

Leicestershire, Leicester & Rutland

# Employment Land Availability Monitoring Report

Year to 31st March 2008

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# Leicestershire, Leicester & Rutland Employment Land Availability Monitoring Report

Year to 31st March 2008

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Leicestershire Statistics & Research Online (formerly LSORA): [www.lsr-online.org](http://www.lsr-online.org)



# Contents



Report Summary	5
Introduction	6
<b>Section One - Employment Land Supply 1996 - 2008</b>	
Table 1 - Total Employment Supply (hectares), Leicestershire, Leicester and Rutland at 31st March 2008	8
Chart 1 - Total Supply (hectares) at 31st March 2008 compared to Structure Plan Requirement	9
Chart 2 - Total Completions (hectares) at 31st March 2008 compared to Structure Plan Requirement	9
Table 2 - Total Land Supply (hectares) at 31st March 2008 split by Greenfield/ PDL	10
Chart 3 - Percentage of Total Land Supply (hectares) split by Greenfield/ PDL	10
<b>Section Two - Total Employment Starts 1996 -2008</b>	
Table 3 - Annual Employment Starts (hectares) 1996 - 2008	11
Chart 4 - All Hectares Started 1996 - 2008 and Cumulative Annual Starts	12
Chart 5 - Percentage of Total Hectares Started 1996 - 2008 Split by Greenfield/ PDL	12
<b>Section Three - Employment Completions, Losses and Floorspace</b>	
Table 4 - Employment Completions and Losses 1st April 2007 - 31st March 2008	13
<b>Section Four - Maps Displaying Employment Information</b>	
Map 1 - Leicester City and Rutland Unitary Authorities and Leicestershire Districts	14
Leicester Shire and Rutland Details:	
Map 2 - Hectares Allocated in Local Plans (per Km <sup>2</sup> ) at 31st March 2008	15
Map 3 - Hectares with Outline Planning Permission (per Km <sup>2</sup> ) at 31st March 2008	16
Map 4 - Hectares with Detailed Planning Permission (per Km <sup>2</sup> ) at 31st March 2008	17
Map 5 - Hectares Started (per Km <sup>2</sup> ) at 31st March 2008	18
Map 6 - Hectares Completed (per Km <sup>2</sup> ) at 31st March 2008	19

<b>Notes</b>	<b>20</b>
<b>Appendices</b>	
Appendix 1 - Methodology for Assessing Total Land Supply	22
Appendix 2 - District Site Availability by District	23
Appendix 3 - Site Starts and Completions Details	27
Appendix 4 - Further Information	30
County, Unitary and Local Authority Officers Contact Details	30
County, Unitary and Local Authority Web-Links	32
Other Web-Links	33

This report was produced by Leicestershire County Council in October 2008 using data supplied by the following authorities:

- Blaby District Council
- Charnwood Borough Council
- Harborough District Council
- Hinckley & Bosworth Borough Council
- Leicester City Council
- Melton Borough Council
- North-West Leicestershire District Council
- Oadby & Wigston Borough Council
- Rutland County Council

Whilst every care has been taken to ensure the accuracy of this document, Leicestershire County Council cannot accept responsibility for any errors or omissions.

Totals may not sum due to rounding.

# Report Summary



## Employment Starts

- In the period 1st April 2007 to 31st March 2008, a total of 32.24ha of employment (B Class) land was started within Leicestershire, Leicester and Rutland
- Of this, 0.33ha were started in Leicester City, 23.58ha were started in Leicestershire Districts and 8.33ha were started in Rutland
- The annual start rate was up by 2.32ha from the 2006-07 figure (29.92ha)
- Total start rate for 1st April 1996 to 31st March 2008 stood at 659.24ha
- The average annual start rate between 1996-2008 stands at 54.93ha per year. This is compared to the 62.25ha per year Leicestershire, Leicester and Rutland Structure Plan requirement, which applied in previous monitoring reports
- Of employment land started between 1996 and 2008, 47% (350.86ha) was located on previously developed land (PDL) compared to 53% (350.86ha) on Greenfield land. This is compared with a Leicestershire, Leicester and Rutland Structure Plan requirement of 50%, which applied in previous monitoring reports
- Of the Local Authorities within the Structure Plan Area, Oadby and Wigston, Harborough, Rutland and Hinckley & Bosworth have over 50% of employment land starts on PDL (98%, 95%, 61% and 61% respectively)

## Employment Land Supply

- The Local Authorities of Leicester City and Rutland have an over-provision of employment land in terms of potential hectare supply under the Leicestershire, Leicester and Rutland Structure Plan requirement, which applied in previous monitoring reports
- Of total employment supply, 48% (435.15ha) is located on PDL, with 52% (473.50ha) on Greenfield land

## Employment Land Losses

- Between 1st April 2007 and 31st March 2008, 29.21ha of employment land (over 120,000m<sup>2</sup> of floorspace) was completed.
- Between 1st April 2007 and 31st March 2008, a minimum of 70ha of employment land (over 250,000m<sup>2</sup> of floorspace) was lost to non-employment uses. The vast majority of this can be attributed to Leicester City (62.04 ha / 246.735m<sup>2</sup>)

# Introduction



## Purpose of the Report

The report provides a useful overview for individuals and organisations requiring information on employment land use in Leicester, Leicestershire and Rutland, especially regarding specific sites and developments. The data collated for this report also provides information for other areas of the County Council's work, including employment land studies and work on transport provision. In addition, the data contributes to work by the Research and Information Team in areas such as economic development. For further information on the individual work areas of the Research and Information Team, refer to the web address in the back of the report.

The Annual Employment Land Monitoring Report is prepared in consultation with the seven Local Planning Authorities in Leicestershire and the Leicester City and Rutland County Council Unitary Authorities <sup>(1)</sup>. This document complements any employment land reports collated and published by the seven Districts and two Unitary Authorities, and presents employment land <sup>(2)</sup> information for the whole of Leicestershire, Leicester and Rutland Joint Structure Plan Area. Figures for Leicester City and Rutland Unitary Authorities have been included only for plan area totals, by permission of the Councils <sup>(3)</sup>. Detailed site information for Leicester City and Rutland Unitary Authorities are available directly from the Councils concerned.

## Policy Background

The Annual Employment Land Monitoring Report contributes to the implementation, monitoring and review of the Structure Plan and other Development Plan Policies by providing data on the supply and availability of employment land (B Use Class) in Leicester, Leicestershire and Rutland. Employment land policies in the Leicestershire, Leicester and Rutland Joint Structure Plan 1996-2016 applied as Development Plan policies up to March 2008, but have not been extended until the adoption of the Regional Plan

The figures in this monitoring report reflect the fact that local plans in the county of Leicestershire have an end date of 2006 and certain policies within these plans have been saved until the adoption of Local Development Frameworks. The Replacement City of Leicester Local Plan makes provision for the Structure Plan's employment land requirement up to 2016.

The Regional Plan proposals (RSS8 proposed changes, GOEM July 2008) require local authorities, East Midlands Regional Development agency and sub-regional partnerships to work together on employment land reviews to inform allocation of a range of sites. The County Council and Local Planning Authorities collaborated with the Leicester Shire Strategic Economic partnership in the preparation of the Leicester and Leicestershire Housing market Area Employment Land Study (PACEC October 2008). <http://www.lsep.co.uk/uploads/leics-hma-elr-final-report.pdf>

Indicators on the Economy, including employment land net change and future supply are also monitored in Annual Monitoring Reports (AMR) on the Regional Plan and Local Development Frameworks. Employment land may be counted in a different way in an AMR, due to the application of different definitions specified in government guidance. For instance, 'Completions' and 'Under Construction' are monitored as opposed to 'Starts'

## Terminology & Content

The report includes details of both 'supply' and 'availability'. 'Supply' refers to land which has contributed towards the Structure Plan requirement because the site has either been 'started' (under construction) or



granted planning permission. 'Availability' excludes completions and sites under construction, but includes Local Plan allocations and is provided in order to assist developers and others who are investigating potential sites for development. Tables and graphs are provided to show the total availability of employment land over the Structure Plan period, and the availability of Greenfield and previously developed land (PDL) <sup>(4)</sup> for employment use.

The report sets out (Appendix 2) a schedule of sites <sup>(5)</sup> in Local Authority order that are considered to be suitable for development either as allocations or with planning permission. It provides a detailed site by site assessment of the amount of land that is available or potentially available for development in each area. Within each area, sites are listed by Parish or Settlement. The current status and size (in hectares) of each site is also provided. Appendices are included to show site availability details for each of the seven Districts in the plan area, methodology for assessing total land availability, contact details for all the contributors to the report and web links, should further information be required.

## Notes

<sup>(1)</sup> The Employment Land Availability Report is based on figures and site details supplied by Officers of the District or Local Authorities responsible. Leicestershire County Council accepts no responsibility for errors or omissions or decisions based upon those errors or omissions where the error or omission is derived from those figures and site details or any source supplied by a third party and compiled by Leicestershire County Council.

<sup>(2)</sup> Employment land is land allocated in Local Plans, with planning permission for development or is under construction ('started') on 31st March of the reporting year. Employment land is defined under the Town and County Planning, (Use Classes) 1987 Order, as amended by the Use Classes (Amendment) Orders, 1992 & 1993 and consists of the following:

B1 - business class (offices of a non-financial use, industrial processes and research and development of a light industrial nature)

B2 - general industry other than B1 or B8

B8 - storage and distribution

'Mixed' - refers to land with either a range of B Class uses, or where no use can be defined (as in the case of undeveloped, allocated land)

<sup>(3)</sup> All figures relating to starts and commitments for Leicester City for the period 2007-08 have been provided by Leicester City Council. The use of hectareage alone as a measure of development provision does not illustrate the real gains through efficient land use due to spatial constraints (such as the use of multi-storey buildings). In such cases, both hectareage and floorspace should be used together.

<sup>(4)</sup> Policy monitoring on the Central Leicestershire Policy area (CLPA) is no longer reported here. With the move from the Structure Plan to the Regional Plan and sub-regional plan, the Leicester Principal Urban Area (PUA) will be used for monitoring. The PUA will consist of the built-up extent of the Leicester urban area. Future reports will provide more details. Previously developed land (PDL) is defined under PPS3.

<sup>(5)</sup> Sites are those with planning permission or allocated in local plans or which are started in the year of survey. Sites included have historically met a threshold of 0.2ha or a net floorspace gain of over 1,000m<sup>2</sup>. This threshold was removed from the monitoring year 2005-06 onwards in order to obtain a more comprehensive picture of employment development across the plan area. All the Local Planning Authorities have unimplemented local plan allocations in their adopted local plans. Local plan allocations have not been included in the employment land supply tables. Site details are included for availability in Appendix B.

# Section One

## Employment Land Supply 1996 - 2008

Table 1 - Total Employment Land Supply (hectares), Leicestershire, Leicester and Rutland at 31st March 2008

Authority	Starts 1996-2008	Outline Planning Permission	Detailed Planning Permission	Total Supply at 31st March 2008	Structure Plan Requirement
	(a)	(b)	(c)	(sum a to c)	
Blaby	69.10	9.78	10.28	89.16	146
Charnwood	50.57	14.95	18.77	84.29	206
Harborough	138.22	2.30	7.47	147.99	170
Hinckley & Bosworth	68.64	17.09	3.90	89.63	122
Leicester City	60.48	26.34	2.64	89.46	89
Melton	48.86	2.66	6.99	58.51	125
North-West Leicestershire	179.69	72.90	19.24	271.83	326
Oadby & Wigston	7.00	0.00	0.00	7.00	24
Rutland	36.74	12.10	21.94	70.78	37
<b>Plan Area Totals</b>	<b>659.29</b>	<b>158.12</b>	<b>91.24</b>	<b>908.65</b>	<b>1,245</b>

Chart 1 - Total Land Supply (hectares) at 31st March 2008 compared to Structure Plan Requirement

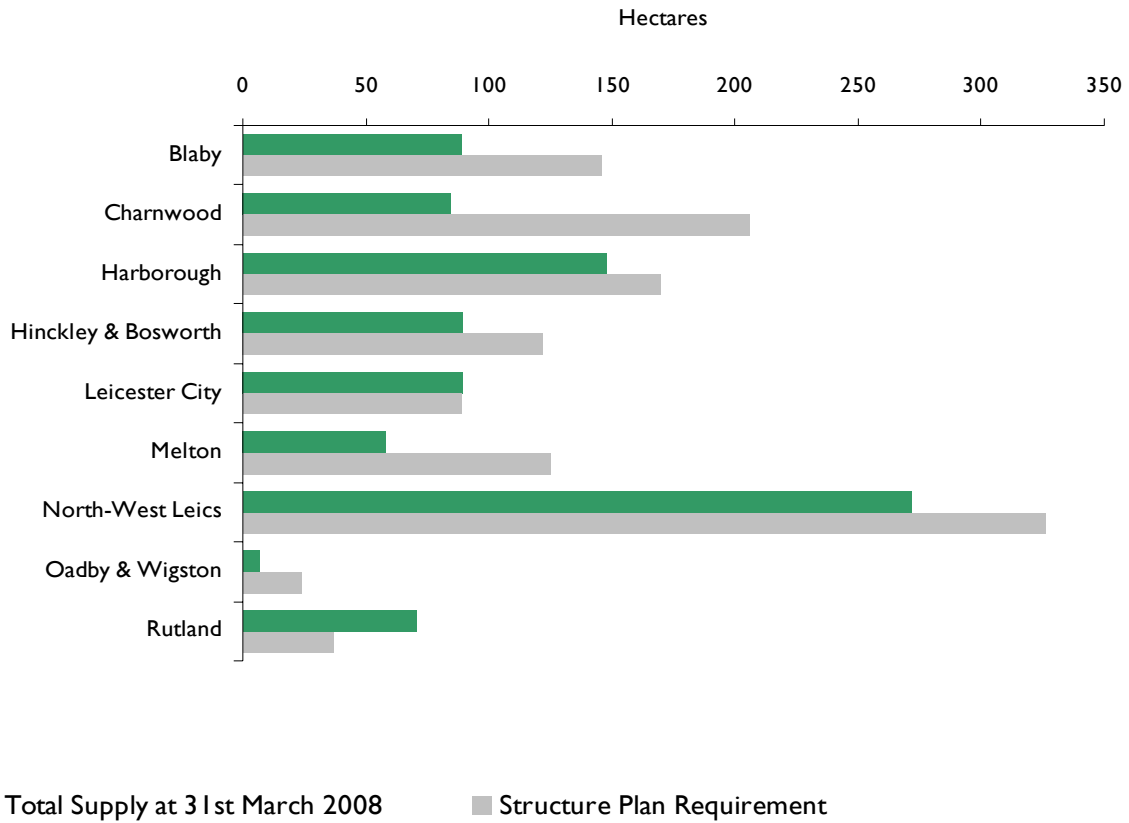


Chart 2 - Total Starts (hectares) at 31st March 2008 compared to Structure Plan Requirement

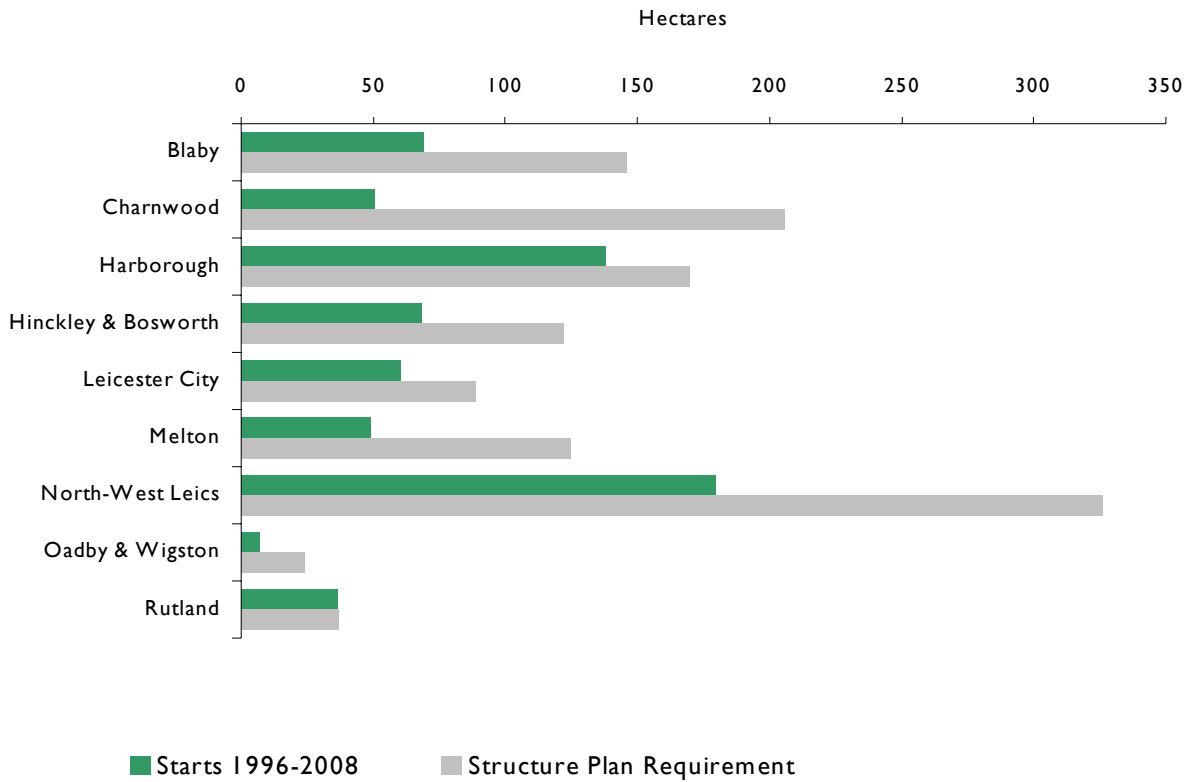


Table 2 - Total Land Supply (hectares) at 31st March 2008 split by Greenfield/ PDL

	Starts 1996 - 2008	Outline Planning Permissions	Detailed Planning Permissions	Total Supply	Percentage Greenfield/ PDL
<b>Greenfield</b>	(a)	(b)	(c)	(Sum a to c)	%
Blaby	54.77	5.88	1.96	62.61	70%
Charnwood	37.57	13.78	14.82	66.17	79%
Harborough	6.77	0.00	2.75	9.52	6%
Hinckley & Bosworth	26.78	0.00	0.00	26.78	30%
Leicester City	34.22	8.30	0.00	42.52	48%
Melton	39.54	2.30	2.24	44.08	75%
North-West Leicestershire	136.85	33.76	17.26	187.87	69%
Oadby & Wigston	0.16	0.00	0.00	0.16	2%
Rutland	14.20	12.10	7.49	33.79	48%
<b>Total Greenfield</b>	<b>350.86</b>	<b>76.12</b>	<b>46.52</b>	<b>473.50</b>	<b>52%</b>
Column Percentage	53%	48%	51%		
<b>PDL</b>	(a)	(b)	(c)	(Sum a to c)	%
Blaby	14.33	3.90	8.32	26.55	30%
Charnwood	13.00	1.17	3.95	18.12	21%
Harborough	131.45	2.30	4.72	138.47	94%
Hinckley & Bosworth	41.86	17.09	3.90	62.85	70%
Leicester City	26.25	18.04	2.64	46.93	52%
Melton	9.32	0.36	4.75	14.43	25%
North-West Leicestershire	42.84	39.14	1.98	83.96	31%
Oadby & Wigston	6.84	0.00	0.00	6.84	98%
Rutland	22.54	0.00	14.45	36.99	52%
<b>Total PDL</b>	<b>308.43</b>	<b>82.00</b>	<b>44.72</b>	<b>435.15</b>	<b>48%</b>
Column Percentage	47%	52%	49%		

Chart 3 - Percentage of Total Land Supply (hectares) Split by Greenfield/ PDL



# Section Two

## Total Employment Starts 1996 - 2008

Table 3 - Net Annual Employment Land Started (hectares) 1996 - 2008

	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	Totals
Blaby	11.44	2.84	8.17	4.06	3.01	4.70	7.89	11.50	2.00	9.83	2.00	1.66	69.10
Charnwood (1), (2)	0.48	7.70	7.65	7.70	4.92	5.21	1.77	4.36	9.60	0.60	0.00	0.53	50.57
Harborough (1)	0.00	19.60	19.60	19.55	23.58	27.18	3.50	3.43	9.06	9.57	2.71	0.44	138.22
Hinckley & Bosworth	21.39	1.58	1.16	13.12	1.14	0.73	7.77	0.00	0.00	16.26	0.11	5.38	68.64
Leicester	3.44	9.96	3.43	3.68	8.11	7.24	5.62	0.50	0.58	4.42	13.17	0.33	60.48
Melton	13.70	5.97	5.97	5.97	0.00	0.00	16.47	0.00	0.00	0.00	0.00	0.78	48.86
North-West Leics	10.35	12.92	35.12	20.50	18.10	15.21	18.27	11.74	8.58	8.72	6.19	13.99	179.69
Oadby & Wigston	0.00	0.00	0.10	0.11	3.18	0.81	1.84	0.00	0.00	0.00	0.16	0.80	7.00
Rutland	1.61	0.00	5.80	0.96	4.71	0.00	3.45	0.00	1.69	4.61	5.58	8.33	36.74
<b>Plan Area Total</b>	<b>62.41</b>	<b>60.57</b>	<b>87.00</b>	<b>75.65</b>	<b>66.75</b>	<b>61.08</b>	<b>66.58</b>	<b>31.53</b>	<b>31.51</b>	<b>54.01</b>	<b>29.92</b>	<b>32.24</b>	<b>659.24</b>

Chart 4 - All Hectares Started 1996 - 2008 and Cumulative Annual Starts

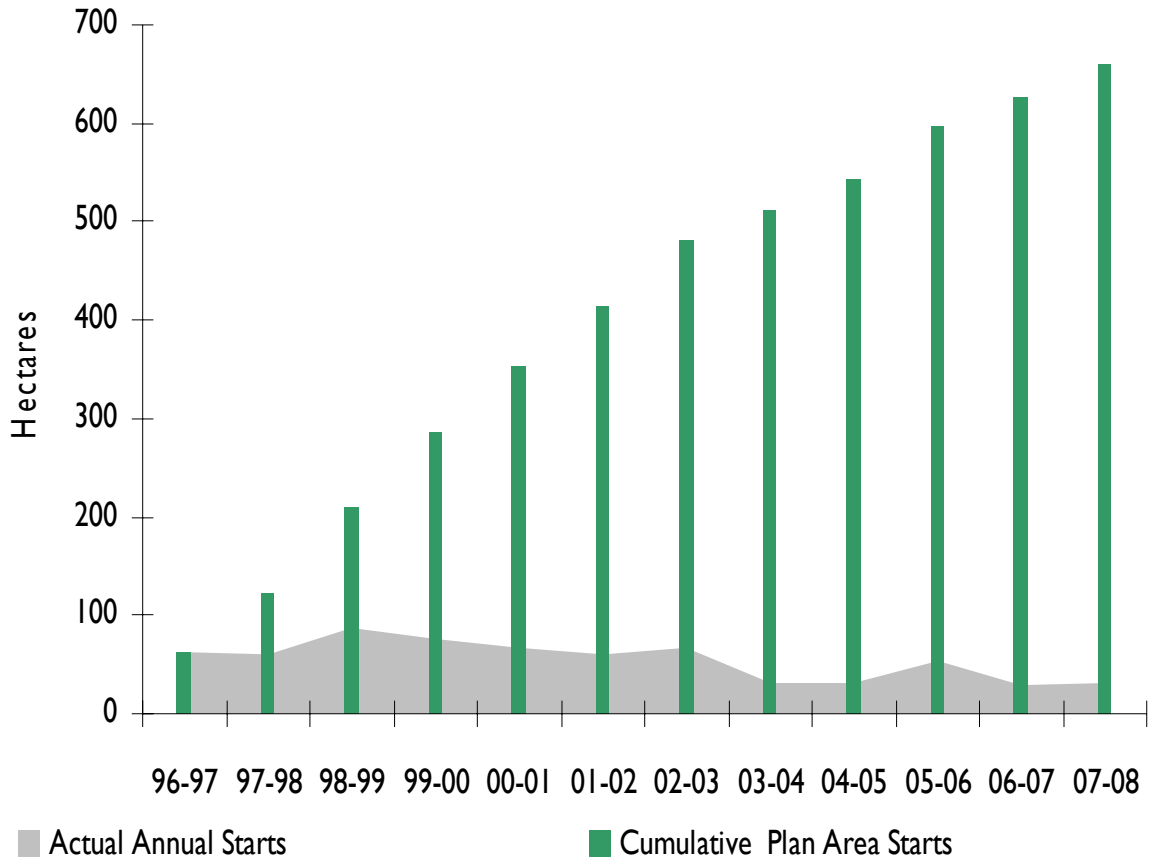
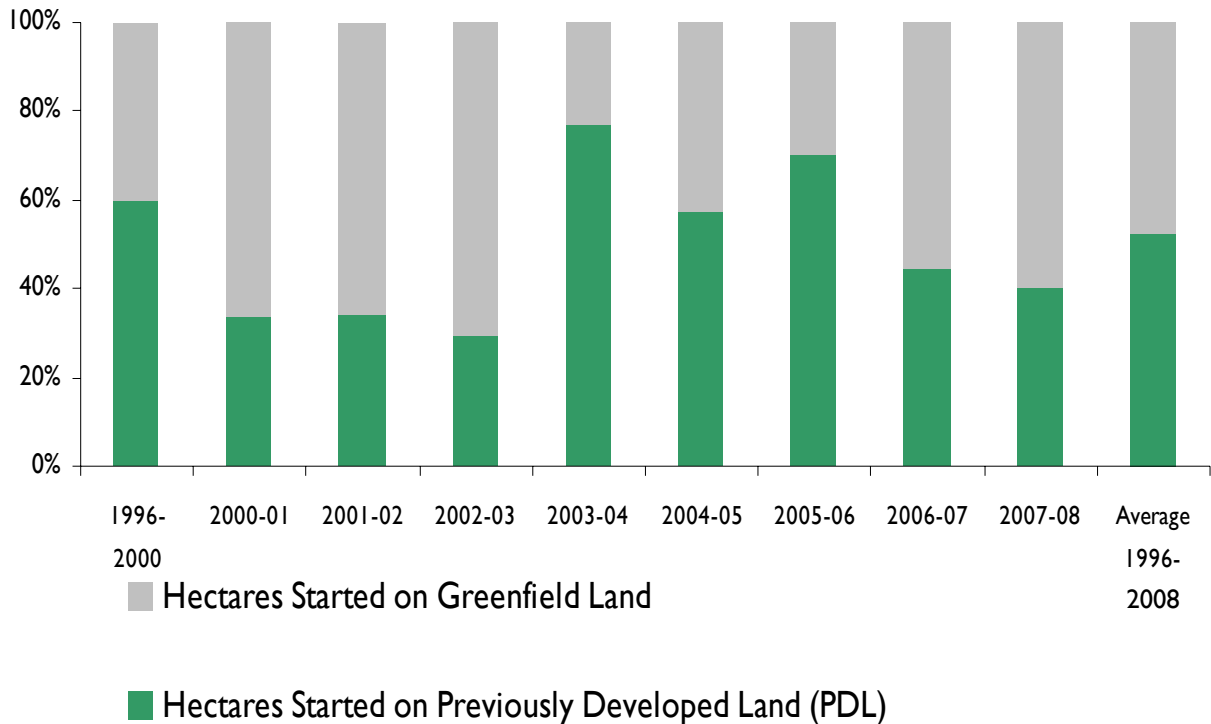


Chart 5 - Percentage of Total Hectares Started 1996 - 2008 Split by Greenfield/ PDL



## Section Three

# Employment Completions, Losses & Floorspace

Table 4 - Employment Completions and Losses (hectares and floorspace) 1st April 2007 - 31st March 2008 (2)

	Hectares Completed	Floorspace Completed (m <sup>2</sup> ) (3)	Hectares Lost (4)	Floorspace Lost (m <sup>2</sup> ) (4)
Blaby	2.41	0	0.00	0.00
Charnwood	0.53	2,583	0.00	0.00
Harborough	3.32	13,732	0.00	0.00
Hinckley & Bosworth	0.21	1,322	4.91	0.00
Leicester City	12.89	58,965	62.04	246,735.0
Melton	1.17	11,355	0.00	0.00
North-West Leicestershire	7.83	33,722	3.65	0.00
Oadby & Wigston	0.80	1,728	0.00	82.50
Rutland	0.06	0	0.03	270.00
<b>Plan Area Total</b>	<b>29.21</b>	<b>123,407</b>	<b>70.63</b>	<b>247,087.5</b>

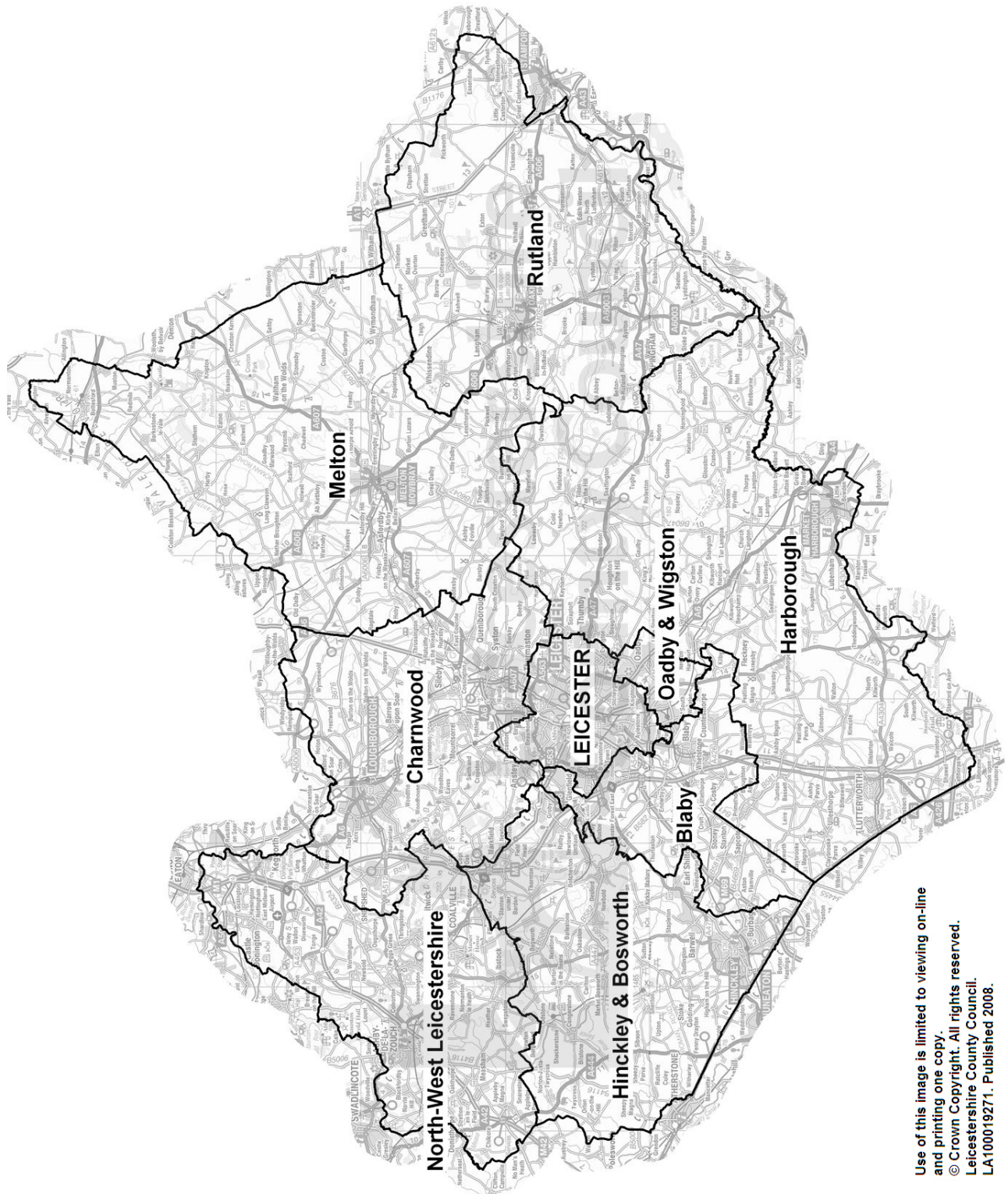


# Section Four

## Maps Displaying Employment Information



Map 1 - Leicester City and Rutland Unitary Authorities and Leicestershire Districts



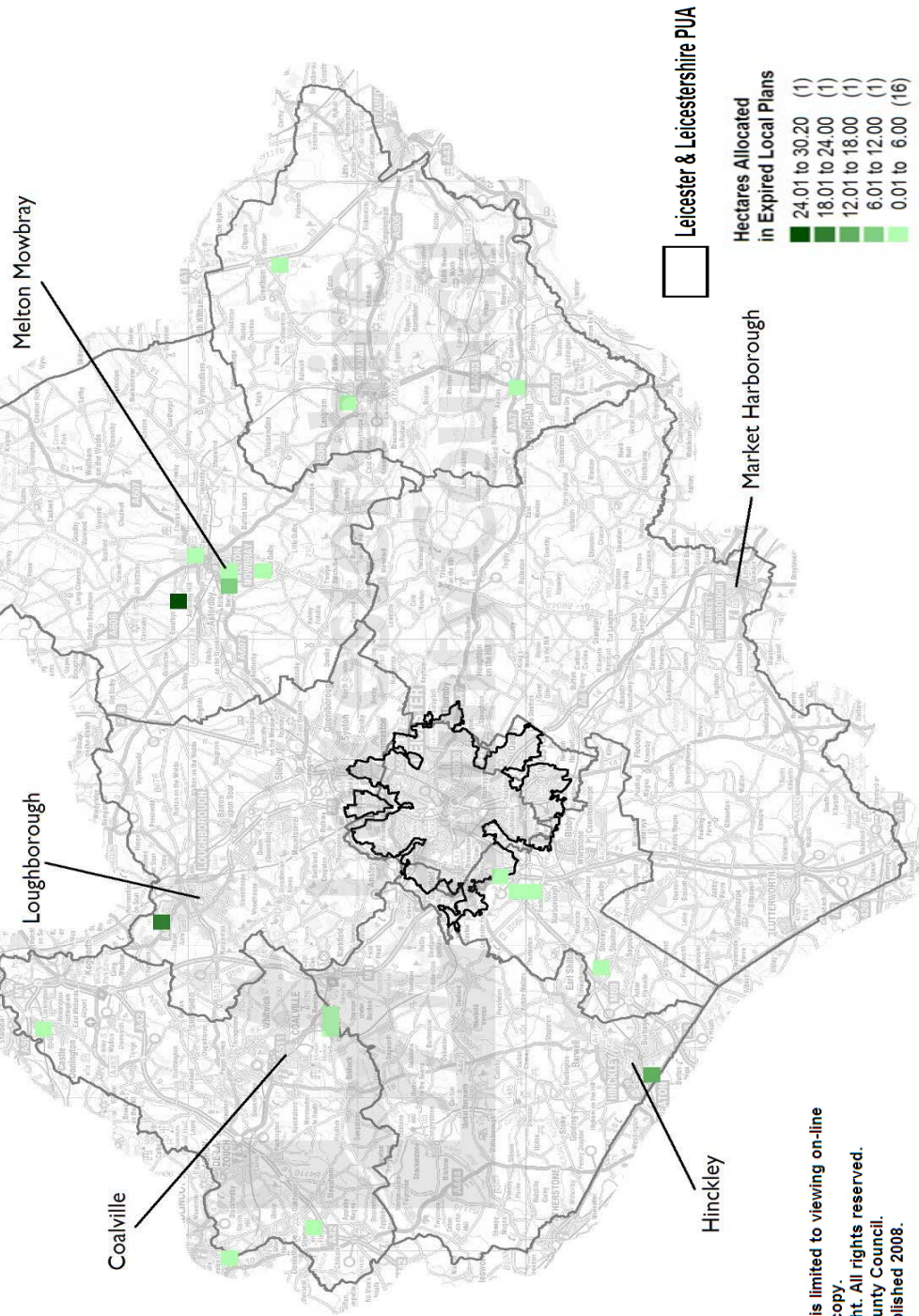
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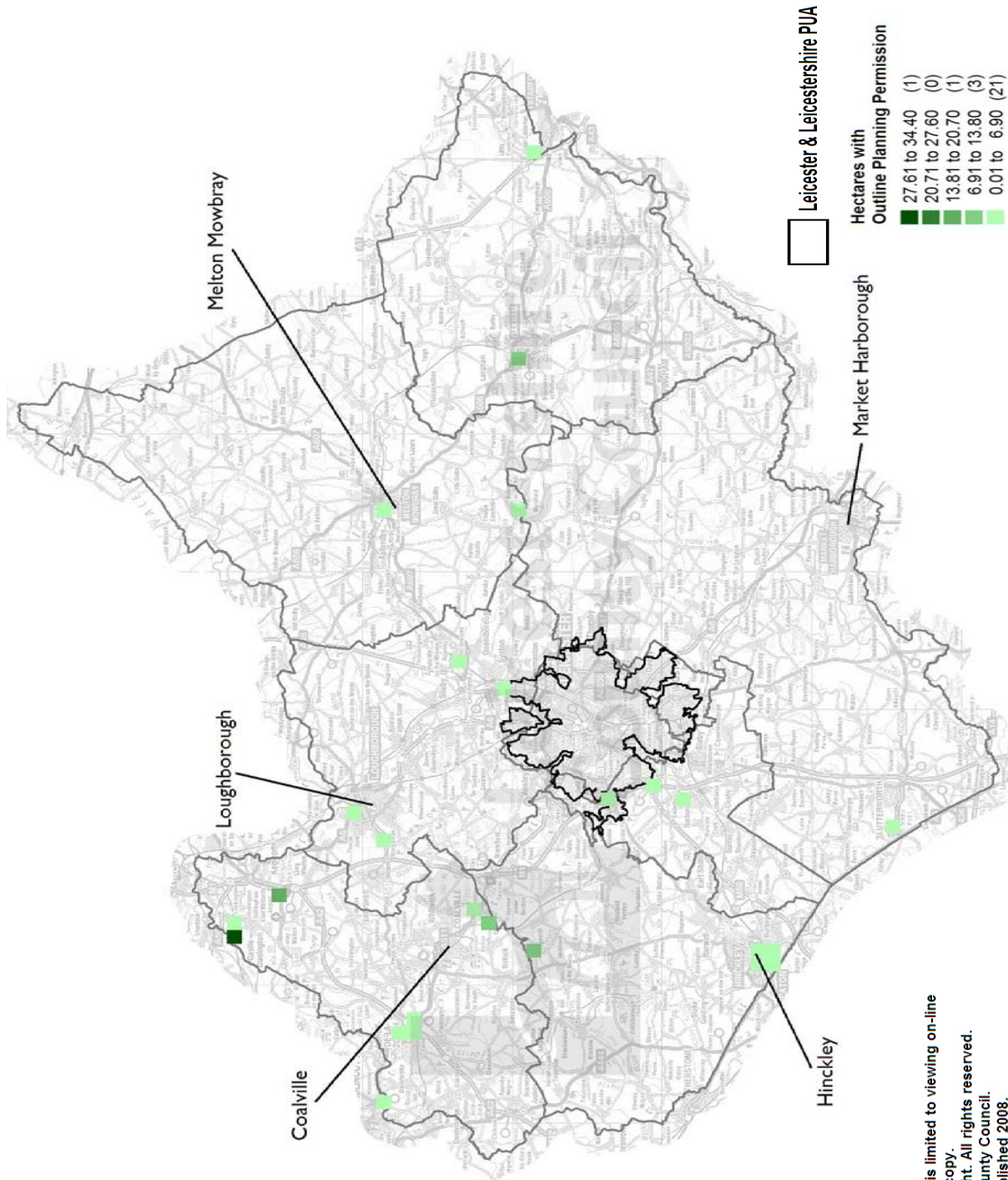
Map 2 - Leicester Shire and Rutland - Hectares Allocated in Local Plans (per Km<sup>2</sup> at 31st March 2008)

The inclusion of data on Allocations reflects the fact that local plans in the county of Leicestershire have an end date of 2006 and certain policies within these plans have been saved until the adoption of Local Development Frameworks. Further advice can be sought from the relevant District Council on saved policies in local plans.



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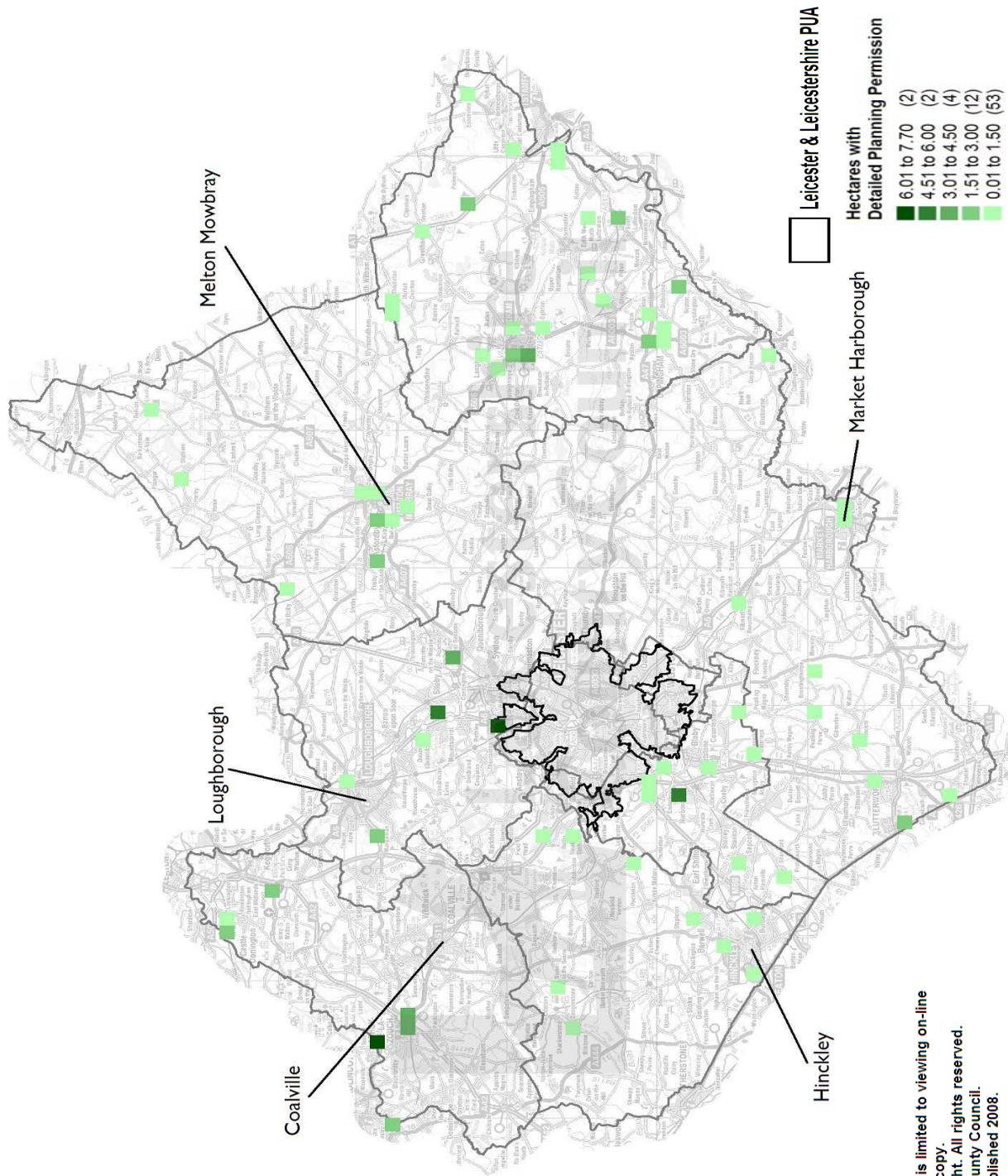
Map 3 - Leicester Shire and Rutland - Hectares with Outline Planning Permissions (per Km<sup>2</sup> at 3 1st March 2008)



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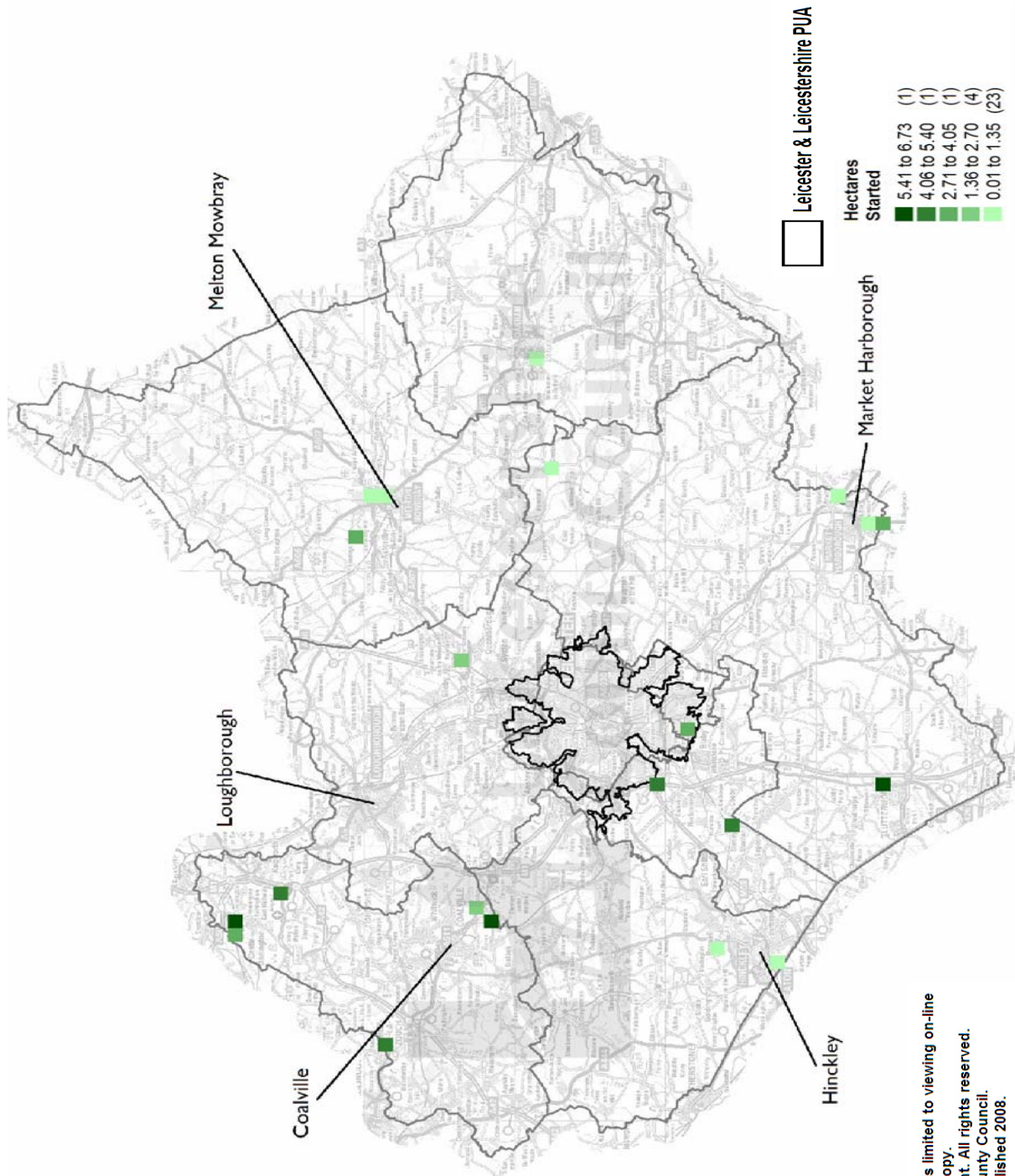


Map 4 - Leicester Shire and Rutland - Hectares with Detailed Planning Permissions (per Km<sup>2</sup> at 31st March 2008)



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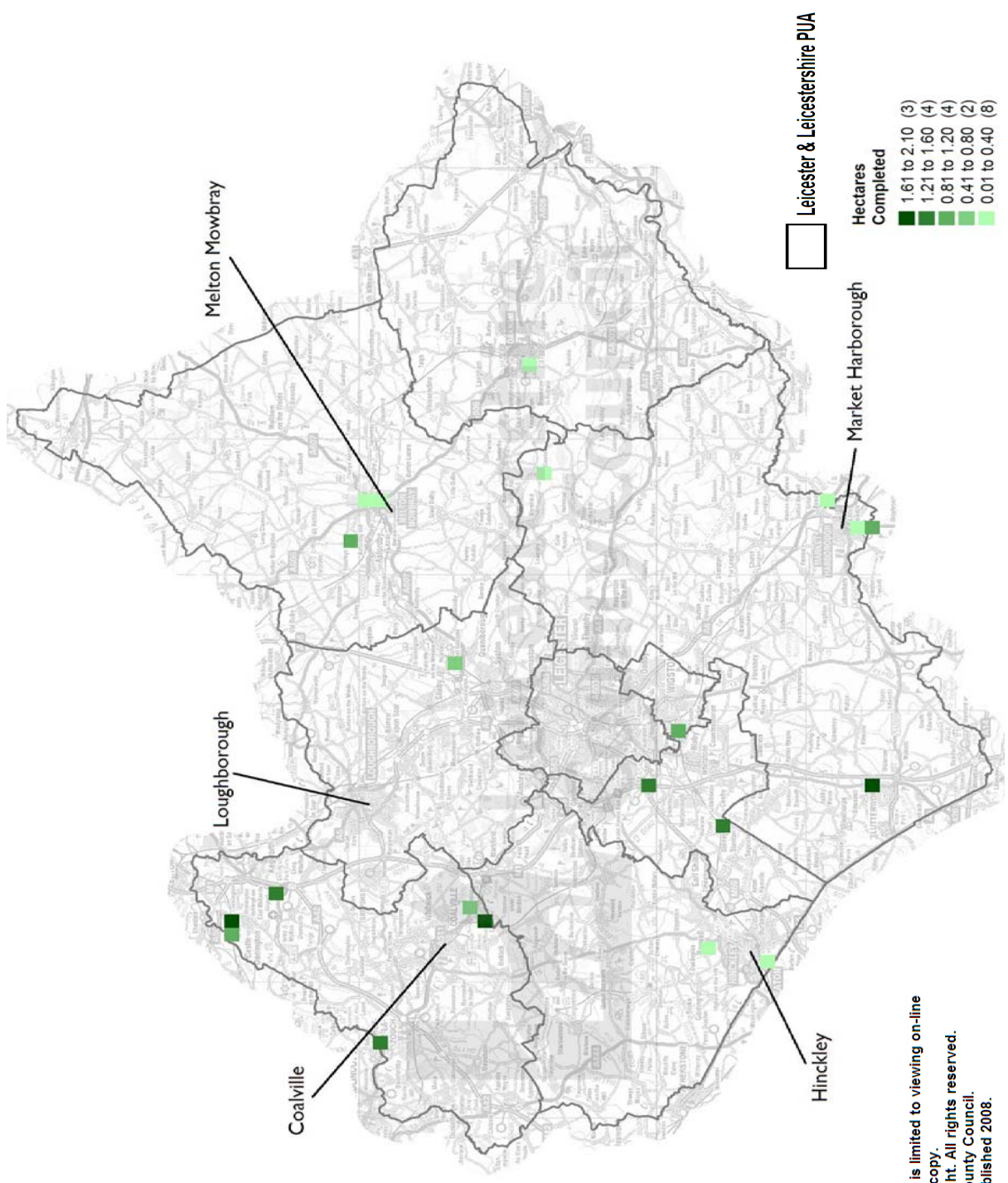
Map 5 - Leicester Shire and Rutland - Hectares Started (per Km<sup>2</sup> at 31st March 2008)



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Map 6 - Leicester Shire and Rutland - Hectares Completed (per Km<sup>2</sup> at 3 1st March 2008)



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# Notes



(1) Harborough and Charnwood totals for 1997-2000 are averaged over the three years. Charnwood figure for 2004-05 altered by 1.15ha - North Road Loughborough inaccurately recorded as 1.83ha, subsequently changed to 0.68ha.

(2) Past figures in this report for Charnwood concerning years 02-03, 03-04, 04-05, 05-06 and 06-07 are different to what has been reported in previous monitoring reports. The old, incorrect figures of 2.24, 4.36, 16.21, 7.22 and 3.60 respectively have been altered to accommodate for historical errors where double counting occurred on starts and areas of sites still remaining to be developed. This correction in data between 02-03 - 06-07 has resulted in 17.3 hectares of sites previously recorded as starts being removed from Charnwood's historical data for the aforesaid years.

(3) Floorspace completion figures represent total additional B Class floorspace completed in the monitoring year to 31st March 2008, including additions to floorspace on existing sites, where available.

(4) Employment losses figures represent material changes from B Class to other uses, as supplied by authorities, where available.



# Appendices



**Appendix 1**  
Methodology for Assessing Total Land Supply

**Appendix 2**  
Employment Availability Schedule by District

**Appendix 3**  
Employment Starts Schedule

**Appendix 4**  
Further Information, Contact Details, Web-Links

# Appendix I

## Methodology for Assessing Total Land Supply



Calculations are made using the following criteria:

### Total Supply Over the Structure Plan Period

- Sites included are usually over 0.2 hectares (0.5 acre) or with a net floor-space gain greater than 1000 sq.m. (10764 sq. ft). Smaller sites may be included if it is felt that when combined they constitute an important part of the authority's total development.
- Total of sites 'started' in previous years of the plan, starting 31<sup>st</sup> March 1996.
- Total of sites 'started' for monitoring year from 1<sup>st</sup> April to 31<sup>st</sup> March of the monitoring year.
- Outline planning permissions outstanding at 31<sup>st</sup> March of the monitoring year.
- Detailed planning permissions outstanding at 31<sup>st</sup> March of the monitoring year.

### Green/PDL (Previously Developed Land) Split

- Started site totals for previous years are split, to give separate totals for greenfield and previously developed land (PDL).
- Started site totals for monitoring year are split, to give separate totals for greenfield and PDL.
- Outline planning permissions are split, to give separate totals for greenfield and PDL.
- Detailed planning permissions are split, to give separate totals for greenfield and PDL.

Please note:

*The Central Leicestershire Policy Area is no longer used to assess the pattern of employment development. It is envisaged that the CLPA will be replaced by the Leicester Principal Urban Area (PUA) as a policy tool with the adoption of the new Regional Spatial Strategy (RSS8).*

*Employment completions have been separated from other data to avoid double counting of sites which have previously been recorded as starts, and those sites which have been started and completed in the same monitoring year.*





# Appendix 2

## Employment Availability by District



The following pages show site availability for Leicestershire, including site details for Local Plan Allocations. A number of districts have unimplemented local plan allocations in their adopted local plans. Paragraph 37 of PPS3 states that local planning authorities should revise their plans to take account of the guidance set out in PPS3. Accordingly, unimplemented local plan allocations should not be carried forward into the new Local Development Frameworks without a careful examination of their compatibility with new national and strategic guidance, compared with other new sites that may be identified through the Local Development Framework process.

### Blaby Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
Braunstone	E7 (iv)	Meridian Business Park	1.89			B1, B2, B8	Green
Croft	07/0198	Croft Highways Depot, Arbor Road				B8	Green
Countesthorpe	06/0314	Soars Lodge Farm, Foston Lane			0.39	B2	Green
Enderby	08/0069	Grove Court Phase 4, Smith Way, Grove Park		3.50		B1, B2	Green
Enderby	07/0226	Lakeview, units A & B, off Smith Way, Grove Park			0.52	B1 (a)	Green
Enderby	06/1015	Off Barnsdale Way, Grove Park			1.05	B1 (a) + B8	Green
Enderby	06/0452	Land off Thorpe Way, Grove Park				B1 (a)	Green
Enderby	06/1129	Land off Smith Way, Grove Park				B1 (a)	Green
Enderby	07/0023	Woodlands, Phase 2, Plot 1, Frances Way, Grove Park				B1 (a)	Green
Enderby	E7 (i)	Warrens Industrial Estate	0.61			B1, B2, B8	PDL
Enderby	03/1229	Plot E, Unit 2, Warren Park Way			0.51	B1, B2, B8	PDL
Enderby	E7 (ii)	Quarry Lane	3.62			B2, B8	PDL
Kirby Muxloe	96/0178	Kirby Park Farm, Ratby Lane		2.38		B1, B2	Green
Narborough	89/0857	Carlton Park		0.99		B1	PDL
Narborough	07/0374	Lakeside Plot, Calton Park			2.87	B1	PDL
Narborough	04/1139	Land to Southwest of A+L, Calton Park		2.91		B1	PDL
Narborough	03/1336	Carlton Park			2.10	B1	PDL
Sharnford	07/1011	Land off Aston Lane			0.50	B8	PDL
Stoney Stanton	E8 (i)	Highfields Enterprise Zone	0.07			B1	PDL
Stoney Stanton	06/0164	Stressline LTD, Station Road			0.69	B1 (a) + B8	PDL
Whetstone	07/0265	Southlands Road, Whittle Industrial Estate			1.15	B1, B2, B8	PDL
Whetstone	04/1226	Whetstone Pastures Farm, Whetstone Gorse Lane			0.50	B1 (a)	PDL
<b>Blaby Total</b>			<b>6.19</b>	<b>9.78</b>	<b>10.28</b>		

(A) - Allocation, (O)- Outline Planning Permission, (D)- Detailed Planning Permission  
Green- Previously Undeveloped (Greenfield) Sites, PDL- Previously Developed (Brownfield) Sites

## Charnwood Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
East Goscote		The Warren		1.17	3.05	B2 / B8	PDL
Loughborough		Science Park, Ashby Road		4.11	1.70		Green
Loughborough		Dishley Grange	20.00				Green
Loughborough		Burder Street			0.90		PDL
Mountsorrel		Granite Way			1.19		Green
Rothley		Rothley Lodge			5.93		Green
Syston		Watermead Business Park		6.87			Green
Loughborough		Loughborough Industrial Park		2.80			Green
Birstall		Harrowgate Drive			6.00		Green
Charnwood Total			20.00	14.95	18.77		

## Harborough Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
Owston	07/00990/FUL	Manor Farm, Main Street				B1a	PDL
Lutterworth	05/01857/FUL	Land at Bilton Way				B1a	PDL
Market Harborough	06/01245/FUL	The Point				B1a	Greenfield
Market Harborough	08/00163/FUL	3 and 4 Symington Terrace, Northampton Road				B1a	PDL
Market Harborough	06/01038/REM	Land East Of Northampton Road				B1a	Greenfield
Kibworth Harcourt	06/01233/REM	79 Harborough Road				B1a	Greenfield
Lutterworth	06/00468/FUL	Rear Site, Central Park				B1a	Greenfield
Laughton	07/00474/FUL	The Laurels				B1a	Greenfield
Shawell	07/00398/FUL	Greenspinney Cattery, Gibbet Lane			0.34	B1a	PDL
Great Easton	07/00448/REM	Land at Gatehouse Lane			1.21	B1a + B8	PDL
Market Harborough	07/00710/FUL	Vacant Plot, Riverside			0.08	B1a	PDL
Lutterworth	07/00414/OUT	George House, Magna Park		2.3		B1a + B8	PDL
Lutterworth	07/00419/FUL	Plot 7000, Coventry Road, Magna Park			2.3	B1a	PDL
Kibworth Harcourt	07/01396/FUL	Priory Business Park, Wistow Road			0.88	B1 + B2	Greenfield
Gilmorton	07/00773/FUL	Washbrook Lodge Lutterworth Road			0.2	B1a	PDL
Market Harborough	07/01815/FUL	Land Rear of The Market Tavern, High Street			0.01	B1a	PDL
Frolesworth	07/01818/FUL	The Barn, Church Hill Farm, Main Street				B1a	Greenfield
Market Harborough	07/01876/FUL	Unit M, Welland Industrial Estate, Valley Way			0.18	B1a + B8	PDL
Market Harborough	07/01887/FUL	Land Adj The Point, Rockingham Road			0.6	B1a	Greenfield
Bruntingthorpe	07/01906/FUL	Bruntingthorpe Proving Ground, Peatling Parva Road			0.4	B1a	PDL
Lutterworth	07/01919/FUL	Rear Site, Central Park			1.15	B1a	Greenfield
Knaptoft	08/00095/FUL	Knaptoft Hall Farm, Welford Road			0.12	B8	Greenfield
Harborough Total			0.00	2.30	7.47		

(A) - Allocation, (O)- Outline Planning Permission, (D)- Detailed Planning Permission  
Green- Previously Undeveloped (Greenfield) Sites, PDL- Previously Developed (Brownfield) Sites

## Hinckley & Bosworth Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
Barton on the Beans	07/01424/FUL	Sycamore Farm, 29 Main Street			0.49	B1	PDL
Barwell	06/01387/FUL	Barwell Business Centre, Kingsfield Road			0.43	B1, B2, B8	PDL
Burbage	49SW075	Rear of Sketchley Works, Rugby Road	3.93			B1, B2, B8	PDL
Burbage	05/00172/FUL	2 Watling Close				B2	PDL
Burbage	06/00682/FUL	3 Watling Close				B1, B2, B8	PDL
Congerstone	06/01405/REM	Dawkins Abattoir, Barton Road			1.07	B1	PDL
Desford	05/00573/FUL	Desford Hall, Leicester Lane				B1	PDL
Desford	99/00853/FUL	Peckleton Lane (Caterpillar UK)				B8	Green
Groby	07/01477/COU	Groby Lodge Farm, Markfield Road			0.27	B1, B8	PDL
Hinckley	04/01316/OUT	Nutts Lane/East Midlands Electricity Site		2.31		B1, B2, B8	PDL
Hinckley	05/00865/REM	Nutts Lane/East Midlands Electricity Site				B1, B2, B8	PDL
Hinckley	06/01252/REM	Nutts Lane/East Midlands Electricity Site				B2, B8	PDL
Hinckley	07/00759/REM	Nutts Lane/East Midlands Electricity Site				B1, B2, B8	PDL
Hinckley	07/00231/OUT	Jarvis Porter, Coventry Road		3.70		B8	PDL
Hinckley	07/00431/DEEM	Sunnyside Business Park, Wheatfield Way			1.36	B1, B2, B8	PDL
Hinckley	07/00594/FUL	Phoenix Business Park			0.02	B1, B2	PDL
Hinckley	07/01150/FUL	North of Coventry Road				B1, B2, B8	Green
Higham on the Hill	39NE090	MIRA, Watling Street	9.00			B1, B2, B8	PDL
Higham on the Hill	07/00072/FUL	MIRA, Watling Street				B2	PDL
Nailstone	06/00980/OUT	Former Nailstone Colliery		9.50		B1, B2, B8	PDL
Ratby	07/01430/FUL	Alexandra Stone Works, Desford Lane			0.11	B2	PDL
Stanton Under Bardon	41SW046-3	Beveridge Lane 3			1.22	B2, B8	PDL
Thornton	07/00250/FUL	Merrylees Farm, Merrylees Road				B1	PDL
Twycross	05/00572/FUL	Rare Ltd, Manor Park				B1	PDL
Burbage	07/00757/FUL	Land rear of 6 Watling Close				B1, B2, B8	PDL
Burbage	07/00804/OUT	Land adj Unit D1, Sketchley Meadows		0.02		B2	PDL
Burbage	07/01109/FUL	Garage Block, Sapcote Road Ind Est			0.02	B1, B2, B8	PDL
Cadeby	07/00403/FUL	Brascote Lane				B2	PDL
Carlton	07/00172/FUL	Common Farm, Barton Road				B1, B8	PDL
Earl Shilton	06/00220/COU	Unit B, Warwick Building, Rossendale Road				B8	PDL
Hinckley	05/00211/FUL	7 Clover Park, Hinckley Fields Industrial Estate				B2	PDL
Hinckley	49NW009	Wheatfield Way, Hinckley Fields Industrial Estate				B1	Green
Hinckley	07/00633/COU	Frith House Farm, Rogues Lane				B8	PDL
Hinckley	07/00742/OUT	Dennis House, 4 Hawley Road		0.34		B1	PDL
Peckleton	07/01459/FUL	Peckleton Lane Business Park			0.13	B1, B2, B8	PDL
Hinckley & Bosworth Total			12.93	17.09	3.90		

(A) - Allocation, (O)- Outline Planning Permission, (D)- Detailed Planning Permission  
Green- Previously Undeveloped (Greenfield) Sites, PDL- Previously Developed (Brownfield) Sites

## Melton Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
Asfordby Hill		Asfordby Business Park	15.10			B1, B2 & B8	PDL
Asfordby Hill	INW010	Holwell Works	15.03			B1, B2 & B8	PDL
Bottesford		Normanton Lane	0.70			B1, B2 or B8	PDL
Melton Mowbray	INW016	Dalby Road	3.00			B1, B2 or B8	PDL
Melton Mowbray	INE003	Charlotte Street	0.16			B1, B2	PDL
Twyford	0NW001	John O'Gaunt Industrial Estate		0.36		B1	PDL
Melton Mowbray	INW018	Kirby Lane South	8.60			B1, B2 & B8	Green
Asfordby	INE037	Asfordby Storage and Haulage			1.83	B1, B2 & B8	Green
Melton Mowbray	INW019	New Village (former airfield)	2.80			B1, B2 & B8	Green
Belvoir		Engine Yard			1.3	B1	PDL
Melton Mowbray		4a Pate Rd			0.27	B2	PDL
Melton Mowbray		55 Brook St			0.13	B8	PDL
Melton Mowbray		Kettleby Foods 2 Samworth Way			2.4	B1	PDL
Melton Mowbray		Pedigree Petfoods Ltd Mill St			0.14	B2	PDL
Melton Mowbray		Picasso Transport Dalby Rd			0.11	B2	PDL
Old Dalby		Land adjacent Unit 9 Station Rd			0.41	B1/B2	Green
Old Dalby		Old Dalby Trading Estate Station Rd			0.29	B1c, B2 and B8	PDL
Stathern		Station Site Harby Rd			0.11	B2	PDL
Melton Mowbray		Land west of Bowling Green Leicester Rd		2.30		B1, B2 & B8	Green
Melton Total			45.39	2.66	6.99		

## North-West Leicestershire Employment Site Schedule at 31st March 2008 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL
			(A)	(O)	(D)		
Ashby de la Zouch		North of Nottingham Road (Flagstaff 42)		0.70		B1,2,8	Green
Ashby de la Zouch		South West of Flagstaff Interchange (Ashby Business Park)		2.52	4.05	B1,2	Green
Ashby de la Zouch		West of Smisby Road			7.66	B1,2,8	Green
Bardon		Battleflat (Interlink)		11.96		B1,2,8	Green
Bardon		Hilltop	4.07			B1,2,8	Green
Bardon		West of Bardon Lodge		1.08		B1,2,8	Green
Castle Donington		South of Trent Lane	2.80		0.94	B1,2,8	Green
Castle Donington		Willow Farm		3.47	0.33	B1,2,8	Green
Castle Donington		Former Power Station		34.31	1.98	B8	PDL
East Midlands Airport		Finger Farm (Pegasus Business Park)		14.03	2.38	B1	Green
Albert Village		Swainspark, Occupation Road	3.10		1.90	B1,2,8	Green
Measham		Extension to Westminster Estate,	5.03			B1,2,8	Green
Moira		Spring Cottage/Former Rawdon Colliery,				B1,2,8	PDL
Moira		Moira Road Woodville		4.83		B1,2,8	PDL
North-West Leicestershire Total			15.00	72.90	19.24		

(A) - Allocation, (O)- Outline Planning Permission, (D)- Detailed Planning Permission  
Green- Previously Undeveloped (Greenfield) Sites, PDL- Previously Developed (Brownfield) Sites

# Appendix 3

## Site Starts and Completions Details



### Employment Starts (hectares) 1st April 2007 to 31st March 2008 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Starts 2007-08 (Ha)	Use Class	Green/ PDL
Blaby	Croft	Croft Highways Depot, Arbor Road	1.20	B8	Green
Blaby	Enderby	Woodlands, Phase 2, Plot 1, Frances Way, Grove Park	0.46	B1a	Green
Charnwood	East Goscote	The Warren	0.53	B2 / B8	PDL
Harborough	Laughton	The Laurels	0.42	B1a	Greenfield
Harborough	Market Harborough	Land Rear of The Market Tavern, High Street	0.01	B1a	PDL
Harborough	Frolesworth	The Barn, Church Hill Farm, Main Street	0.01	B1a	Greenfield
Hinckley & Bosworth	Burbage	Land rear of 6 Watling Close	0.07	B1, B2, B8	PDL
Hinckley & Bosworth	Hinckley	Nutts Lane/East Midlands Electricity Site	0.14	B2, B8	PDL
Hinckley & Bosworth	Hinckley	Nutts Lane/East Midlands Electricity Site	0.14	B1, B2, B8	PDL
Hinckley & Bosworth	Hinckley	North of Coventry Road	4.70	B1, B2, B8	Green
Hinckley & Bosworth	Hinckley	Wheatfield Way, Hinckley Fields Industrial Estate	0.33	B1	Green
Leicester City	N/a	All Sites	0.33	N/a	N/a
Melton	Melton Mowbray	4a Pate Rd,	0.27		PDL
Melton	Melton Mowbray	Picasso Transport, Dalby Rd	0.11		PDL
Melton	Melton Mowbray	Old Dalby Trading Estate, Station Rd	0.29		PDL
Melton	Melton Mowbray	Station Site, Harby Rd, Stathern	0.11		PDL
NW Leics	Ashby de la Zouch	South West of Flagstaff Interchange (Ashby Business Park)	0.52	B1,2	Green
NW Leics	Ashby de la Zouch	West of Smisby Road	1.28	B1,2,8	Green
NW Leics	Bardon	Battleflat (Interlink)	2.05	B1,2,8	Green
NW Leics	Castle Donington	Willow Farm	1.18	B1,2,8	Green
NW Leics	Castle Donington	Former Power Station	2.23	B8	PDL
NW Leics	Measham	Extension to Westminster Estate	6.73	B1,2,8	Green
Oadby & Wigston	South Wigston	Land off Tigers Close	0.8	B1	PDL
Rutland	All Parishes	All Sites	8.33	N/a	N/a
Leicester, Leicestershire & Rutland Total			32.24		

## Employment Completions (hectares) 1st April 2007 to 31st March 2008 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Completions 2007-08 (Ha)	Use Class	Green/ PDL
Blaby	Croft	Croft Highways Depot, Arbor Road	1.20	B8	Green
Blaby	Enderby	Land off Thorpe Way, Grove Park	0.43	B1a	Green
Blaby	Enderby	Land off Smith Way, Grove Park	0.32	B1a	Green
Blaby	Enderby	Woodlands, Phase 2, Plot 1, Frances Way, Grove Park	0.46	B1a	Green
Charnwood	East Goscote	The Warren	0.53	B2, B8	PDL
Harborough	Owston	Manor Farm, Main Street	0.01	B1a	PDL
Harborough	Lutterworth	Land at Bilton Way	0.08	B1a	PDL
Harborough	Market Harborough	The Point	0.27	B1a	Greenfield
Harborough	Market Harborough	3 and 4 Symington Terrace, Northampton Road	0.02	B1a	PDL
Harborough	Market Harborough	Land East Of Northampton Road	1.18	B1a	Greenfield
Harborough	Kibworth Harcourt	79 Harborough Road	1.2	B1a	Greenfield
Harborough	Lutterworth	Rear Site, Central Park	0.56	B1a	Greenfield
Hinckley & Bosworth	Hinckley	Nutts Lane/East Midlands Electricity Site	0.11	B1, B2, B8	PDL
Hinckley & Bosworth	Hinckley	Frith House Farm, Rogues Lane	0.10	B8	PDL
Leicester City	N/a	All Sites	12.89	N/a	N/a
Melton	Asfordby Hill	Asfordby Business Park	0.90		PDL
Melton	Melton Mowbray	55 Brook St	0.13		PDL
Melton	Melton Mowbray	Pedigree Petfoods Ltd Mill St	0.14		PDL
NW Leics	Ashby de la Zouch	West of Smisby Road	1.34	B1,2,8	Green
NW Leics	Bardon	Battleflat (Interlink)	2.05	B1,2,8	Green
NW Leics	Bardon	West of Bardon Lodge	0.41	Mixed	Green
NW Leics	Castle Donington	Willow Farm, Tamworth Rd	1.84	B1,2,8	Green
NW Leics	Castle Donington	Former Power Station	0.80	B8	PDL
NW Leics	East Midlands Airport	Finger Farm (Pegasus Business Park)	1.39	B1	Green
Oadby & Wigston	South Wigston	Land off Tigers Close, South Wigston. Leics	0.80	B1	PDL
Rutland	All Parishes	All Sites	0.06	N/a	N/a
Leicester, Leicestershire & Rutland Total			29.21		

## Employment Floorspace Completions (m<sup>2</sup>) 1st April 2007 to 31st March 2008 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Completions	Use Class	Green/ PDL
			2007-2008 (sqm)		
Harborough	Owston	Manor Farm, Main Street	26	B1a	PDL
Harborough	Lutterworth	Land at Bilton Way	118	B1a	PDL
Harborough	Market Harborough	The Point	1312	B1a	Greenfield
Harborough	Market Harborough	3 and 4 Symington Terrace, Northampton Road	140	B1a	PDL
Harborough	Market Harborough	Land East Of Northampton Road	3778	B1a	Greenfield
Harborough	Kibworth Harcourt	79 Harborough Road	4564	B1a	Greenfield
Harborough	Lutterworth	Rear Site, Central Park	3794	B1a	Greenfield
Hinckley & Bosworth	Earl Shilton	Unit B, Warwick Building, Rossendale Road	1072	B8	PDL
Hinckley & Bosworth	Higham on the Hill	MIRA, Watling Street	250	B2	PDL
<b>Leicester City</b>	<b>N/a</b>	<b>All Sites</b>	<b>58,965</b>	<b>N/a</b>	<b>N/a</b>
Melton	Asfordby	Asfordby Business Park, St Bartholomews Way	1,860	Mixed	PDL
Melton	Melton Mowbray	Kettleby Foods 2 Samworth Way	8,070	B1a	PDL
Melton	Melton Mowbray	Pedigree Petfoods Ltd Mill St	1425.25	B2	PDL
NW Leics	Ashby de la Zouch	West of Smisby Rd	4,997	Mixed	Green
NW Leics	Bardon	Battleflat (Interlink)	9,236	Mixed	Green
NW Leics	Bardon	West of Bardon Lodge	1,465	B1b	Green
NW Leics	Castle Donington	Willow Farm	9,362	Mixed	Green
NW Leics	Castle Donington	East Midlands Distribution Centre (Former Castle Donington P	3,735	B8	PDL
Oadby & Wigston	South Wigston	Land off Tigers Close	1,728	B1a	PDL
<b>Rutland</b>	<b>All Parishes</b>	<b>All Sites</b>	<b>0.00</b>	<b>N/a</b>	<b>N/a</b>
<b>Leicester, Leicestershire &amp; Rutland Total</b>			<b>115,897</b>		

# Appendix 4

## Further Information



For further information on this report, or extra copies (PDF file) available from the LCC Website; [www.leics.gov.uk/statistics](http://www.leics.gov.uk/statistics) and click on the 'Land Use' link.

Alternatively, please contact:

### Leicestershire County Council

Daniel Plumb  
Research Officer, Land Monitoring  
Policy, Research & Information Group  
Room G49,  
Chief Executives Department  
Leicestershire County Council  
County Hall  
Glenfield  
LEICESTER  
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Tel: (0116) 305 5509  
Fax: (0116) 265 7271  
E-mail: [dplumb@leics.gov.uk](mailto:dplumb@leics.gov.uk)

Information on Rutland Employment Availability can be obtained from:

### Rutland County Council

David Troy  
Rutland County Council  
Council Offices  
Catmose  
OAKHAM  
Rutland  
LE15 6HP

Tel: (01572) 758 238  
Fax: (01572) 758 307  
E-mail: [dtroy@rutland.gov.uk](mailto:dtroy@rutland.gov.uk)

Information on Leicester City Employment Availability can be obtained from:

### Leicester City Council

Karl Watson  
Information Services  
Leicester City Council  
New Walk Centre  
Welford Place  
Leicester  
LE1 6ZG

Tel: (0116) 252 7234  
Fax: (0116) 222 1091  
E-mail: [karl.watson@leicester.gov.uk](mailto:karl.watson@leicester.gov.uk)





Information on the District/ Borough Employment Sites can be obtained from:

### **Blaby District Council**

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Leicestershire  
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E-mail: [rt1@blaby.gov.uk](mailto:rt1@blaby.gov.uk)

### **Hinckley & Bosworth Borough Council**

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Leicestershire  
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### **Charnwood Borough Council**

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Fax: (01664) 410 283  
E-mail: [rastill@melton.gov.uk](mailto:rastill@melton.gov.uk)

### **Harborough District Council**

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Harborough District Council  
Council Offices  
Adam & Eve Street  
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Leicestershire  
LE16 7AG

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Fax: (01858) 821 159  
E-mail: [j.qureshi@harborough.gov.uk](mailto:j.qureshi@harborough.gov.uk)

### **North-West Leicestershire District Council**

Edmond Riley  
Planning, Policy and Sustainability Section  
North-West Leicestershire District Council  
Council Offices  
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COALVILLE  
Leicestershire  
LE67 3FJ

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Fax: (01530) 454 649  
E-mail: [edmond.riley@nwleicestershire.gov.uk](mailto:edmond.riley@nwleicestershire.gov.uk)

## **Oadby & Wigston Borough Council**

Jamie Carr / Edward Morgan  
Oadby & Wigston Borough Council  
Planning Section  
Council Offices  
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WIGSTON  
Leicestershire  
LE18 2DR

Tel: (0116) 257 2652  
Fax: (0116) 288 7828  
E-mail: [Jamie.Carr@oadby-wigston.gov.uk](mailto:Jamie.Carr@oadby-wigston.gov.uk)  
[Edward.Morgan@oadby-wigston.gov.uk](mailto:Edward.Morgan@oadby-wigston.gov.uk)

### **Local Authority Web-Links**

Leicestershire County Council:  
[www.leics.gov.uk](http://www.leics.gov.uk)

Leicester City Council:  
[www.leicester.gov.uk](http://www.leicester.gov.uk)

Rutland County Council:  
[www.rutland.gov.uk](http://www.rutland.gov.uk)

Blaby District Council:  
[www.blaby.gov.uk](http://www.blaby.gov.uk)

Charnwood Borough Council:  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

Harborough District Council:  
[www.harborough.gov.uk](http://www.harborough.gov.uk)

Hinckley & Bosworth Borough Council:  
[www.hinckleyandbosworthonline.org.uk](http://www.hinckleyandbosworthonline.org.uk)

Melton Borough:  
[www.melton.gov.uk](http://www.melton.gov.uk)

North-West Leicestershire District Council:  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

Oadby & Wigston Borough Council:  
[www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk)

## Other Useful Web-Links

The following organisations and bodies offer a wide range of further legislation, policy and information regarding employment land-related issues

Department for Communities & Local Government  
[www.communities.gov.uk](http://www.communities.gov.uk)

Government Office for the East Midlands (GOEM)  
[www.goem.gov.uk](http://www.goem.gov.uk)

East Midlands Regional Assembly  
[www.emra.gov.uk](http://www.emra.gov.uk)

East Midlands Development Agency (emda)  
[www.emda.org.uk](http://www.emda.org.uk)

Leicester Shire Economic Partnership (LSEP)  
[www.lsep.co.uk](http://www.lsep.co.uk)

Leicestershire Statistics & Research Online (LSR Online) - *Formerly LSORA*  
[www.lsr-online.org](http://www.lsr-online.org)

Leicester Shire Intelligence (LSI)  
[www.lshint.info](http://www.lshint.info)

## Contact us for:

Information in this publication can be made available in large print, Braille or in tape format. Telephone 0116 305 5509 for further details.

If you would like any of this information in another language please ask an English-speaking person to telephone 0116 305 5509 for more details.

જો આપ આ માહિતી આપની ભાષામાં સમજવામાં થોડી મદદ ઇચ્છતાં હો તો **0116 305 5509** નંબર પર ફોન કરશો અને અમે આપને મદદ કરવા અવરથા કરીશું.

નેકર તુહાનું ઇસ જાણકારી નું સમજાવ દિવસ કુચ મદદ ચાહીદી હૈ તાં કિરપા કરકે **0116 305 5509** ઘર તે ફોન કરે અટે અસીં તુહાડી મદદ લઈ કિસે દા પૂર્ષપ કર દવાંગો।

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Jeżeli potrzebujesz pomocy w zrozumieniu tej informacji w Twoim języku, zadzwoń pod numer **0116 305 5509** a my Ci dopomożemy.



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Further details available on the web:  
[www.leics.gov.uk/statistics](http://www.leics.gov.uk/statistics) - then follow the 'Land Use' link

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