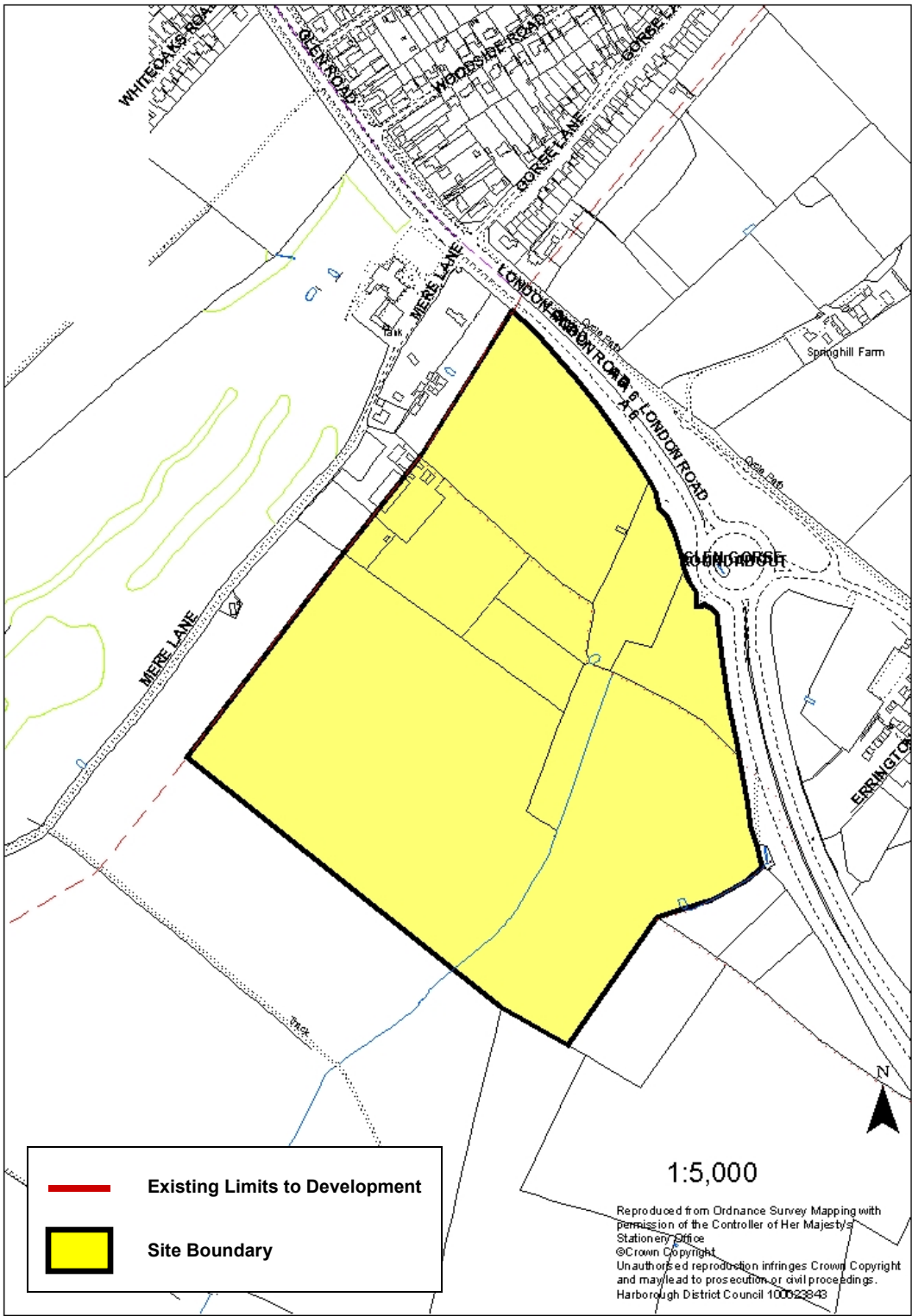
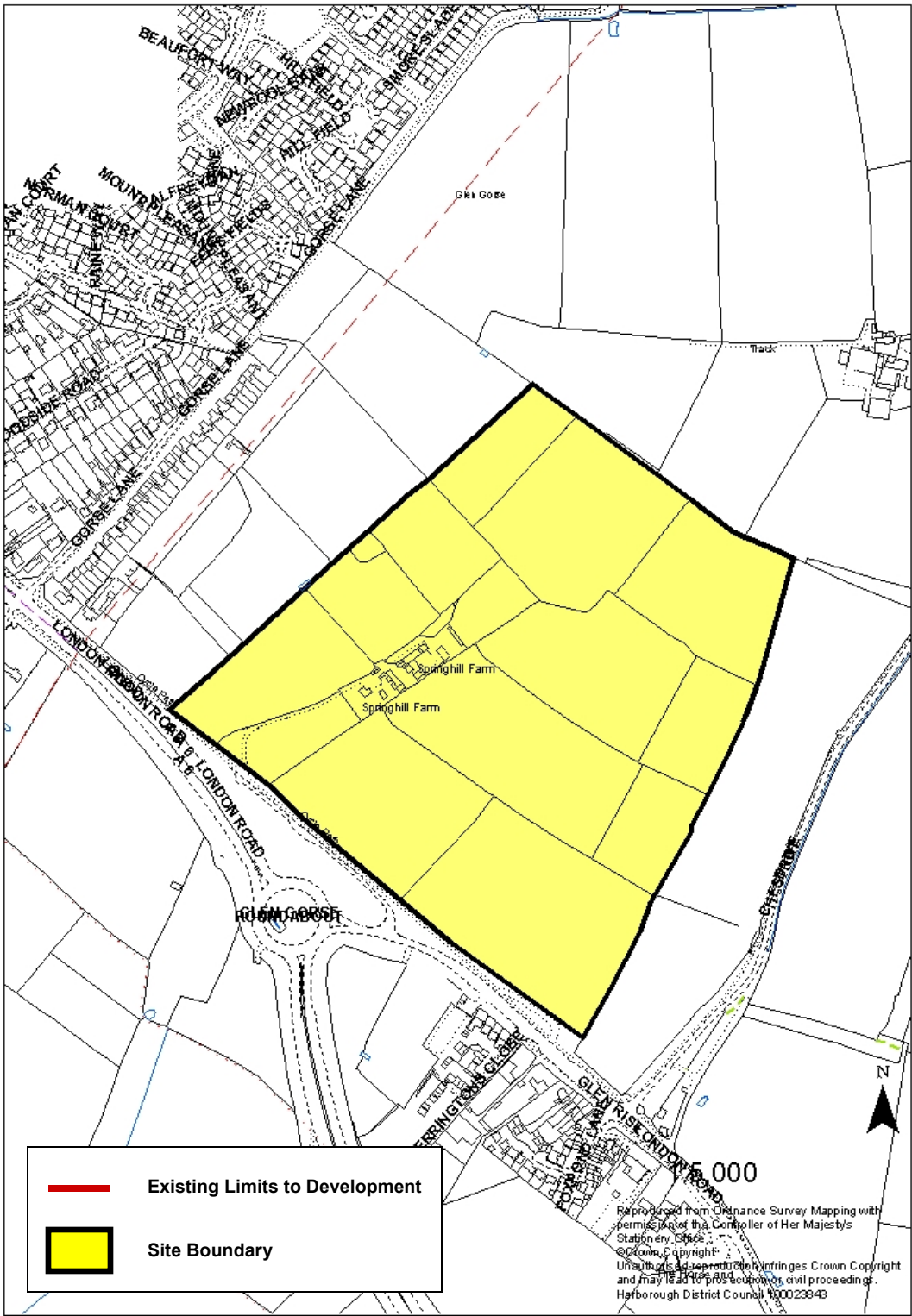


Plan 8.1: SOUTH OF A6, GREAT GLEN



Plan 8.2: NORTH OF A6, GREAT GLEN



Site:

8. STOUGHTON AIRFIELD (LEICESTER AERODROME), STOUGHTON

IP Reference

133/307

Area (ha)

210



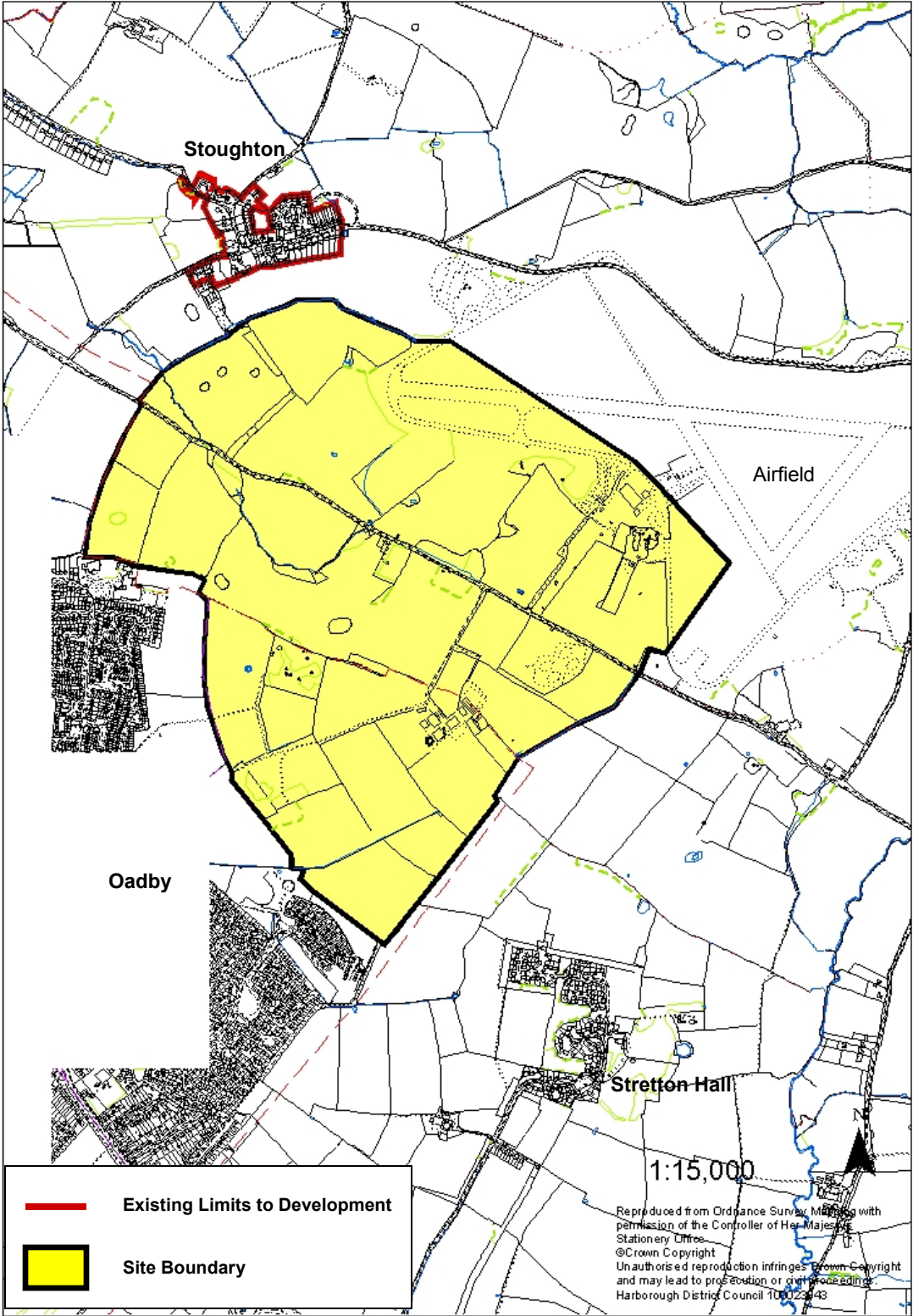
Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	Closest M1 motorway access is via Leicester and minor roads	1
<i>Local Road Access</i>	Access to A6 / A47 via local unclassified roads	2
<i>Public Transport Access</i>	No bus routes pass near site	1
<i>Access to services & labour</i>	Remote location with few residential areas or services available in immediate vicinity	1
<i>Proximity to incompatible uses</i>	Surrounded by open land, although close to village of Stoughton	5
<i>Site characteristics</i>	Large level site, traversed by existing runways. Site includes hangars, control tower and other associated buildings.	4
<i>Development constraints</i>	Existing local infrastructure requires substantial upgrading, particularly in respect of local roads; would need to remove runways etc.	1
<i>General attractiveness</i>	Prominent and sizeable site in attractive setting	4
<i>Market Perceptions</i>	No specific information available but generally regarded by property agents as remote rural location with poor access	1
<i>Planning Factors</i>	No restrictive designations, but remote from any settlements	1
<i>Sequential Factors</i>	Greenfield, outside of urban area	2

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE:

23

Plan 8.3: STOUGHTON AIRFIELD (LEICESTER AERODROME), STOUGHTON



Site:

**9. SOUTH OF MAGNA PARK, COVENTRY
ROAD, LUTTERWORTH**

IP Reference

187

Area (ha)

35.0



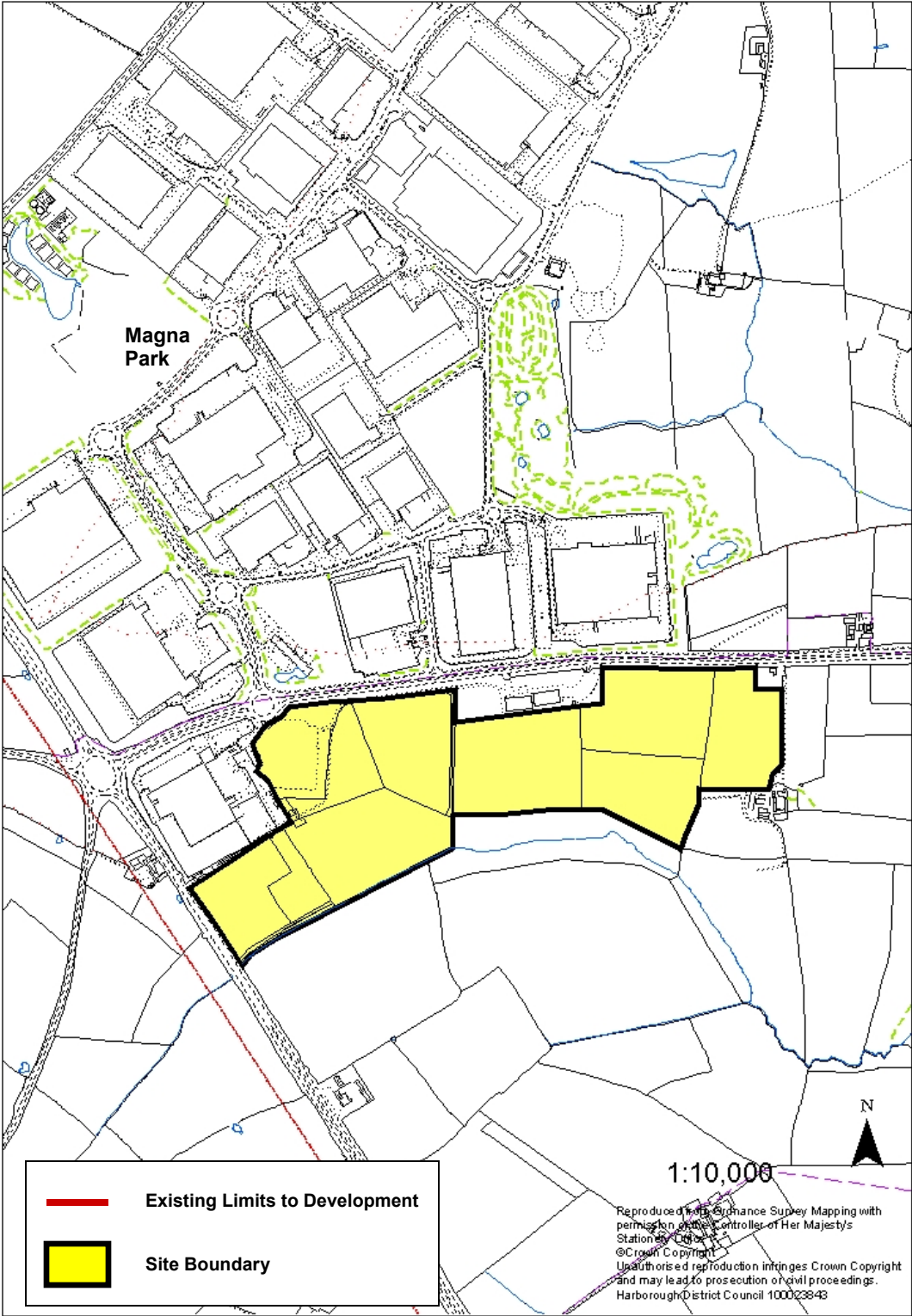
Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	In close proximity to M1 Junction 20 and A5	5
<i>Local Road Access</i>	Adjoins A4303, with easy access to A426 and A5	5
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	No services in immediate vicinity, and about 2km from Lutterworth town centre	2
<i>Proximity to incompatible uses</i>	Adjacent to existing employment areas at Magna Park and Semelab, but adjoins open land to south and east	4
<i>Site characteristics</i>	Reasonably large site, irregular in shape, land sloping to south	3
<i>Development constraints</i>	No significant constraints known – has existing access to A4303	4
<i>General attractiveness</i>	Prominent site in attractive setting	4
<i>Market Perceptions</i>	Attractive location for strategic distribution adjoining site of proven demand and with good access and scale	4
<i>Planning Factors</i>	No restrictive designations, but remote from any existing limits to development	1
<i>Sequential Factors</i>	Greenfield, outside of urban area	1

TOTAL SCORE:

34

[Scoring: 5 = best, 1 = worst]

Plan 8.4: SOUTH OF MAGNA PARK, COVENTRY ROAD, LUTTERWORTH



Site:

**10. EAST OF MAGNA PARK / WOODBRIG
HOUSE FARM, LUTTERWORTH**

IP Reference

355

Area (ha)

40.0



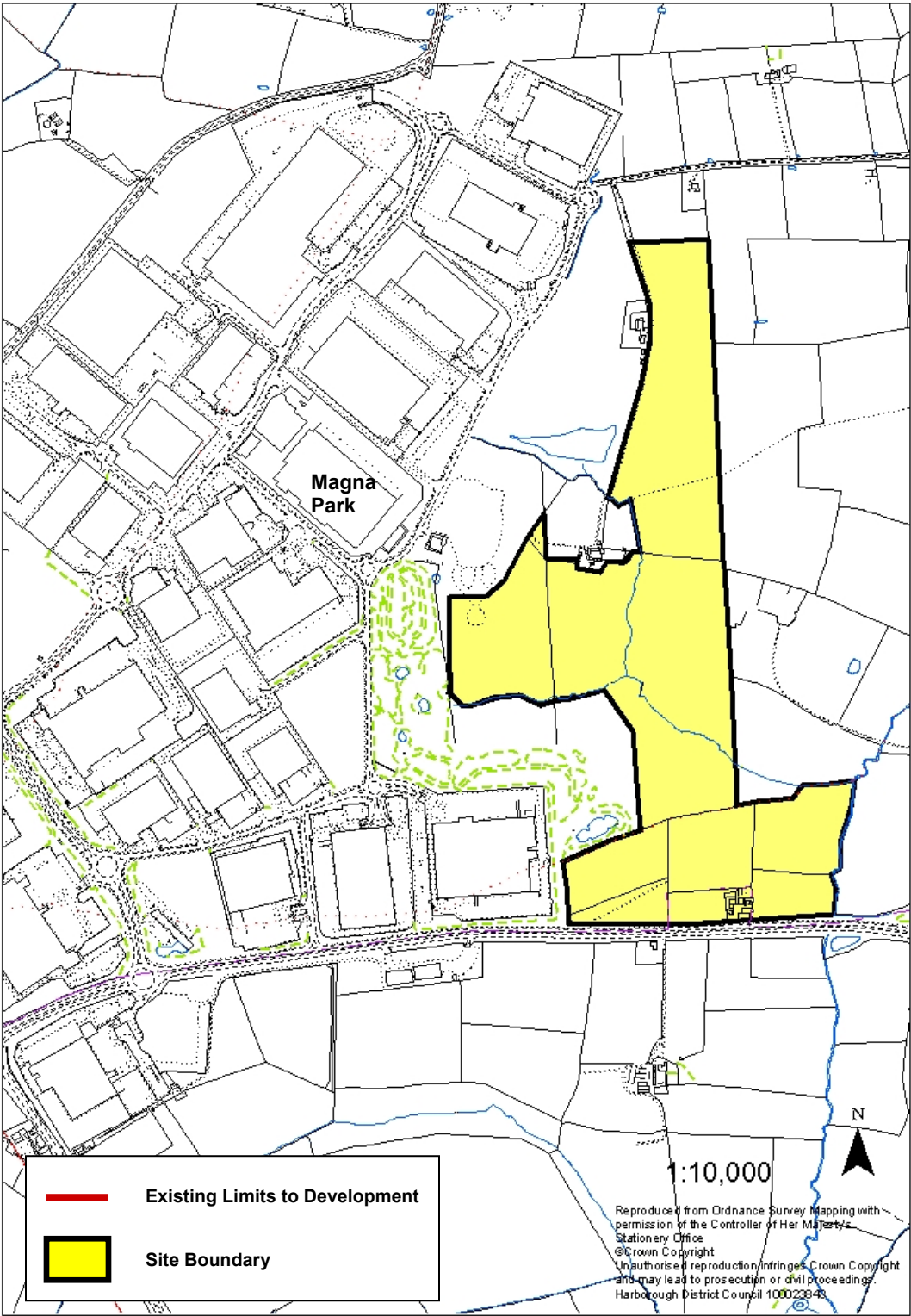
Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	In close proximity to M1 Junction 20 and A5	5
<i>Local Road Access</i>	Adjoins A4303, with easy access to A426 and A5	5
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	Generally remote with no services in immediate vicinity, and about 2km from Lutterworth town centre	2
<i>Proximity to incompatible uses</i>	Adjacent to existing employment areas at Magna Park, and adjoins open land to north and east, but closer to residential areas	3
<i>Site characteristics</i>	Irregular in shape, land sloping to north and of undulating topography	2
<i>Development constraints</i>	Potential constraint in terms of achieving new access onto busy A4303	3
<i>General attractiveness</i>	Prominent site on A4303, currently with some farm / agricultural buildings, but predominantly open land	3
<i>Market Perceptions</i>	No market views available – perceived as poorer option for expansion than south of A4303	1
<i>Planning Factors</i>	Within designated Separation Area between Lutterworth and Magna Park	1
<i>Sequential Factors</i>	Greenfield, outside of urban area	1

TOTAL SCORE:

28

[Scoring: 5 = best, 1 = worst]

Plan 8.5: EAST OF MAGNA PARK / WOODBRIG HOUSE FARM, LUTTERWORTH



Site:

**33. LAND NORTH WEST OF MAGNA PARK,
LUTTERWORTH**

Area (ha)

35.0



Criteria	Comment	Score (out of 5)
<i>Strategic Access</i>	In close proximity to M1 Junction 20 (via Coventry Road) and directly on A5	5
<i>Local Road Access</i>	Currently served off A5 by unclassified road to Ullesthorpe / Ashby Parva	3
<i>Public Transport Access</i>	One hourly bus service via Market Harborough – Hinckley route	2
<i>Access to services & labour</i>	Generally remote with no services in immediate vicinity; about 3km from Lutterworth town centre, and 1.5km south of Ullesthorpe	2
<i>Proximity to incompatible uses</i>	Adjacent to existing employment areas at Magna Park, but otherwise adjoins open land. Site contains office use at Bittesby House.	3
<i>Site characteristics</i>	Large site of undulating topography; predominantly farmland but some mature trees	4
<i>Development constraints</i>	New access / junction arrangements onto A5 trunk road would be required, although access may be possible to side of existing Magna Park site with substantial upgrading. Existing office occupier on-site would also need to be considered.	2
<i>General attractiveness</i>	Prominent site adjoining A5; currently with some existing buildings, but mainly open land	4
<i>Market Perceptions</i>	No specific market views available, but prominent location adjoining a proven B8 location	3
<i>Planning Factors</i>	No restrictive designations, but remote from any existing limits to development. Extends development into new countryside.	1
<i>Sequential Factors</i>	Greenfield, outside of urban area	1

[Scoring: 5 = best, 1 = worst]

TOTAL SCORE: 30

Plan 8.6: LAND NORTH WEST OF MAGNA PARK, LUTTERWORTH

