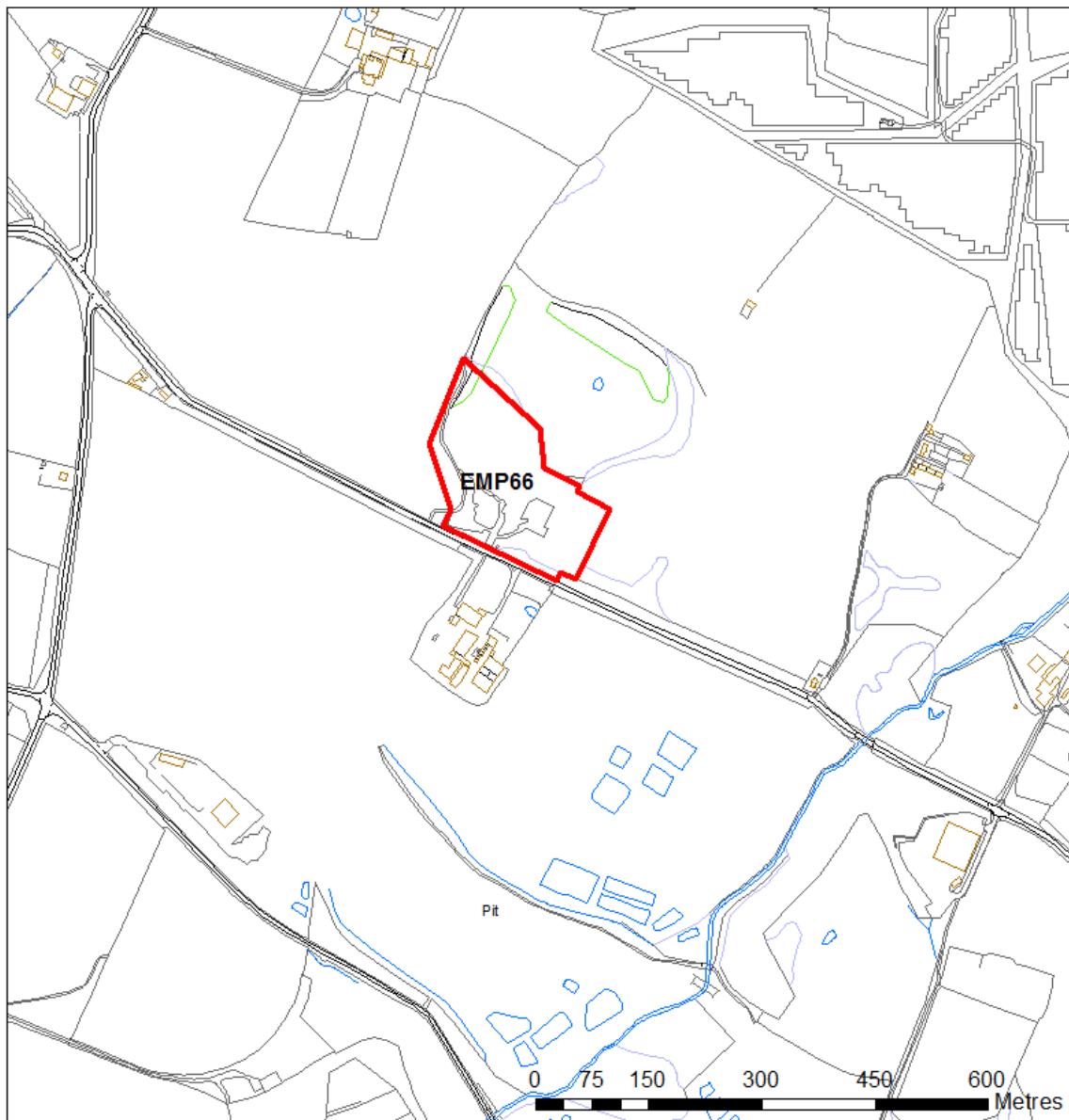
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 14400 sqm based on standard plot ratios

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

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

EMP 66 -Site of former Measham Colliery



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SHELAAS Site - Employment

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EMP67 - Occupation Lane

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

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

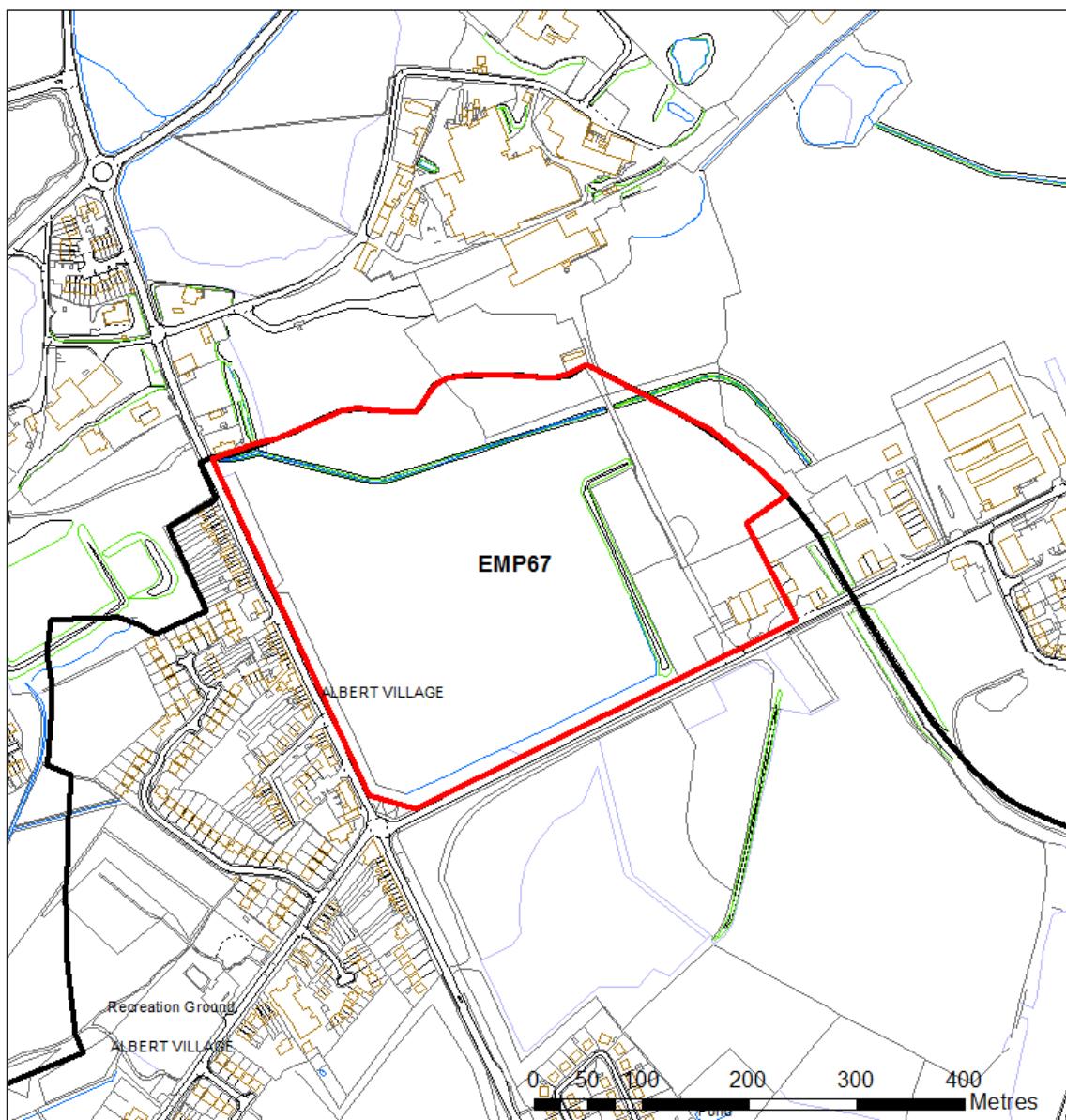
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes - AV1

Potential Employment Floorspace: 28200 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses

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

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

EMP 67 - Occupation Lane



Key

- SHELA Site - Employment
- NWLD Boundary

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EMP68 - Land at Manor Farm, Isley Walton

Address: Land at Manor Farm, Isley Walton

Parish/Settlement: Isley cum Langley **Area:** 160 ha
(60ha developable)

Site Description: The site comprises two parcels of land, either side of the A453, to the south of Isley Walton/Donington Park and south-west of the airport. It is significant in size, covering 160ha in total, on land that is currently used for agriculture. Site EMP70 borders to the east. The agents for the site are proposing a mainly residential development – it is included in the employment part of the SHELAA only due to the proposed local centre rather than any specific employment land.

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

Suitable? Potentially	Should the site be considered suitable for residential development, then it could be appropriate to include a local centre with facilities that would serve the local population. In terms of highways, the site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is mainly arable in mature and a 5-10m buffer around the site is likely to need to be retained. There are a number of listed buildings within Isley Walton, although outside of the site boundary.
Available? Potentially	The site was submitted during the most recent call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

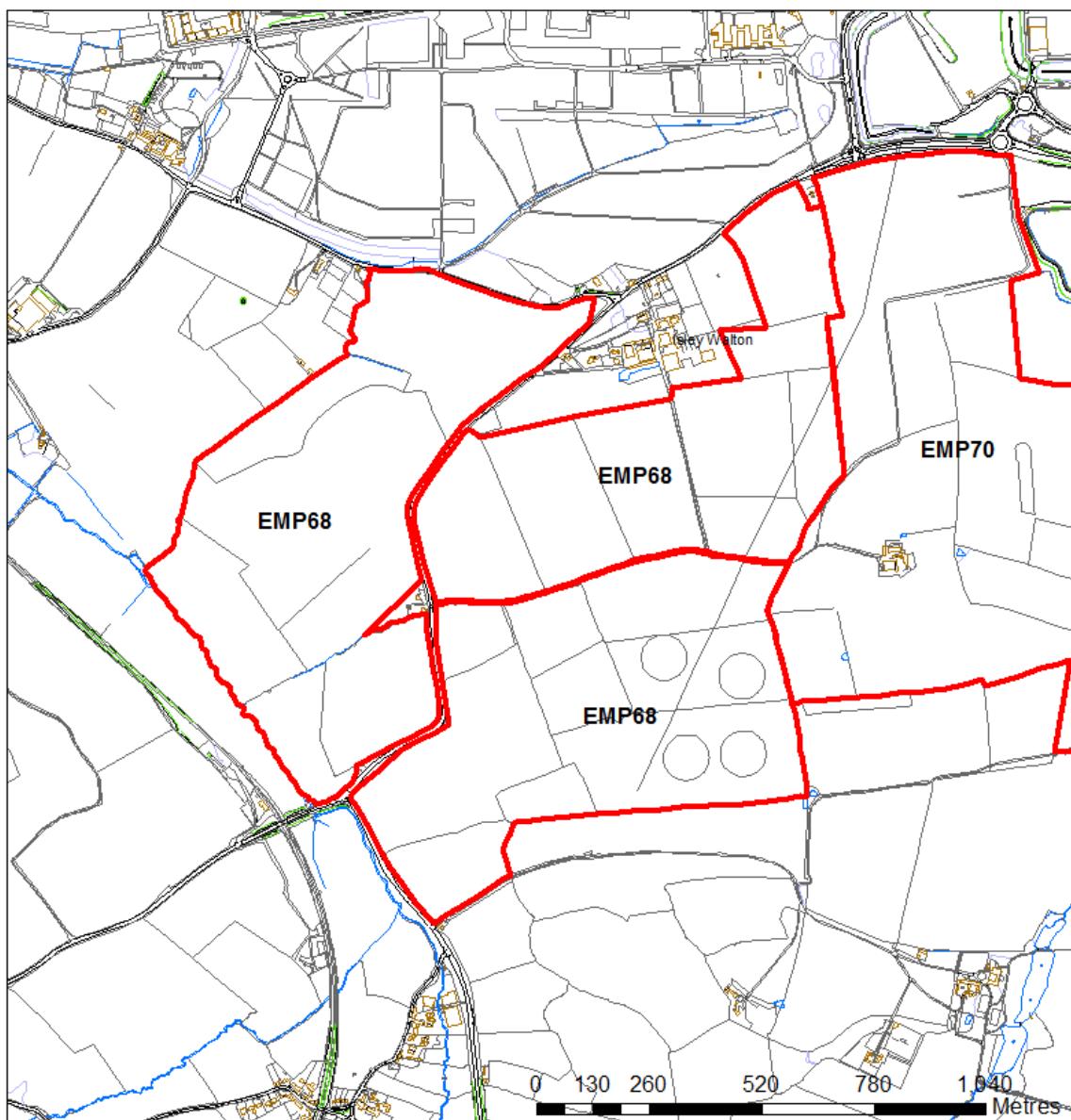
Potential Uses: A1, A2, A3, B1, D1 **Also considered for residential?** Yes - IW1

Potential Employment Floorspace: 4000 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Any commercial development on this site is likely to be limited to uses within a new local centre to serve a new residential population. Any retail/office uses will need to be in compliance with Local Plan Employment and Retail Policies if brought forward during the current Local Plan period.

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

EMP 68 - Land at Manor Farm, Isley Walton



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EMP69 - Land at Worthington Lane

Address:	Land west of Worthington Lane, Newbold Coleorton		
Parish/Settlement:	Newbold Coleorton	Area:	6.61 ha
Site Description:	The site lies to the west of Newbold Coleorton, with residential uses to the north east, east and south. The site is currently in agricultural use. The TNT Call Centre and site EMP71 lie to the north west.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	Countryside	Current Permission:	None
River Mease Catchment:	No	National Forest:	No

Suitable? Potentially	The site lies in an area identified as Countryside in the Local Plan. Ecology surveys would be needed before any proposals could be considered. If there was to be a B1 element, as is suggested, then this would need to satisfy part (2) of Ec2 to comply with current Local Plan policy. Any retail uses would likely to be limited to those serving the proposed new housing. However the overall scale of the proposal would raise concerns, particularly in relation to the size of Newbold Coleorton as a whole. There is a listed building directly opposite the site off Worthington Lane.
Available? Yes	The owner/option holder is proposing the land for development so it is considered available
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

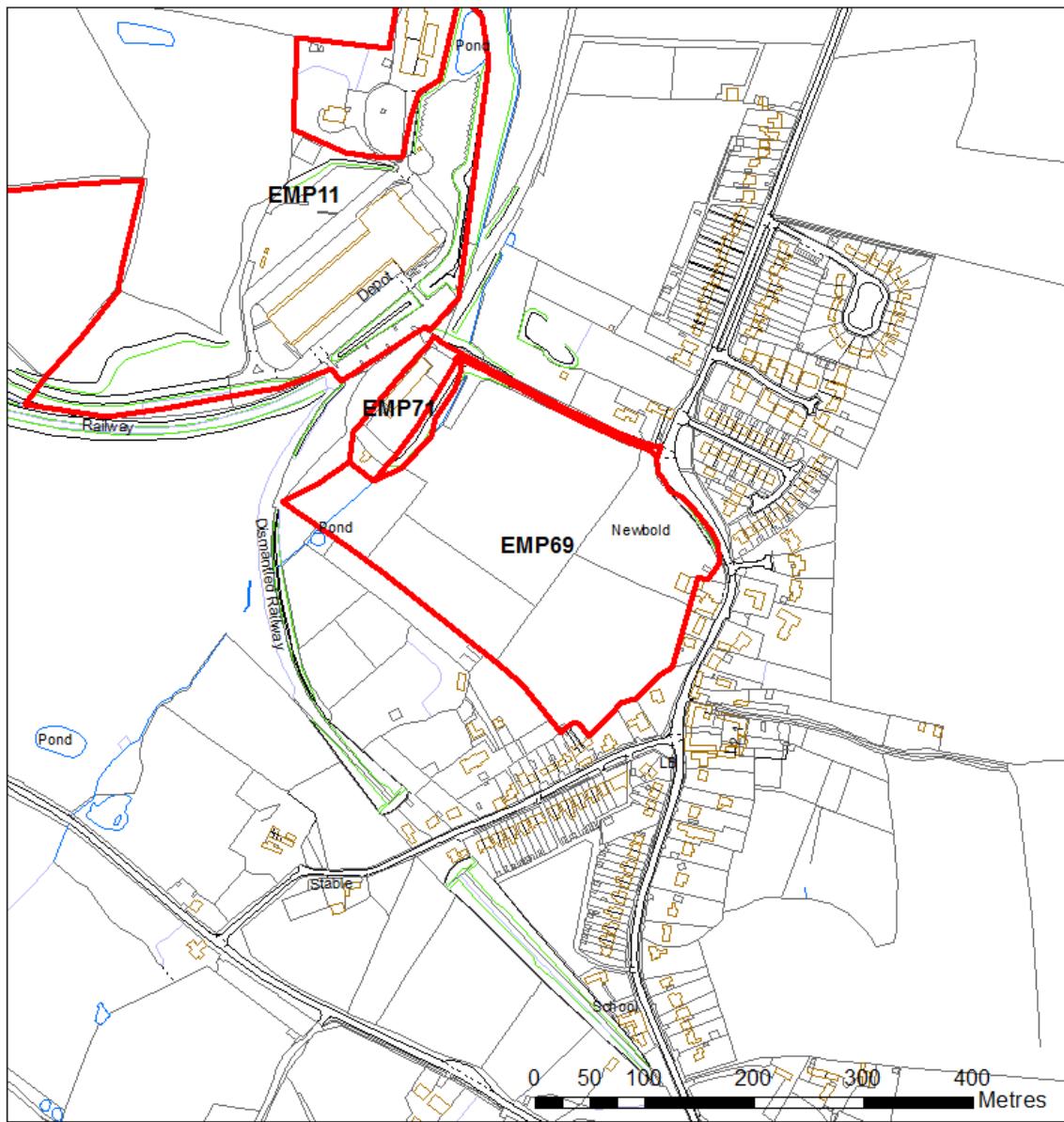
Potential Uses: A1, A2, A3, A4, A5, B1, D2 **Also considered for residential?** Yes - Cn6

Potential Employment Floorspace: 600 sqm based on officer estimation assuming provision of local centre within primarily residential scheme

Summary: Although employment uses would be limited in scale on the site (this is a mixed use proposal predominantly consisting of housing), there is a concern about the scale of the overall development in what is a small village with very limited services. If the site is to be considered, then the eastern part fronting Worthington Lane may be more appropriate rather than the whole site. Any proposals for office uses that were included would have to comply with Policy Ec2(2) if submitted during the current plan period and any retail uses comply with the Local Plan retail policies.

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

EMP 69 - Land at Worthington Lane



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EMP70 - Land south of East Midlands Airport

Address:

Parish/Settlement: Isley cum Langley

Area: 156 ha

Site Description: The site lies immediately to the south of the A453 and East Midlands Airport. Site EMP68 lies to the west, with agriculture to the south and east. It is significant in size, covering 156ha in total, on land that is also currently used 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 in an area identified as Countryside in the Local Plan. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. Any new access onto the A453 which impacts its primary function is likely to be viewed unfavourably. This site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. Ecology surveys would be needed before any proposals could be considered, and buffer zones included along the Trent and to the adjoining woodland. Wartoft Grange, Grade II listed, is 250m to the east of the site
Available? Yes	The site was submitted during the most recent call for sites.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

Potential Uses: A1, A2, A3, A4, A5, B1, B2, B8, D1, D2 **Also considered for residential?** Yes - IW3

Potential Employment Floorspace:

312000 sqm based on standard plot ratios and assuming a 50:50 site split between employment and housing uses; or

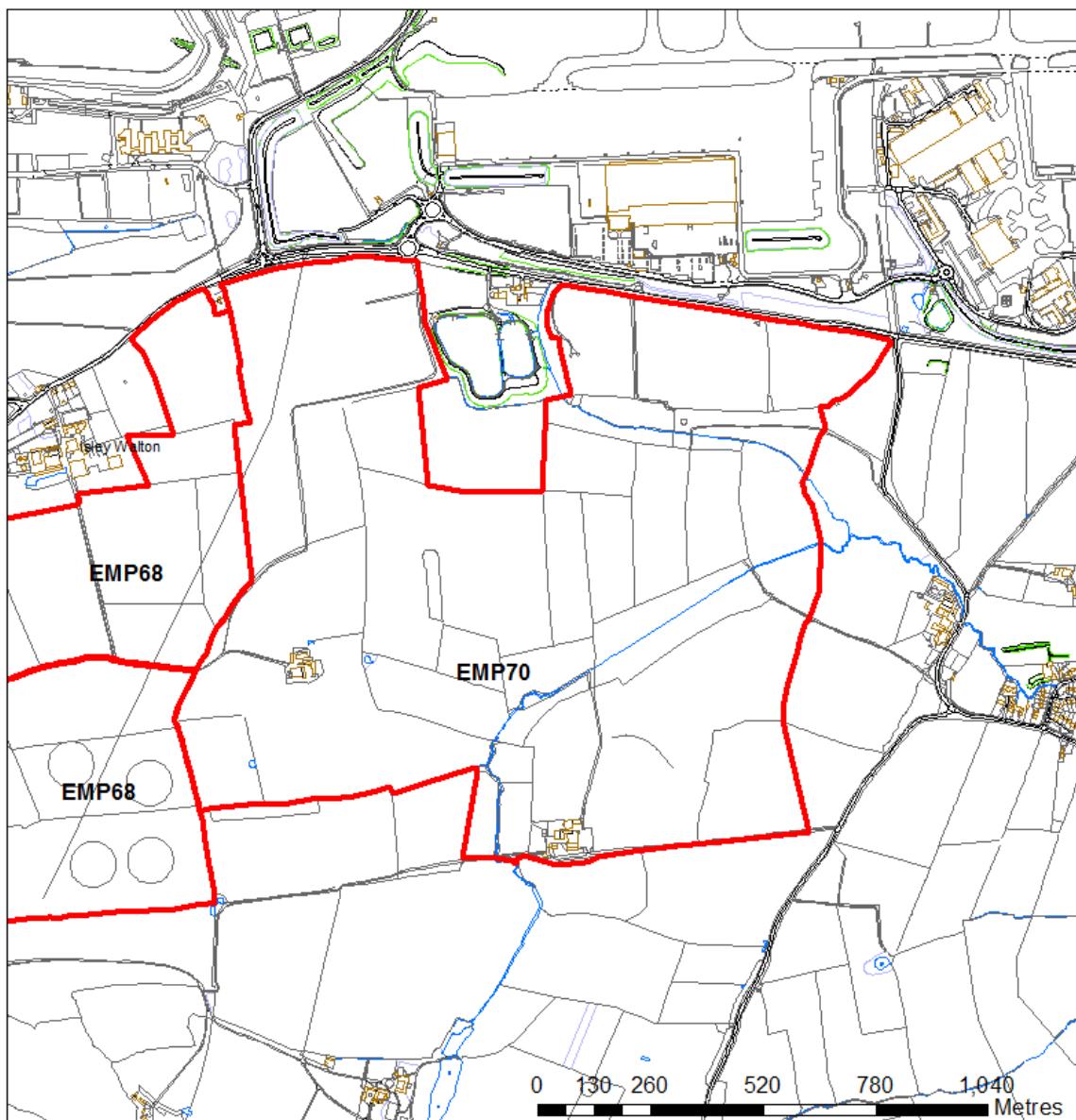
187200 sqm based on standard plot ratios and assuming a 30:70 site split between employment and housing uses; or

62400 sqm based on standard plot ratios and assuming a 10:90 site split between employment and housing uses.

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

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

EMP 70 - Land south of East Midlands Airport



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EMP71 - Land off Pipeyard Lane

Address: Pipeyard Lane Works, south of end of Pipeyard Lane, Newbold Coleorton

Parish/Settlement: Newbold Coleorton **Area:** 0.38 ha

Site Description: The site lies between the TNT distribution centre to the north west and Site EMP69 to the south east, which are all to the west of Newbold Coleorton. The site was last in industrial use as a crusher yard.

Current Use: Employment/
Commercial, Vacant **Previously Developed:** Yes

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

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

Suitable? Yes	The site benefits from a recent outline permission (subject to s106) for a mix of residential and employment uses.
Available? Yes	The site has been submitted by the owner through the call for sites, who has also submitted a planning application for the site, which has recently been approved (subject to s106). The permission is mainly residential focussed, with one small office block being the only employment element.
Achievable? Potentially	There are no known physical or economic constraints, therefore the site is considered achievable.

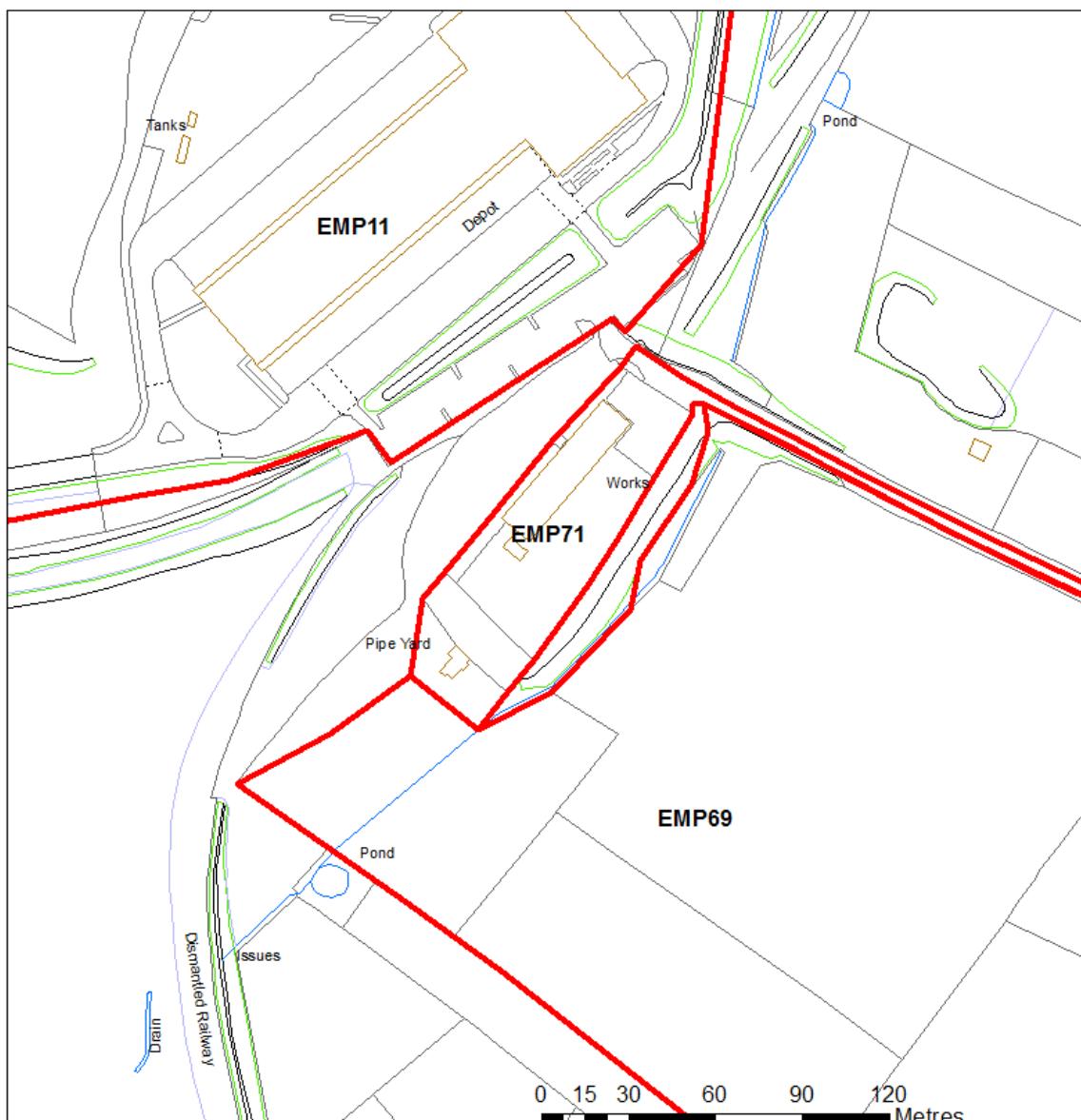
Potential Uses: B1 **Also considered for residential?** Yes - Cn21

Potential Employment Floorspace: 213 sqm based on planning application submitted

Summary: Outline consent has recently been granted (subject to s106) for a mainly residential scheme with one small office block.

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

EMP 71 - Land off Pipeyard Lane



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EMP72 - Land at Home Farm, Park Lane

Address: Home Farm, Park Lane, Castle Donington

Parish/Settlement: Castle Donington **Area:** 95 ha

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

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

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

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

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

Potential Uses: A1, A2, A3, AA4, A5, B1, **Also considered for residential?** Yes - CD10
B2, B8, C1

Potential Employment Floorspace:

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

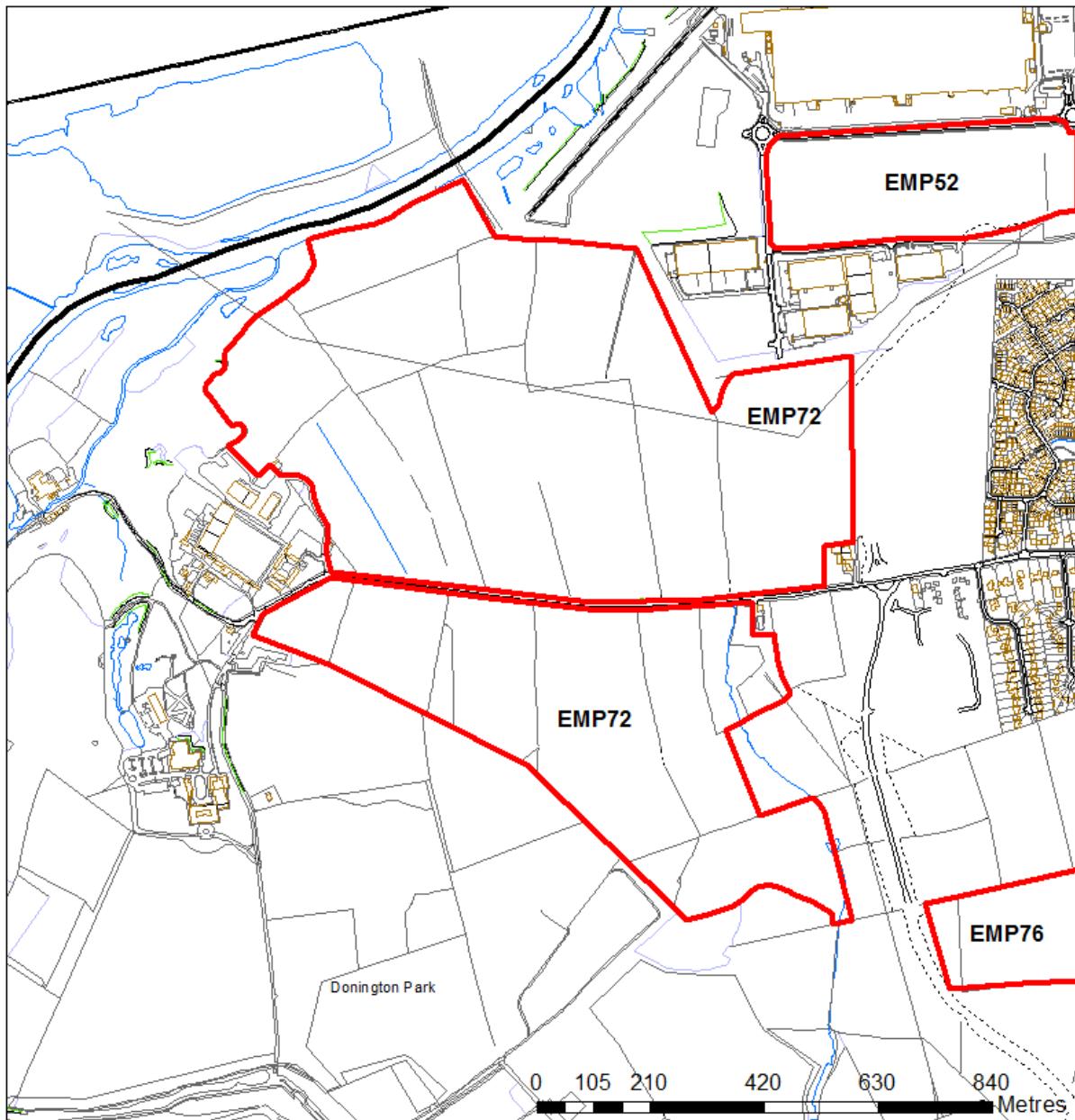
114000 sqm based on standard plot ratios and assuming a 30:70 site split between employment and housing uses; or

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

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

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

EMP 72 - Land at Home Farm, Park Lane



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EMP73 - Land north and south of A6

Address:	Land north and south of A6, Kegworth		
Parish/Settlement:	Kegworth		Area: 31.2 ha
Site Description:	The site comprises three parcels of land - one to the south of the A6 between the computer centre to the east and proposed route of HS2 to the west, another to the north of the A6 between the Cotts factory and the A453 and the third to the north of the A453/east of the M1. All three parcels are currently in use for agriculture, although HS2 is proposed to run directly through the second parcel.		
Current Use:	Agriculture, car parking	Previously Developed:	No
Local Plan Allocation:	Countryside, H1	Current Permission:	14/00541/OUTM - 150 dwellings
River Mease Catchment:	No	National Forest:	No
Suitable? Potentially	The site partly lies in an area identified as Countryside in the Local Plan, with the remaining part falling under H1 as it had a permission for housing, which has since been impacted upon by the proposed route of HS2. To comply with current Local Plan policy it would need to satisfy part (2) of Ec2. In terms of highways, any new access onto the A453 or A6 which impacts its primary function is likely to be viewed unfavourably, and as such should be of suitable scale and limited in number. Given its scale this site would benefit from a coordinated masterplan and assessments with adjacent sites to secure required mitigation. The site is adjacent to a Highways England asset.		
Available? Yes	The owner is proposing the land for development so it is considered available		
Achievable? Potentially	The only impact on achievability is that the route of HS2 runs directly through the site. While this would not prevent at least part of the site still coming forward for development, it could have some impact on the economic viability and timescale.		

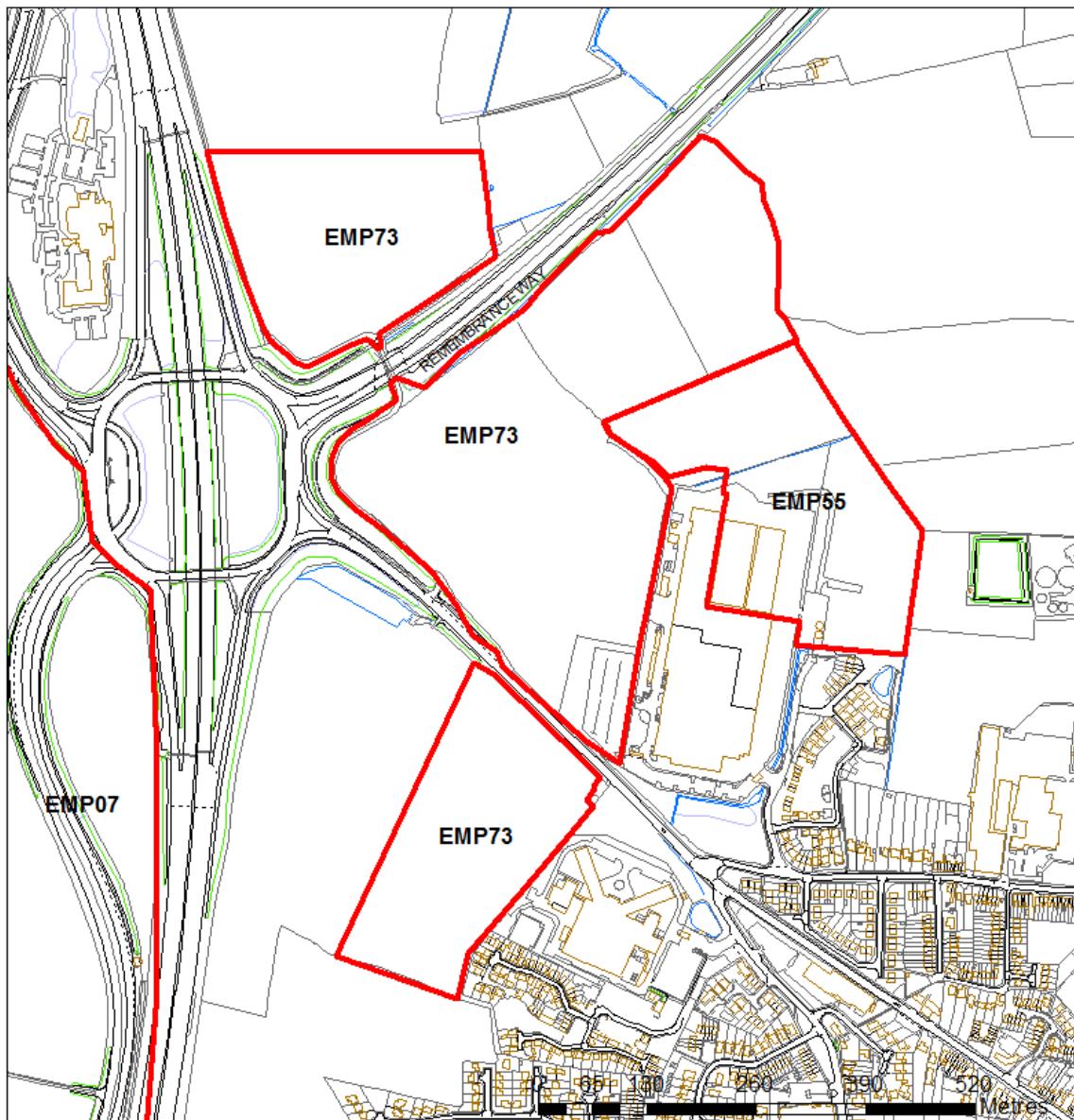
Potential Uses: B1, B2, B8, C1 **Also considered for residential?** Yes - K11

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

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

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

EMP 73 - Land north and south of A6



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EMP74 - Land south of Gordon Ellis

Address:	Trent Lane, Castle Donington		
Parish/Settlement:	Castle Donington		Area: 0.3 ha
Site Description:	The site is a rectangular piece of land located to the south of Trent Lane industrial area in Castle Donington. It mainly surrounded by open space and sports pitches, although there are industrial units to the north east. It currently appears to be open space and is surrounded by vegetation on all four sides.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	None (but within limits to development)	Current Permission:	None
River Mease Catchment:	No	National Forest:	No

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

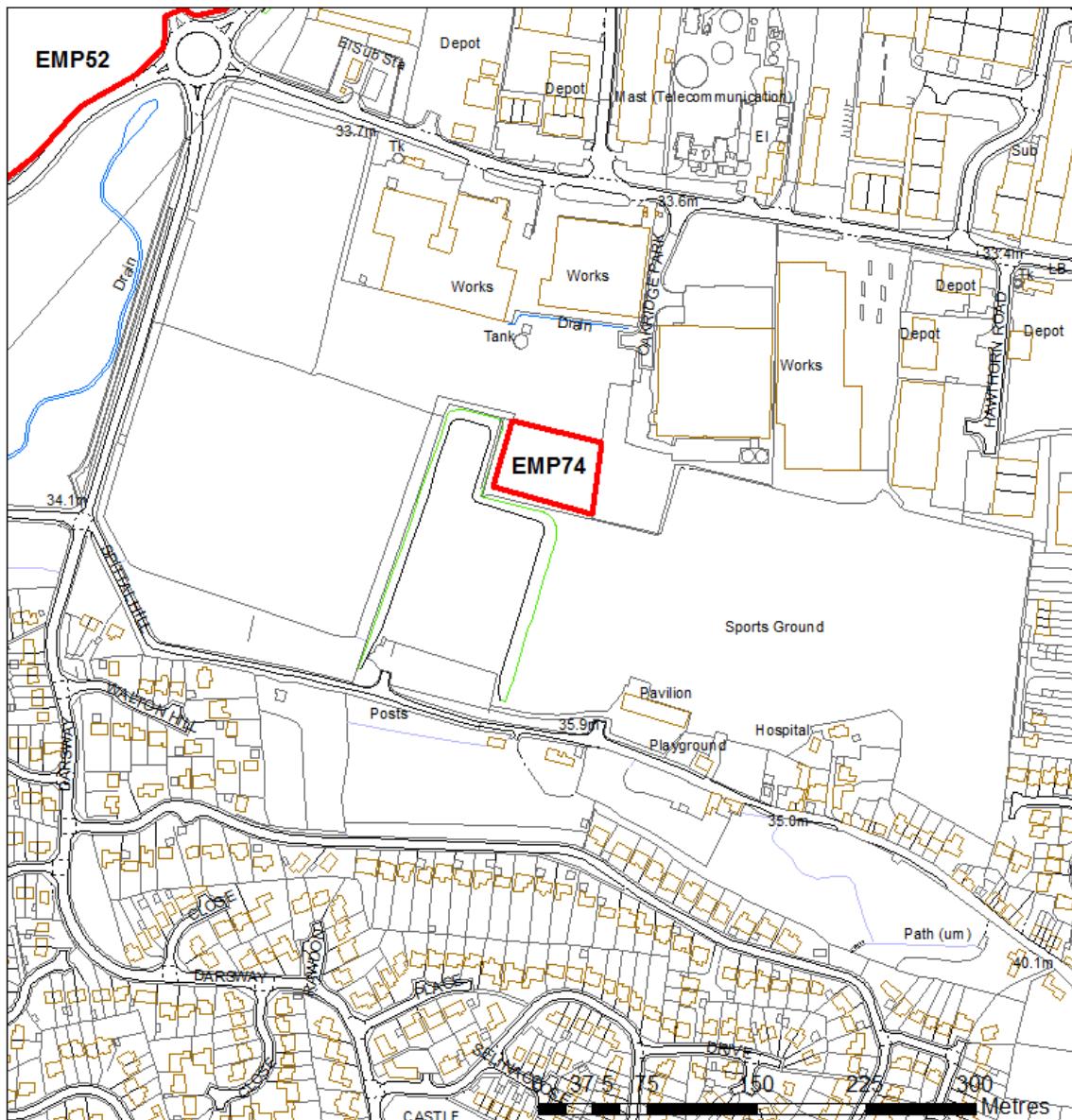
Potential Uses: B1, B2, B8 **Also considered for residential?** No

Potential Employment Floorspace: 1200 sqm based on standard plot ratios

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

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

EMP 74 - Land south of Gordon Ellis



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EMP75 - Pegasus Business Park

Address: East Midlands Airport, Castle Donington

Parish/Settlement: Long Whatton & Diseworth **Area:** 10 ha

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

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

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

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

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

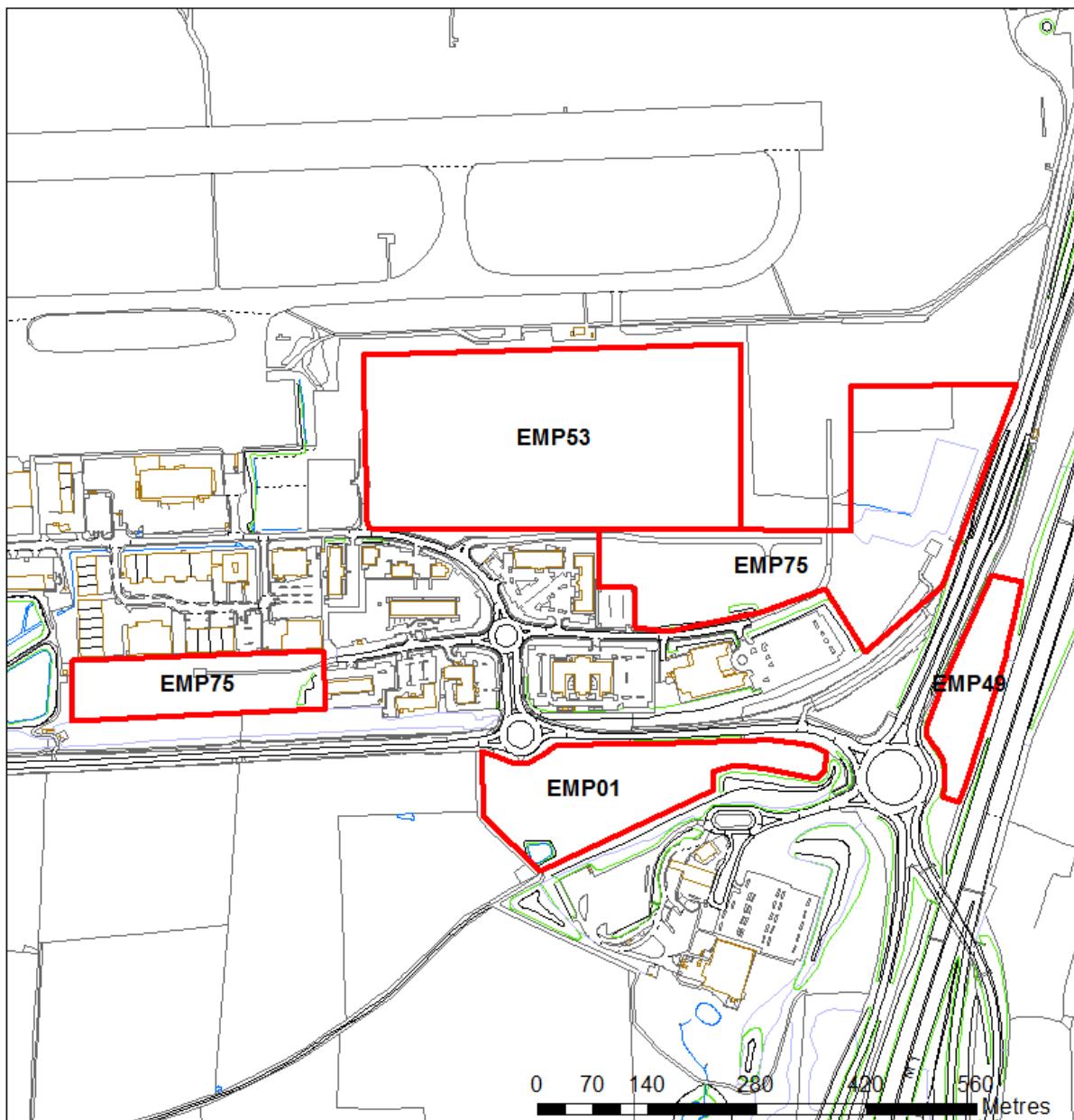
Potential Uses: B1 **Also considered for residential?** No

Potential Employment Floorspace: 40000 sqm based on standard plot ratios

Summary: The site lies within the wider East Midlands airport complex and is surrounded by other employment uses, including the large cargo facility currently being completed (EMP 53). Development of the site is therefore likely to be acceptable in policy terms - however the current market for B1 office uses may impact on delivery timescales.

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

EMP 75 - Pegasus Business Park



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EMP76 - Land off Park Lane

Address:	Land off Park Lane, Castle Donington		
Parish/Settlement:	Castle Donington		Area: 6.07 ha
Site Description:	The site currently consists of agricultural uses, and is located to the south west of Castle Donington. However it forms part of a larger area covered by an outline planning consent for a mixed use development. Construction of the residential element of the scheme has now commenced, which will eventually link the site up to the edge of Castle Donington.		
Current Use:	Agriculture	Previously Developed:	No
Local Plan Allocation:	H1c: Housing Provision/planning permissions	Current Permission:	09/01226/OUTM
River Mease Catchment:	No	National Forest:	No

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

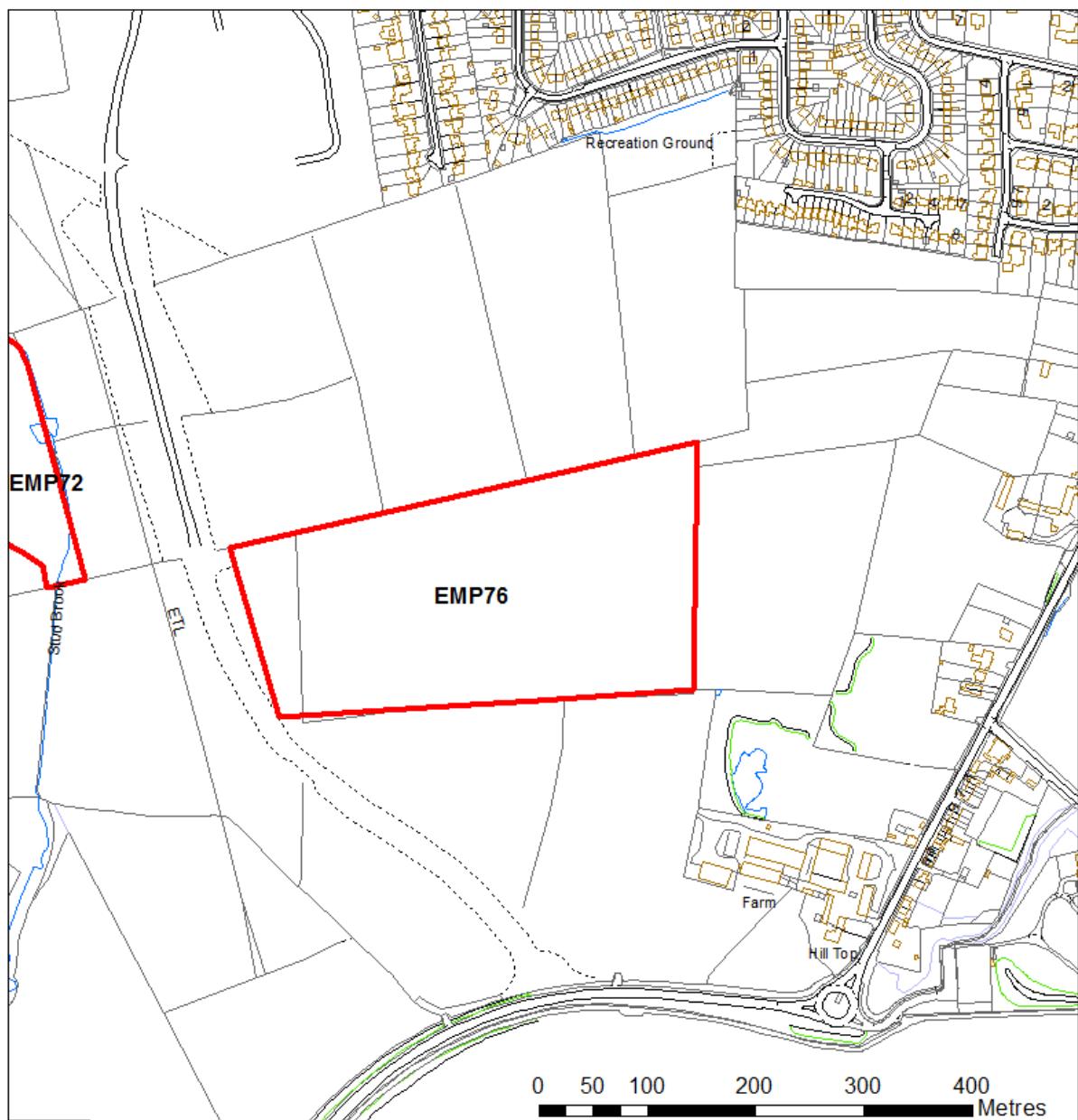
Potential Uses: B1, B2, B8 **Also considered for residential?** Yes - CD4

Potential Employment Floorspace: 24280 sqm based on standard plot ratios

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

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

EMP 76 - Land off Park Lane



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EMP77 - Land South of Repton Road

Address:	Westminster Industrial Estate, Measham		
Parish/Settlement:	Measham		Area: 3.3 ha
Site Description:	The site comprises an area of previously undeveloped land to the south of Repton Road/west of Huntingdon Way, in Measham. It lies within the Westminster Industrial Estate and is surrounded by employment uses.		
Current Use:	Undeveloped land	Previously Developed:	No
Local Plan Allocation:	Ec3 Existing employment areas	Current Permission:	None
River Mease Catchment:	Yes	National Forest:	Yes

Suitable? Potentially	The site falls within an existing employment area (allocated under Ec3 in the Local Plan). However the main issue is that the proposed route of HS2 runs north-south through the eastern part of the site. The site adjoins the river Mease and previous work on the adopted Local Plan suggested that its proximity might preclude development. It is proposed that by 2025 wastewater will be pumped out of the river Mease catchment. It is not clear whether this would remove these previous concerns
Available? Potentially	A planning application had been submitted in 2017 for storage use on the site, indicating a willingness to see the site developed. However the fact that the proposed route of HS2 now runs through the site impacts upon the sites availability - at least in the short term.
Achievable? Potentially	The obvious constraint on the deliverability of this site is the proposed route of HS2, which would take up the eastern part of the site and impact upon access arrangements to the remaining part. The development of the site in the short term is therefore unlikely.

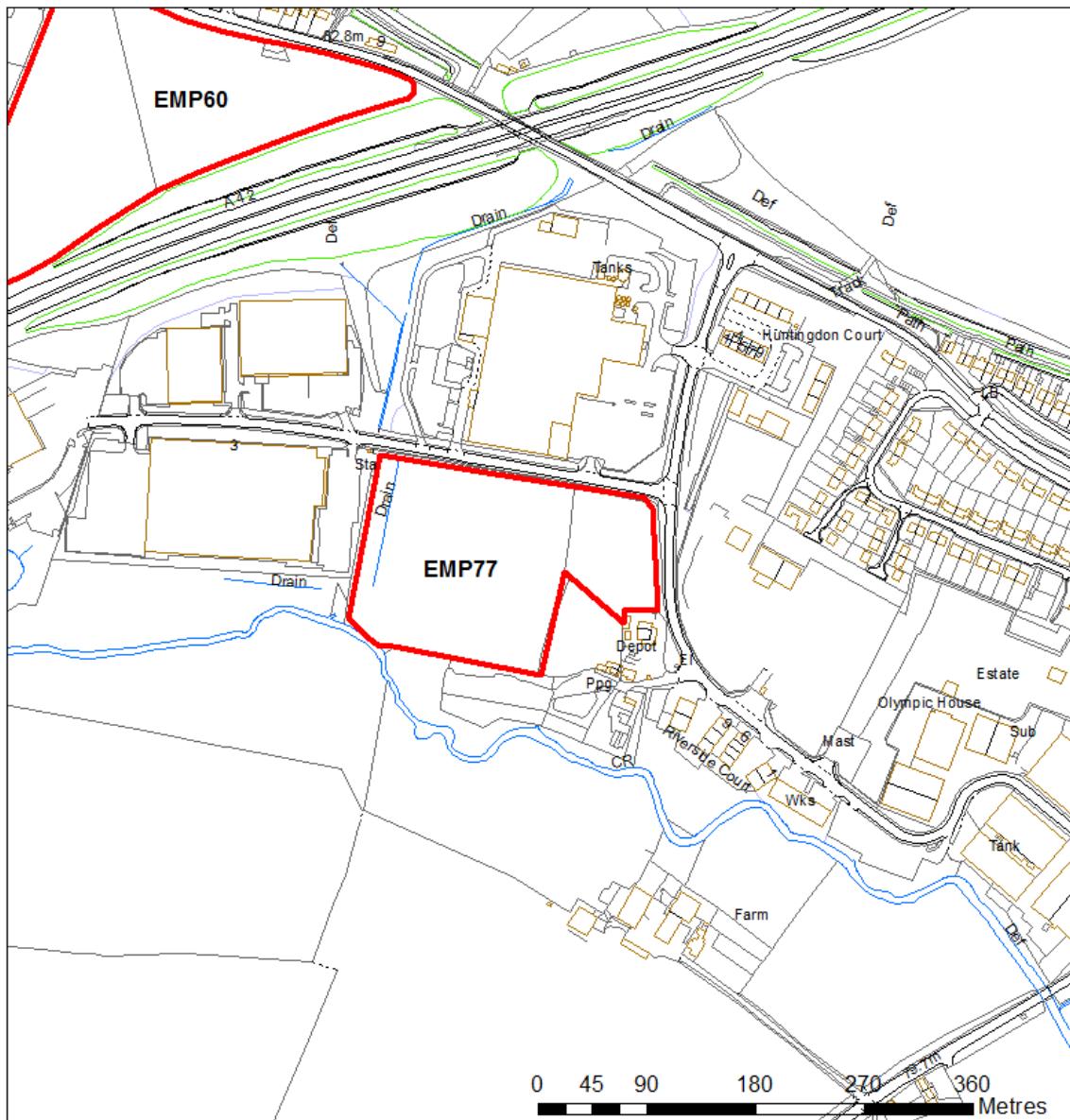
Potential Uses: B8 **Also considered for residential?** No

Potential Employment Floorspace: 8280 sqm based on standard plot ratios of area not affected by proposed route of HS2

Summary: Although the site lies within an existing employment area, the proposed route of HS2 running N-S through the east of the site prevents development on that part of the site and places a major constraint on the development of the remainder of the site, particularly in the short term. If the site is to come forward, it is therefore not likely to be for some time.

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

EMP 77 - Land South of Repton Road



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EMP78 - Slaughter House, Ashby Road

Address: Ashby Road, Sinope

Parish/Settlement: Sinope **Area:** 0.5 ha

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

Current Use: Slaughterhouse and agricultural fields **Previously Developed:** Part

Local Plan Allocation: Countryside **Current Permission:** 17/0144/FULM

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

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

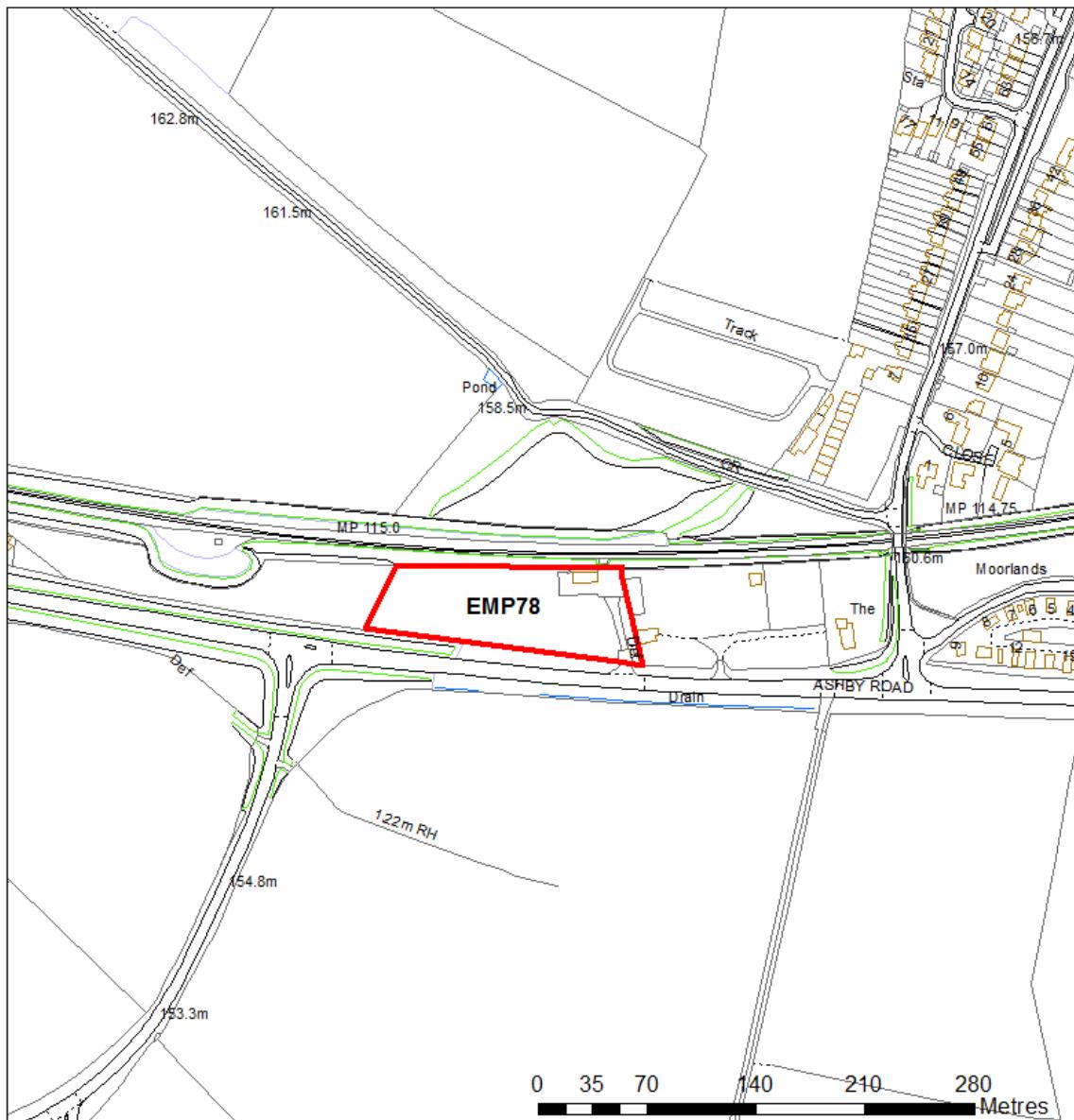
Potential Uses: B1 **Also considered for residential?** No

Potential Employment Floorspace: 660 sqm based on planning permission

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

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

EMP 78 - Slaughter House, Ashby Road



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