

Leicestershire, Leicester & Rutland

Employment Land Availability Monitoring Report

Year to 31st March 2007

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Leicestershire County Council.

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Leicestershire, Leicester & Rutland Employment Land Availability Monitoring Report

Year to 31st March 2007

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For more information on a wide range of economic and social information about Leicestershire and the East Midlands, please visit:

Leicestershire County Council Research & Information Team: www.leics.gov.uk/statistics
Leicestershire Statistics & Research Online (formerly LSORA): www.lsr-online.org



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This report was produced by Leicestershire County Council in October 2007 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 2006 to 31st March 2007, a total of 33.52ha of employment (B Class) land was started within the Leicestershire, Leicester and Rutland Structure Plan Area.
- Of this, 13.17ha were started in Leicester City, 14.77ha were started in Leicestershire Districts and 5.58ha were started in Rutland.
- The annual start rate was down by 27.11ha from the 2005-06 figure (60.63ha).
- Total start rate for the Structure Plan Period at 31st March 2007 stood at 644.31ha. Eleven years into the Structure Plan Period, this represents 51.75% of the total Plan Requirement of 1245ha to 2016.
- The average annual start rate across the Structure Plan period between 1996-2007 stands at 58.57ha per year. This is compared to the 62.25ha per year needed to reach the Structure Plan requirement
- Just over halfway through the Structure Plan period, Harborough, Leicester City and Rutland are all ahead of schedule in terms of total hectares started against requirements. Hinckley and Bosworth is only slightly behind.
- Of employment land started between 1996 and 2007, 26% (165.40ha) was within the Central Leicestershire Policy Area (CLPA) compared to 74% (478.91ha) outside. This is compared with a Structure Plan target of 50% inside the CLPA and 50% outside.
- Of employment land started between 1996 and 2007, 47% (304.73ha) was located on previously developed land (PDL) compared to 53% (339.57ha) on greenfield land. This is compared with a Structure Plan target of 50% and 60% for the East Midlands Region as a whole.
- Of the Local Authorities within the Structure Plan Area, Harborough, Hinckley and Bosworth, Oadby and Wigston and Rutland have over 50% of employment land starts on PDL (95%, 66%, 97% and 51% respectively).

Employment Land Supply

- Of the Local Authorities within the Structure Plan Area, Harborough and Rutland have an over-provision of employment land in terms of potential hectare supply. Leicester City is only slightly behind the supply requirement.
- Of total employment supply, 24% (230.49ha) is located within the CLPA, with 76% (723.60ha) outside.
- Of total employment supply, 45% (427.21ha) is located on PDL, with 55% (526.89ha) on greenfield land.

Employment Land Losses

- Between 1st April 2006 and 31st March 2007, 48.96ha of employment land (over 235,000 m² of floorspace) was completed.
- Between 1st April 2006 and 31st March 2007, a minimum of 27ha of employment land (over 66,000 m² of floorspace) was lost to non-employment uses.

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 ⁽¹⁾. This document complements employment land reports collated and published by the seven Districts and two Unitary Authorities, and presents employment land ⁽²⁾ information for the whole of the Leicestershire, Leicester and Rutland Joint Structure Plan Area. Figures for Leicester City and Rutland Unitary Authorities have been included for plan area totals only by permission of the Councils ⁽³⁾. 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 of the Structure Plan by providing data on the supply and availability of B-Class employment land in Leicester, Leicestershire and Rutland.

The Leicestershire, Leicester and Rutland Joint Structure Plan, adopted in March 2005, covers the period 1996 to 2016. 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.

Under the provision of the Planning & Compulsory Purchase Act, the Structure Plan policies will be 'saved' as part of the development plan until March 2008. Beyond that date, certain relevant policies will be saved until the adoption of the RSS. The employment land provision in Leicestershire, Leicester and Rutland may be set out in the East Midlands Regional Spatial Strategy (RSS8), which will make provision up to 2026. The RSS underwent an Examination in Public between May and June 2007 and the panel report was published in November 2007.

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, the distribution of employment land inside and outside the Central Leicestershire Policy Area (CLPA) and the availability of greenfield and previously developed land (PDL) ⁽⁴⁾ available for employment use.

The report sets out (Appendix 2) a schedule of sites ⁽⁵⁾ 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, Parishes that fall within the CLPA, and web-links and contact details for all the contributors to the report should further information be required.

Notes

⁽¹⁾ 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.

⁽²⁾ 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)

⁽³⁾ All figures relating to starts and commitments for Leicester City for the period 2006-07 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.

⁽⁴⁾ With the move from the Structure Plan to the RSS, the CLPA will be replaced by the Principal Urban Area (PUA) as a tool 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) as defined under PPG3.

⁽⁵⁾ 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 1,000m². 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 - 2007

Table 1 - Total Employment Land Supply (hectares), Leicestershire, Leicester and Rutland at 31st March 2007

Authority	Starts 1996-2007	Outline Planning Permission	Detailed Planning Permission	Total Supply at 31st March 2007	Structure Plan Requirement
	(a)	(b)	(c)	(sum a to c)	
Blaby	67.44	8.81	9.55	85.80	146
Charnwood	67.29	13.59	19.30	100.18	206
Harborough	137.78	14.49	68.13	220.40	170
Hinckley & Bosworth	63.26	7.40	5.84	76.50	122
Leicester City	60.15	20.89	4.38	85.42	89
Melton	48.08	0.36	1.97	50.41	125
North-West Leicestershire	165.70	81.14	27.50	274.34	326
Oadby & Wigston	6.20	0.00	0.00	6.20	24
Rutland	28.41	12.10	14.33	54.84	37
Plan Area Totals	644.31	158.78	151.00	954.09	1,245

Chart 1 - Total Land Supply (hectares) at 31st March 2007 compared to Structure Plan Requirement

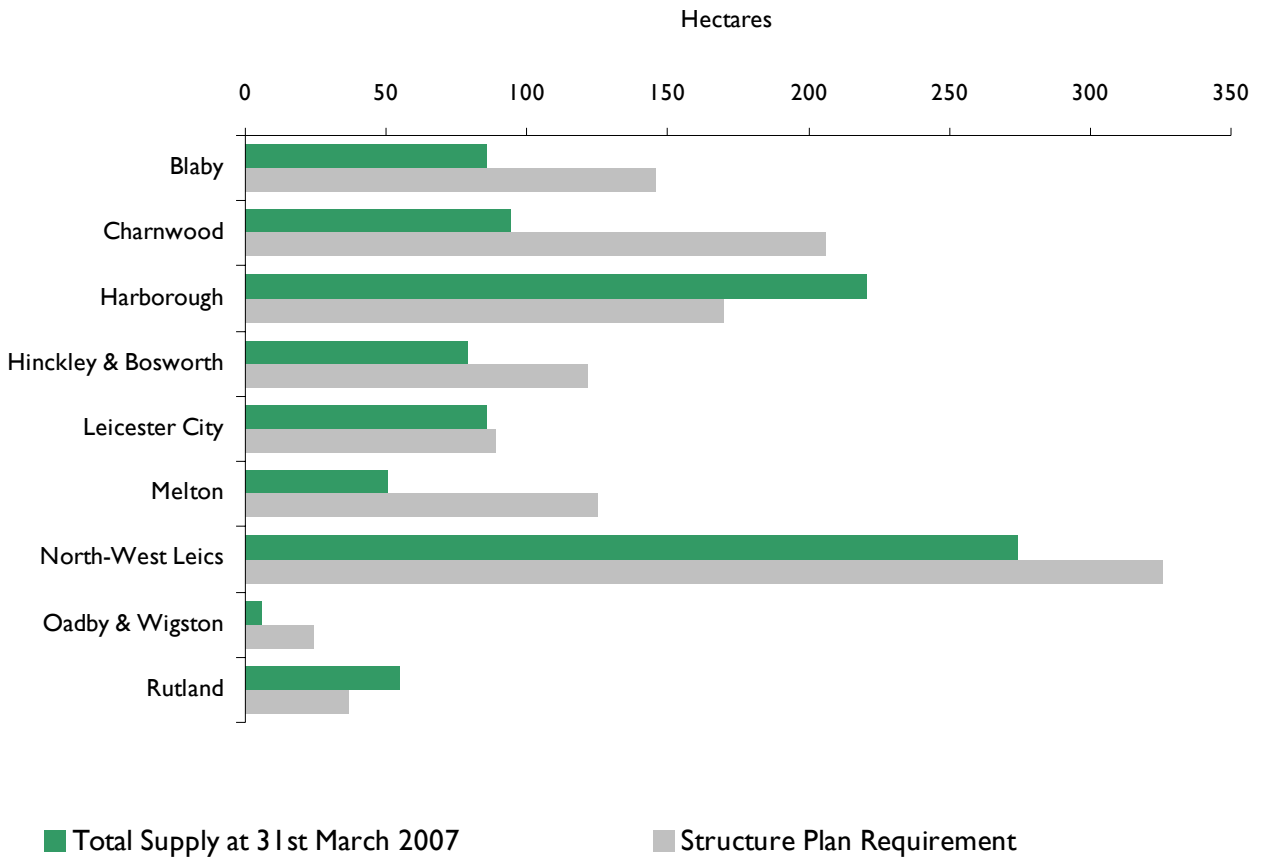


Chart 2 - Total Starts (hectares) at 31st March 2007 compared to Structure Plan Requirement

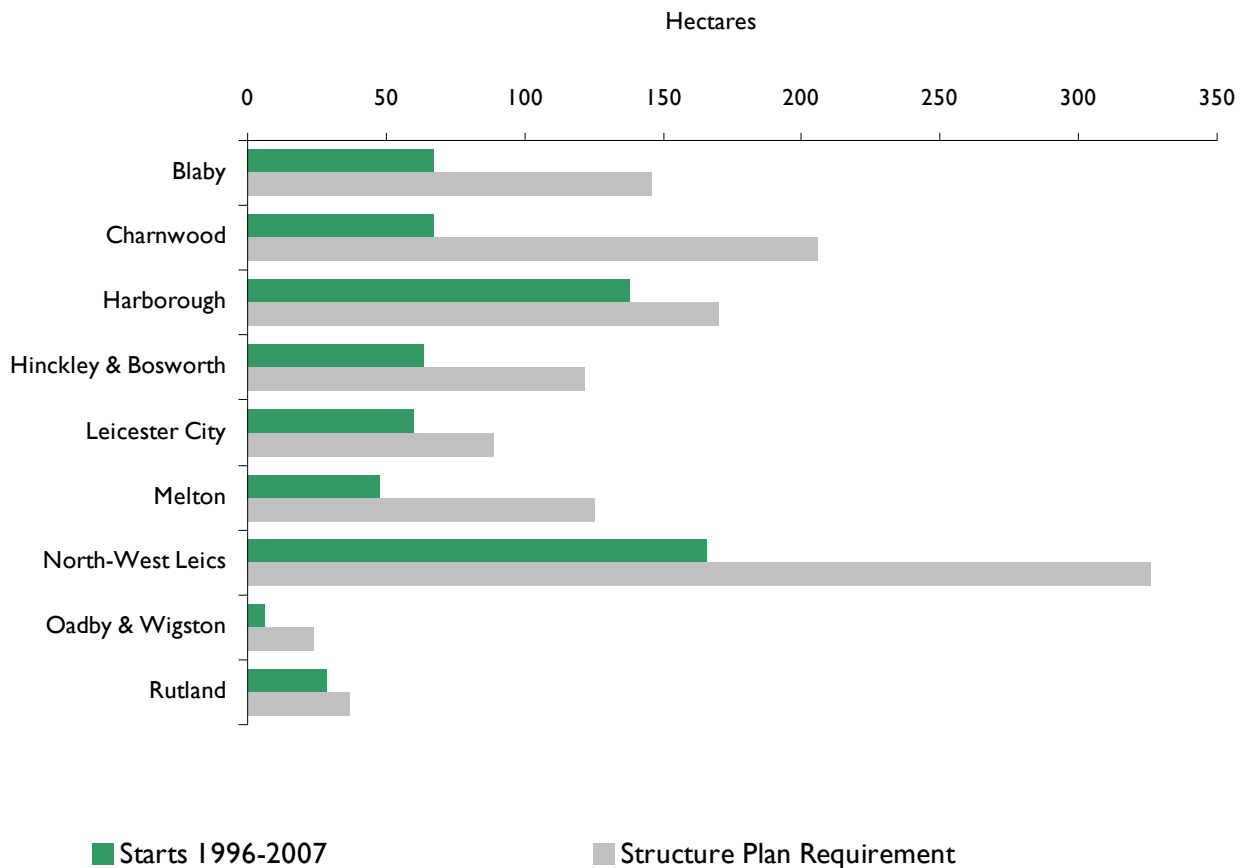


Table 2 - Total Land Supply (hectares) at 31st March 2007 split by Inside/ Outside the CLPA

	Starts 1996 - 2007	Outline Planning Permissions	Detailed Planning Permissions	Total Supply	Percentage In/ Out
Inside	(a)	(b)	(c)	(Sum a to c)	%
Blaby	63.52	8.81	8.86	81.19	95%
Charnwood	31.65	4.41	16.73	52.79	53%
Harborough	3.47	0.00	1.01	4.48	2%
Hinckley & Bosworth	0.41	0.00	0.00	0.41	1%
Leicester City	60.15	20.89	4.38	85.42	100%
Melton	0.00	0.00	0.00	0.00	0%
North-West Leicestershire	0.00	0.00	0.00	0.00	0%
Oadby & Wigston	6.20	0.00	0.00	6.20	100%
Rutland	0.00	0.00	0.00	0.00	0%
Total Inside	165.40	34.11	30.98	230.49	24%
Column Percentage	26%	21%	21%		
Outside	(a)	(b)	(c)	(Sum a to c)	%
Blaby	3.92	0.00	0.69	4.61	5%
Charnwood	35.64	9.18	2.57	47.39	47%
Harborough	134.31	14.49	67.12	215.92	98%
Hinckley & Bosworth	62.85	7.40	5.84	76.09	99%
Leicester City	0.00	0.00	0.00	0.00	0%
Melton	48.08	0.36	1.97	50.41	100%
North-West Leicestershire	165.70	81.14	27.50	274.34	100%
Oadby & Wigston	0.00	0.00	0.00	0.00	0%
Rutland	28.41	12.10	14.33	54.84	100%
Total Outside	478.91	124.67	120.02	723.60	76%
Column Percentage	74%	79%	79%		

Chart 3 - Percentage of Total Land Supply (hectares) Split by Inside/ Outside CLPA

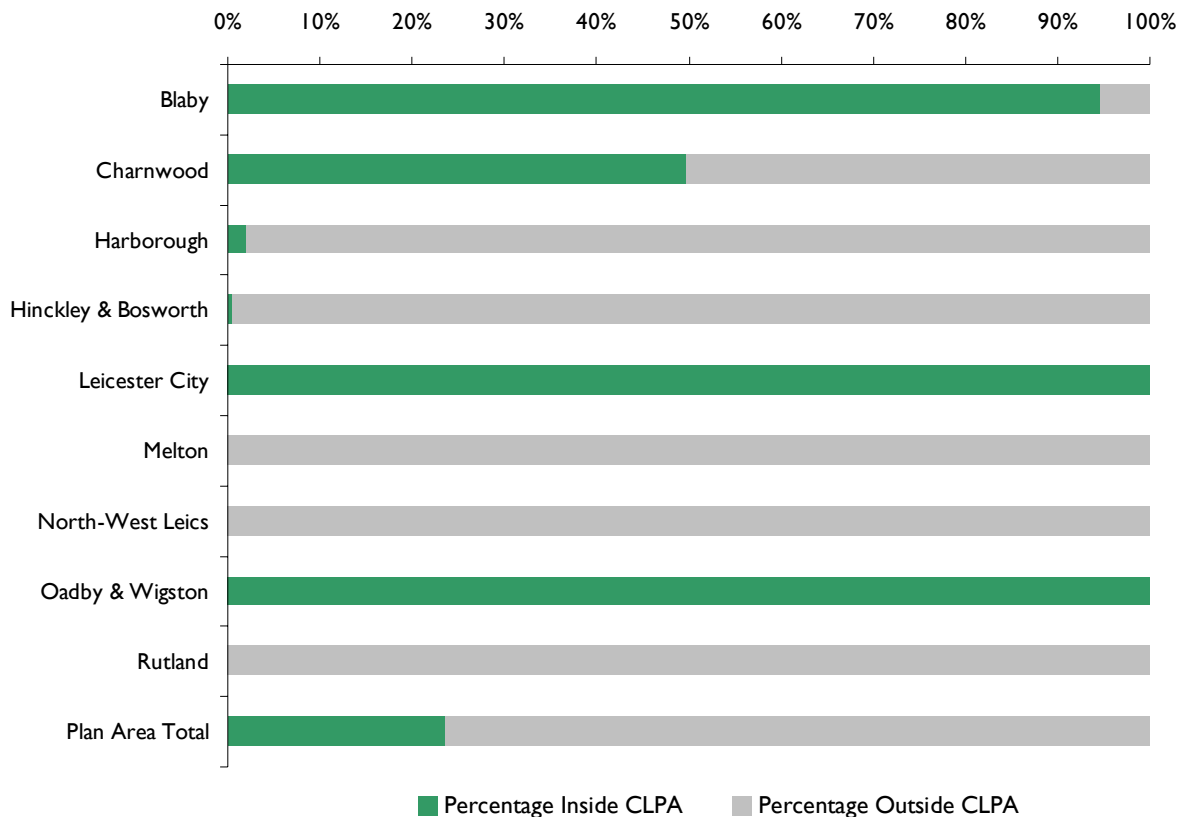


Table 3 - Total Land Supply (hectares) at 31st March 2007 split by Greenfield/ PDL

	Starts 1996 - 2007	Outline Planning Permissions	Detailed Planning Permissions	Total Supply	Percentage Greenfield/ PDL
Greenfield	(a)	(b)	(c)	(Sum a to c)	%
Blaby	53.11	6.28	2.01	61.40	72%
Charnwood	45.50	13.59	13.12	72.21	72%
Harborough	6.34	11.36	56.25	73.95	34%
Hinckley & Bosworth	21.75	0.34	0.00	22.09	29%
Leicester City	34.22	2.84	2.42	39.49	46%
Melton	39.54	0.00	1.83	41.37	82%
North-West Leicestershire	125.09	40.53	19.93	185.55	68%
Oadby & Wigston	0.16	0.00	0.00	0.16	3%
Rutland	13.86	12.10	4.71	30.67	56%
Total Greenfield	339.57	87.04	100.27	526.89	55%
Column Percentage	53%	55%	66%		
PDL	(a)	(b)	(c)	(Sum a to c)	%
Blaby	14.33	2.53	7.54	24.40	28%
Charnwood	21.79	0.00	6.18	27.97	28%
Harborough	131.44	3.13	11.88	146.45	66%
Hinckley & Bosworth	41.51	7.06	5.84	54.41	71%
Leicester City	25.92	18.05	1.96	45.94	54%
Melton	8.54	0.36	0.14	9.04	18%
North-West Leicestershire	40.61	40.61	7.57	88.79	32%
Oadby & Wigston	6.04	0.00	0.00	6.04	97%
Rutland	14.55	0.00	9.62	24.17	44%
Total PDL	304.73	71.74	50.73	427.21	45%
Column Percentage	47%	45%	34%		

Chart 4 - Percentage of Total Land Supply (hectares) Split by Greenfield/ PDL



Section Two

Total Employment Starts 1996 - 2007



Table 3 - Net Annual Employment Land Started (hectares) 1996 - 2007

	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	Totals
Blaby	11.44	2.84	8.17	4.06	3.01	4.70	7.89	11.50	2.00	9.83	2.00	67.44
Charnwood (I)	0.48	7.70	7.65	7.70	4.92	5.21	2.24	4.36	16.21	7.22	3.60	67.29
Harborough (I)	0.00	19.60	19.60	19.55	23.58	27.18	3.50	3.43	9.06	9.57	2.71	137.78
Hinckley & Bosworth	21.39	1.58	1.16	13.12	1.14	0.73	7.77	0.00	0.00	16.26	0.11	63.26
Leicester	3.44	9.96	3.43	3.68	8.11	7.24	5.62	0.50	0.58	4.42	13.17	60.15
Melton	13.70	5.97	5.97	5.97	0.00	0.00	16.47	0.00	0.00	0.00	0.00	48.08
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	165.70
Oadby & Wigston	0.00	0.00	0.10	0.11	3.18	0.81	1.84	0.00	0.00	0.00	0.16	6.20
Rutland	1.61	0.00	5.80	0.96	4.71	0.00	3.45	0.00	1.69	4.61	5.58	28.41
Plan Area Total	62.41	60.57	87.00	75.65	66.75	61.08	67.05	31.53	38.12	60.63	33.52	644.31

Chart 5 - All Hectares Started 1996 - 2007 and Cumulative Annual Starts

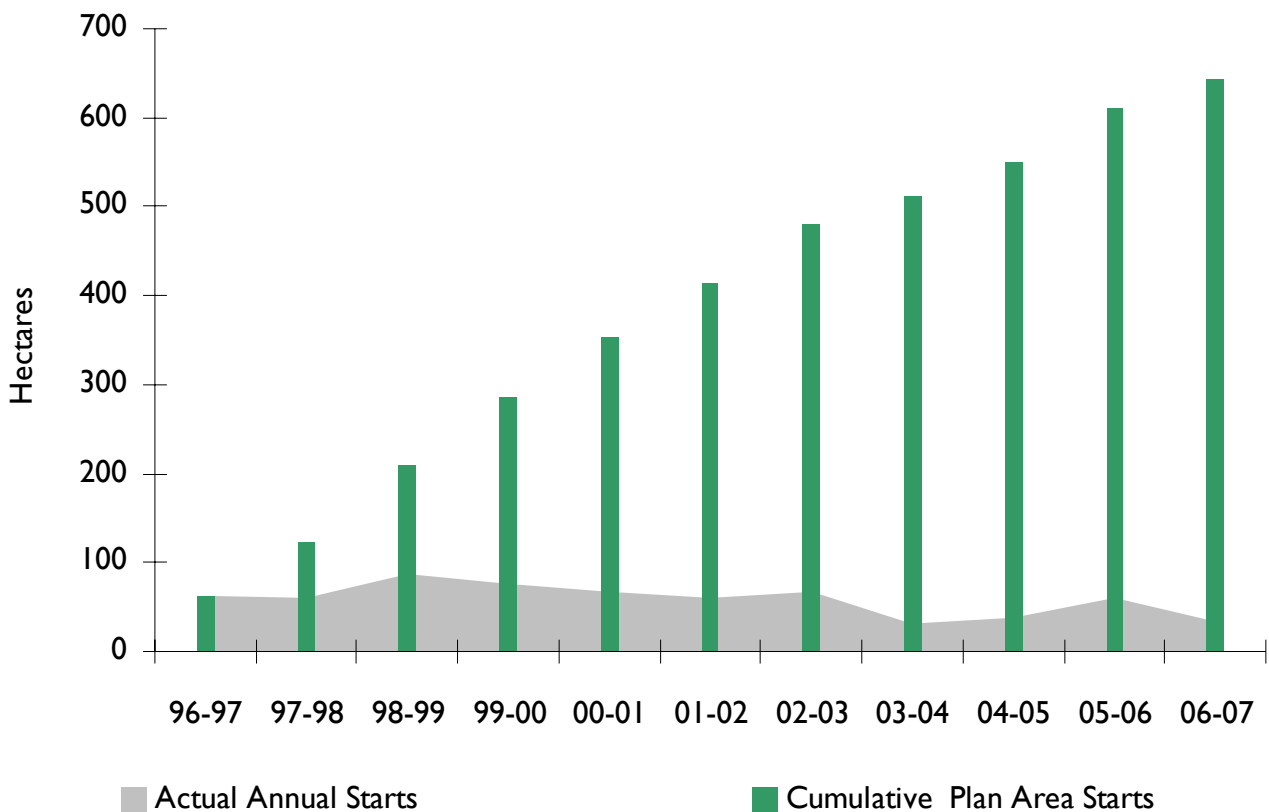


Chart 6 - Percentage of Total Hectares Started 1996 - 2007 Split by Within/ Outside CLPA

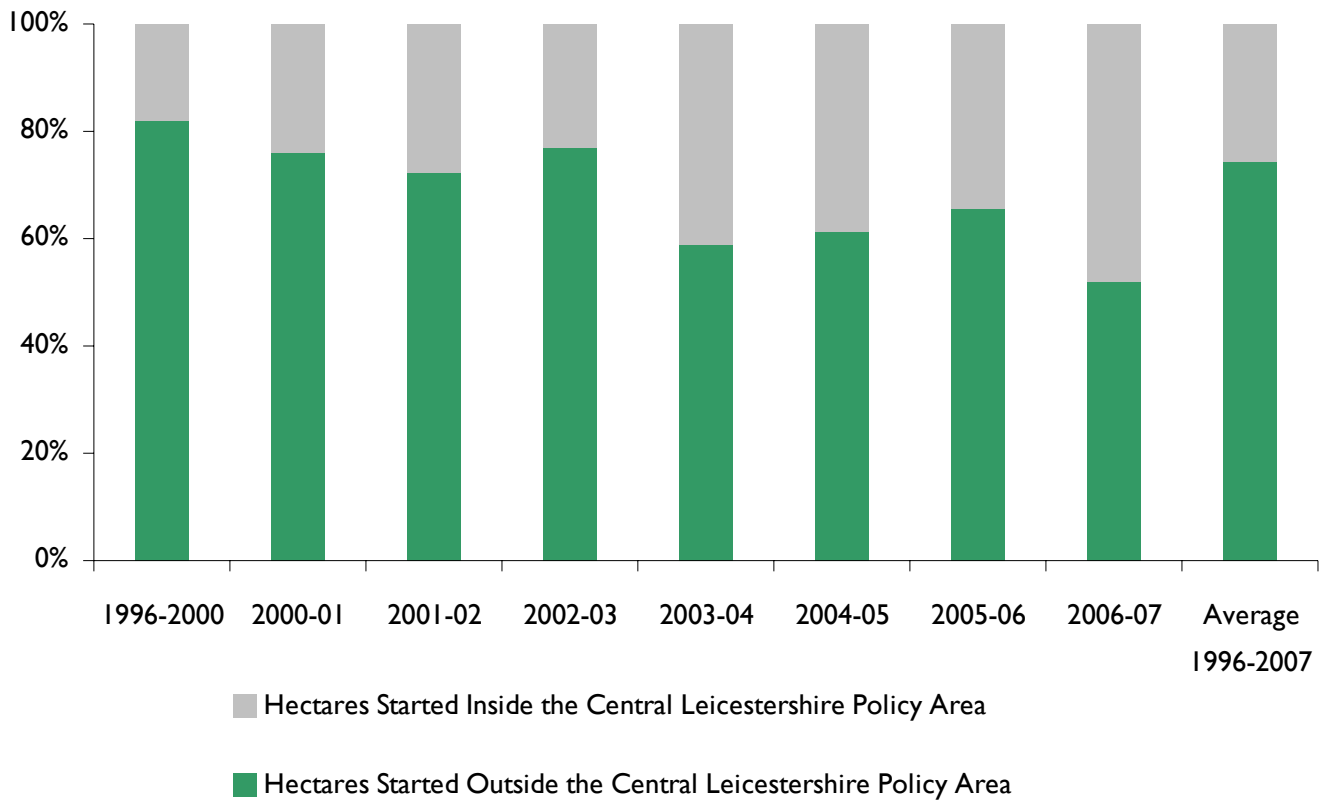
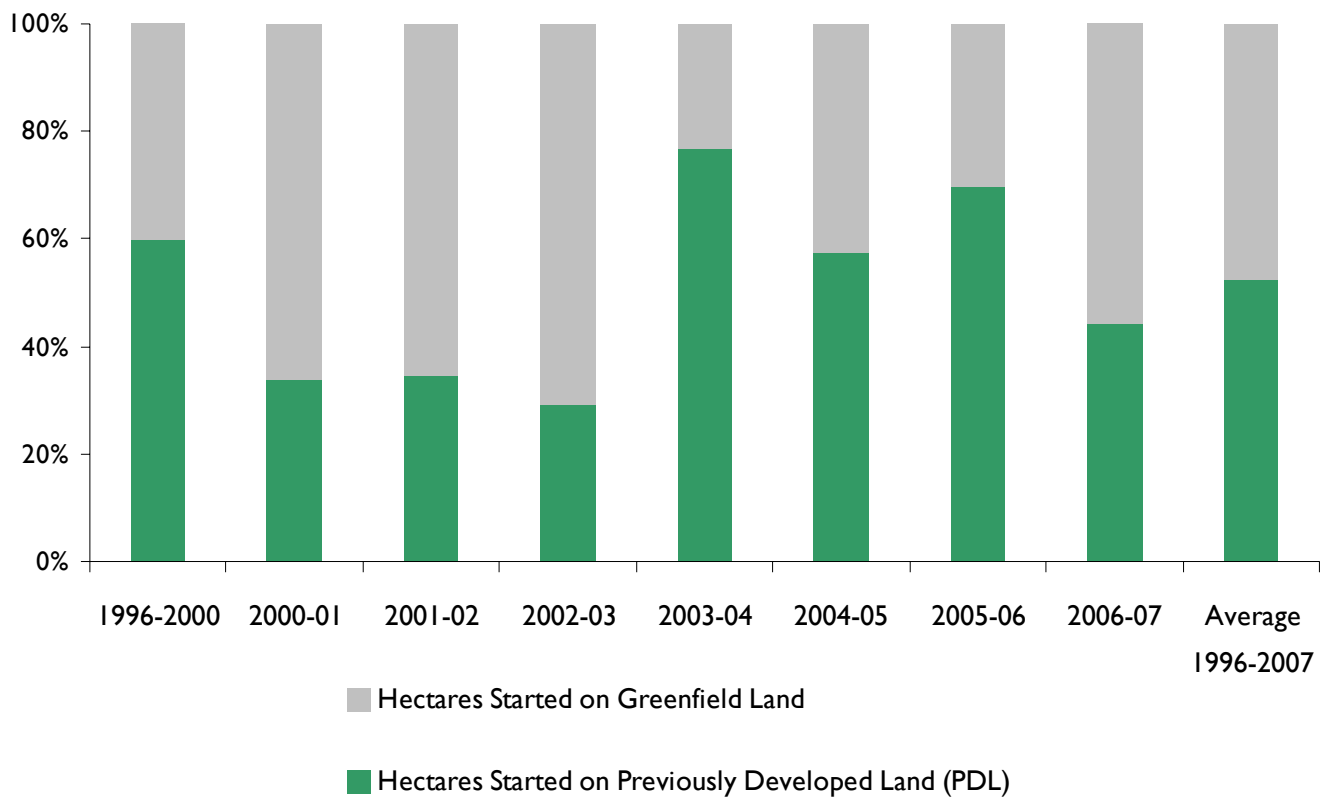


Chart 7 - Percentage of Total Hectares Started 1996 - 2007 Split by Greenfield/ PDL



Section Three

Employment Completions, Losses & Floorspace



Chart 8 - Employment Completions and Losses (hectares and floorspace) 1st April 2006 - 31st March 2007 (2)

	Hectares Completed	Floorspace Completed (m ²) (3)	Hectares Lost (4)	Floorspace Lost (m ²) (4)
Blaby	2.03	8,783	0.88	N/a
Charnwood	0.60	2,812	3.04	7,884
Harborough	20.40	85,209	10.52	N/a
Hinckley & Bosworth	17.54	77,259	0.19	N/a
Leicester City	2.75	14,583	5.52	57,008
Melton	0.00	6,151	1.66	N/a
North-West Leicestershire	3.98	39,813	5.04	N/a
Oadby & Wigston	0.00	0.00	N/a	N/a
Rutland	1.66	2,903	0.24	1,355
Plan Area Total	48.96	237,513	27.09	66,247.40

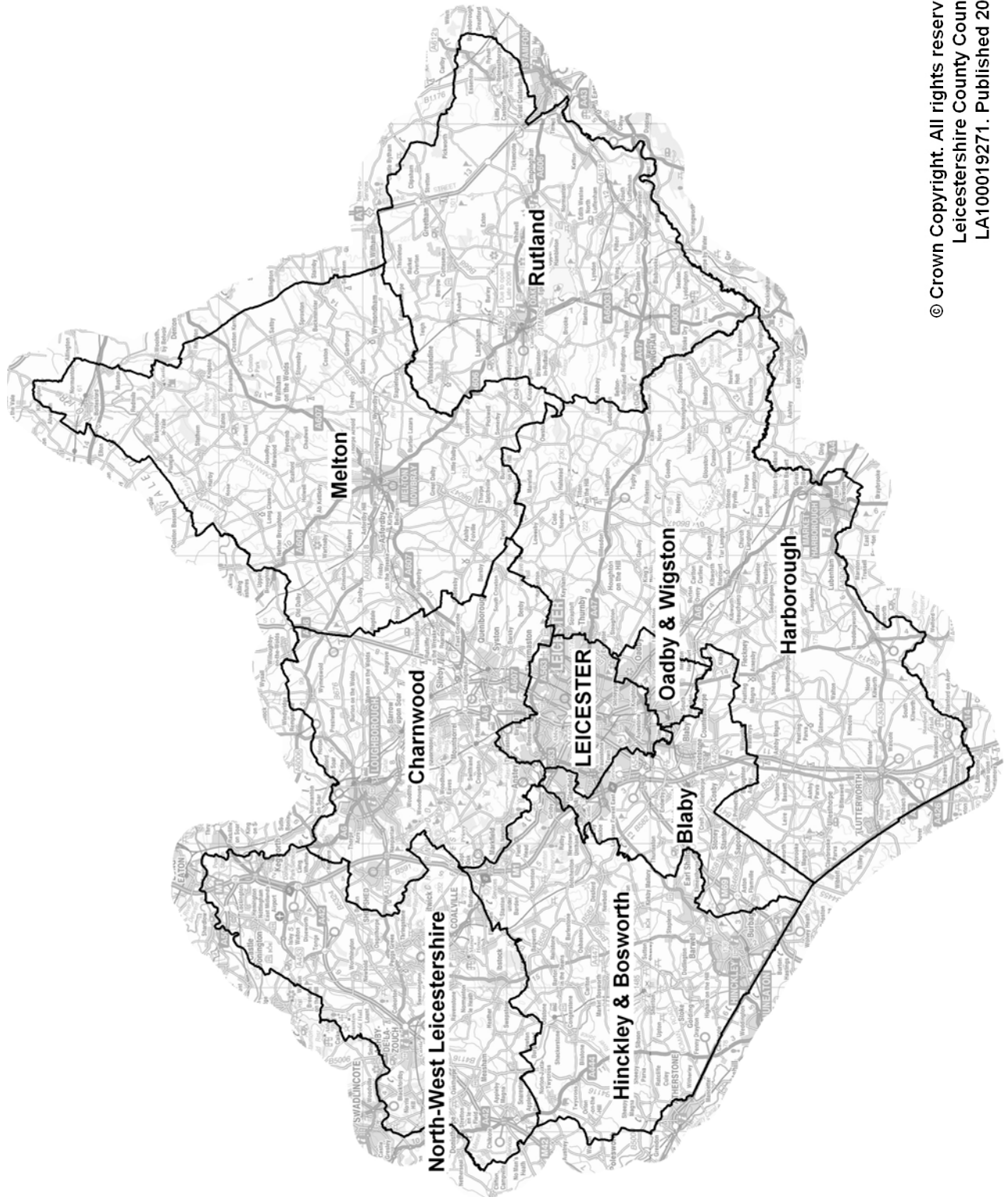
N/a - No loss/ no figure available

Section Four

Maps Displaying Employment Information



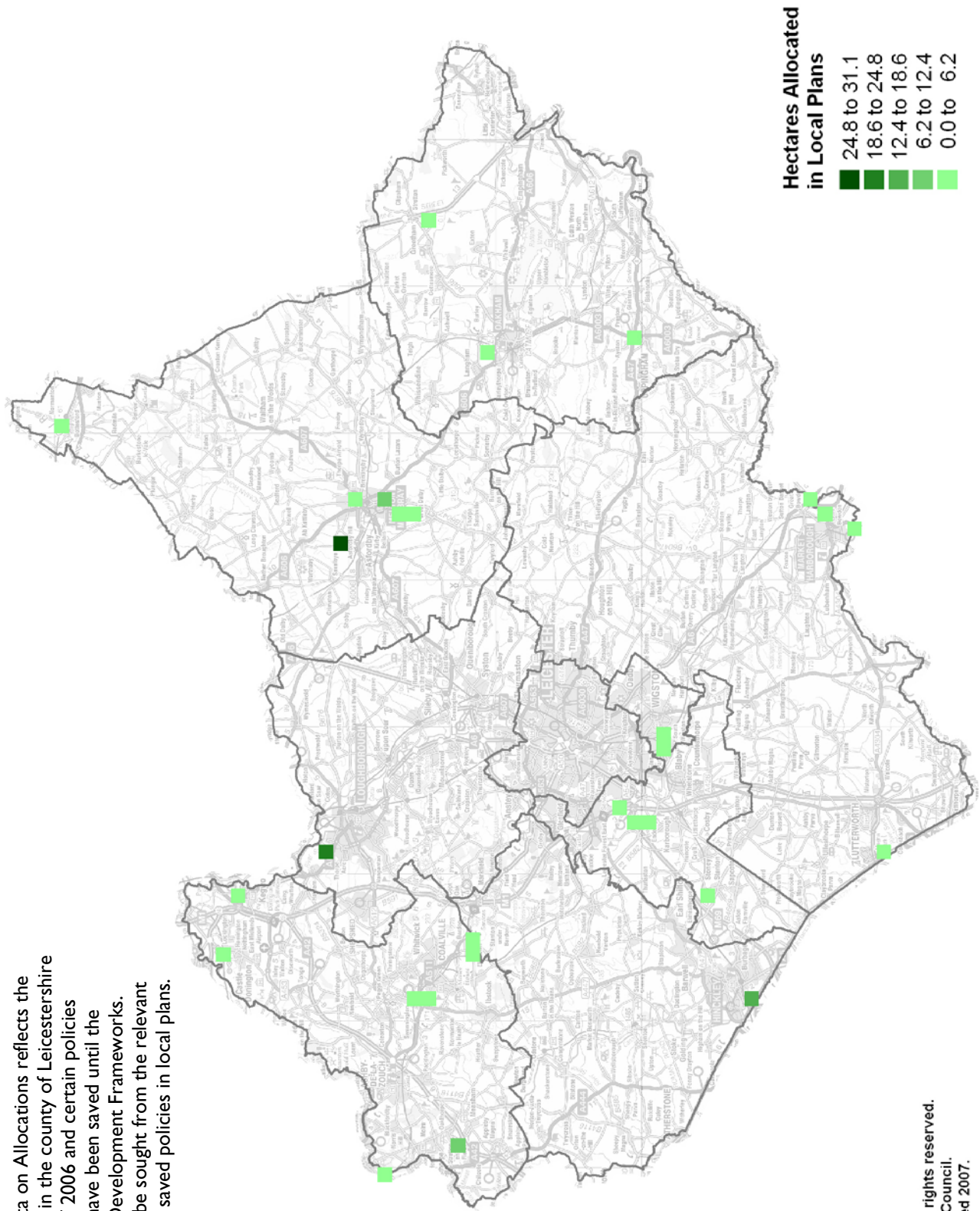
Map 1 - Leicester City and Rutland Unitary Authorities and Leicestershire Districts



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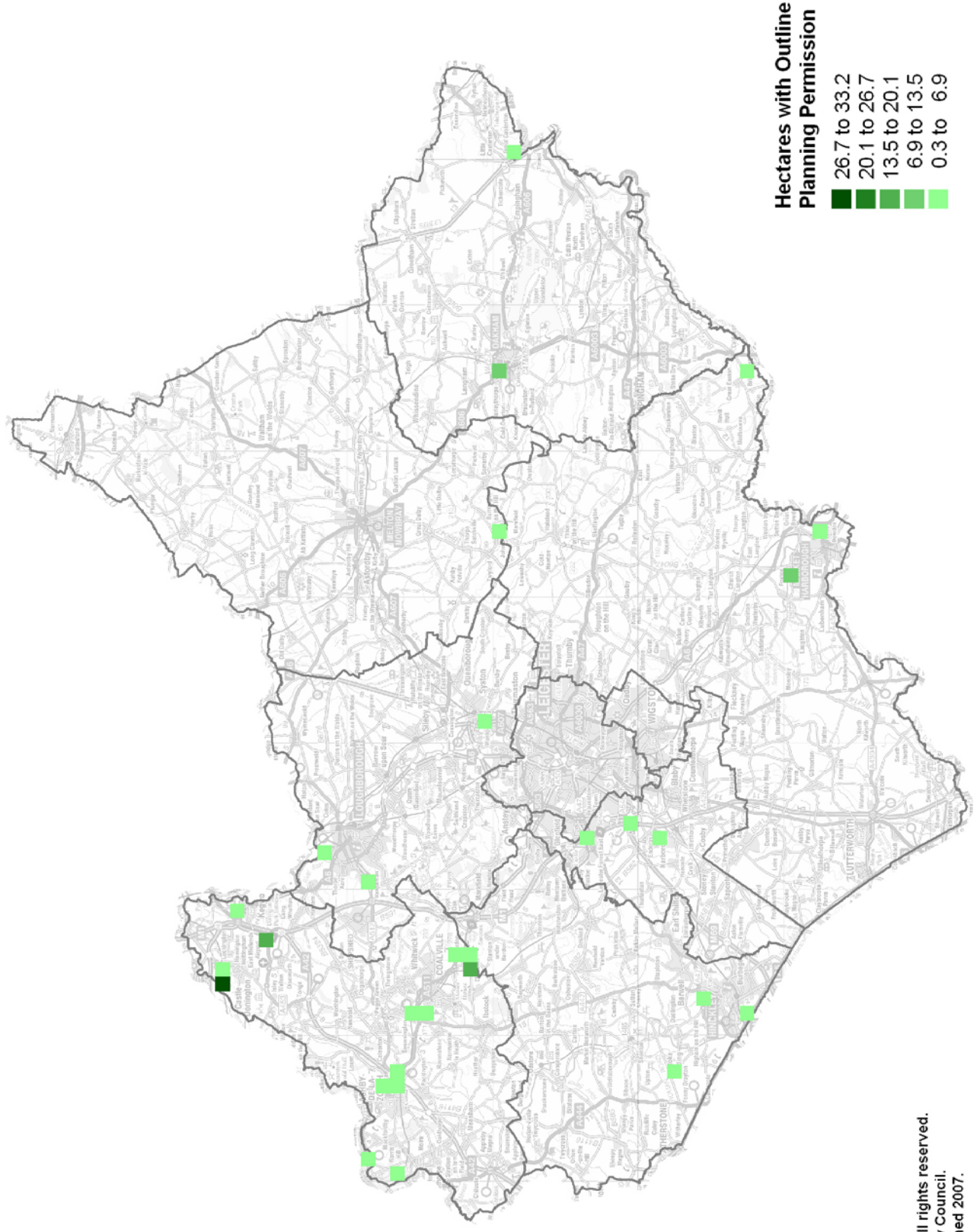
Map 2 - Leicester Shire and Rutland - Hectares Allocated in Local Plans (per Km² at 31st March 2007)

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.



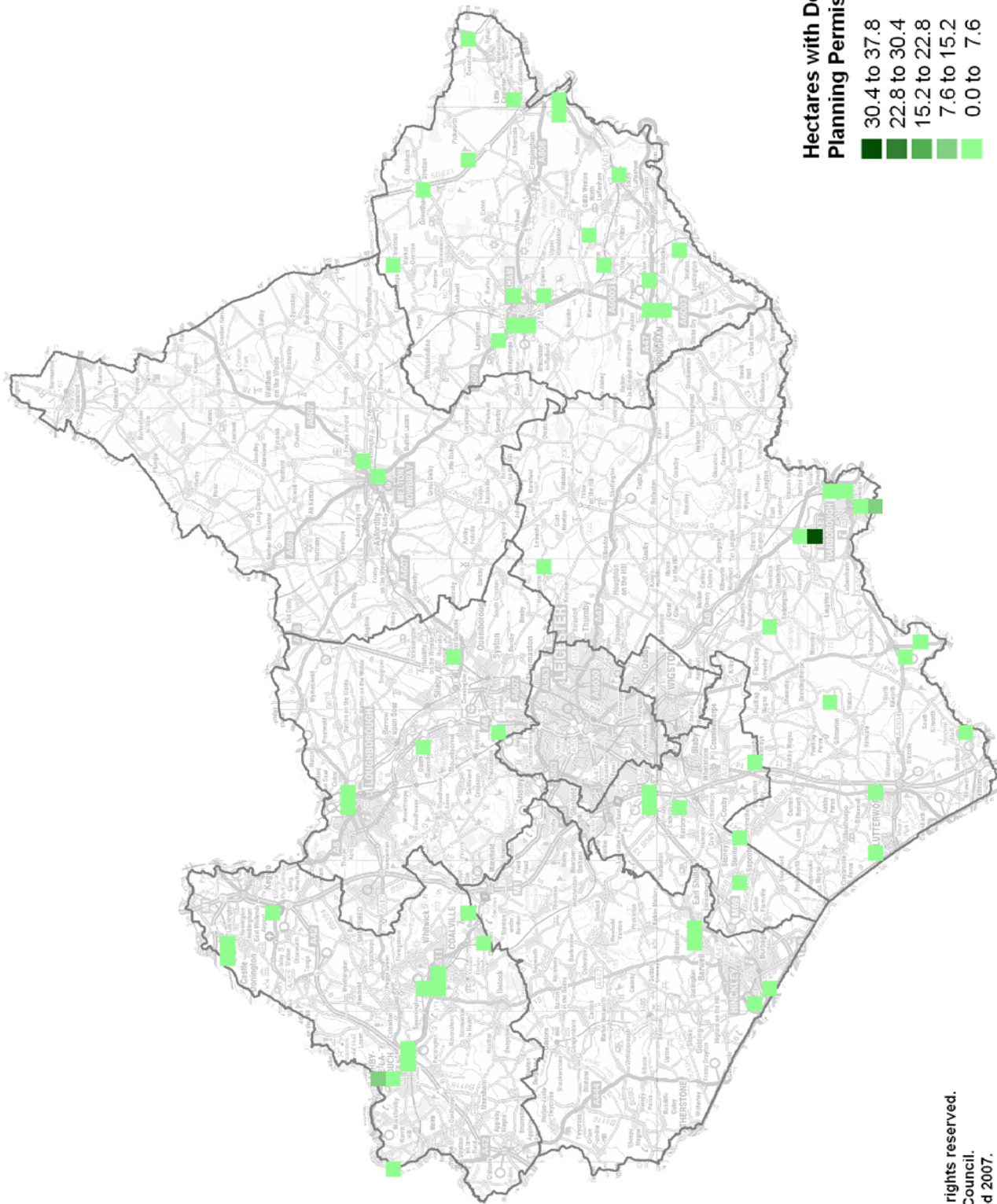
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Map 3 - Leicester Shire and Rutland - Hectares with Outline Planning Permissions (per Km² at 3 1st March 2007)



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Map 4 - Leicester Shire and Rutland - Hectares with Detailed Planning Permissions (per Km² at 31st March 2007)

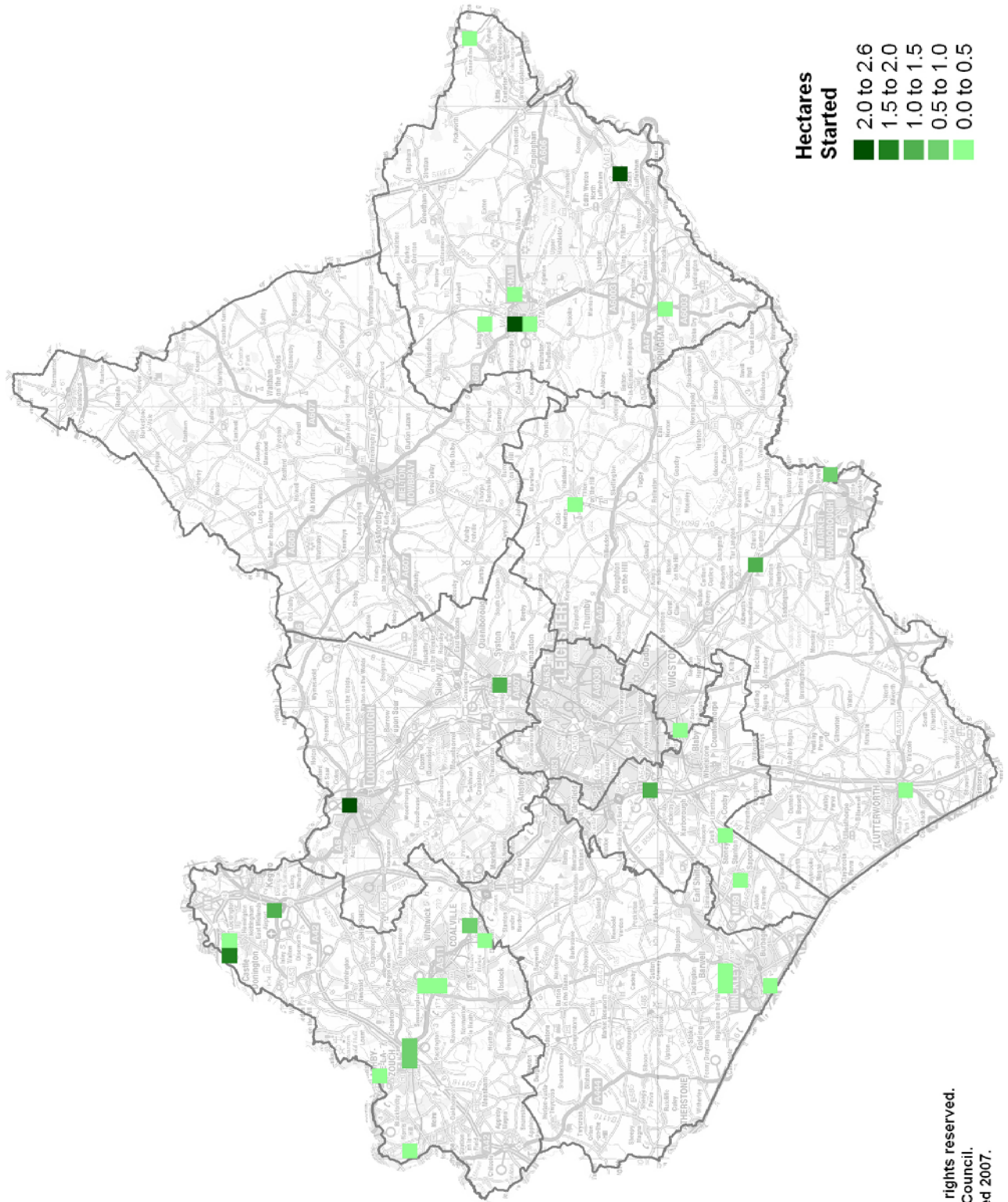


Hectares with Detailed Planning Permission

- 30.4 to 37.8
- 22.8 to 30.4
- 15.2 to 22.8
- 7.6 to 15.2
- 0.0 to 7.6

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Map 5 - Leicester Shire and Rutland - Hectares Started (per Km² at 31st March 2007)

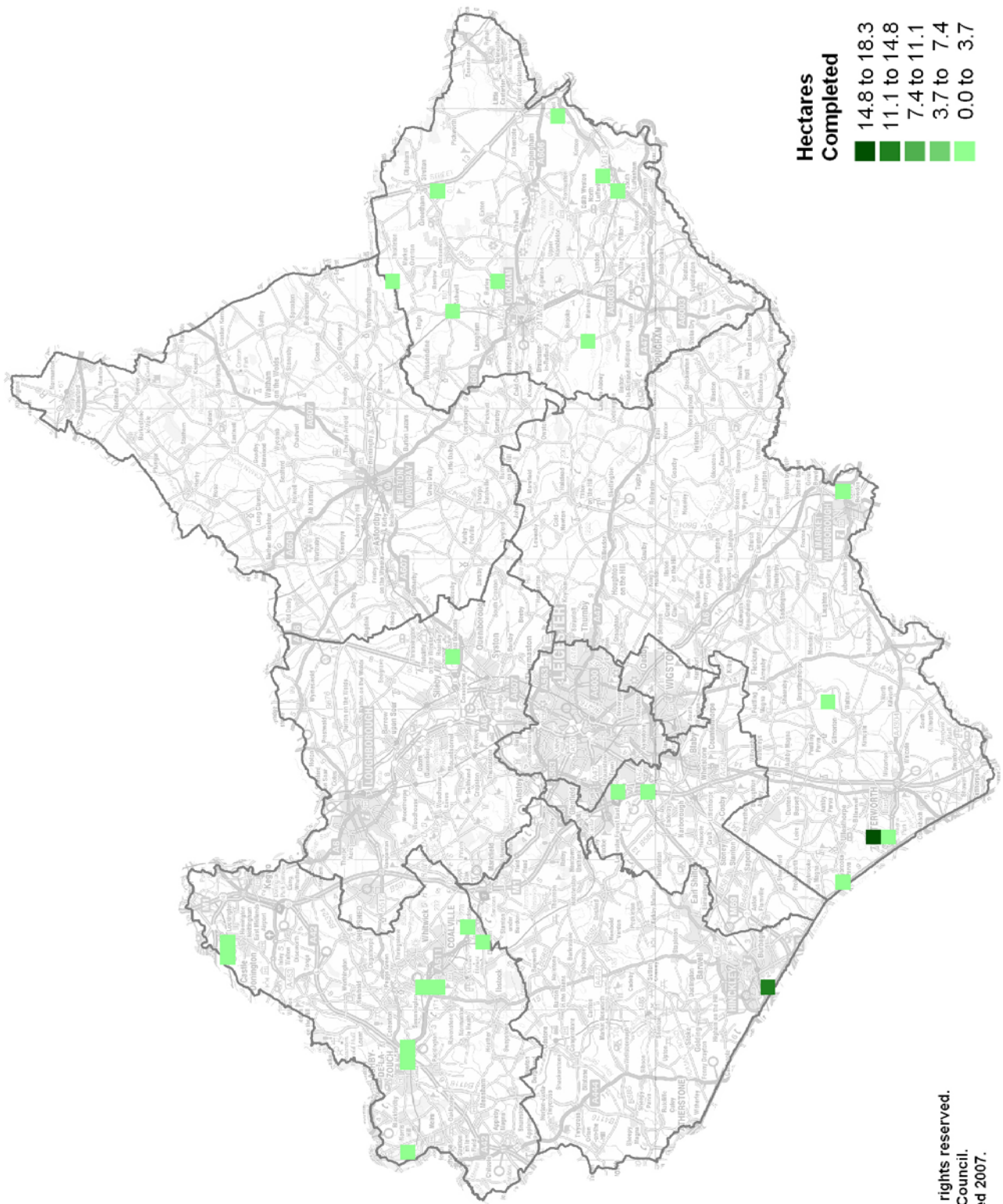


Hectares Started

- 2.0 to 2.6
- 1.5 to 2.0
- 1.0 to 1.5
- 0.5 to 1.0
- 0.0 to 0.5

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Map 6 - Leicester Shire and Rutland - Hectares Completed (per Km² at 31st March 2007)



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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) Completion and floorspace data will form the basis of employment land monitoring for the East Midland's Regional Spatial Strategy (RSS8), planned for adoption in 2008.

(3) Floorspace completion figures represent total additional B Class floorspace completed in the monitoring year to 31st March 2006, 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
Central Leicestershire Policy Area

Appendix 5
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 31st March 1996.
- Total of sites 'started' for monitoring year from 1st April to 31st March of the monitoring year.
- Outline planning permissions outstanding at 31st March of the monitoring year.
- Detailed planning permissions outstanding at 31st 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.

Central Leicestershire Policy Area (CLPA) Split

- Started site totals for previous years are split by Parish, to give separate totals for in and out of the Central Leicestershire Policy Area (CLPA).
- Started site totals for monitoring year are split by Parish, to give separate totals for in and out of the CLPA.
- Outline planning permissions outstanding at 31st March of the monitoring year are split by Parish, to give separate totals for in and out of the CLPA.
- Detailed planning permissions outstanding at 31st March of the monitoring year are split by Parish, to give separate totals for in and out of the CLPA.

N.B. 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 PPG3 states that local planning authorities should revise their plans to take account of the guidance set out in PPG3. 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 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
Braunstone	E7 (iv)	Meridian Business Park	1.89			Mixed	Green	In
Enderby	94/0358	Grove Park		3.90		Mixed	Green	In
Enderby	06/1015	Off Barnsdale Way, Grove Park			1.05	B1(a), B8	Green	In
Enderby	07/0023	Phase 2, Plot 1, Frances Way, Grove Park			0.46	B1(a)	Green	In
Enderby	E7 (i)	Warrens Ind Est	0.61			Mixed	PDL	In
Enderby	03/1229	Plot E, Unit 2, Warren Park Way, Enderby			0.51	Mixed	PDL	In
Enderby	E7 (ii)	Quarry Ln	3.62			B2, B8	PDL	In
Kirby Muxloe	96/0178	Kirby Park Farm, Ratby Ln		2.38		B1, B2	Green	In
Narborough	89/0857	Carlton Park		2.53		B1	PDL	In
Narborough	02/0702	Carlton Park			1.33	B1	PDL	In
Narborough	02/0327	Carlton Park			2.91	B1	PDL	In
Narborough	03/1336	Carlton Park			2.10	B1	PDL	In
Stoney Stanton	E8 (i)	Highfields Enterprise Zone	0.07			B1	PDL	Out
Stoney Stanton	06/0164	Stressline Ltd, Station Rd			0.69	B1(a), B8	PDL	Out
Whetstone	04/1226	Whetstone Pastures Farm, Whetstone Gorse Ln			0.50	B1(a)	PDL	In
Blaby Total			6.19	8.81	9.55			

Charnwood Employment Site Schedule at 31st March 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
East Goscote	P/05/0241/2	The Warren			4.80	B2, B8	PDL	In
Loughborough	51NW023	Science Park, Ashby Rd		5.75		B1	Green	Out
Loughborough	52SW017	Loughborough Ind Park		3.43		Mixed	Green	Out
Loughborough	52SW081	Dishley Grange	20.00			Mixed	Green	Out
Loughborough	97/1094	Burder St Regeneration			0.90	Mixed	PDL	Out
Loughborough	02/3079/ 06/2819	North Rd			0.48	Mixed	PDL	Out
Mountsorrel	51NE009	251 Loughborough Rd (Granite Way)			1.19	Mixed	Green	Out
Rothley	51SE010	Rothley Lodge			5.93	Mixed	Green	In
Syston	61SW018	Pontylue Farm (Watermead Business Park)		4.41		Mixed	Green	In
Wanlip	P/06/3410	Harrowgate Drive			6.00	Mixed	Green	In
Charnwood Total			20.00	13.59	19.30			

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

Harborough Employment Site Schedule at 31st March 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
Bittesby	Bitt1	Bittesby House, Watling St			5.65	B1, B2	PDL	Out
Broughton Astley	Bra1	Land at Sutton Farm, Leicester Rd			0.32	B1	PDL	In
Bruntingthorpe	Brun4	Bruntingthorpe Ind Est			0.07	B8	PDL	Out
Fleckney	Fle1	Land Off Marlborough Drive			0.69	B1, B8	PDL	In
Great Easton	GrEa1	Land at Gate House Ln		1.03		B1	PDL	Out
Hungarton	Hung1	Hope Farm, Main St			0.42	B8	PDL	Out
Husbands Bosworth	HusB3	Station Rd			2.64	B1, B9	Green	Out
Husbands Bosworth	HusB2	Sibertoft Rd			0.34	B2	Green	Out
Lutterworth	Lutt01a	Rear Site, Central Park , Leicester St			1.79	Mixed	PDL	Out
Lutterworth	Lutt02	South of Coventry Rd	4.40			B2	Green	Out
Market Harborough	MktH10	West of Northampton Rd	1.80			B1, B8	Green	Out
Market Harborough	MktH17	Former Tungstone Batteries Ltd, Lathkill St			1.46	B1, B2	PDL	Out
Market Harborough	MktH3	Nursery Site, Riverside			1.00	B1	Green	Out
Market Harborough	MktH18	Riverside			0.47	B1	PDL	Out
Market Harborough	MktH5	Airfield farm, Leicester Rd		11.36	37.77	B1	Green	Out
Market Harborough	MktH6	Kettering Rd/ Rockingham Rd	1.23	2.10		B1	PDL	Out
Market Harborough	MktH7	Railway Goods Yard, Rockingham Rd	2.80			Mixed	PDL	Out
Market Harborough	MktH8	East of Rockingham Rd	4.86			Mixed	Green	Out
Market Harborough	MktH9	East of Northampton Rd			14.40	B1	Green	Out
West Langton	WLI	Bowden Business Village			1.01	B1	PDL	Out
Westrill And Starmore	WaS1	Stanford Hall, Stanford Park			0.10	B1	Green	Out
Harborough Total			15.09	14.49	68.13			

Hinckley & Bosworth Employment Site Schedule at 31st March 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
Barwell	06/01387/FUL	Barwell Business Centre, Kingsfield Rd			0.43	B1(a), B2	PDL	Out
Earl Shilton	06/00220/COU	Unit B, Warwick Buildings, Rossendale Rd			0.13	B8	PDL	Out
Higham on the Hill	39NE090	MIRA, Watling St	9.00			Mixed	PDL	Out
Hinckley	49SW080	EME Site, Nutts Ln 1		2.31		Mixed	PDL	Out
Hinckley	49SW080	EME Site, Nutts Ln 3			0.14	B2, B8	PDL	Out
Hinckley	49SW080	EME Site, Nutts Ln 4			0.14	B2, B8	PDL	Out
Hinckley	49SW075	Rear of Sketchley Works, Rugby Rd	3.93			Mixed	PDL	Out
Hinckley	49SW003	Stephenson Rd, Harrowbrook Ind Est			0.30	Mixed	PDL	Out
Hinckley	49NW012	West of Stoke Rd, Hinckley		3.53		Mixed	PDL	Out
Hinckley	49NW009	Wheatfield Way, Hinckley Fields Ind Est		0.34		Mixed	Green	Out
Hinckley	05/00615/FUL	Adj Harrowbrook Ind Est, Coventry Rd			4.70	Mixed	PDL	Out
Stanton Under Bardon	41SW046-3	Beveridge Ln 3		1.22		B2, B8	PDL	Out
Hinckley & Bosworth Total			12.93	7.40	5.84			

(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 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
Asfordby		Asfordby Business Park	16.00			Mixed	PDL	Out
Asfordby Hill	1NW010	Holwell Works	15.03			Mixed	PDL	Out
Bottesford		Normanton Ln	0.70			Mixed	PDL	Out
Melton	1NW016	Dalby Rd	3.00			Mixed	PDL	Out
Melton	1NE003	Charlotte St	0.16			B1, B2	PDL	Out
Melton	0NW001	John O'Gaunt Ind Est		0.36		B1	PDL	Out
Melton	1NW018	Kirby Ln South	8.60			Mixed	Green	Out
Melton	1NE037	Asfordby Storage & Haulage			1.83	Mixed	Green	Out
Melton	1NW019	New Village (former airfield)	2.80			Mixed	Green	Out
Melton		Pedigree Petfoods Ltd Mill St			0.14	B2	PDL	Out
Melton Total			46.29	0.36	1.97			

North-West Leicestershire Employment Site Schedule at 31st March 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
Albert Village	21NE7980000	Swainspark, Occupation Rd	3.10		1.90	Mixed	Green	Out
Ashby de la Zouch	31NE7980009	South West of Flagstaff Interchange		2.52	4.57	B1, B2	Green	Out
Ashby de la Zouch	31NE7980013	North of Nottingham Road (Flagstaff 42)		0.70		Mixed	Green	Out
Ashby de la Zouch	31NE7980017	West of Smisby Rd			8.73	Mixed	Green	Out
Ashby de la Zouch		South of Tournement Way			0.50	Mixed	Green	Out
Bardon	41SE7980010	Hilltop	4.07			Mixed	Green	Out
Bardon	41SW7980077	Battleflat (Interlink)		11.96	2.05	Mixed	Green	Out
Bardon	41SE7980008	West of Bardon Lodge		1.08		Mixed	Green	Out
Bardon	41SE7980002	Former Stardust, Beveridge Lane			0.88	B1	PDL	Out
Bardon	41SE7980003	Bardon Hall			0.81	B1	PDL	Out
Castle Donington	42NW7980034	Willow Farm, Tamworth Rd		4.14	0.66	Mixed	Green	Out
Castle Donington	42NW7980017	South of Trent Lane	2.80		0.94	Mixed	Green	Out
Castle Donington	42NW7980068	Former Power Station		33.11	5.41	B8	PDL	Out
Coalville	41NW7980013	Stephenson Industrial Est	0.83	1.77	0.08	Mixed	PDL	Out
Coalville	41SW7980080	Off Vulcan Way			0.30	B2, B8	PDL	Out
East Midlands Airport	42NE7980016	Finger Farm (Pegasus Business Park)		14.03	0.58	B1	Green	Out
Kegworth	42NE7980020	Off Citrus Grove		6.10		B8	Green	Out
Kegworth	42NE7980019	West of Long Lane	1.20			Mixed	Green	Out
Kegworth	42NE7980018	North of Side Ley	1.80			Mixed	Green	Out
Measham	31SW7980038	Extension to Westminster Est	11.76			Mixed	Green	Out
Moira	31NW7980022	Spring Cottage/ Former Rawdon Colliery		0.90	0.09	Mixed	PDL	Out
Moira	31NW7980065	Moira Rd, Woodville Woodlands		4.83		Mixed	PDL	Out
North-West Leicestershire Total			25.56	81.14	27.50			

Oadby & Wigston Employment Site Schedule at 31st March 2007 (hectares)

Parish/ Settlement	Site Reference	Site Name/ Address	Commitments			Use Class	Green/ PDL	CLPA
			(A)	(O)	(D)			
South Wigston	Em8	Sports field Off Tigers Rd	0.80			B1	Green	In
South Wigston	Em5	Wigston Triangle (Part)	3.14			Mixed	PDL	In
South Wigston	Em6	Land West of Magna Rd	0.55			B2	Green	In
Oadby & Wigston Total			4.49	0.00	0.00			

(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 2006 to 31st March 2007 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Starts 2006-07	Use Class	Green/ PDL	CLPA
Blaby	Croft	Station Court, Station Rd	0.45	B1	PDL	In
Blaby	Enderby	Land Off Thorpe Way, Grove Park	0.43	B1(a)	Green	In
Blaby	Enderby	Land off Smith Way, Grove Park	0.32	B1(a)	Green	In
Blaby	Enderby	Land Off Thorpe Way, Grove Park	0.73	B1(a)	Green	In
Blaby	Stoney Stanton	Stressline LTD, Station Rd	0.07	B2	PDL	Out
Charnwood	Loughborough	North Rd	2.60	Mixed	PDL	Out
Charnwood	Syston	Pontylue Farm (Watermead Business Park)	1.00	Mixed	Green	In
Harborough	Kibworth	Land South of Harborough Rd	1.20	Mixed	Green	In
Harborough	Lutterworth	Mill Farm, East of Rugby Rd	0.33	B2	Green	Out
Harborough	Market Harborough	East of Rockingham Rd	0.98	Mixed	Green	Out
Harborough	Tilton	Land Adj Leicester Rd	0.20	B1	Green	Out
Hinckley & Bosworth	Hinckley	EME Site, Nutts Ln 2	0.11	B2, B8	PDL	Out
Leicester City	N/a	All Sites	13.17	N/a	N/a	In
NW Leics	Ashby de la Zouch	South West of Flagstaff Interchange (Ashby Bus	0.55	B1, B2	Green	Out
NW Leics	Ashby de la Zouch	West of Smisby Rd	0.21	Mixed	Green	Out
NW Leics	Bardon	Battleflat (Interlink)	0.29	Mixed	Green	Out
NW Leics	Bardon	West of Bardon Lodge	0.79	Mixed	Green	Out
NW Leics	Castle Donington	Willow Farm, Tamworth Rd	0.33	Mixed	Green	Out
NW Leics	Castle Donington	Former Power Station	1.98	B8	PDL	Out
NW Leics	Coalville	Stephenson Ind Est	0.21	Mixed	PDL	Out
NW Leics	East Midlands Airport	Finger Farm (Pegasus Business Park)	1.39	B1	Green	Out
NW Leics	Moira	Spring Cottage/ Former Rawdon Colliery	0.44	Mixed	PDL	Out
Oadby & Wigston	South Wigston	Tigers Close	0.16	B1	Green	In
Rutland	All Parishes	All Sites	5.58	N/a	N/a	Out
Leicester, Leicestershire & Rutland Total			33.52			

Employment Completions (hectares) 1st April 2006 to 31st March 2007 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Completions 2006-07	Use Class	Green/ PDL	CLPA
Blaby	Braunstone	Plot 5c, Meridian East	1.30	B1(a)	Green	In
Blaby	Enderby	Land Off Thorpe Way, Grove Park	0.73	B1(a)	Green	In
Charnwood	East Goscote	The Warren	0.60	B2, B8	PDL	In
Harborough	Bruntingthorpe	Bruntingthorpe Business Park, Mere Rd	0.12	B2	PDL	Out
Harborough	Claybrooke Parva	Alma House, Watling St	0.62	B1	PDL	Out
Harborough	Lutterworth	Semelab, Coventry Rd	1.22	B2	PDL	Out
Harborough	Lutterworth	Plot 5420, Magna Park	4.73	B8	PDL	Out
Harborough	Lutterworth	Plot 6130, Magna Park	2.63	B8	PDL	Out
Harborough	Lutterworth	Plot 5320, Magna Park	10.94	B8	PDL	Out
Harborough	Market Harborough	Building B, Welland Business Pk, Valley Way	0.14	B1	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 1	1.18	B2	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 2	1.28	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 3	1.91	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 4	2.68	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 5	8.16	B8	PDL	Out
Hinckley & Bosworth	Stanton Under Bardon	Beveridge Lane 1	0.93	Mixed	PDL	Out
Hinckley & Bosworth	Stanton Under Bardon	Beveridge Lane 2	1.40	B2, B8	PDL	Out
Leicester City	N/a	All Sites	2.75	N/a	N/a	In
NW Leics	Ashby de la Zouch	South West of Flagstaff Interchange	0.09	B12	Green	Out
NW Leics	Bardon	Battleflat (Interlink)	0.29	Mixed	Green	Out
NW Leics	Bardon	West of Bardon Lodge	1.19	Mixed	Green	Out
NW Leics	Castle Donington	Willow Farm, Tamworth Rd	0.94	Mixed	Green	Out
NW Leics	Castle Donington	Former Power Station	1.36	B8	PDL	Out
NW Leics	Coalville	Stephenson Ind Est	0.04	Mixed	PDL	Out
NW Leics	Moira	Spring Cottage/Former Rawdon Colliery	0.07	Mixed	PDL	Out
Rutland	All Parishes	All Sites	1.66	N/a	N/a	Out
Leicester, Leicestershire & Rutland Total			48.96			

Excludes 4.87ha of original allocation lost to infrastructure

Employment Floorspace Completions (m²) 1st April 2006 to 31st March 2007 by Authority

Authority	Parish/ Settlement	Site Name/ Address	Completions 2006-07	Use Class	Green/ PDL	CLPA
Blaby	Braunstone	Plot 5c, Meridian East	6,087	B1(a)	Green	In
Blaby	Enderby	Land Off Thorpe Way, Grove Park	2,696	B1(a)	Green	In
Charnwood	East Goscote	The Warren	2,812	B2, B8	PDL	In
Harborough	Bruntingthorpe	Bruntingthorpe Business Park, Mere Rd*	N/a	B2	PDL	Out
Harborough	Claybrooke Parva	Alma House, Watling St	2,159	B1	PDL	Out
Harborough	Lutterworth	Semelab, Coventry Rd	12,200	B2	PDL	Out
Harborough	Lutterworth	Plot 5420, Magna Park	21,798	B8	PDL	Out
Harborough	Lutterworth	Plot 6130, Magna Park	10,234	B8	PDL	Out
Harborough	Lutterworth	Plot 5320, Magna Park	38,442	B8	PDL	Out
Harborough	Market Harborough	Building B, Welland Business Pk, Valley Way	376	B1	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 1	8,983	B2	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 2	5,110	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 3	8,965	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 4	12,263	B8	PDL	Out
Hinckley & Bosworth	Burbage	Logix Park - Phase 5	33,952	B8	PDL	Out
Hinckley & Bosworth	Hinckley	Clover Park, Hinckley Fields Ind Est	370	B2	PDL	Out
Hinckley & Bosworth	Stanton Under Bardon	Beveridge Lane 1	2,796	Mixed	PDL	Out
Hinckley & Bosworth	Stanton Under Bardon	Beveridge Lane 2	4,820	B2, B8	PDL	Out
Leicester City	N/a	All Sites	14,583	N/a	N/a	In
Melton	Ab Kettleby	Church Farm, Church Ln	185	B2	Green	Out
Melton	Ab Kettleby	Friars Well Farm Main St	333	B1(c)	Green	Out
Melton	Clawson	Long Clawson Dairy Ltd, West End	215	B2	Green	Out
Melton	Freeby	Maggot Farm, Field Lane	782	B2	Green	Out
Melton	Scaford	Wycombe Ln	1,700	B8	Green	Out
Melton	Somerby	20 Burrough Court, Twyford Rd	1,890	B1(c)	PDL	Out
Melton	Waltham on the Wolds	Waltham Rd	226	B2	PDL	Out
Melton	Waltham on the Wolds	Freeby Lane	820	B1(b)	PDL	Out
NW Leics	Ashby de la Zouch	South West of Flagstaff Interchange	926	B1, B2	Green	Out
NW Leics	Bardon	Battleflat (Interlink)	2,911	Mixed	Green	Out
NW Leics	Bardon	West of Bardon Lodge	11,870	Mixed	Green	Out
NW Leics	Castle Donington	Willow Farm, Tamworth Rd	9,432	Mixed	Green	Out
NW Leics	Castle Donington	Former Power Station	13,609	B8	PDL	Out
NW Leics	Coalville	Stephenson Ind Est	390	Mixed	PDL	Out
NW Leics	Moira	Spring Cottage/Former Rawdon Colliery	675	Mixed	PDL	Out
Rutland	All Parishes	All Sites	2,903	N/a	N/a	Out
Leicester, Leicestershire & Rutland Total			237,513			

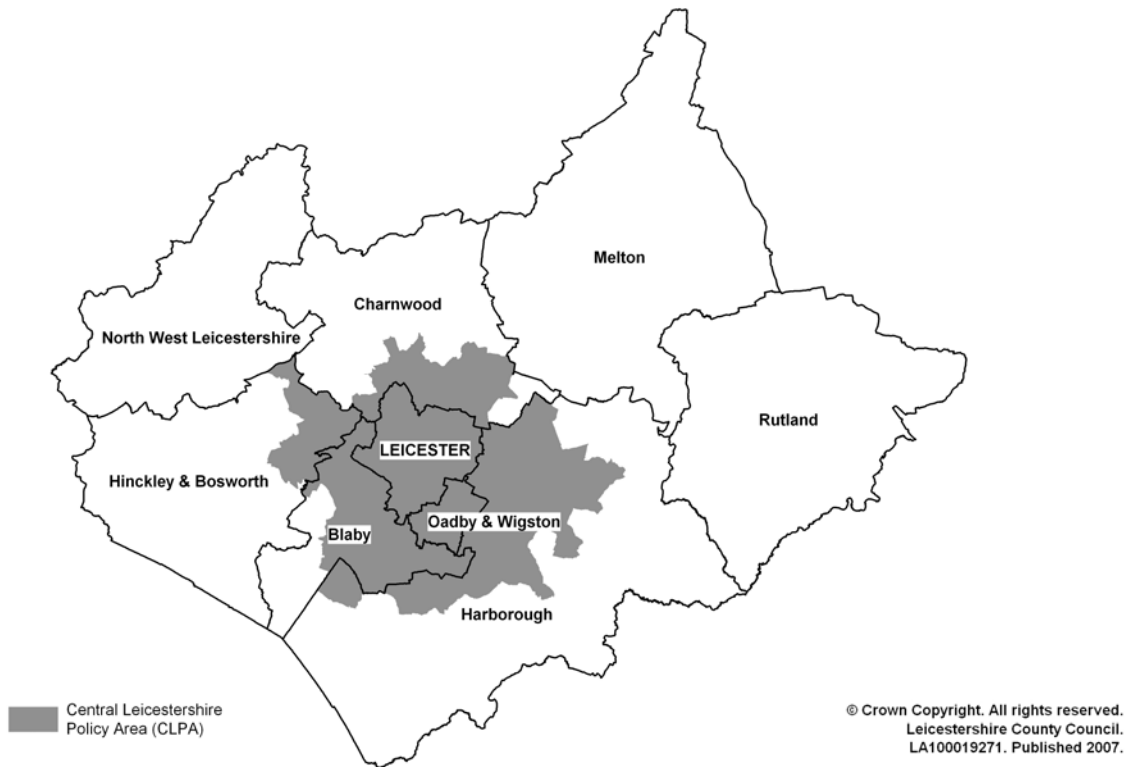
* No floorspace figure can be obtained at present

Appendix 4

Central Leicestershire Policy Area



Map 7 - Location of Central Leicestershire Policy Area (CLPA)



Map 8 - Parishes within Central Leicestershire Policy Area (CLPA)



Appendix 5

Further Information



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

Alternatively, please contact:

Leicestershire County Council

Alex Lea
Research Officer, Land Monitoring
Policy, Research & Information Group
Room G49,
Chief Executives Department
Leicestershire County Council
County Hall
Glenfield
LEICESTER
LE3 8RA

Tel: (0116) 305 6803
Fax: (0116) 265 7271
E-mail: alea@leics.gov.uk

Information on Rutland Employment Availability can be obtained from:

Rutland County Council

Frances Grace
Rutland County Council
Council Offices
Catmose
OAKHAM
Rutland
LE15 6HP

Tel: (01572) 758238
Fax: (01572) 758307
E-mail: fgrace@Rutland.gov.uk

Information on Leicester City Employment Availability can be obtained from:

Leicester City Council

Rachel Mkanza
Development Plans Group
Regeneration & Culture
Leicester City Council
New Walk Centre
Welford Place
LEICESTER
LE1 6ZG

Tel: (0116) 252 7254
Fax: (0116) 222 1091
E-mail: Rachael.mkanza@leicester.gov.uk

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

Blaby District Council

Andy Killip
Planning and Development Section
Blaby District Council
Council Offices
Desford Road
NARBOROUGH
Leicestershire
LE19 2EP

Tel: (0116) 272 7693
Fax: (0116) 272 7592
E-mail: ajk@blaby.gov.uk

Hinckley & Bosworth Borough Council

Alan Davies
Planning Section
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
HINCKLEY
Leicestershire
LE10 1BZ

Tel: (01455) 255916
Fax: (01455) 619879
E-mail: alan.davis@hickley-bosworth.gov.uk

Charnwood Borough Council

Richard Brown
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Charnwood Borough Council
Council Offices
Southfields
LOUGHBOROUGH
Leicestershire
LE11 2TX

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Fax: (01509) 219723
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Melton Borough Council

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Melton Borough Council
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E-mail: edmond.riley@nwleicestershire.gov.uk

Oadby & Wigston Borough Council

Rachel Starmer
Oadby & Wigston Borough Council
Planning Section
Council Offices
Station Road
WIGSTON
Leicestershire
LE18 2DR

Tel: (0116) 257 2652
Fax: (0116) 288 7828
E-mail: rachel.starmer@oadby-wigston.gov.uk

Local Authority Web-Links

Leicestershire County Council:
www.leics.gov.uk

Leicester City Council:
www.leicester.gov.uk

Rutland County Council:
www.rutland.gov.uk

Blaby District Council:
www.blaby.gov.uk

Charnwood Borough Council:
www.charnwood.gov.uk

Harborough District Council:
www.harborough.gov.uk

Hinckley & Bosworth Borough Council:
www.hinckleyandbosworthonline.org.uk

Melton Borough:
www.melton.gov.uk

North-West Leicestershire District Council:
www.nwleics.gov.uk

Oadby & Wigston Borough Council:
www.oadby-wigston.gov.uk

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

Government Office for the East Midlands (GOEM)
www.goem.gov.uk

East Midlands Regional Assembly
www.emra.gov.uk

East Midlands Development Agency (emda)
www.emda.org.uk

Leicester Shire Economic Partnership (LSEP)
www.lsep.co.uk

Leicestershire Statistics & Research Online (LSR Online) - *Formerly LSORA*
www.lsr-online.org

Leicester Shire Intelligence (LSI)
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 6803 for further details.

If you would like any of this information in another language please ask an English-speaking person to telephone 0116 305 6803 for more details.

જો આપ આ માહિતી આપની ભાષામાં સમજવામાં થોડી મદદ ઇચ્છતાં હો તો **0116 305 6803** નંબર પર ફોન કરશો અને અમે આપને મદદ કરવા વ્યવસ્થા કરીશું.

નેવર ડુવાનું ઇસ જાનકારી નું સમજન વિષે વૃદ્ધ મદદ ચાહીલી હૈ ડાં કિરપા કરકે **0116 305 6803** નંબર ડે ફોન કરે અડે અસીં ડુવાડી મદદ લઈ કિસે ડા પૂર્ણ કર દલાંગે।

এই তথ্য নিজের ভাষায় বুঝার জন্য আপনার যদি কোন সাহায্যের প্রয়োজন হয়, তবে **0116 305 6803** এই নম্বরে ফোন করলে আমরা উপযুক্ত ব্যক্তির ব্যবস্থা করবো।

假如閣下需要幫助，用你的語言去明白這些資訊，請致電 **0116 305 6803**，我們會安排有關人員為你提供幫助。

Jeżeli potrzebujesz pomocy w zrozumieniu tej informacji w Twoim języku, zadzwoń pod numer **0116 305 6803**, a my Ci dopomożemy.



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