

Harborough District Council

Existing Employment Areas Review

Prepared: January 2012

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1.0 Introduction

- 1.1 Currently all industrial and commercial employment sites within the district are afforded the same protection from development for non B Class employment uses, under retained policy EM/2 of Harborough District Local Plan. The Harborough Core Strategy (adopted 14 Nov 2011) makes provision, in future, for existing employment sites to be afforded different degrees of protection depending on their fitness for purpose for employment uses and the contribution they make to the overall stock of employment provision in the district.
- 1.2 The purpose of this review is to assess the main existing employment areas in the district. The aim of the assessment is to provide robust technical evidence on their ongoing fitness for purpose for employment uses, in accordance with policy CS7d), and based on this give guidance on which individual areas are considered to be 'Key Employment Areas' (KEA) or 'General Employment Areas' and should be retained for B class employment uses, and those which are 'Low Quality Employment Areas', which should they come forward, can be considered for release to other non-employment uses.
- 1.3 The review is one component of the evidence base to support future plan making to meet employment needs. Its findings will help to inform the development of policies for sites within the Allocations Development Plan Document (DPD) or any Neighbourhood Plan, to complement Policy 1 and 7 of the Core Strategy. Policy within the Allocations DPD will eventually replace Local Plan Policies EM/2, EM/11 and EM/16-23 that control development on employment sites.
- 1.4 This is a technical report and as such does not represent or determine Council Policy. **The purpose of this study is to assess fitness for purpose for B class employment uses.**

2.0 Background

National Planning Policy

- 2.1 The aim of National policy is to deliver an appropriate local balance between competing uses for land, particularly housing and employment. Guidance on employment land reviews published in 2004 encourages reviews to create a robust & defensible portfolio of strategic / locally important employment sites, and where appropriate to safeguard both new & existing employment areas for employment rather than other uses.

In the National Planning Policy Framework (DCLG March 2012) the commitment to use the planning system for “‘planning for prosperity (an economic role)’by ensuring that sufficient land of the right type is

available in the right places and at the right time to support growth and innovation....” is clearly stated. It comments on Local Planning Authorities (LPA’s) having a proportionate evidence base and using that to assess the “...the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs”.

Regional Planning Policy

- 2.2 The strategic planning context is provided by the East Midlands Regional Plan (2009), it set the context for the development of employment policy in the Core Strategy. Policy 20 requires joint working within Housing Market Area’s to undertake Employment Land Review’s to inform delivery, and provided the context for the Leicester & Leicestershire HMA Employment Land Study that informed policy in the Core Strategy (see para.5.69).

Local Planning Policy

- 2.3 The Core Strategy supports employment activity continuing to take place in existing employment centres. The focus is on reconciling demand and supply by reviewing and manipulating the use and distribution of land, whilst broadly retaining the existing levels of stock. Core Strategy policy makes it clear that KEA’s will be designated and protected from changes of use that may limit future business development (Policy 7d) and that the Council will support proposals to renew or upgrade non KEA’s for continued employment uses or in some cases alternative, mixed or non-employment uses (Policy 7e).

3.0 Methodology

Scope

- 3.1 The review covers the main employment areas situated in; Market Harborough, Lutterworth, Broughton Astley (both Key Centres) and the 6 Rural Centres within the district, as identified in the Harborough Employment Land Study (2006). Magna Park and sites in the vicinity of Bruntingthorpe Airfield & Proving Ground are also included due to their scale and uniqueness within the district.
- 3.2 In addition a further 19 areas have been included and assessed, 7 that have been developed in full or part since the 2006 HELS study and 12 smaller areas that were not listed as main employment areas in HELS but are currently in employment use (B Class Uses) and have been submitted via the Council’s Strategic Housing Land Availability Assessment (SHLAA) process for consideration for residential use. In total 49 areas are assessed by the review.
- 3.3 Other employment areas exist throughout the district but due either to their location, in settlements below Rural Centre level in the settlement

hierarchy or overall size, they are not considered to be main employment areas and have been excluded from this review (see Appendix 3). Other sites, that are allocated for employment uses in the Local Plan 2001 but which remained wholly un-developed for these uses at October 2011, have also been excluded from this review. Instead these been reviewed as part of the Employment Retail & other Town Centre Uses Availability Assessment (ERTCAA) process.

Development of the Methodology

- 3.4 The information and criterion used to assess sites reflects ODPM Guidance (Annex 3 Stage 3 Site Appraisal Criteria)¹, HMA ELS Guidance (Appendix E & K)², the factors stated in the Harborough Core Strategy³ Policy CS7d), the characteristics of the local market, and the Council's approach to the assessment of proposed employment sites via the ERTCAA. The general approach to this Existing Employment Areas Review (EEAR) and ERTCAA was shared with the SHLAA / ERTCAA Developer Panel in May 2011.
- 3.5 In summary a pro-forma was developed and used to record general site information and assess factors concerning; market attractiveness, location & sustainability, strategic planning / local importance. A copy of the pro-forma is presented in Appendix 2.

Desk Top Review & Site Visits

- 3.6 All employment areas have been assessed via a mix of desk based work and site visits. The desk top review used initial data on employment areas and their characteristics from the HELS 2006 (Appendix 5). The HELS referencing system has been retained and extended for the EEAR. Sites originating from SHLAA retain their SHLAA reference.
- 3.7 Ariel photography & GIS mapping were used to identify and initially map the boundaries (based on best available information) of each employment area.
- 3.8 All areas were then visited to enable the assessment pro-forma to be completed. Employment areas were photographed during visits and boundaries checked and amended where necessary. Individual area boundaries may require further amendment via consultation / Allocations DPD process.

Designation & Policy Approach

- 3.9 Desk top and survey findings have been combined to inform an Assessment Outcome, or designation, for each employment area – see

¹ Employment Land Reviews: Guidance Note (ODPM, 2004)

² Leicester & Leicestershire HMA Employment Land Study (PACEC, 2008)

³ Harborough District LDF Core Strategy 2006-2028 (HDC, 14 Nov 2011)

Table 1 below. Each outcome aligns to a policy approach which forms a recommendation to be taken into the Site Allocations DPD process. Areas which are recommended for designation as Key Employment Areas will be subject to Core Strategy policy CS1(k) and CS7(d). Areas which are recommended as General Employment Areas or Lower Quality Employment Areas will be subject to Core Strategy policy CS1(k) and CS7(e).

Table 1. Assessment Outcome

Assessment Outcome	Description	Recommended Designation & Policy Approach
A	Key Employment Area	A site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.
B	General Employment Area	A area which is generally fit for purpose for business uses but which should be subject to policies to support upgrade / renewal for continued wider employment based uses (or in some cases mixed uses, subject to further site assessment and the overall employment demand / supply balance), by either a collective or individual policy as appropriate
C	Lower Quality Employment Area	A site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).

4.0 Assessment Outcomes

Outcomes

- 4.1 A schedule of the assessment outcomes for individual employment areas, by settlement, is presented in Table 2 below. Summary information and maps for each individual area are contained in Appendix 1.

Table 2: EEAR Recommended Outcomes by Settlement

Market Harbourgh					
Site Ref.	Site / Address	Settlement	Area (Ha)	Assessment Outcome	Page No.
1	The Point Business Park, Rockingham Road	Market Harbourgh	2.6	A	12
2	Welland Industrial Estate, Rockingham Road	Market Harbourgh	6	B	13

3	Euro Business Park, Rockingham Road	Market Harborough	1.5	B	14
4	The Shires, Euro Business Park, Rockingham Road	Market Harborough	0.7	B	15
5	Riverside Industrial Estate, Rockingham Road	Market Harborough	12	B	16
6	Rockingham Road Industrial Estate	Market Harborough	2	B	17
7	Sovereign Park, Lathkill Street	Market Harborough	1	B	18
8	Courtyard Workshops, Bath Street	Market Harborough	0.5	B	19
9	Fernie Road Industrial Estate	Market Harborough	5	B	20
10	St Mary's Business Park, Albany Road	Market Harborough	1	C	21
11 /M030	Foresters Foods, Great Bowden Road	Market Harborough	3	B	22
12	Farndon Road Business Centre	Market Harborough	0.9	B	23
38	Bowden Business Village, off Leicester Road	Market Harborough	1	A	40
39	Compass Point Business Park, Northampton Road	Market Harborough	14.4	A	41
40	Airfield Business Park	Market Harborough	8	A	42
44	Riverside End Industrial Estate, Riverside	Market Harborough	1	A	46
M032	Saw Mill, Gores Lane	Market Harborough	1.6	B	49
M057	Council Offices, Adam & Eve Street	Market Harborough	0.5	B	50
M072	Overstone House	Market Harborough	2.7	C	51
M117	Towrite Depot, Clarence Road	Market Harborough	0.2	C	52
M118	Buildcentre Site, Braybrooke Road	Market Harborough	0.5	C	53

Key Centres					
Site Ref.	Site / Address	Settlement	Area (Ha)	Assessment Outcome	Page No.
13	St John's Business Park	Lutterworth	1	A	24
14	Bilton Way Industrial Estate, Leicester Road	Lutterworth	9.5	A	25
15	Wycliffe Industrial Estate, Leicester Road	Lutterworth	1.7	B	26
16	Semelab, Coventry Road	Lutterworth	2.5	B	27
17	Midland Court, off Leicester Road	Lutterworth	2.5	A	28
18	Elizabethan Way, off Leicester Road	Lutterworth	1	B	29
19	Magna Park	Lutterworth	200	A	30
20	Oaks Industrial Estate	Lutterworth	3.5	B	31
41	Cosford Business Park, off Central Way	Lutterworth	0.5	A	43
45	Ladywood Works, off Leicester Road	Lutterworth	3.3	B	47
46	Off Leicester Road	Lutterworth	1.1	B	48
Lt08	Land at Gilmorton Road	Lutterworth	1.4	B	54
Lt12	Works (Pretty Legs Hosiery)	Lutterworth	0.6	C	55

	Crescent Road				
Lt024	CV Business Park off Leicester Road	Lutterworth	3.4	B	56
Lt025	Vedonis Works, Lower Leicester Road	Lutterworth	2	C	57
26	Swannington Road / Stanier Road Industrial Estate	Broughton Astley	5	A	37

Rural Centres					
Site Ref.	Site / Address	Settlement	Area (Ha)	Assessment Outcome	Page No.
21	Churchill Way Industrial Estate	Fleckney	9	A	32
RC O16	Victoria Works, Saddington Road	Fleckney	0.6	B	58
28	Agricultural Barns, Gliding Club, Sibbertoft Road	Husbands Bosworth	0.2	B	38
34	Station Yard	Kibworth	1	None – Residential Dev.	n/a
35	The Hatchery, Harborough Rd	Kibworth	1.5	B	39
42	Nursery Court, Kibworth Business Park, south of Harborough Rd	Kibworth	1	A	44
43	Milestone Court, Kibworth Business Park, south of Harborough Rd,	Kibworth	0.4	A	45
RC 017	Land rear of High Street	Kibworth	0.6	B	59

Other Locations					
Site Ref.	Site / Address	Settlement	Area (Ha)	Assessment Outcome	Page No.
22	Bruntingthorpe Airfield / Proving Ground	Bruntingthorpe	265	None*	33
23	Bruntingthorpe Industrial Estate, Mere Road	Bruntingthorpe	5.2	B	34
24	Bruntingthorpe Business Park, Mere Road	Bruntingthorpe	2.9	B	35
25	Walton New Road Business Park	Bruntingthorpe	1	C	36

* Bruntingthorpe Airfield & Proving Ground, excluding the Bruntingthorpe Industrial Estate & Business Park (site refs 23 & 24), is a specialist site covering a substantial area with a range of B and non B Class uses occupying a relatively small proportion of the total site area. As such this review & its methodology aren't suited to assessing the site, which requires closer more specific consideration.

Summary

- 4.2 In total 49 employment areas have been assessed in the EEAR. In terms of distribution across the district the majority are located in Market Harborough (21) some 16 are within the 2 key centres of Lutterworth and Broughton Astley, a further 7 are within the districts rural centres and the remainder are located elsewhere.
- 4.3 Overall the EEAR recommends that of the 49 employment areas assessed 14 be designated as A – Key Employment Areas (some 256 ha), 26 as B – General Employment Areas (some 63 ha), and 7 as C –

Lower Quality Employment Areas (some 8 ha), see Table 3 below. The remaining 2 sites (Site 34 & Site 22) have been excluded / not given designations.

Table 3: EEAR Outcomes by Recommended Designation

A – Key Employment Areas			
Site Ref.	Site / Address	Settlement	Area (Ha)
1	The Point Business Park, Rockingham Road	Market Harborough	2.6
38	Bowden Business Village, off Leicester Road	Market Harborough	1
39	Compass Point Business Park, Northampton Road	Market Harborough	14.4
40	Airfield Business Park	Market Harborough	8
44	Riverside End Industrial Estate, Riverside	Market Harborough	1
13	St John's Business Park	Lutterworth	1
14	Bilton Way Industrial Estate, Leicester Road	Lutterworth	9.5
17	Midland Court, off Leicester Road	Lutterworth	2.5
19	Magna Park	Lutterworth	200
41	Cosford Business Park, off Central Way	Lutterworth	0.5
26	Swannington Road / Stanier Road Industrial Estate	Broughton Astley	5
21	Churchill Way Industrial Estate	Fleckney	9
42	Nursery Court, Kibworth Business Park, south of Harborough Rd	Kibworth	1
43	Milestone Court, Kibworth Business Park, south of Harborough Rd,	Kibworth	0.4
Total Area			255.9 ha

B – General Employment Areas			
Site Ref.	Site / Address	Settlement	Area (Ha)
2	Welland Industrial Estate, Rockingham Road	Market Harborough	6
3	Euro Business Park, Rockingham Road	Market Harborough	1.5
4	The Shires, Euro Business Park, Rockingham Road	Market Harborough	0.7
5	Riverside Industrial Estate, Rockingham Road	Market Harborough	12
6	Rockingham Road Industrial Estate	Market Harborough	2
7	Sovereign Park, Lathkill Street	Market Harborough	1
8	Courtyard Workshops, Bath Street	Market Harborough	0.5
9	Fernie Road Industrial Estate	Market Harborough	5
11 /M030	Foresters Foods, Great Bowden Road	Market Harborough	3
12	Farndon Road Business Centre	Market Harborough	0.9
M032	Saw Mill, Gores Lane	Market Harborough	1.6
M057	Council Offices, Adam & Eve Street	Market Harborough	0.5
15	Wycliffe Industrial Estate, Leicester Road	Lutterworth	1.7
16	Semelab, Coventry Road	Lutterworth	2.5
18	Elizabethan Way, off Leicester Road	Lutterworth	1
20	Oaks Industrial Estate	Lutterworth	3.5
45	Ladywood Works, off Leicester Road	Lutterworth	3.3
46	Off Leicester Road	Lutterworth	1.1
Lt08	Land at Gilmorton Road	Lutterworth	1.4

Lt024	CV Business Park, off Leicester Road	Lutterworth	3.4
RC O16	Victoria Works, Saddington Road	Fleckney	0.6
28	Agricultural Barns, Gliding Club, Sibbertoft Road	Husbands Bosworth	0.2
35	The Hatchery, Harborough Roa	Kibworth	1.5
RC 017	Land rear of High Street	Kibworth	0.6
23	Bruntingthorpe Industrial Estate, Mere Road	Bruntingthorpe	5.2
24	Bruntingthorpe Business Park, Mere Road	Bruntingthorpe	2.9
Total Area			63.3ha

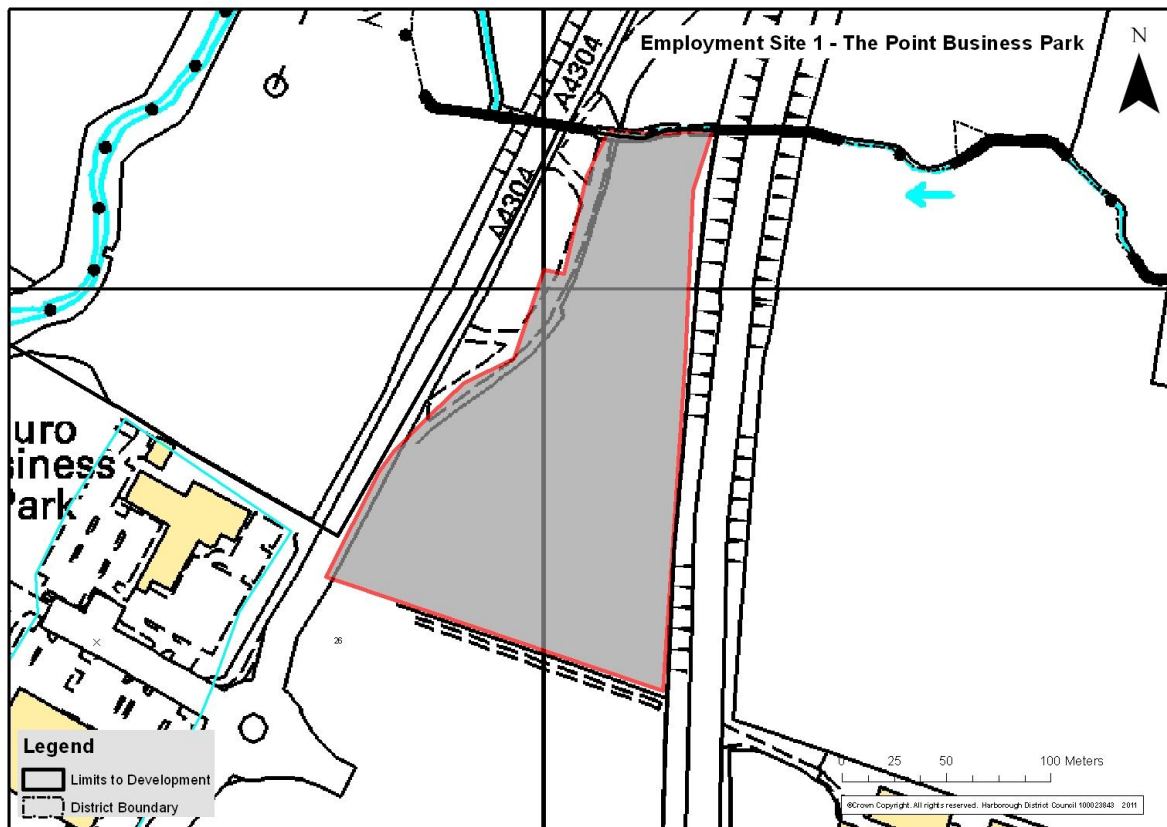
C – Lower Quality Employment Areas			
Site Ref.	Site / Address	Settlement	Area (Ha)
10	St Mary's Business Park, Albany Road	Market Harborough	1
M072	Overstone House	Market Harborough	2.7
M117	Towrite Depot, Clarence Road	Market Harborough	0.2
M118	Buildcentre Site, Braybrooke Road	Market Harborough	0.5
Lt12	Works (Pretty Legs Hosiery) Crescent Road	Lutterworth	0.6
Lt025	Vedonis Works, Lower Leicester Road	Lutterworth	2
25	Walton New Road Business Park	Bruntingthorpe	1
Total Area			8 ha

- 4.4 The outcomes of the EEAR will inform the formulation of policy during the next stage of the plan making process. Employment area designations, the policy approach associated with them, and any detailed policies (whether collective or individual) will be devised, consulted on and adopted via the preparation of the Site Allocations Development Plan Document (DPD).

Appendix 1

Existing Employment Area Review – Site Summary Sheets

Employment Site Reference: 1 The Point Business Park, Rockingham Road, Market Harborough

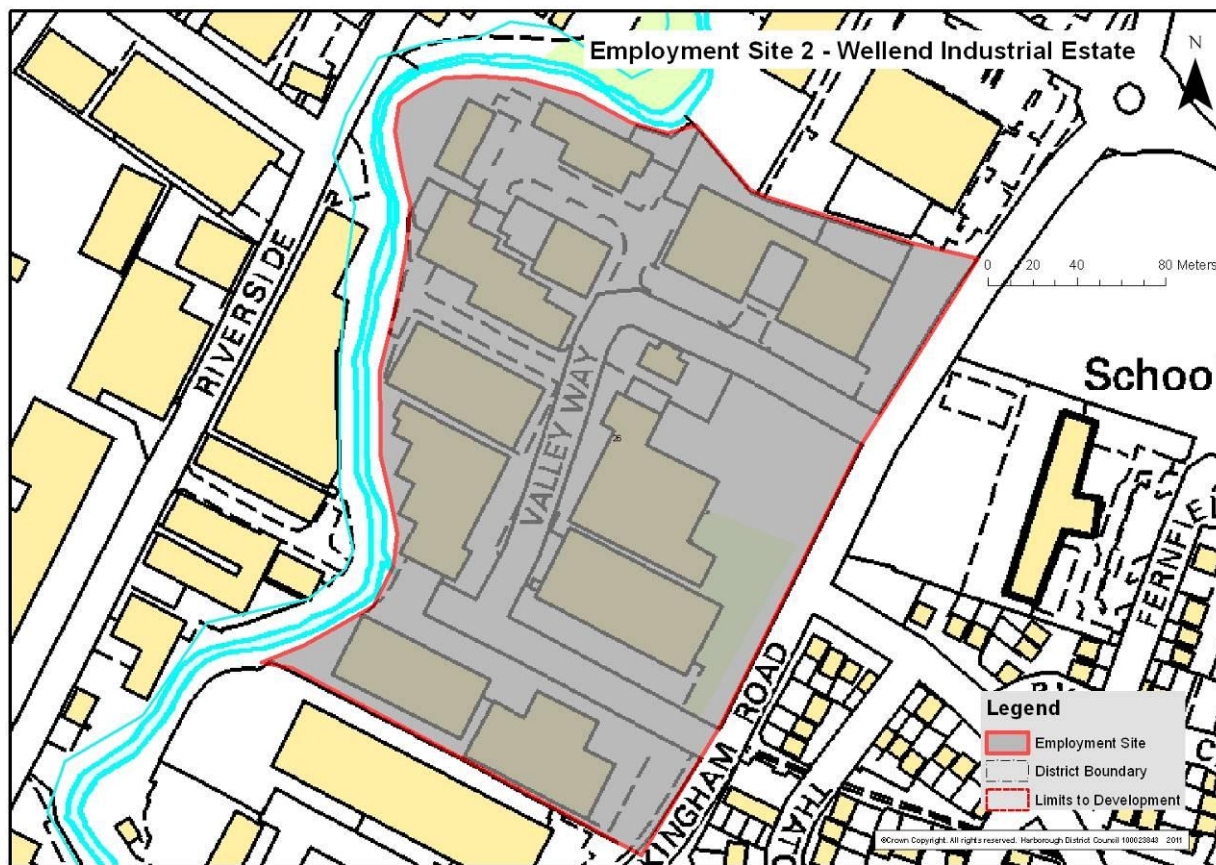


Area (Ha): 2.6ha
Number of units: 41
Current Use Class: B1 (100%)

Assessment Recommendation: A

Summary: An excellent quality, attractive business park. Situated in a prominent edge of town location with good proximity to facilities, accessibility to the road network & sustainable modes of transport. Relatively new to the market offering a mix of 2 storey small / medium sized units, good demand with low vacancy.

Employment Site Reference: 2 Welland Industrial Estate, Rockingham Road, Market Harborough



Site Information

Area (Ha): 6

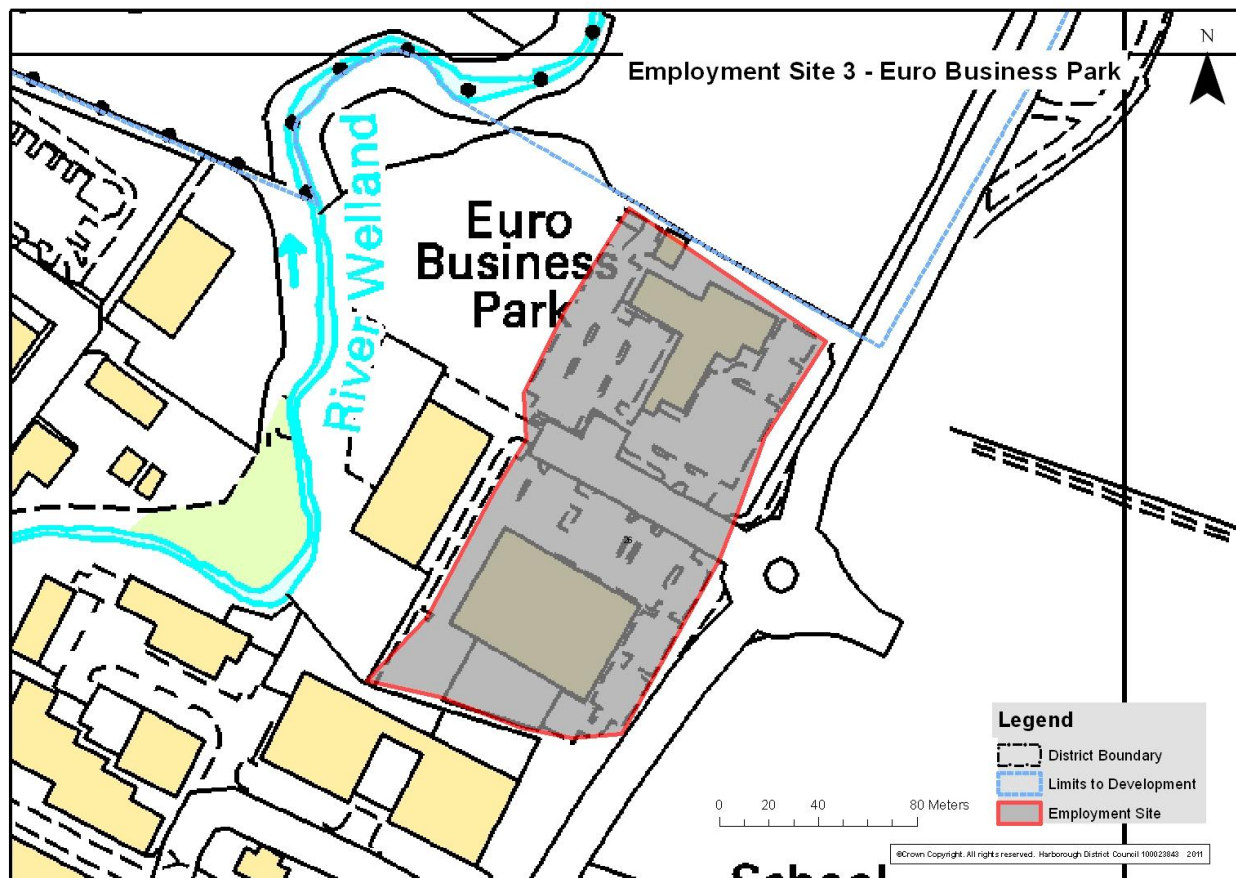
Number of units: 47

Current Use Class: B1 (5%) B2 (90%) B8 (5%)

Assessment Recommendation: B

Summary: Good quality, medium size and established general industrial & business area. Situated in a prominent location with good proximity to facilities, the road network, and sustainable transport options. Offers a mix of single storey small / medium sized sheds of varying ages – staple of local provision. Generally good demand, some more recent upgrading though current vacancies.

Employment Site Reference: 3 Euro Business Park, Rockingham Road, Market Harborough



Site Information

Area (Ha): 1.5

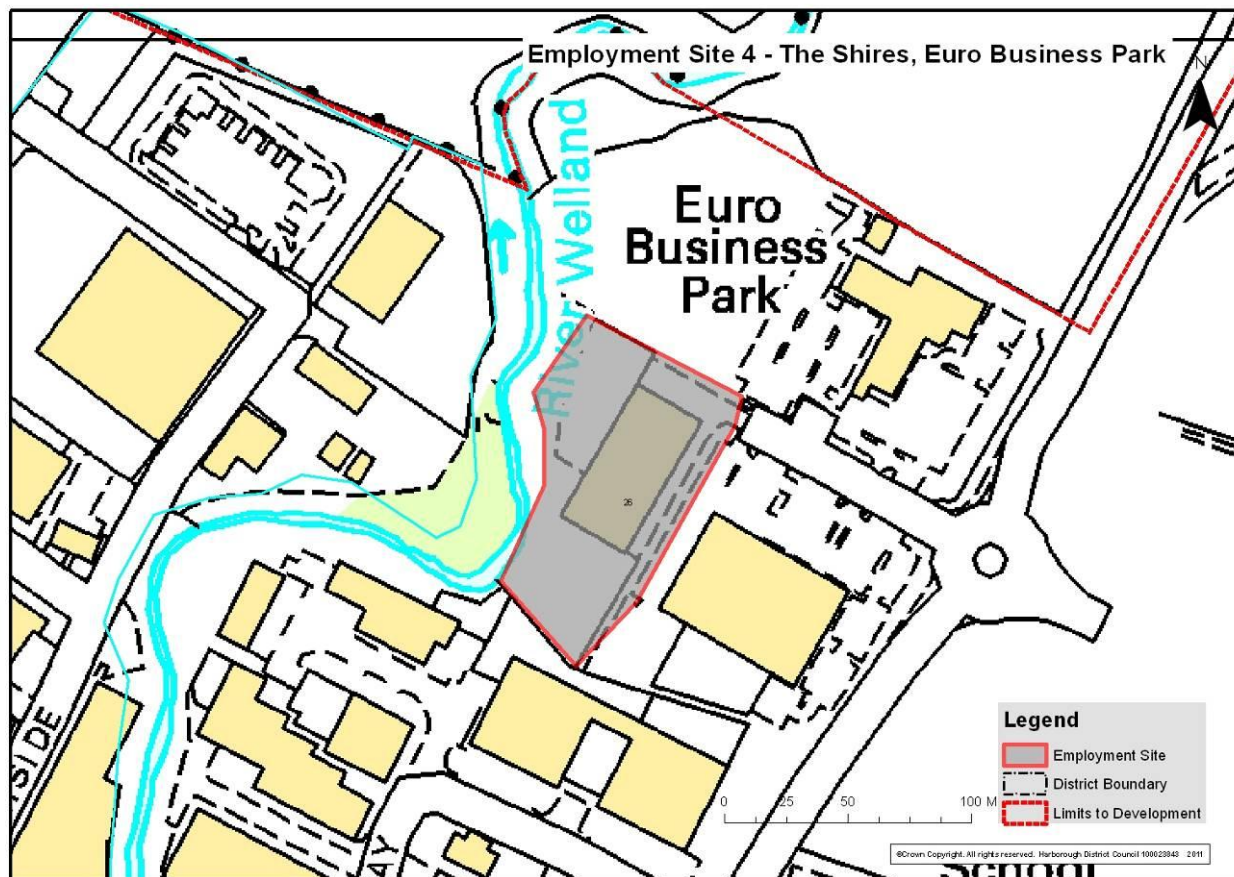
Number of units: 2

Current Use Class: B1 (50%) Restricted
A1 (50%)

Assessment Recommendation: B

Summary: Good quality commercial (bulky goods retail) & office location. A prominent edge of town location, adjacent to other employment areas. Good proximity to facilities, the road network and sustainable modes of transport. Medium sized 2 storey office building & vacant retail unit with scope for renewal / sub-division. Potential for other B class / mixed uses.

Employment Site Reference: 4
The Shires, Euro Business Park, Rockingham Road, Market Harborough



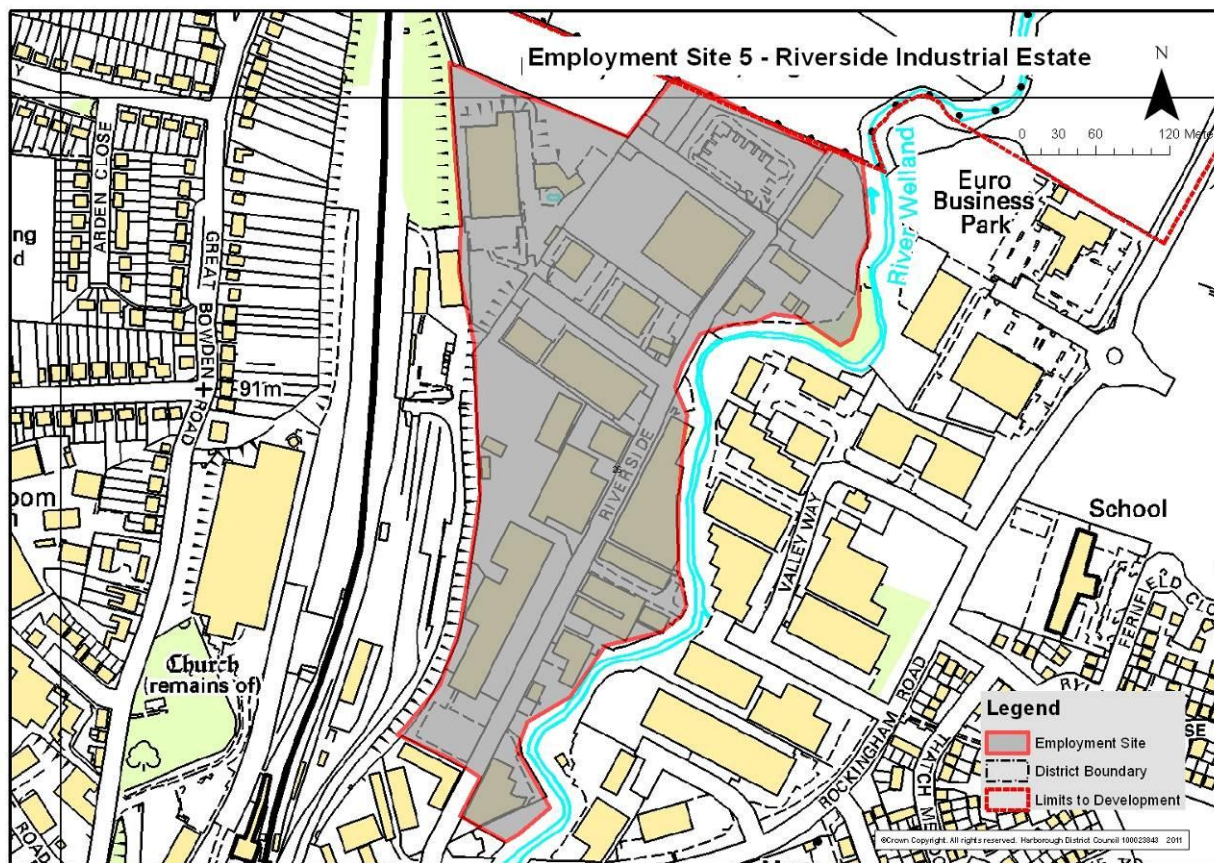
Site Information

Area (Ha): 0.7
Number of units: 1
Current Use Class: B8 (100%)

Assessment Recommendation: B

Summary: Small single occupancy general industrial area located to rear of Euro Business Park. Good quality, medium sized warehousing unit in adequate setting. No main road frontage but good accessibility to the road network & sustainable modes of transport. Critical mass with adjacent employment areas. Potential for other B / mixed uses.

Employment Site Reference: 5 Riverside Industrial Estate, Rockingham Road, Market Harborough



Site Information

Area (Ha): 12

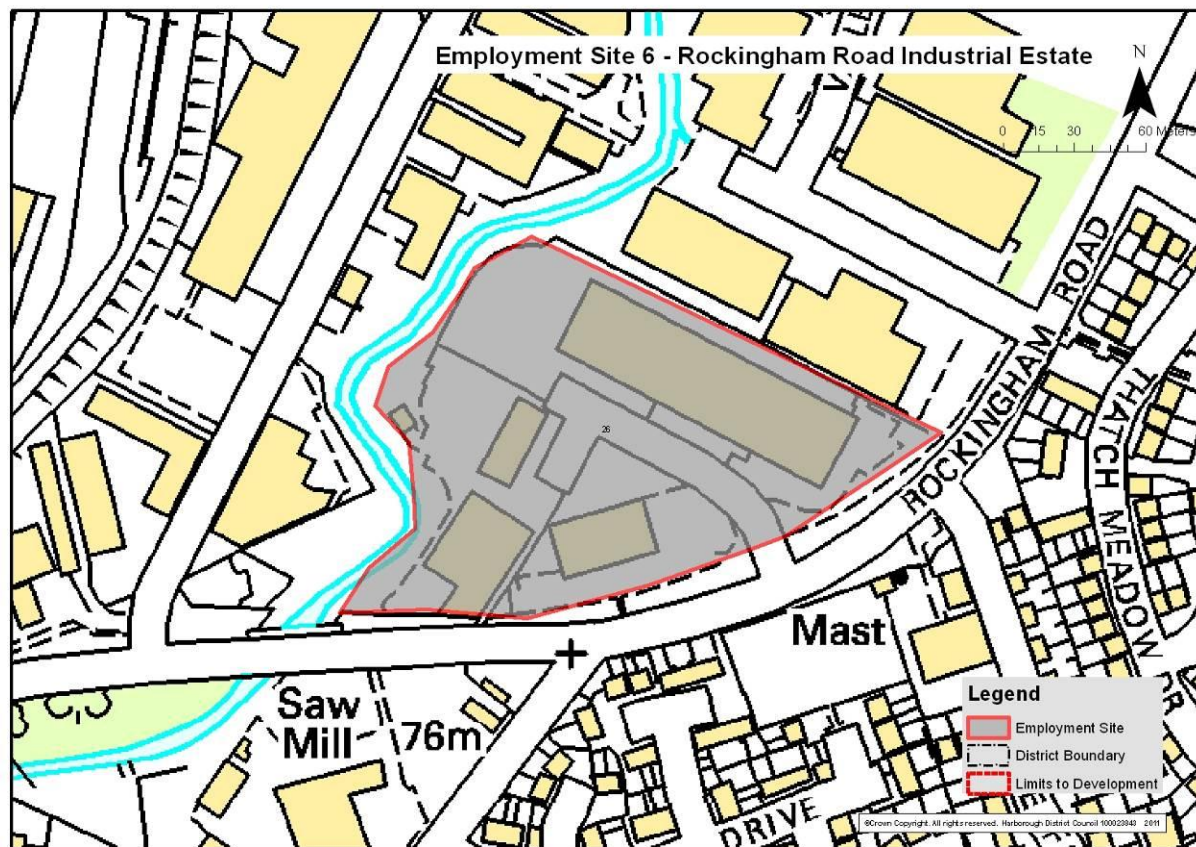
Number of units: 18

Current Use Class: B2 (90%) B8 (10%)

Assessment Recommendation: B

Summary: Large well established general industrial and business area of generally fair / adequate quality. Situated in a prominent edge of centre location with highway frontage, good access to the town centre and in close proximity to rail / bus provision. Good mix of uses and range of older units – staple of local provision. Adequate demand, some vacancies. Potential for renewal for B class uses.

Employment Site Reference: 6 Rockingham Road Industrial Estate, Rockingham Road, Market Harborough



Site Information

Area (Ha): 2

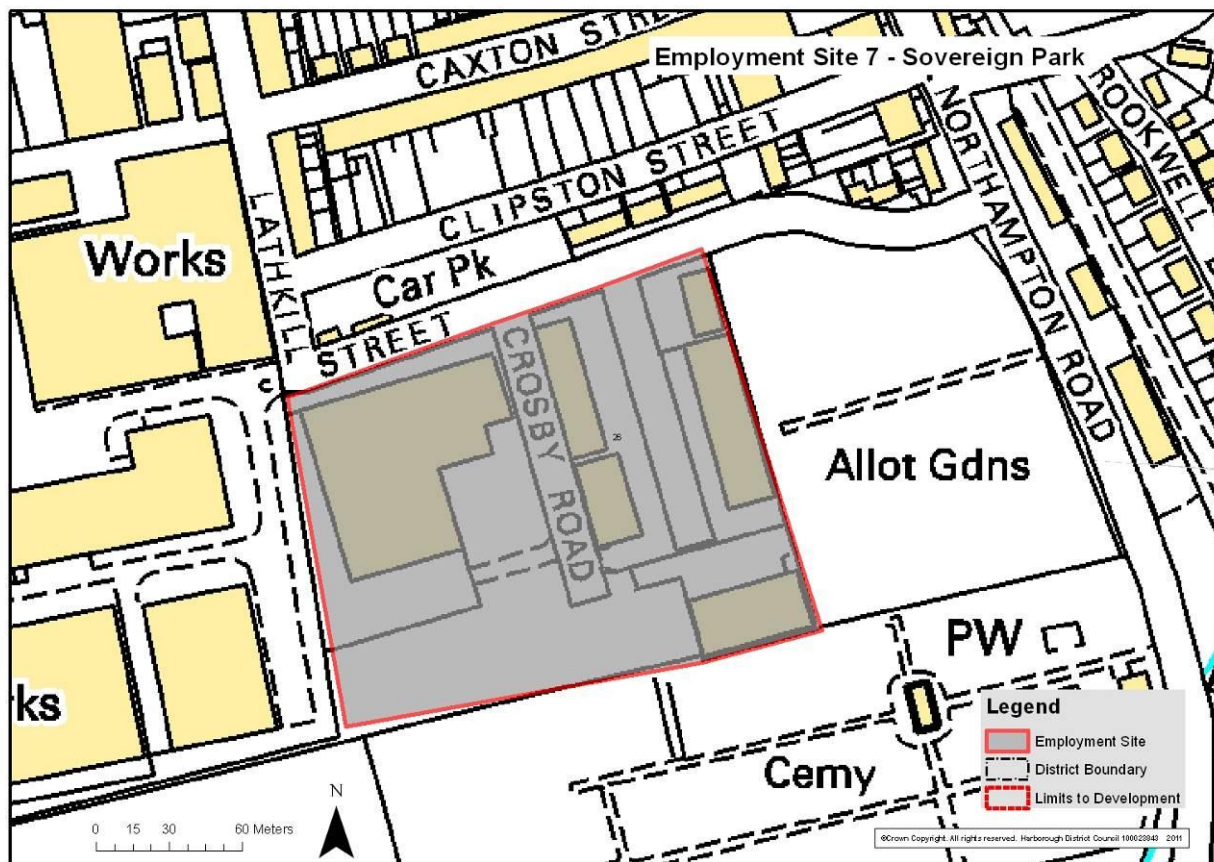
Number of units: 10 (some under construction)

Current Use Class: B2 (15%) Sui Generis / Restricted A1 (85%)

Assessment Recommendation: B

Summary: Small established industrial & business area currently undergoing partial redevelopment for a mix of commercial uses, including builders merchant / trade counter / bulky goods retail. An accessible & prominent edge of centre location with highway frontage, good access to facilities, and close proximity rail station & sustainable modes of transport.

Employment Site Reference: 7
Sovereign Park, Lathkill Street, Market Harborough



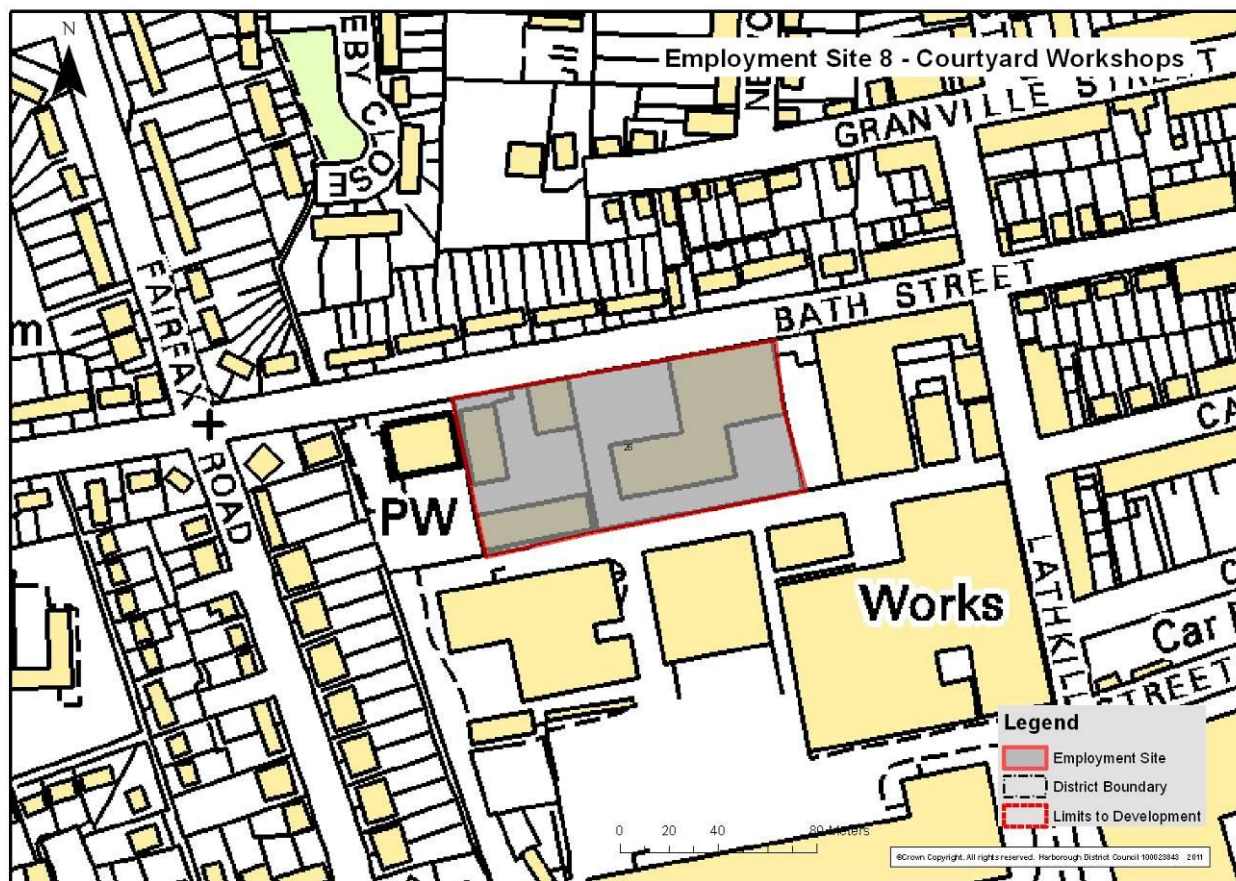
Site Information

Area(Ha): 1
Number of units: 12
Current Use Class: B1 (80%) B8 (20%)

Assessment Recommendation: B

Summary: Small relatively modern business area. Situated in an accessible edge of centre location with good access to road network, facilities and in relatively close proximity to bus station. Good quality 2 storey office and warehouse accommodation in good quality setting. A range of unit sizes, adequate demand and limited vacancy levels.

Employment Site Reference: 8 Courtyard Workshops, Bath Street, Market Harborough



Site Information

Area(Ha): 0.5

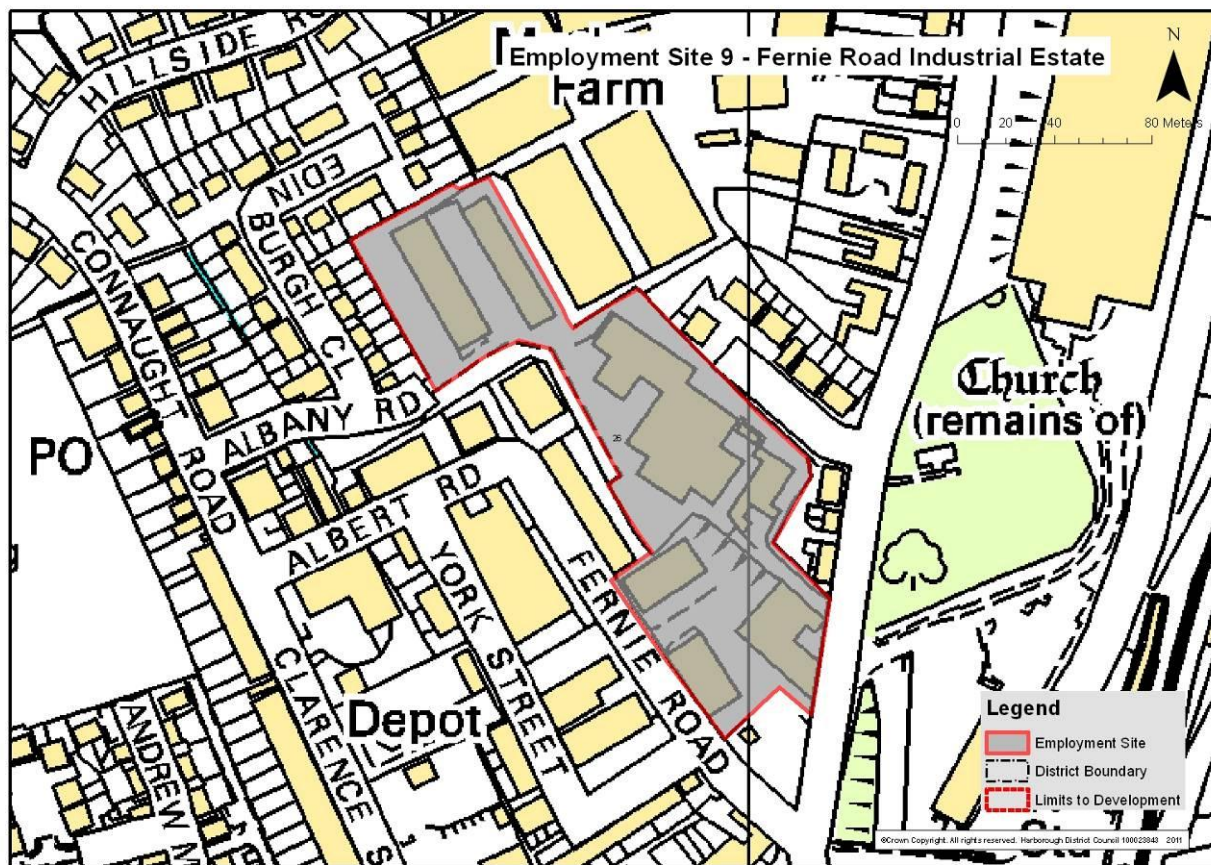
Number of units: 14

Current Use Class: B2 (100%)

Assessment Recommendation: B

Summary: Established complex of single storey industrial starter units in fair condition. Non prominent edge of centre location with adjacent employment & residential uses. Adequate road access via largely residential road, good access to facilities and sustainable modes of transport. Publicly owned & managed, generally good demand and few vacancies.

Employment Site Reference: 9
Fernie Road Industrial Estate, Fernie Road, Market Harborough



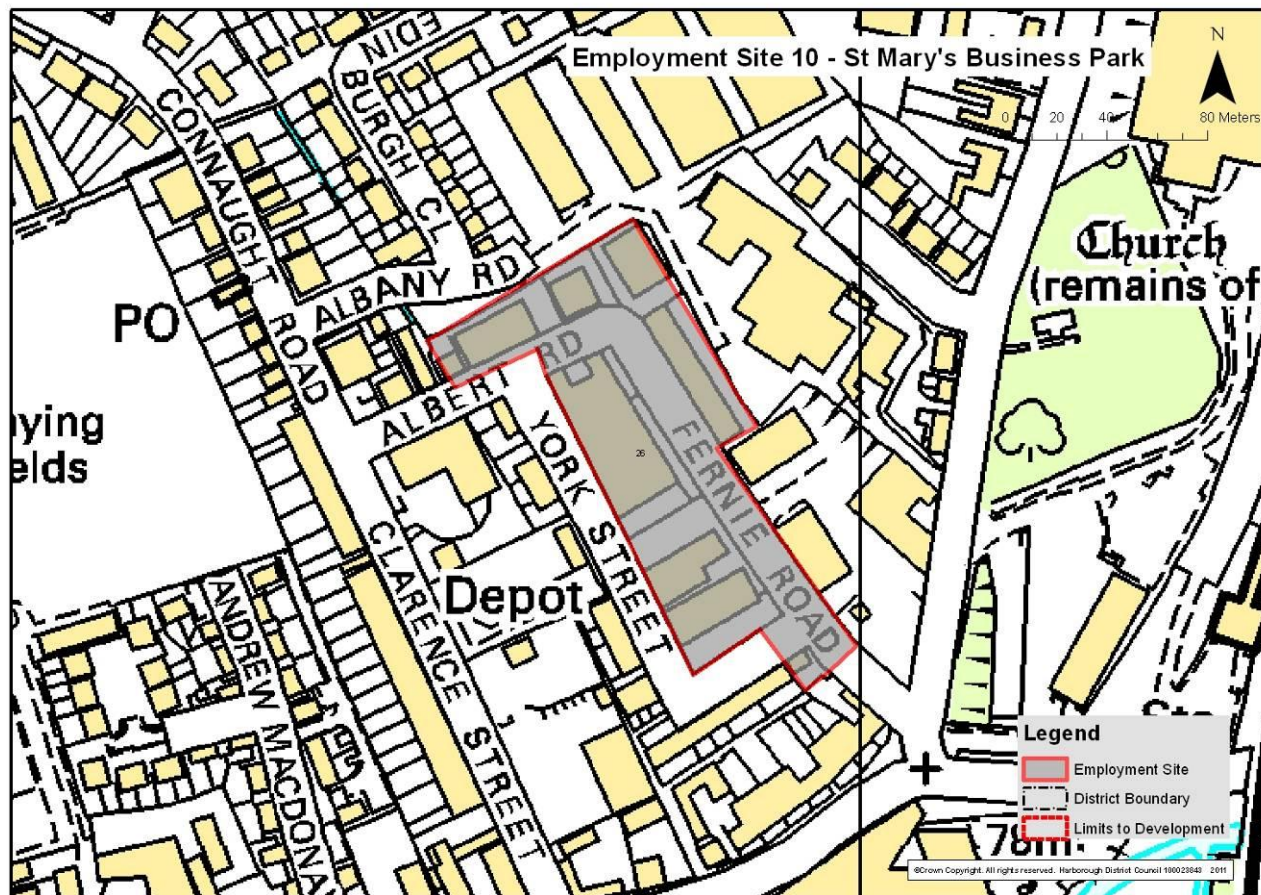
Site Information

Area(Ha): 5
Number of units: 18
Current Use Class: B2 (80%) B8 (15%) D1 (5%)

Assessment Recommendation: B

Summary: Established medium sized industrial estate in adequate condition and including a children's nursery on site. Mix of both ages and size of units, from small starter units to large sheds. Situated in a central location with excellent access to sustainable transport provision and facilities. Adequate market demand for the site. Scope for sub-division for other employment or mixed uses.

Employment Site Reference: 10 St Mary's Business Park, Albany Road, Market Harborough



Site Information

Area(Ha): 1

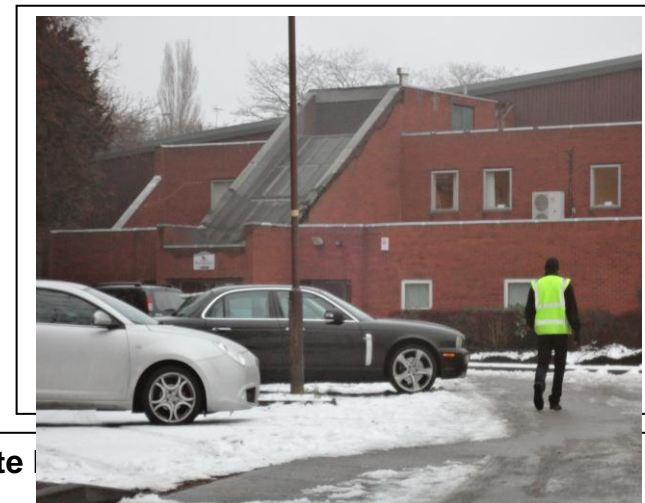
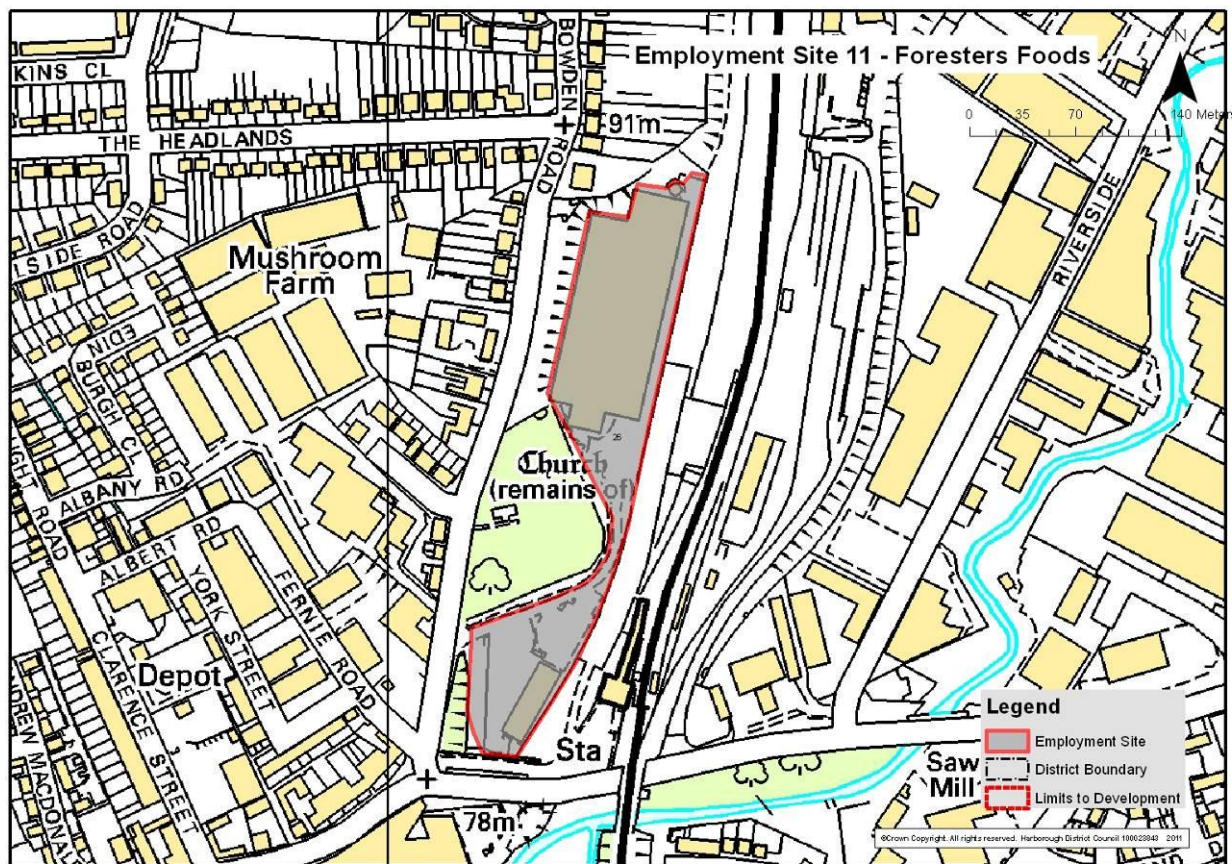
Number of units: 10

Current Use Class: B1 (20%) B2 (40%) B8 (20%)

Assessment Recommendation: C

Summary: Established medium sized industrial estate in central location. Adequate condition with fair environment & access to road network. Mix of older buildings and size of units from small starter units to large sheds. Situated with excellent access to sustainable transport provision and facilities. Fair market demand, potential for alternative / non employment uses.

Employment Site Reference: 11 Foresters Foods, Great Bowden Road, Market Harborough



Site

Area(Ha): 3

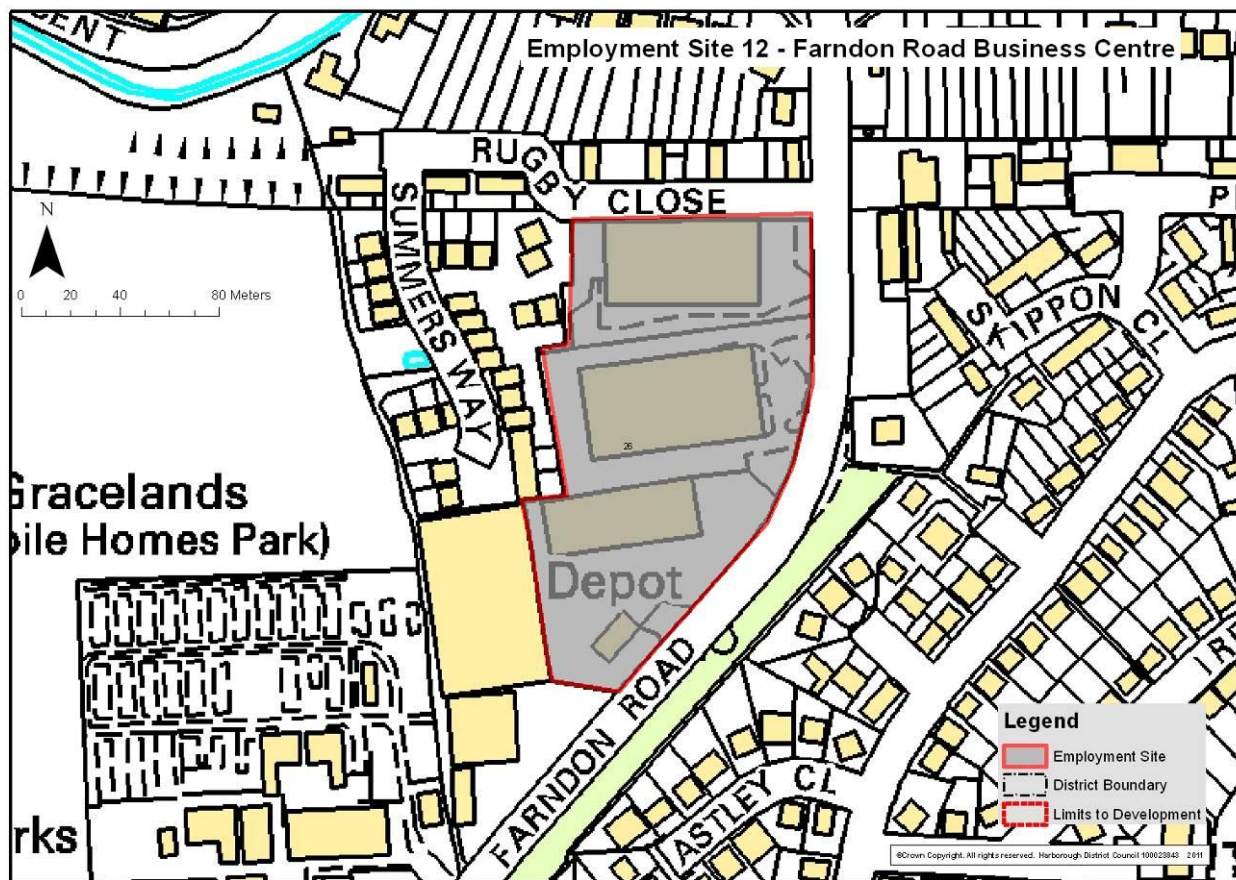
Number of units: 2

Current Use Class: B8 (100%)

Assessment Recommendation: B

Summary: Small area in single occupier use for general industrial / warehouse purposes. Situated in a non prominent edge of centre location. Readily accessible by sustainable modes of transport - adjacent to rail line & station and. Offers relatively large, older, single storey shed type accommodation of adequate condition within an adequate environment. Potential for renewal / sub-division for B class uses, surrounding constraints may limit mixed / alternative uses.

Employment Site Reference: 12 Farndon Road Business Centre, Farndon Road, Market Harborough



Site Information

Area(Ha): 0.9

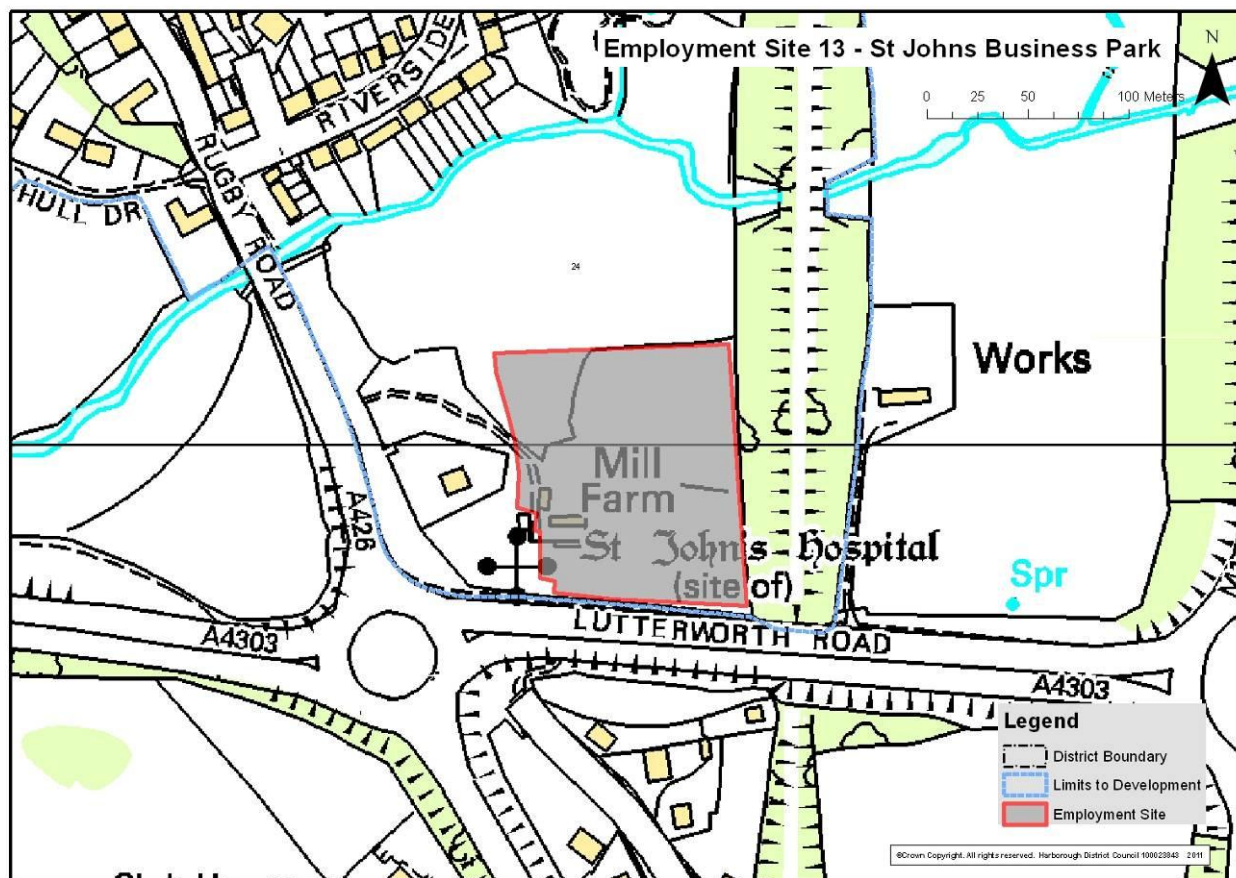
Number of units: 3

Current Use Class: B1 (5%) B8 (95%)

Assessment Recommendation: B

Summary: Small scale office accommodation with adjoining single storey warehousing units in fair condition. Situated in a non prominent edge of centre location. Site has adequate road access and reasonable proximity to sustainable modes of transport. Offers relatively large, older accommodation - demand fair. Surrounded by largely commercial and residential uses – some potential for renewal / possible sub-division for other B class / mixed uses.

Employment Site Reference: 13 St John's Business Park, off Rugby Road, Lutterworth



Site

Area (Ha): 1
Number of units: 16
Current Use Class: B1(100%)

Assessment Recommendation: A

Summary: An excellent quality, attractive Business Park. Situated in a prominent edge of town location with good proximity to facilities and excellent accessibility to the road network (M1 / A5 / A14). Relatively good access by sustainable modes of transport. Relatively new to the market offering modern 2 storey office blocks with a mix of small / medium sized units. Good demand with low vacancy.

Employment Site Reference: 14
Bilton Way Industrial Estate, Leicester Road, Lutterworth



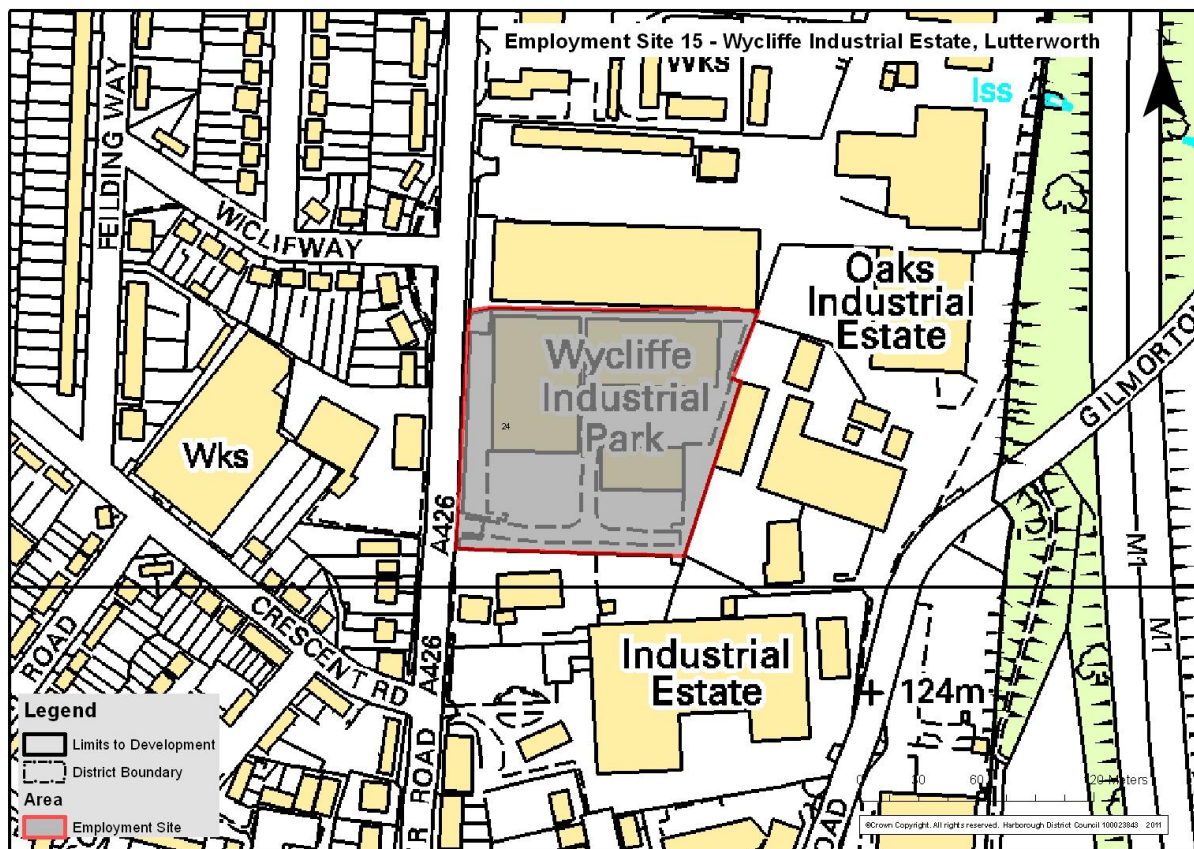
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Area (Ha): 9.5
Number of units: 18+
Current Use Class: B1(1%) B2(10%) B8 (89%)

Assessment Recommendation: A

Summary: Large well established general industrial and business area of generally adequate quality. Situated in a prominent edge of centre location with highway frontage. Good proximity to town centre / facilities and good accessibility by sustainable modes. Good mix of uses and range of purpose built single storey older shed units. Only employment site in settlement – a staple of local provision. Adequate demand, some vacancies. Potential for renewal for B class uses.

Employment Site Reference: 15
Wycliffe Industrial Estate, Leicester Road, Lutterworth



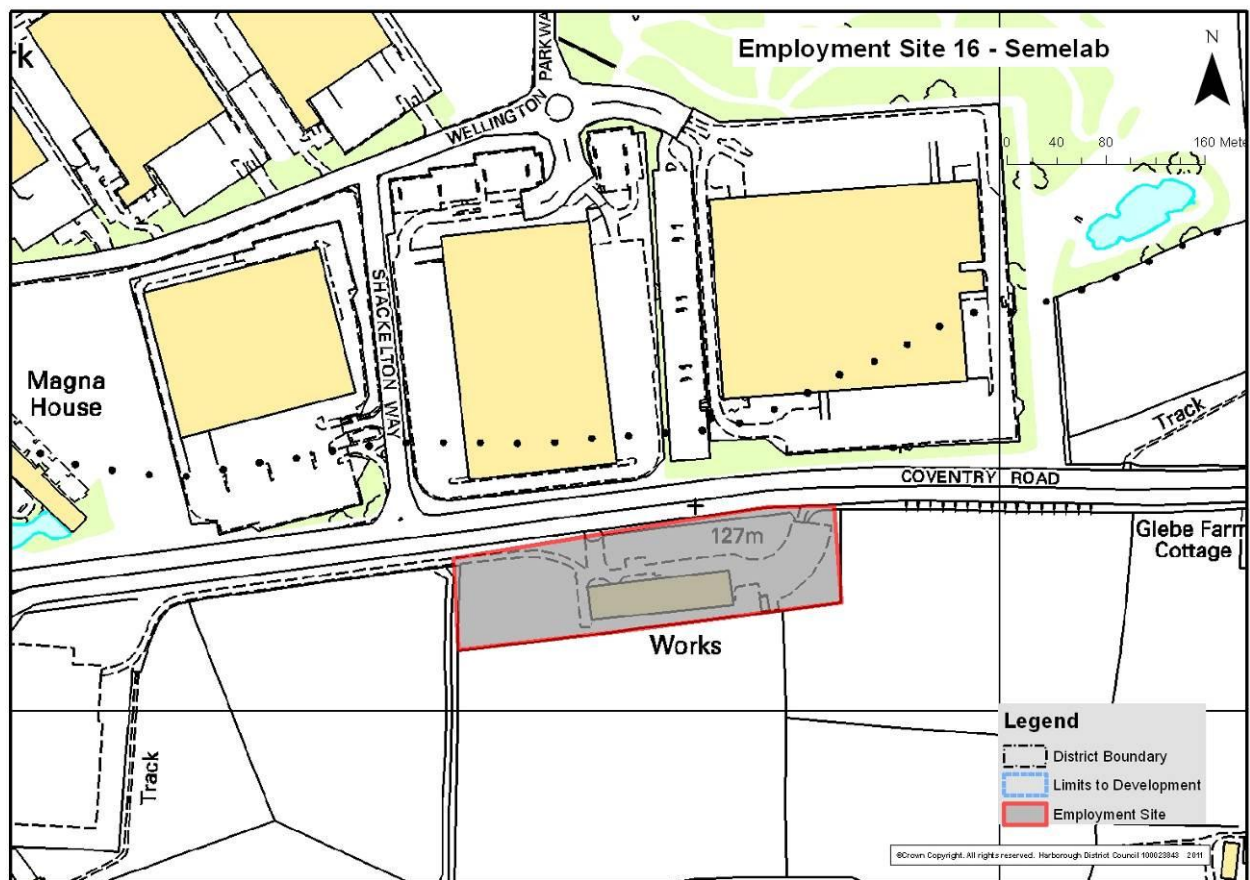
Site

Area (Ha): 1.7
Number of units: 8+
Current Use Class: B2 (75%) B8 (25%)

Assessment Recommendation: B

Summary: Good quality, medium size and established general industrial & business area. Situated in a prominent location with highway frontage. Good proximity to town centre / facilities and public transport provision. Adequate accessibility by sustainable modes & to the road network (via town centre). Offers a mix of single storey small / medium sized sheds of varying ages – staple of local provision. Generally good demand.

Employment Site Reference: 16
Semelab, Coventry Road, Lutterworth



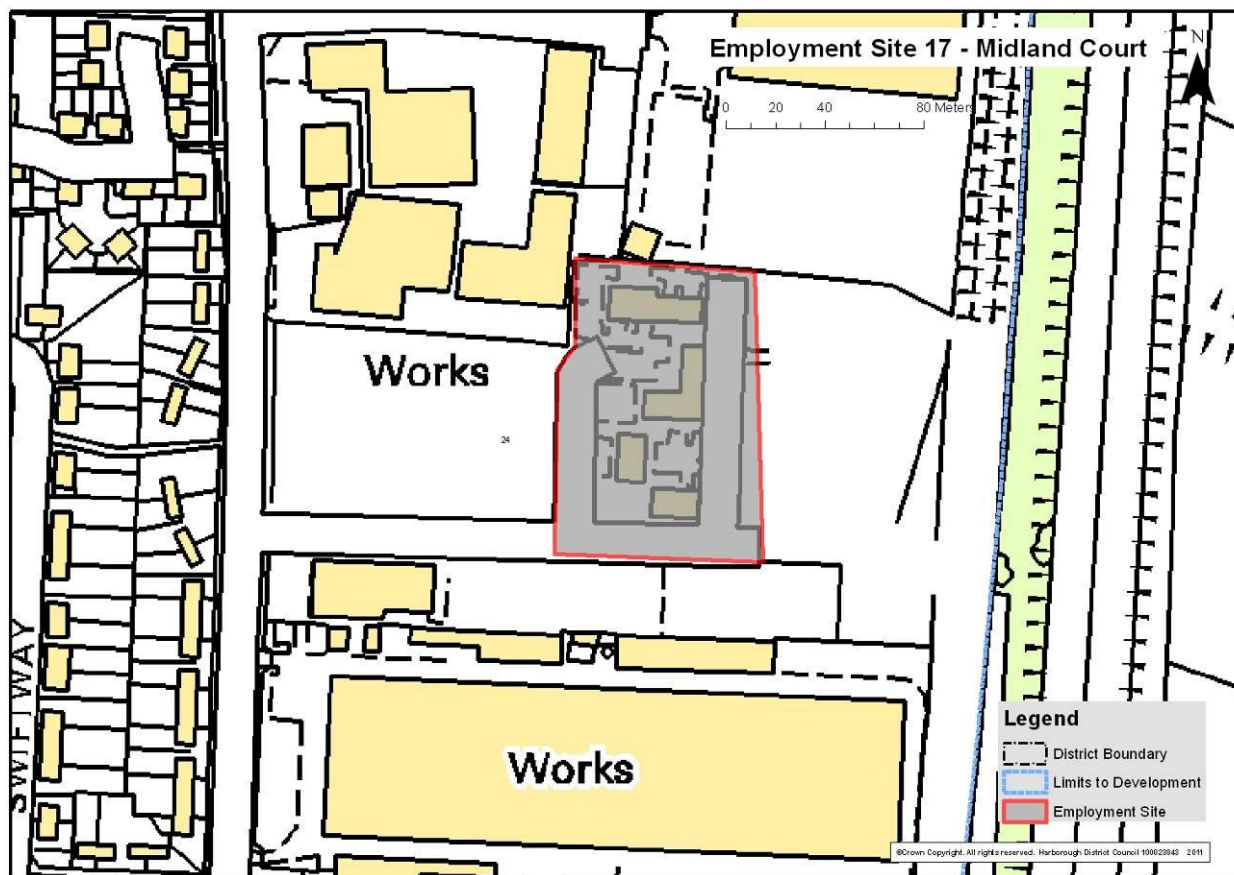
S

Area (Ha): 2.5
Number of units: 3
Current Use Class: B2 (60%) B8 (40%)

Assessment Recommendation: B

Summary: Small established industrial / business area in dual occupancy – good condition. Situated in a prominent out of centre / rural location with good highway access to A5. Poor access to facilities, adequate access by sustainable modes and fair access to public transport (via proximity to Magna Park). Medium / large units, good quality but remote location – adequate demand.

Employment Site Reference: 17
Midland Court, off Leicester Road, Lutterworth



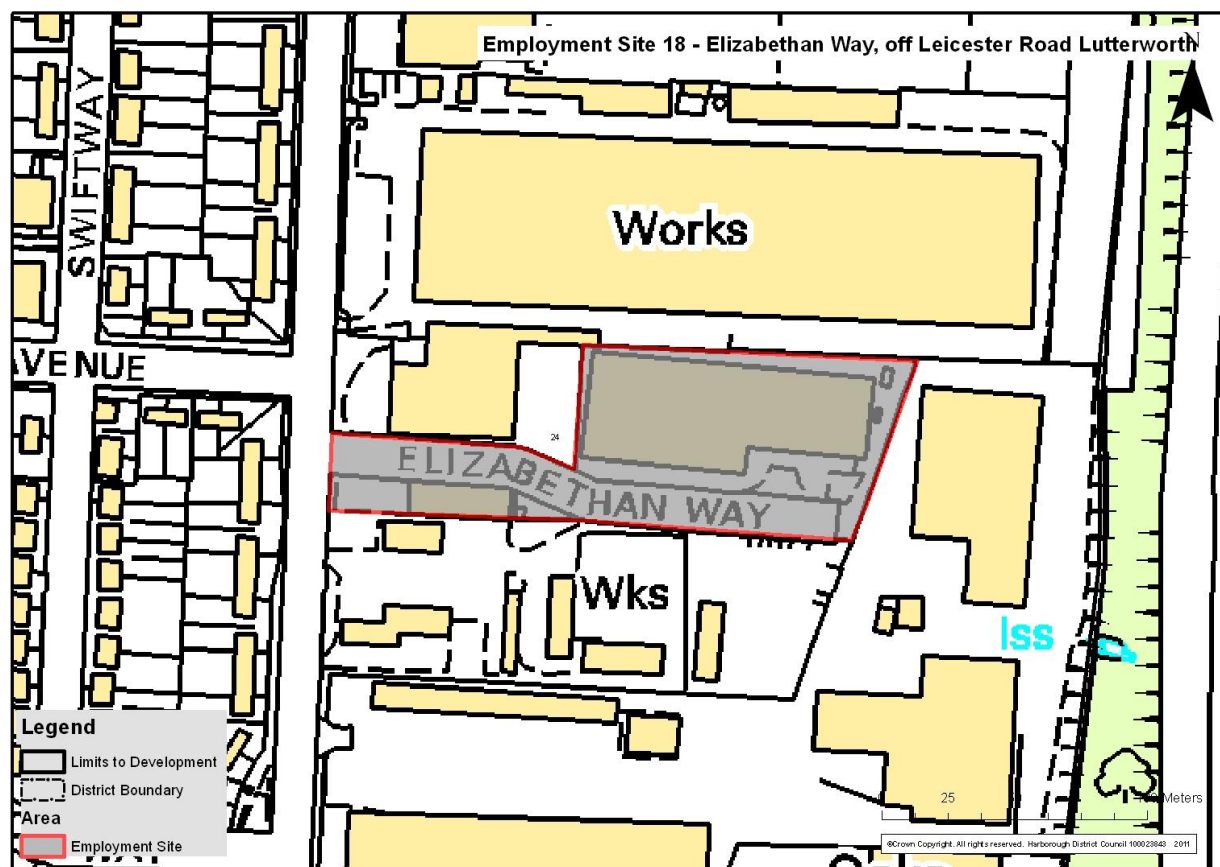
S

Area (Ha): 2.5
Number of units: 14
Current Use Class: B1 (90%) B2 (10%)

Assessment Recommendation: A

Summary: Small modern established office / business area. Situated in an accessible edge of centre location with good road access and in relatively close proximity to town centre / facilities. Good quality 2 storey office accommodation in good quality setting. A range of small starter size units, good demand and limited vacancy levels – a staple of local provision.

Employment Site Reference: 18 Elizabethan Way, off Leicester Road, Lutterworth



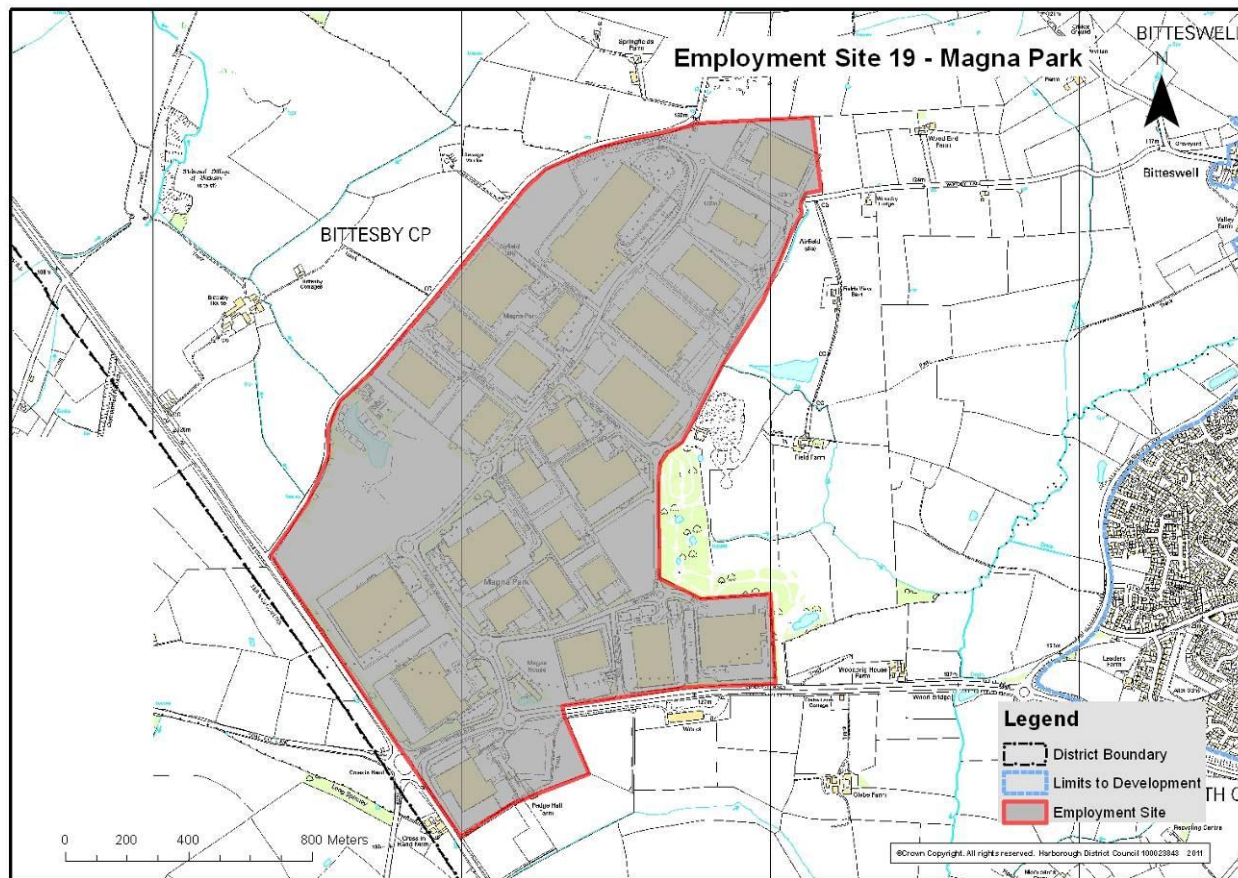
S

Area (Ha): 1
Number of units: 8+
Current Use Class: B2 (60%) B8 (40%)

Assessment Recommendation: B

Summary: Small general industrial area of fair quality and setting. Situated in a semi-prominent location, to rear of properties fronting the highway, with adequate road access. Adequate accessibility by sustainable modes, good access to public transport and in relatively close proximity to town centre. Critical mass with adjacent employment areas. Adequate demand some vacancy. Potential for renewal for B class / mixed use.

Employment Site Reference: 19 Magna Park, Hunter Boulevard, Lutterworth



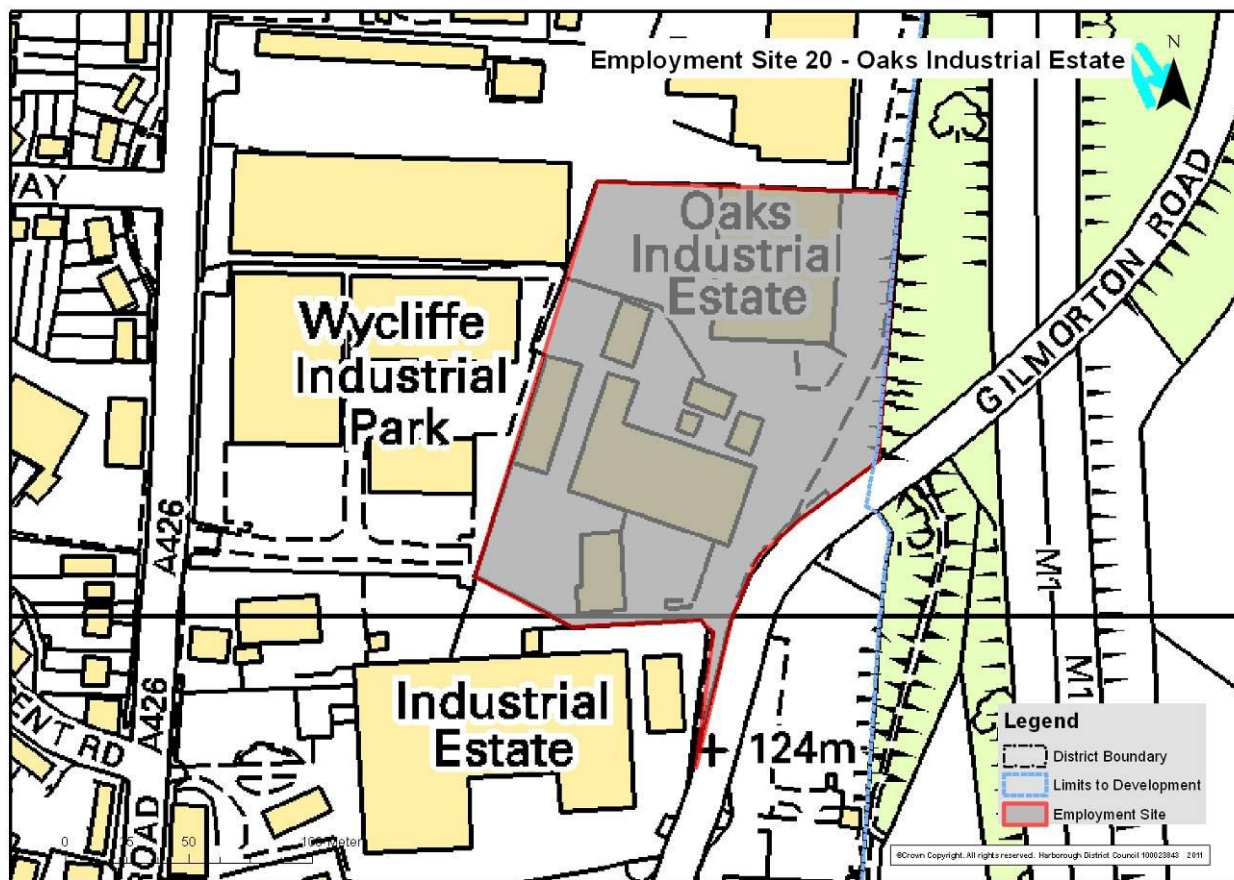
Site Information

Area (Ha): 200
Number of units: 33
Current Use Class: B8 (100%)

Assessment Recommendation: A

Summary: An excellent, large strategic warehouse / distribution park. Situated in a prominent out of centre / rural location with good highway access to A5. Poor access to facilities, adequate access by sustainable modes and fair access to public transport via direct provision to site. Large distribution sheds, one large modern office building. Specialist B8 provision – excellent attractiveness, good demand.

Employment Site Reference: 20
Oaks Industrial Estate, Gilmorton Road, Lutterworth

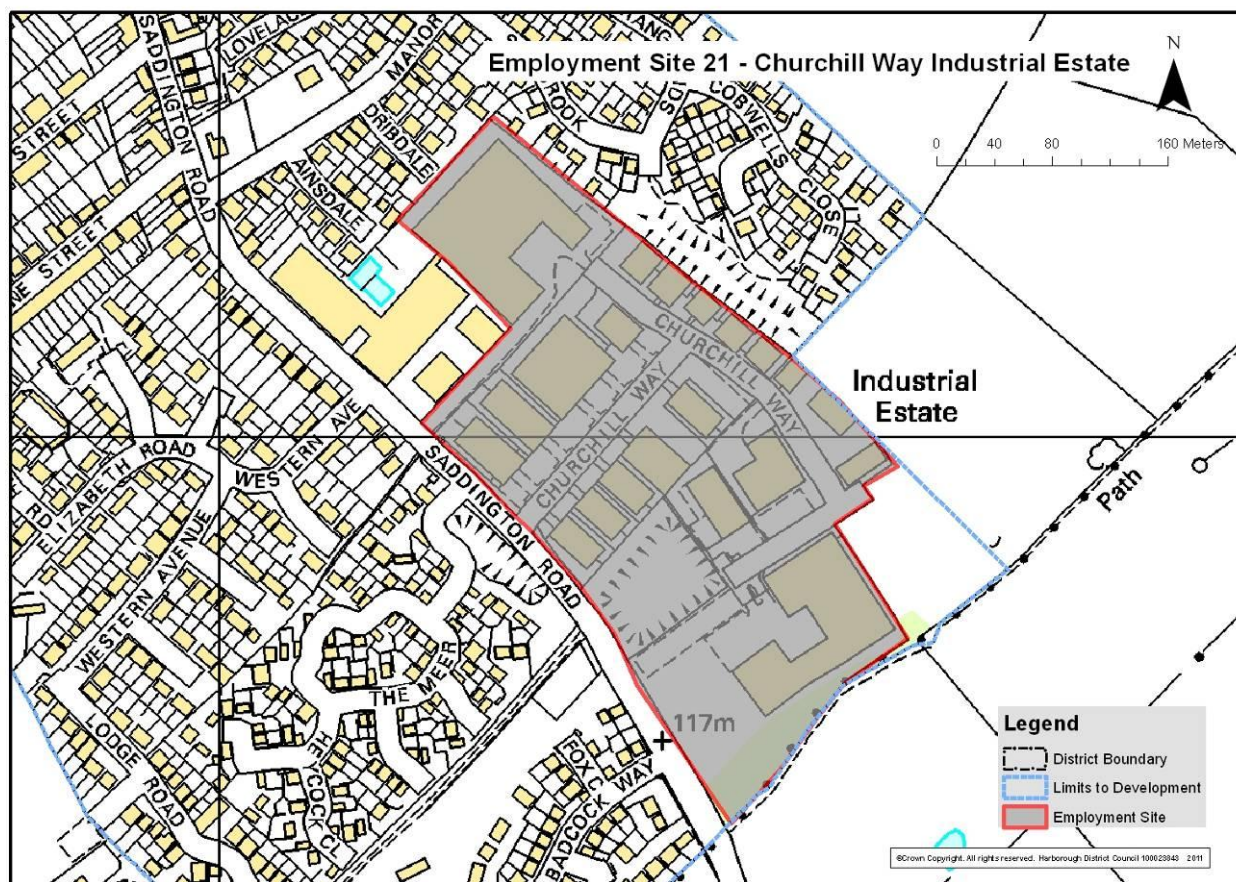


Area (Ha): 3.5
Number of units: 5
Current Use Class: B2 (60%) B8 (40%)

Assessment Recommendation: B

Summary: Small general industrial area of fair quality and setting. Situated in non prominent edge of centre location surrounded by other employment uses. Adequate access to road network (via unclassified road), adequate accessibility by sustainable modes and good proximity to town centre / facilities. Medium sized low density warehouse accommodation. Fair demand, critical mass only with adjacent sites. Potential for renewal / subdivision for B uses & possible mixed uses.

Employment Site Reference: 21 Churchill Way Industrial Estate, Fleckney



Site

Area (Ha): 9

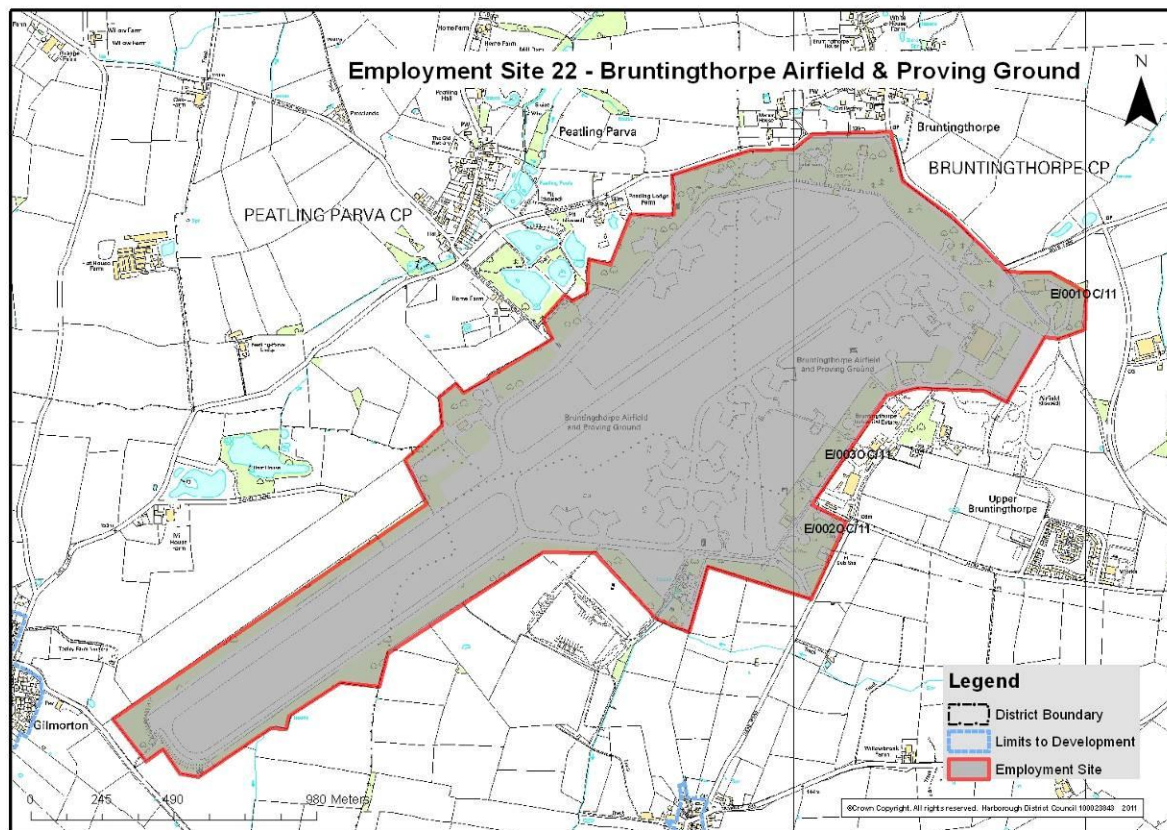
Number of units: 36

Current Use Class: B1 (10%), B2 (80%), B8 (10%)

Assessment Recommendation: A

Summary: Large, well established general industrial estate of good condition. Mix of older single storey sheds with more recent 2 storey larger units. Located on the edge of a rural centre, the site has adequate links to the highway, facilities and good access by public transport. The site is shielded from residential uses by further industrial units. Good demand with some vacancies. Only major employment site in settlement.

Employment Site Reference: 22 Bruntingthorpe Airfield & Proving Ground, Bruntingthorpe



Site Information

Area (Ha): 265

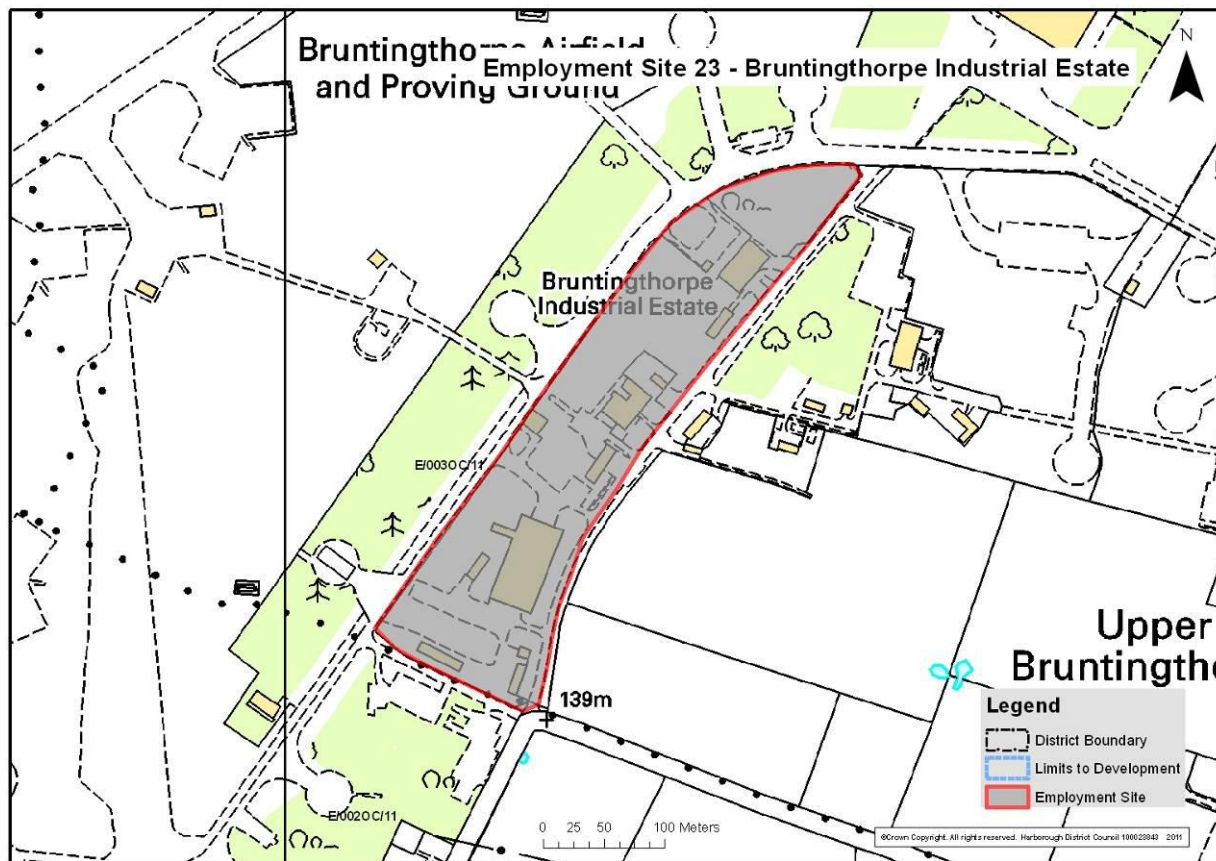
Number of units: 3+

Current Use Class: Various

Assessment Recommendation: None*

Summary: A specialist, former airfield site, covering a substantial area. Contains a range of uses including; B and non B Class employment uses, open storage, aircraft museum and other uses. B class uses occupy a relatively small proportion of the total site area. Three large buildings (former hangars) at the main entrance & Treetops area of various ages / conditions. Other miscellaneous former airfield buildings within the site. Remote rural location with only fair access to the road network, and poor access to facilities, public transport / sustainable modes of transport. Site requires separate consideration (*).

Employment Site Reference: 23
Bruntingthorpe Industrial Estate, Mere Lane, Bruntingthorpe



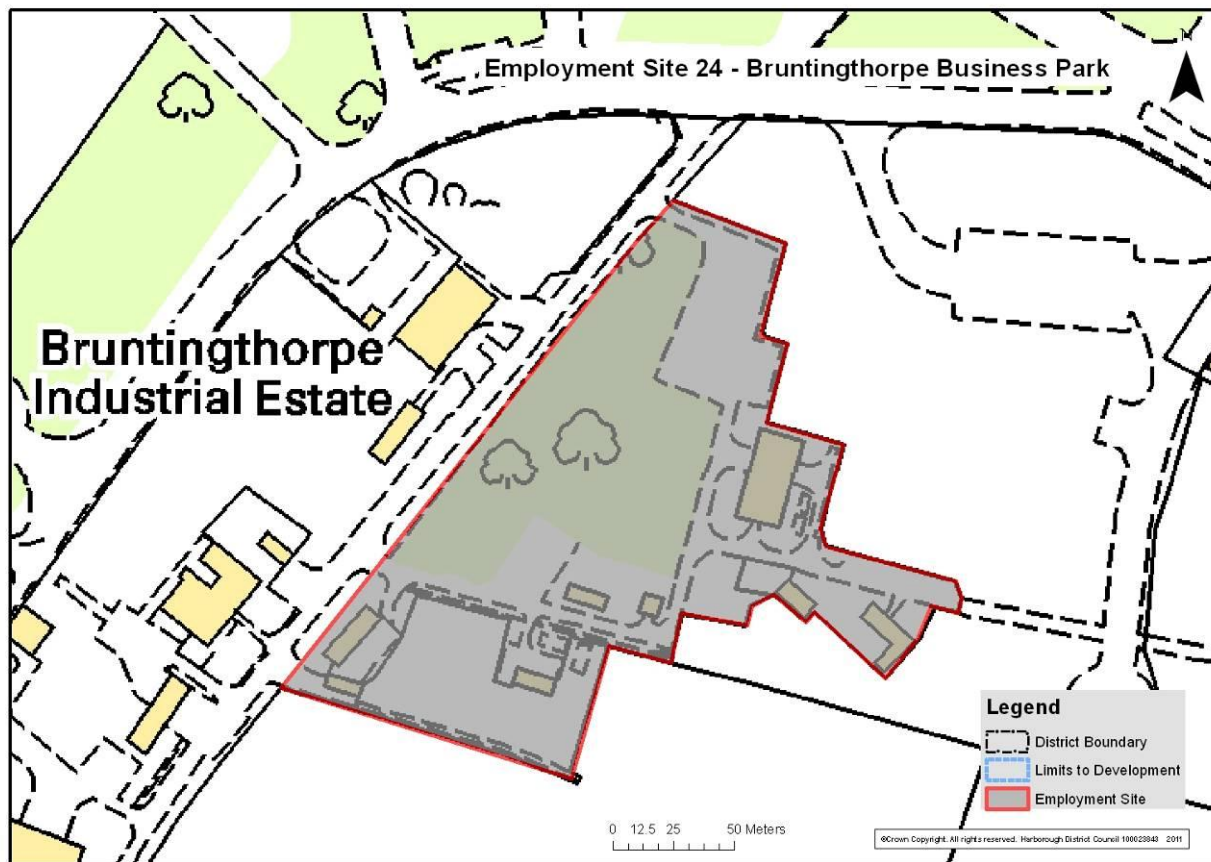
S

Area (Ha): 5.2
Number of units: 15
Current Use Class: B1 (5%) B2 (80%) B8 (15%)

Assessment Recommendation: B

Summary: Small established industrial area – mixed age / size / quality accommodation and environment ranging from mostly poor to adequate. Situated in remote / rural location. Generally poor highway access (via local roads / restricted HGV route), some units have dual access via adjacent Proving Ground. Poor access to facilities, accessibility by sustainable modes and poor access to public transport. Fair demand, few vacancies – some recent on-site renewal including planning application. Potential for further renewal - alternative uses unlikely in location. Limited employment provision in rural locality.

Employment Site Reference: 24
Bruntingthorpe Business Park, Mere Lane, Bruntingthorpe



Area (Ha): 2.9
Number of units: 8
Current Use Class: B2 (30%) B8 (70%)

Assessment Recommendation: B

Summary: Small industrial area – mixed quality accommodation generally adequate, general environment fair. Situated in remote / rural location. Generally poor highway access (via local roads / restricted HGV route). Poor access to facilities, accessibility by sustainable modes and poor access to public transport. Small units, fair demand, no vacancies – critical mass with adjacent site 23. Limited employment provision in rural locality.

Employment Site Reference: 25 Walton New Road Business Park, Bruntingthorpe



Site Information

Area (Ha): 1

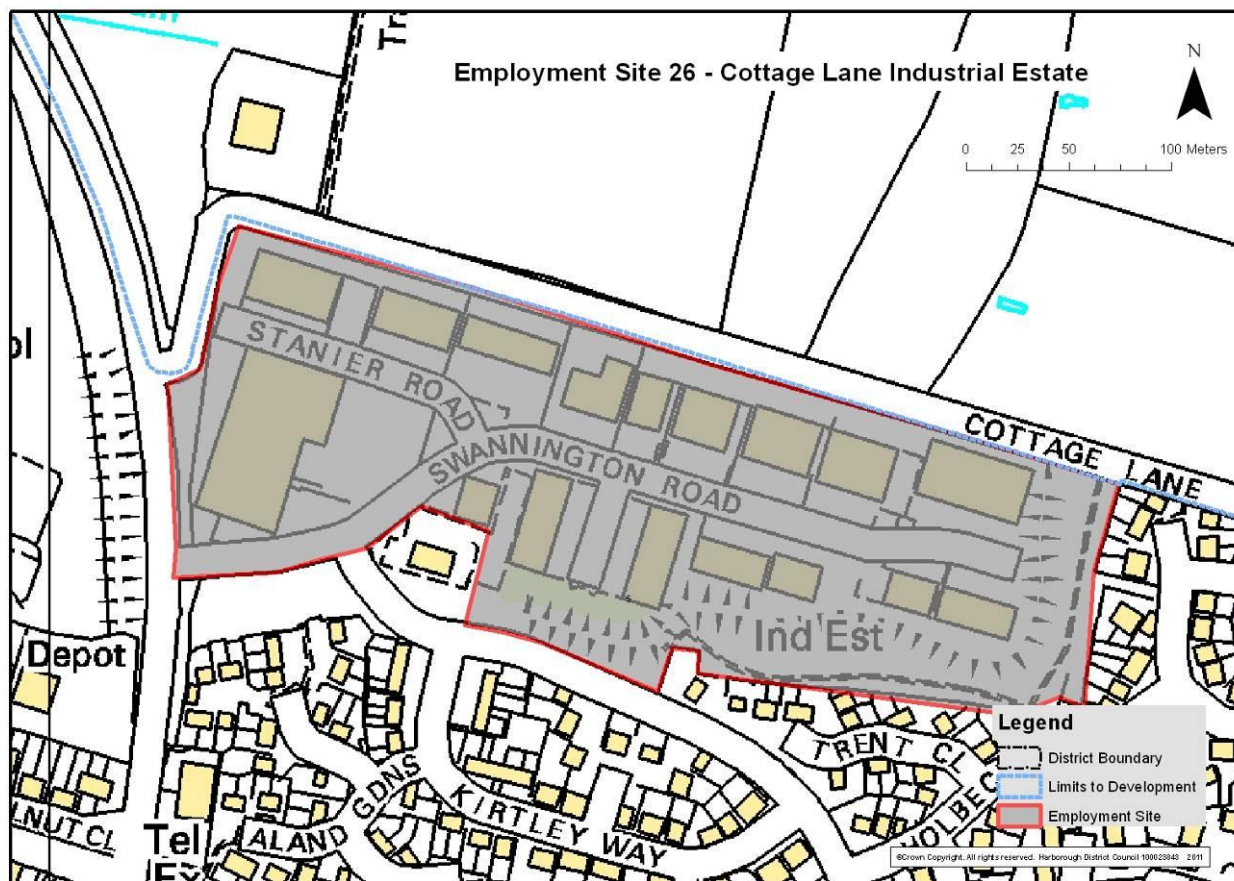
Number of units: 12+

Current Use Class: B1 (5%) B2 (65%) B8 (30%)

Assessment Recommendation: C

Summary: Small established industrial / business area – poor quality accommodation & environment. Situated in a remote / rural location. Poor highway access via local roads. Poor access to facilities, accessibility by sustainable modes and poor access to public transport. Small older industrial / farm buildings subdivided, plus open storage compounds, temporary buildings and 1 modern 2 storey building. Fair demand, some vacancy. Potential for renewal for employment uses, alternative uses unlikely in location.

Employment Site Reference: 26
Swannington Road / Stanier Road Industrial Estate, Broughton Astley



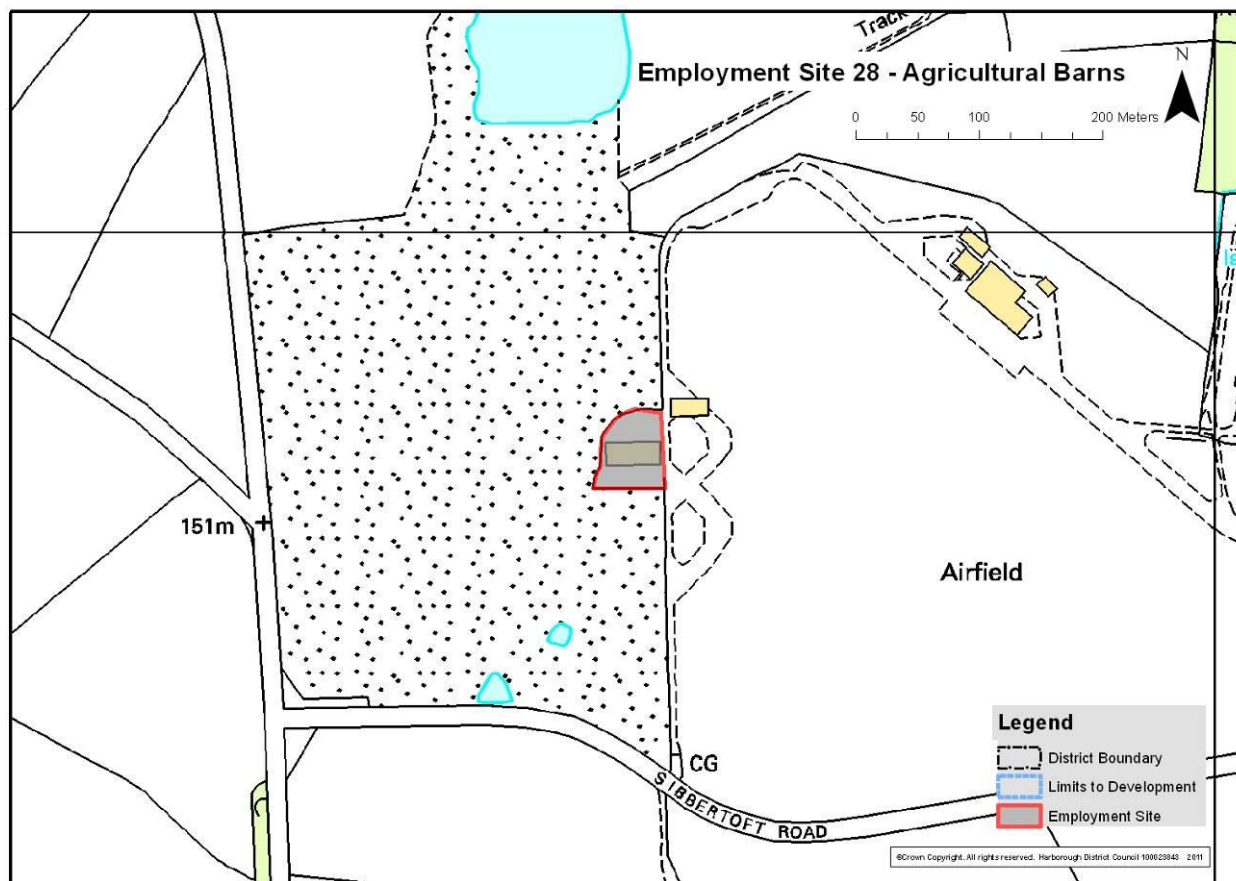
S

Area (Ha): 5
Number of units: 30
Current Use Class: B2 (80%) B8 (20%)

Assessment Recommendation: A

Summary: Large well established general industrial and business area of adequate / good quality. Situated in a prominent edge of centre location with highway frontage. Close proximity to district centre / adequate facilities. Good access to highway & accessibility by sustainable modes. Good mix of uses / size of purpose built single storey industrial units – a staple of local provision. Only employment site in settlement. Adequate demand, some vacancies.

Employment Site Reference: 28 Agricultural Barns, Sibbertoft Road, Husbands Bosworth



Site photograph

Area (Ha): 0.2

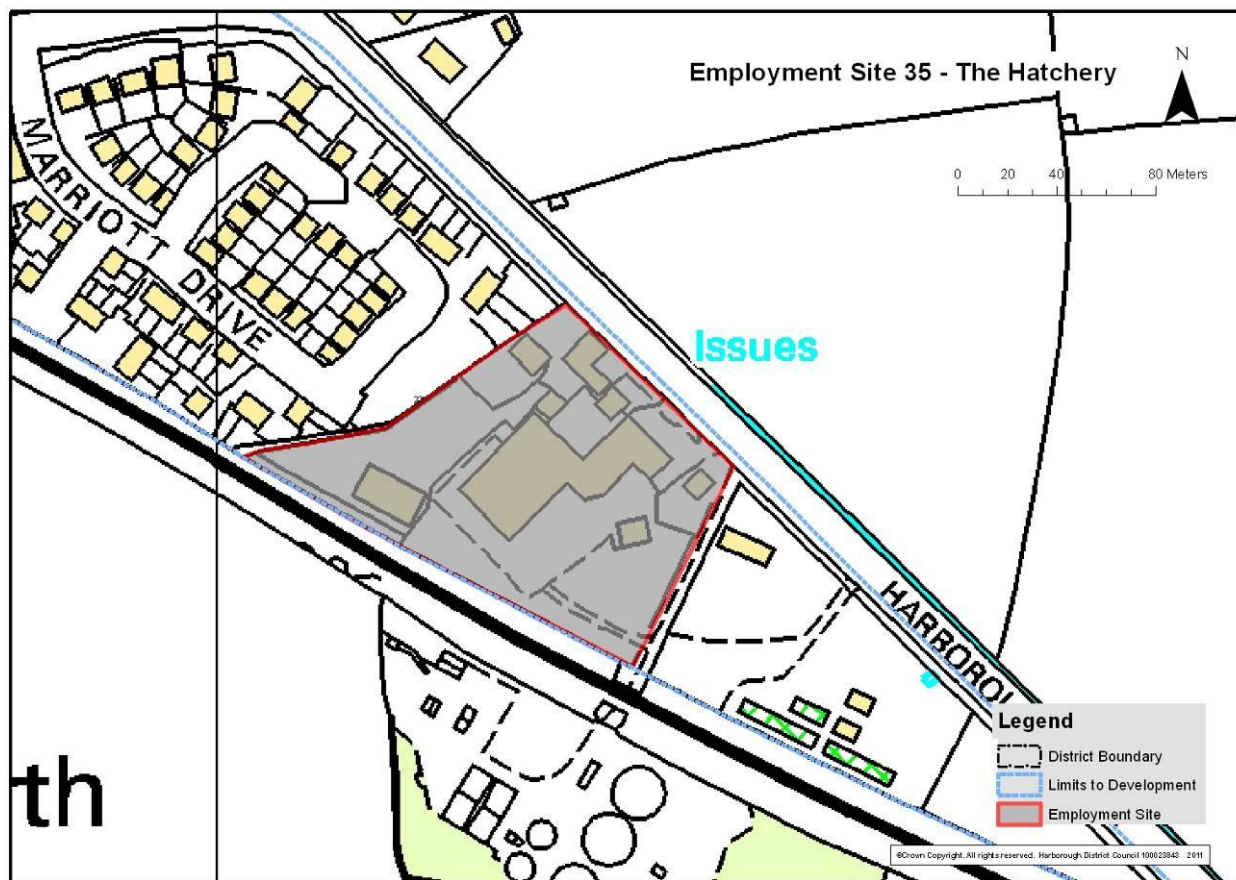
Number of units: 4

Current Use Class: B2 (80%) B8 (20%)

Assessment Recommendation: B

Summary: Small established industrial / business area – fair condition. Situated in a remote / rural location within Gliding Centre / Airfield. Adequate highway access via local roads. Poor access to facilities, accessibility by sustainable modes and poor access to public transport. Small / medium sized older industrial units – adequate demand, no vacancy. Only employment site in proximity of Husbands Bosworth, potential for renewal / subdivision for B class uses.

Employment Site Reference: 35 The Hatchery, Harborough Road, Kibworth



Site

Area (Ha): 1.5

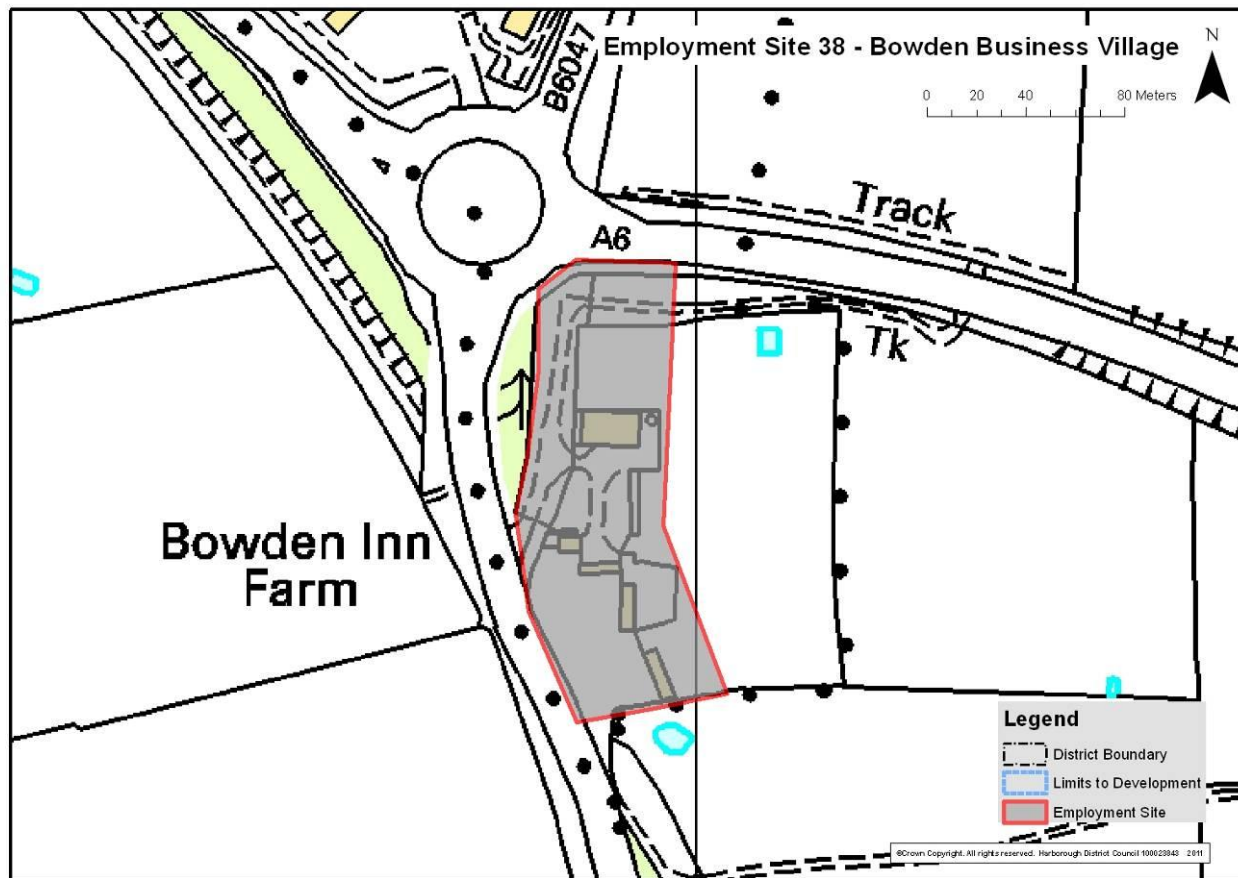
Number of units: 4

Current Use Class: B2 (90%) A1 (10%)

Assessment Recommendation: B

Summary: Medium sized industrial/business site with a mix of unit sizes and quality, in single ownership. Adequate demand, some vacancies. Adjacent to residential and business park uses. Large proportion of site not in use as part of 1 unit. Excellent access to the highway, with good access to public transport. Adequate access to facilities due to location on edge of large rural centre. Potential for alternative B class uses and mixed uses.

Employment Site Reference: 38
Bowden Business Village, off Leicester Road, Market Harborough



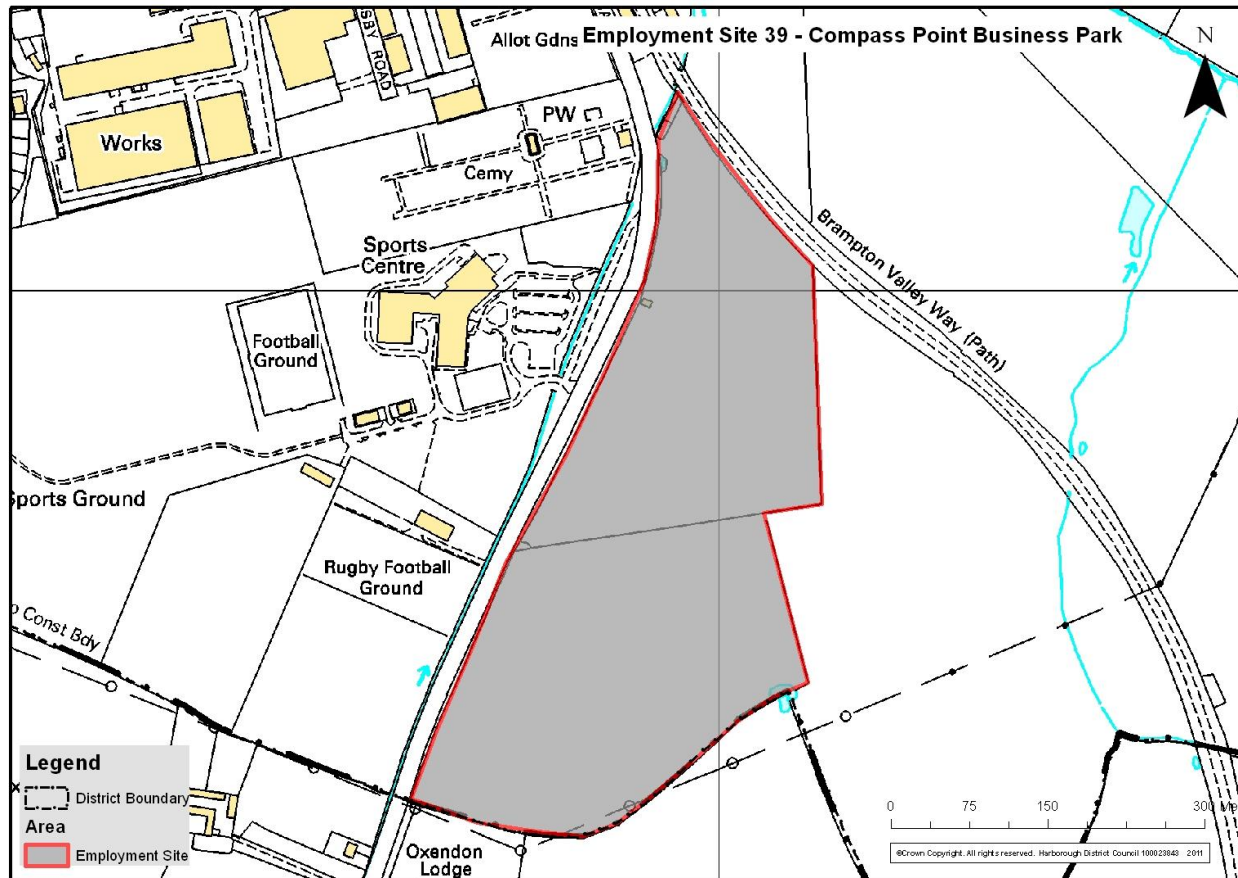
Site Information

Area(Ha): 1
Number of units: 7
Current Use Class: B1 (85%) D1 (15%)

Assessment Recommendation: A

Summary: A good quality, small, modern office park with on-site children's nursery. Situated in an out of centre location at a main road intersection. Site has excellent highway access, but relatively poor access to facilities and sustainable modes of transport. Relatively new to the market offering a range of small / starter units in an attractive non-estate setting.

Employment Site Reference: 39 Compass Point Business Park, Northampton Road, Market Harborough



Site Information

Area(Ha): 14.4

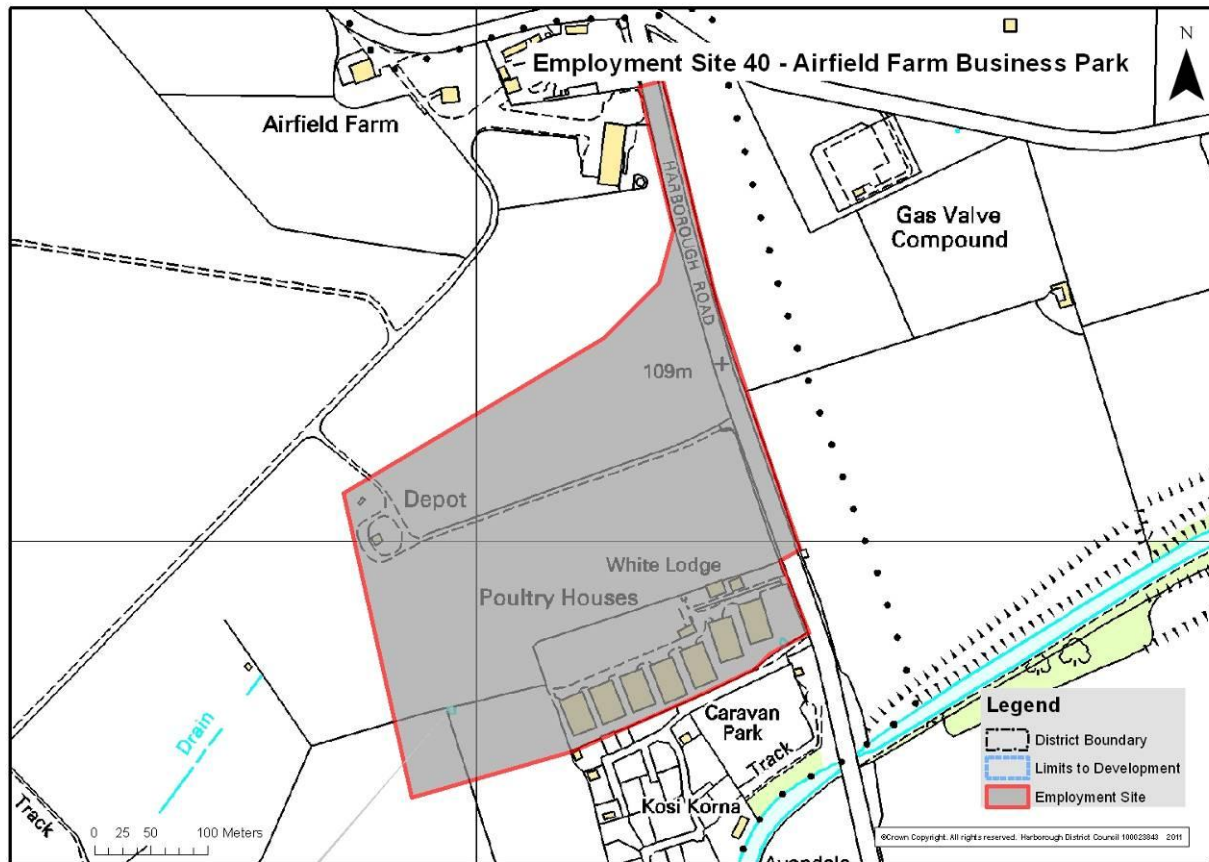
Number of units: 3

Current Use Class: B1 (60%) B2 (40%)

Assessment Recommendation: A

Summary: Large partially developed (approx. 1.9ha) High Quality Office Park. Situated in a prominent edge of town / gateway location on the A508. Good proximity to facilities and good accessibility to the road network & sustainable modes of transport. Relatively large 2 storey modern office blocks offered on a design & build basis. Relatively new to the market, reasonably attractive site, future phases.

Employment Site Reference: 40
Airfield Farm Business Park, Leicester Road, Market Harborough



S

Area (Ha): 8

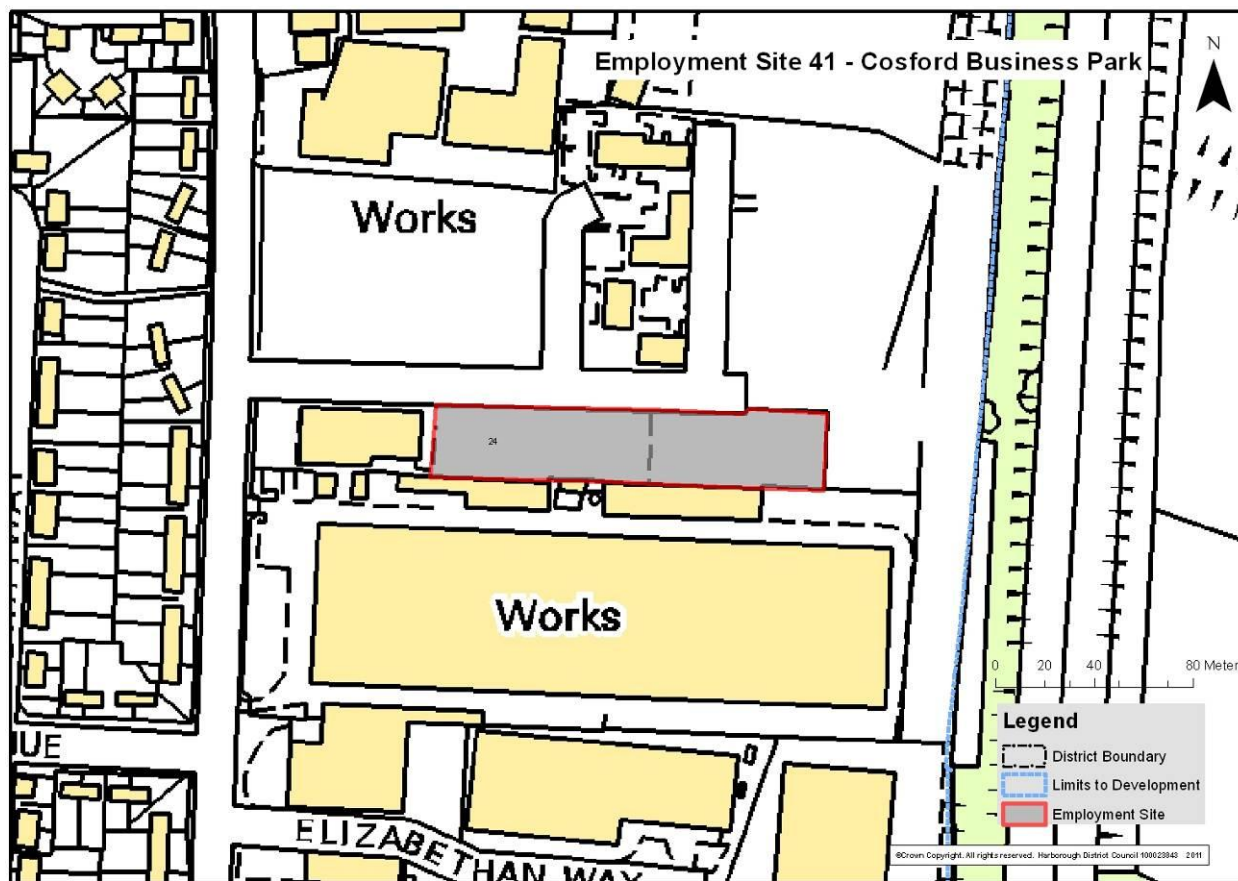
Number of units: 7 (+8 under construction)

Current Use Class: B1 (30%) B2 (50%) B8 (20%)

Assessment Recommendation: A

Summary: Large partially developed High Quality Business Park. Situated in a prominent edge of centre location at gateway to town. Good highway access, good accessibility by sustainable transport modes. Excellent quality accommodation and setting, offering a range of modern single storey industrial units and a 3 storey Innovation Centre providing flexible / managed starter units. New & attractive to the market, good demand.

Employment Site Reference: 41
Cosford Business Park, off Central Way, Lutterworth



Site Information

Area (Ha): 0.5

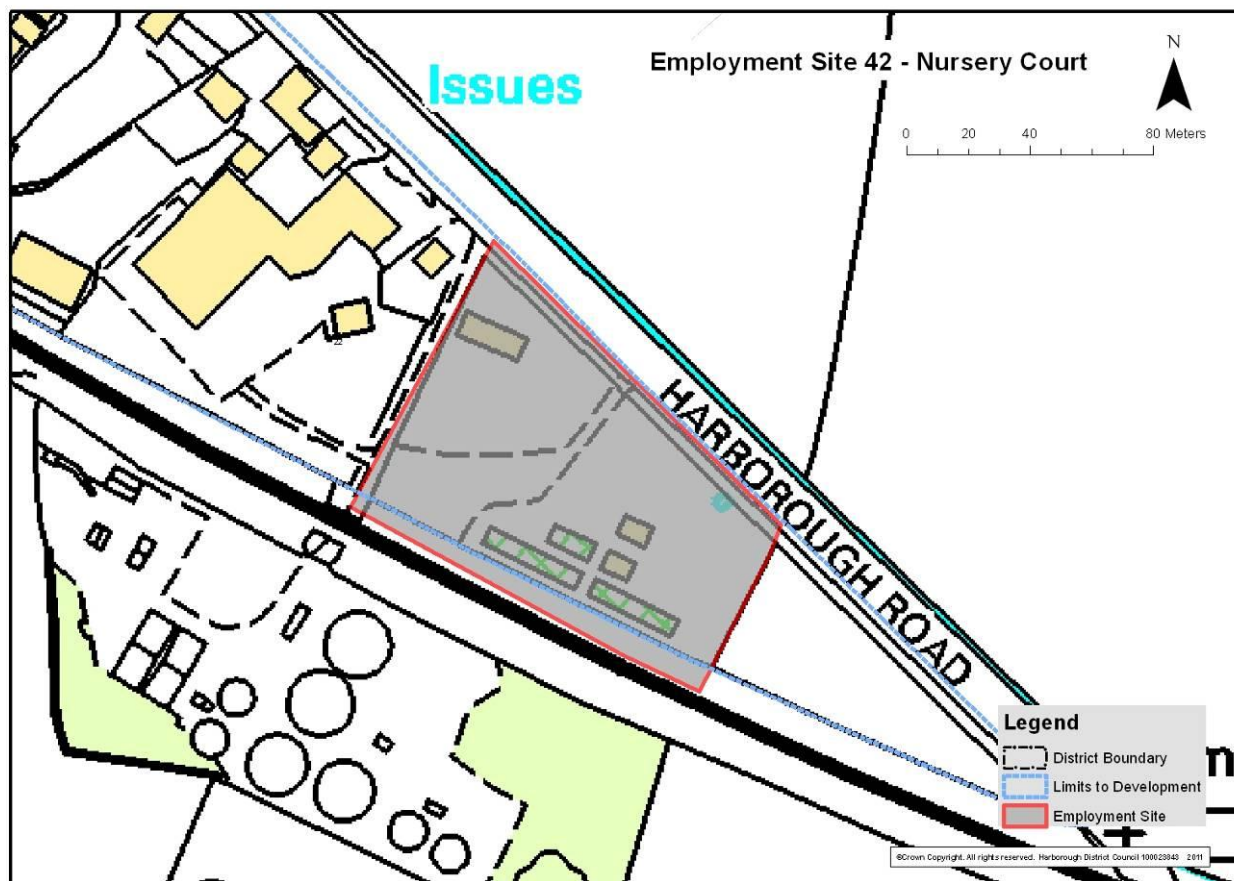
Number of units: 14

Current Use Class: B1 (50%) B8 (50%)

Assessment Recommendation: A

Summary: Small good quality general industrial & business area. Situated in a non prominent edge of centre location, to rear / adjacent to other employment areas. Adequate highway access & accessibility by sustainable modes, close proximity to the town centre. Modern single storey units in good environment – attractive & new to the market, good demand.

Employment Site Reference: 42
Nursery Court, Kibworth Business Park, Harborough Road, Kibworth



Site

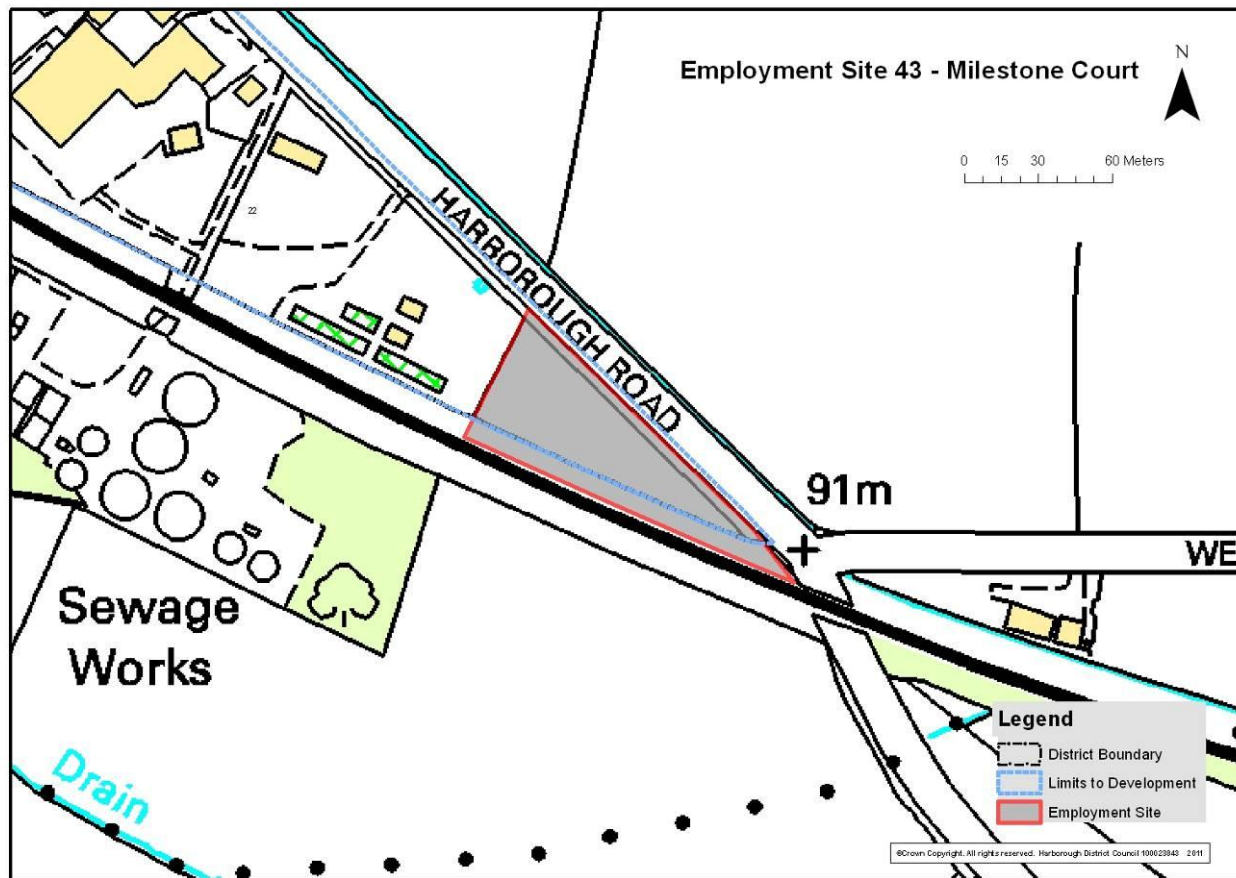
Area (Ha): 1
Number of units: 20
Current Use Class: B1 (100%)

Assessment Recommendation: A

Summary: An excellent quality, small, modern business park on the edge of a rural centre. All 2 storey office units with excellent market demand, although some vacancies. Excellent access to the highway, with good access to public transport. Adequate access to facilities due to location on edge of large rural centre. Along with neighbouring sites forms the only employment in the settlement.

Employment Site Reference: 43

Milestone Court, Kibworth Business Park, Harborough Road, Kibworth



Site Information

Area (Ha): 0.4

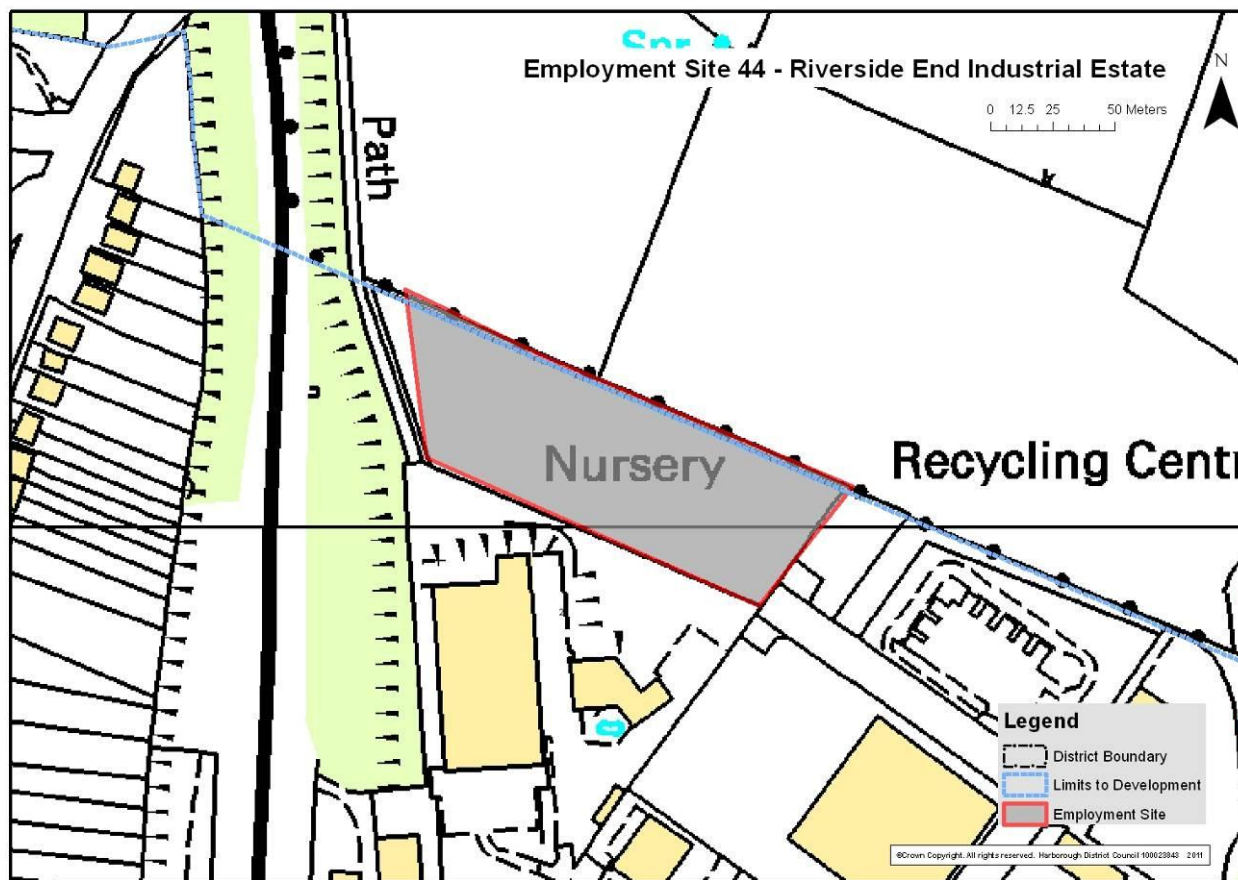
Number of units: 4

Current Use Class: B1 (100%)

Assessment Recommendation: A

Summary: An excellent quality, small, modern business park on the edge of a rural centre. All 2 storey office units with excellent market demand. Excellent access to the highway, with good access to public transport. Adequate access to facilities due to location on edge of large rural centre. Along with neighbouring sites forms the only employment in the area.

Employment Site Reference: 44
Riverside End Industrial Estate, off Riverside, Market Harborough



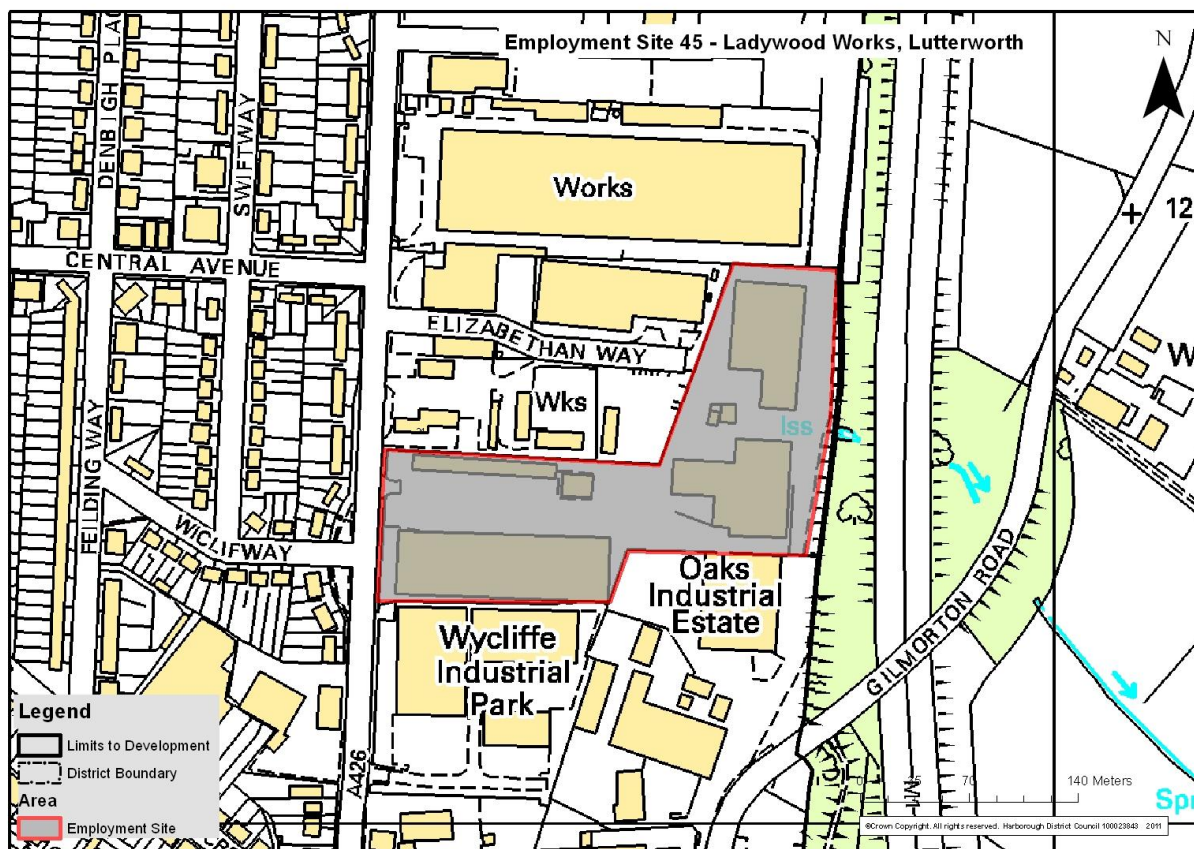
Site Information

Area (Ha): 1
Number of units: 9
Current Use Class: B1 / B2 / B8 (100%)

Assessment Recommendation: B

Summary: Small good quality general industrial & business area. Situated in a non prominent edge of centre location, adjacent to other employment areas. Good highway access via established industrial estate. Close proximity to town centre facilities and rail / bus provision. Good mix of uses, modern single storey units in adequate setting. Relatively new to the market, good demand few vacancies.

Employment Site Reference: 45 Ladywood Works, Leicester Road, Lutterworth



Site Information

Area (Ha): 3.3

Number of units: 14+

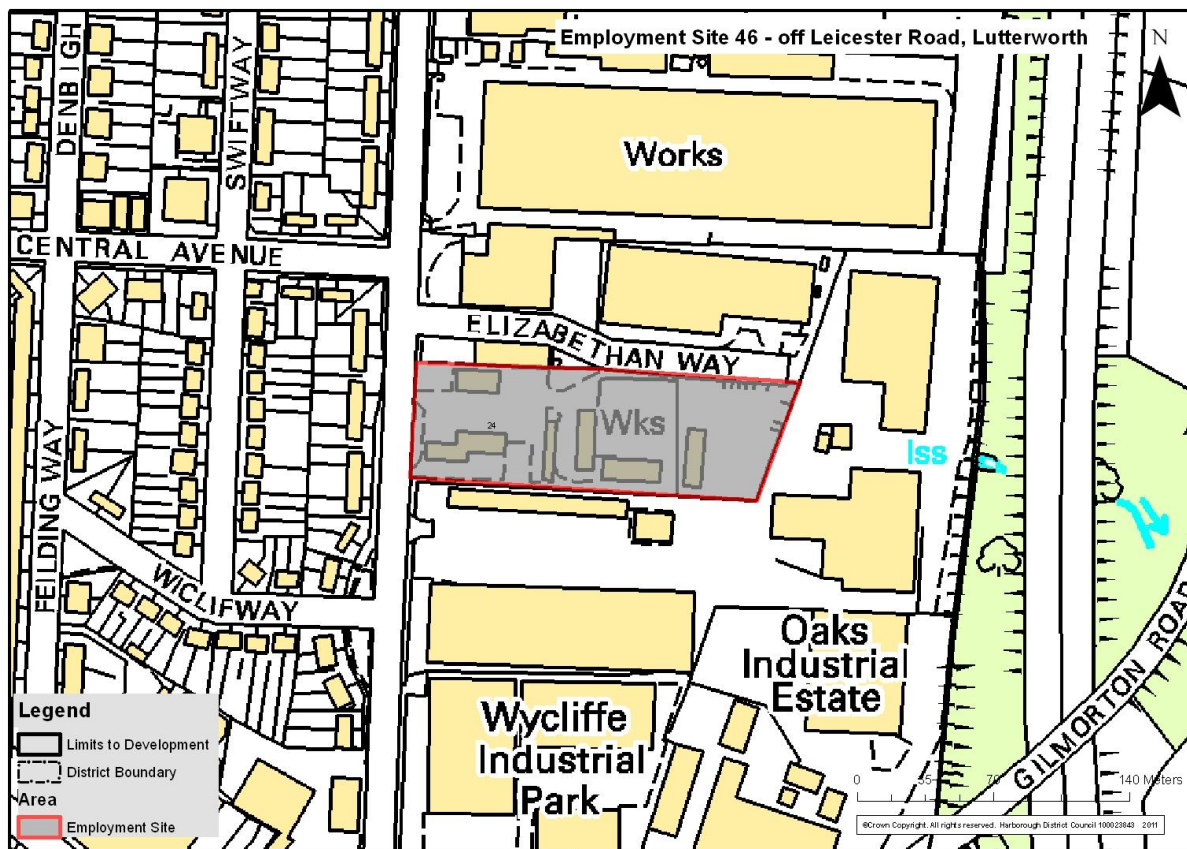
Current Use Class: B2 (33%) B8 (66%)

Assessment Recommendation: B

Summary: Medium size established industrial & business area of adequate quality. Situated in a prominent location with frontage to the A426. Good proximity to town centre / facilities and public transport provision, adequate accessibility by sustainable modes & to the road network (via town centre). Offers a mix of single storey sheds / premises of varying sizes within sub-divided former industrial buildings. Adequate demand.



Employment Site Reference: 46
Off Leicester Road, Lutterworth (Lutterworth Coaches / Travis Perkins area)



Site Information

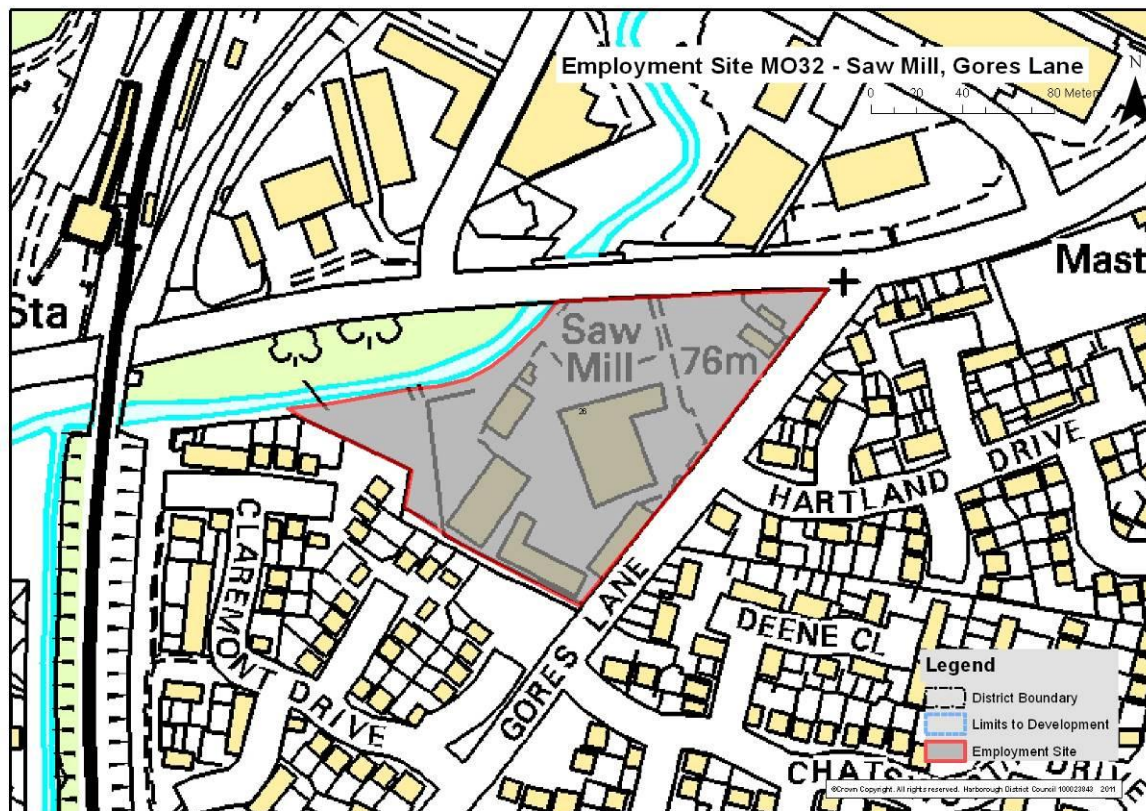
Area (Ha): 1.1
Number of units: 5+
Current Use Class: B2

Assessment Recommendation: B

Summary: A small business area in a prominent location with frontage on to the A426. Comprises several individual premises of generally fair quality and setting. Adequate highway access, accessibility by sustainable modes, good access to public transport and in relatively close proximity to town centre. Critical mass achieved with adjacent employment areas. Fair demand some vacancy. Potential for renewal for B class use.



Employment Site Reference: M032 Saw Mill, Gores Lane, Market Harbourough



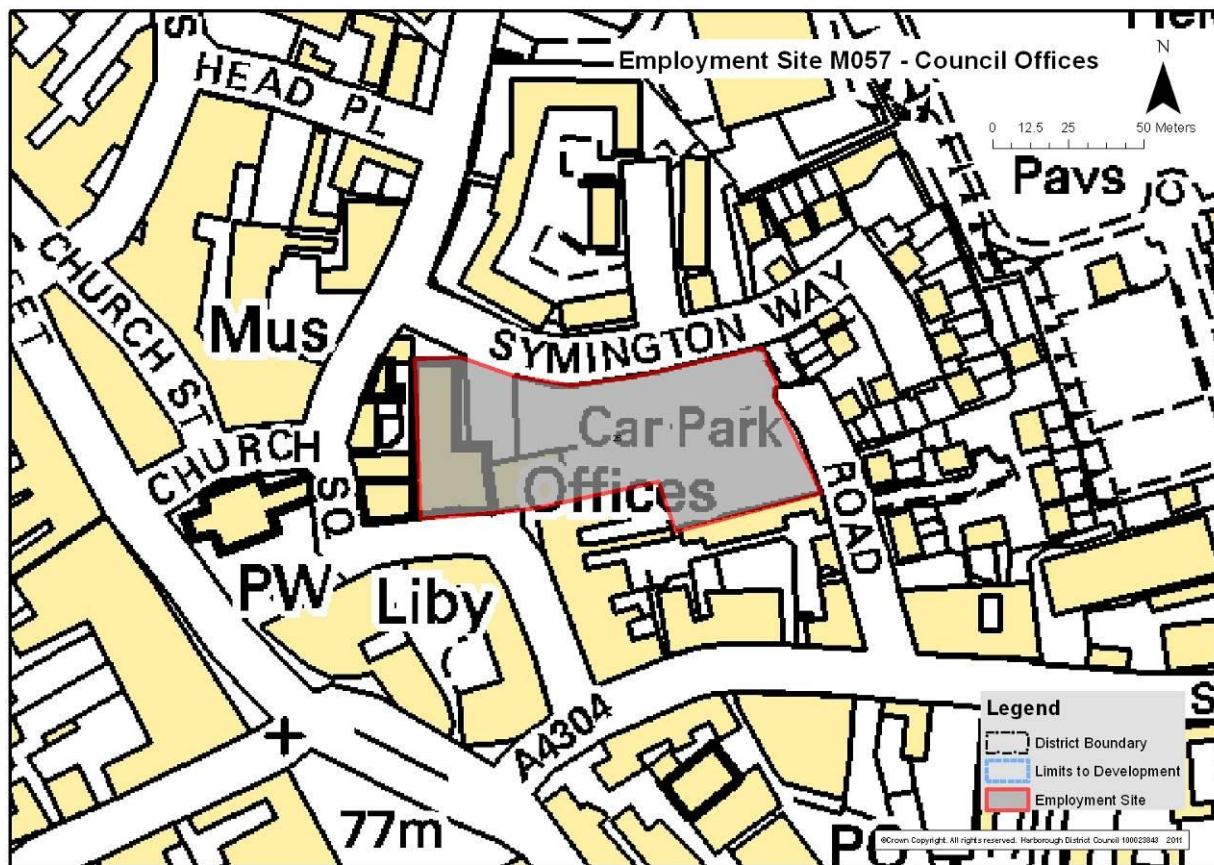
Site Information

Area (Ha): 1.6
Number of units: 1
Current Use Class: B2 (100%)

Assessment Recommendation: B

Summary: Small area in single occupier use for general industrial purposes, ancillary offices – fair quality. Prominent edge of centre location, in close proximity to other employment areas and residential uses. An accessible site with highway frontage. Excellent access to facilities and close proximity to rail station & sustainable modes of transport. Potential for renewal for B class uses.

Employment Site Reference: M057
Council Offices, Adam & Eve Street, Market Harborough



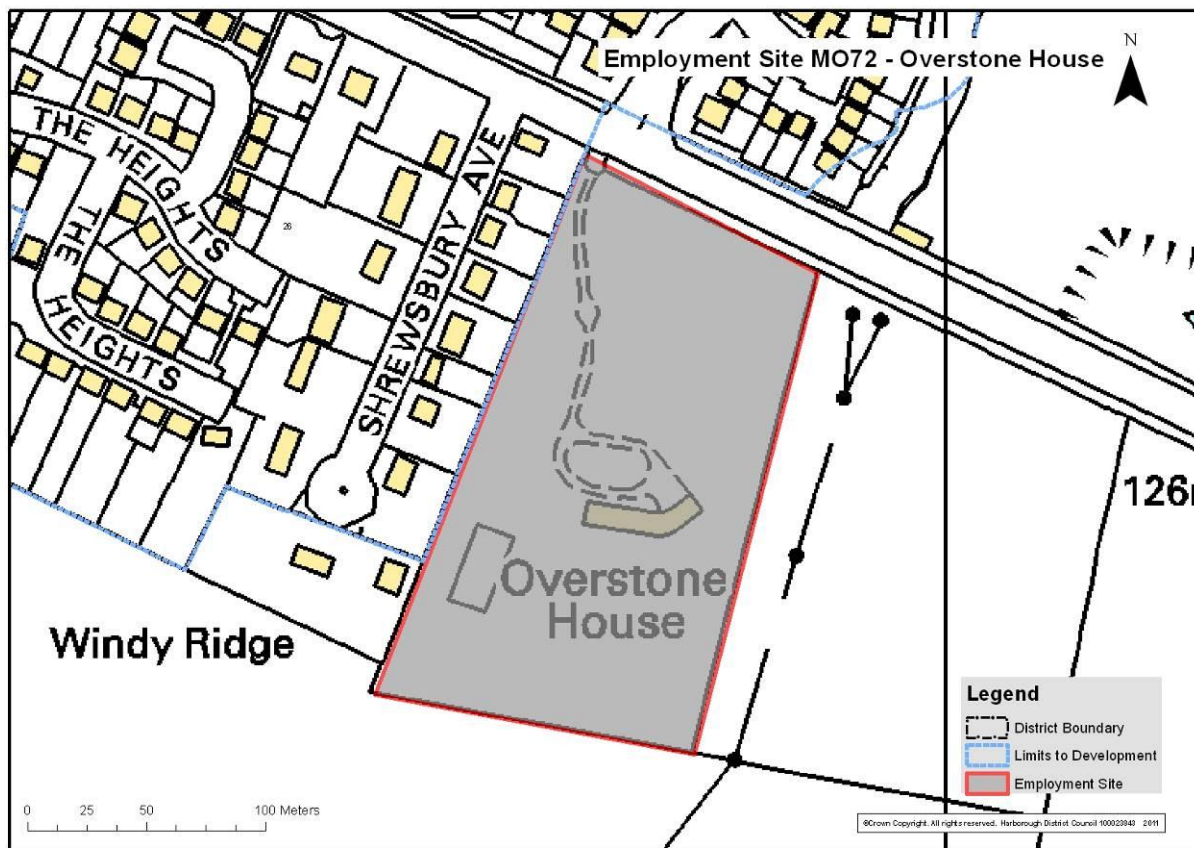
Site information

Area (Ha): 0.5
Number of units: 1
Current Use Class: B1 (60%) D1 (40%)

Assessment Recommendation: B

Summary: Large former industrial building currently in established office / other community uses. Prominent town centre location, compact site with highway frontage. Listed building offering older office accommodation – fair quality. Excellent proximity to facilities and sustainable modes of transport, good highway access via town centre. Potential for renewal / sub-division for B class uses / mixed uses.

Employment Site Reference: M072
Overstone House, Kettering Road, Market Harborough

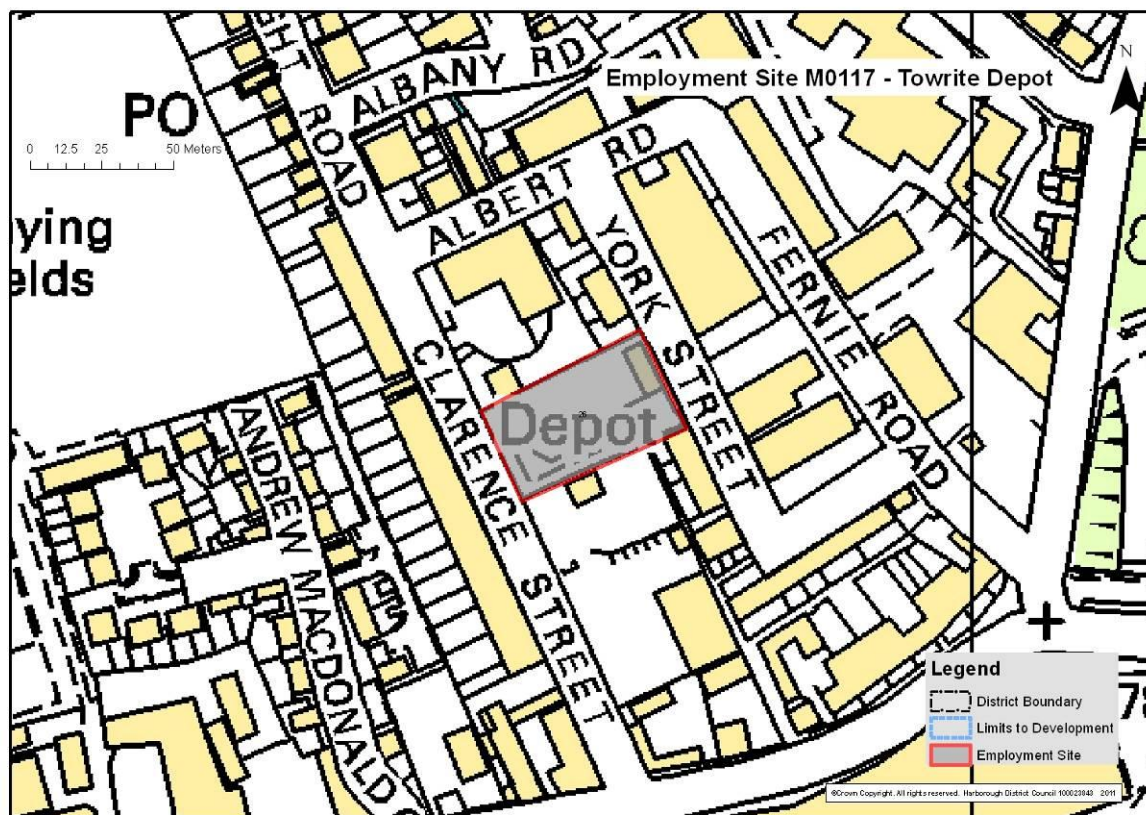


Area (Ha): 2.7
Number of units: 1
Current Use Class: B1 (100%)

Assessment Recommendation: C

Summary: Large site with 2 storey office building, currently vacant. Edge of town location with good access to the highway, local facilities and public transport. Adequate building condition. Potential for renewal for mixed uses.

Employment Site Reference: M0117
Towrite Depot, Clarence Road, Market Harborough



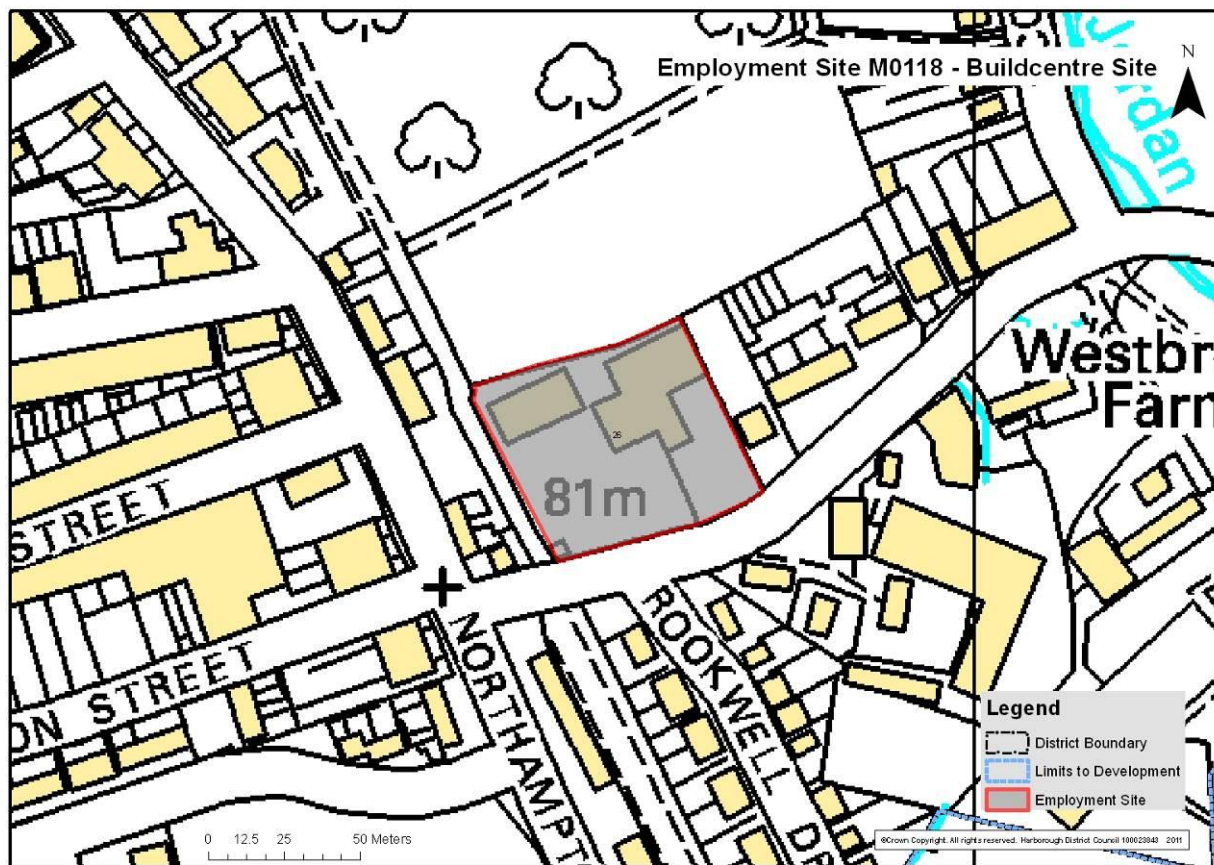
Site

Area (Ha): 0.2
Number of units: 1
Current Use Class: B8 (100%)

Assessment Recommendation: C

Summary: Small low quality industrial site with open storage in single occupancy. Non prominent central location with excellent access to facilities and sustainable modes of transport. Adequate /fair highway access via narrow residential street with traffic calming. Fair demand, limited attractiveness for employment, potential for alternative non employment / mixed uses.

Employment Site Reference: M0118
Buildcentre Site, Braybrooke Road, Market Harborough



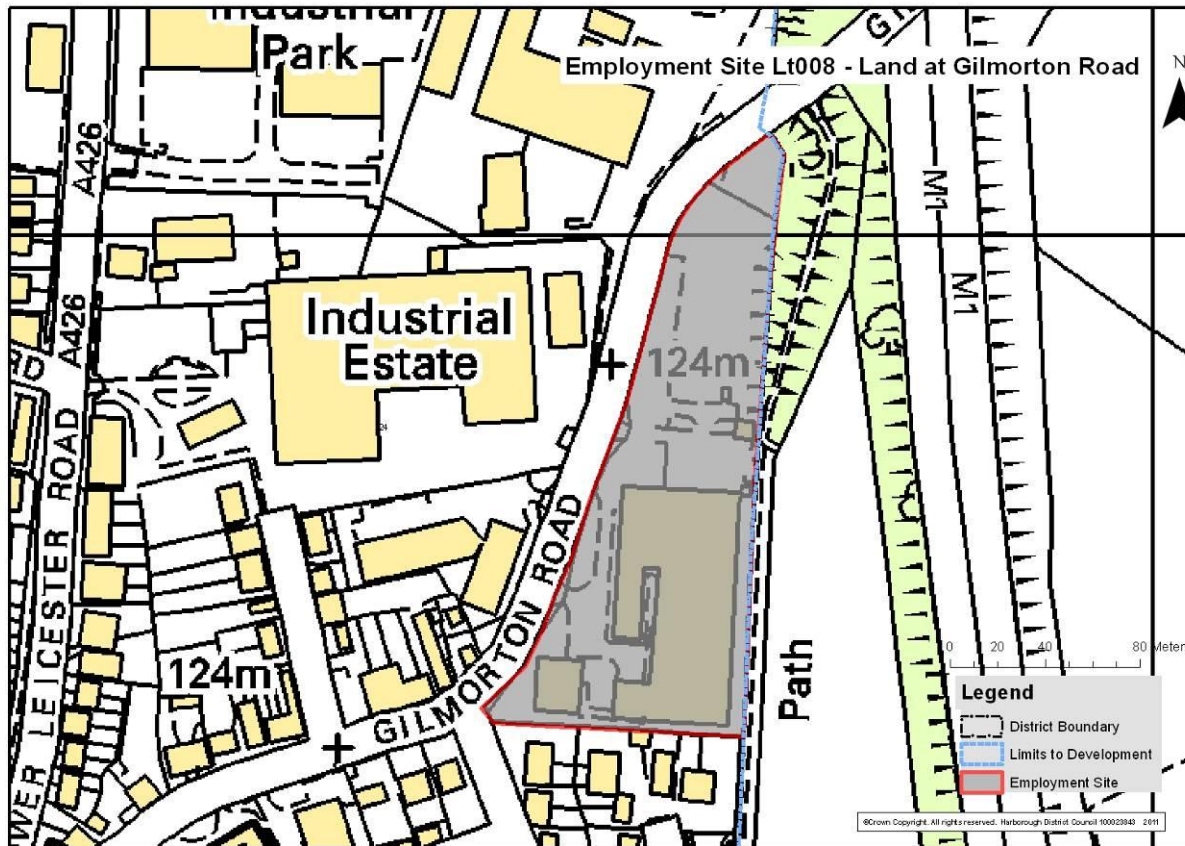
Site Information

Area (Ha): 0.5
Number of units: 1
Current Use Class: Sui Generis

Assessment Recommendation: C

Summary: Small area in single occupier use for commercial purposes. Non prominent edge of centre location surrounded by residential / park uses. Adequate highway access, excellent access to facilities and readily accessible by sustainable transport modes. Offers older industrial shed accommodation of fair quality, some outside storage. Potential for release for alternative / mixed uses.

**Employment Site Reference: Lt008
Land at Gilmorton Road, Lutterworth**



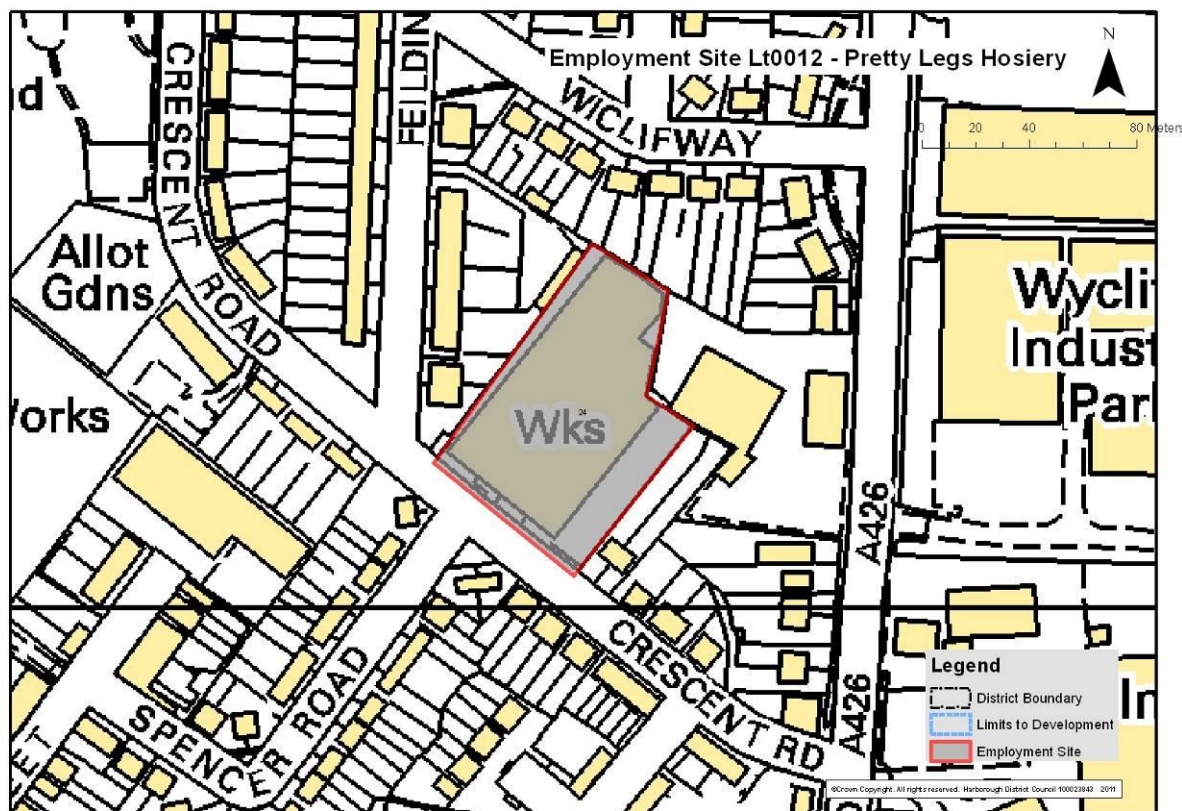
Site Information

Area (Ha): 1.4
Number of units: 2
Current Use Class: B2 (50%) B8 (50%)

Assessment Recommendation: B

Summary: Small general industrial area in dual occupier use – adequate quality & environment. Non prominent edge of centre location, opposite other employment areas, community uses & residential area. Adequate access to the highway & accessibility by sustainable modes, good proximity to town centre / facilities. Older large office / warehouse accommodation, fair demand. Potential for renewal / subdivision for B uses / possible mixed uses.

Employment Site Reference: Lt0012
Works (Pretty Legs Hosiery), Crescent Road, Lutterworth



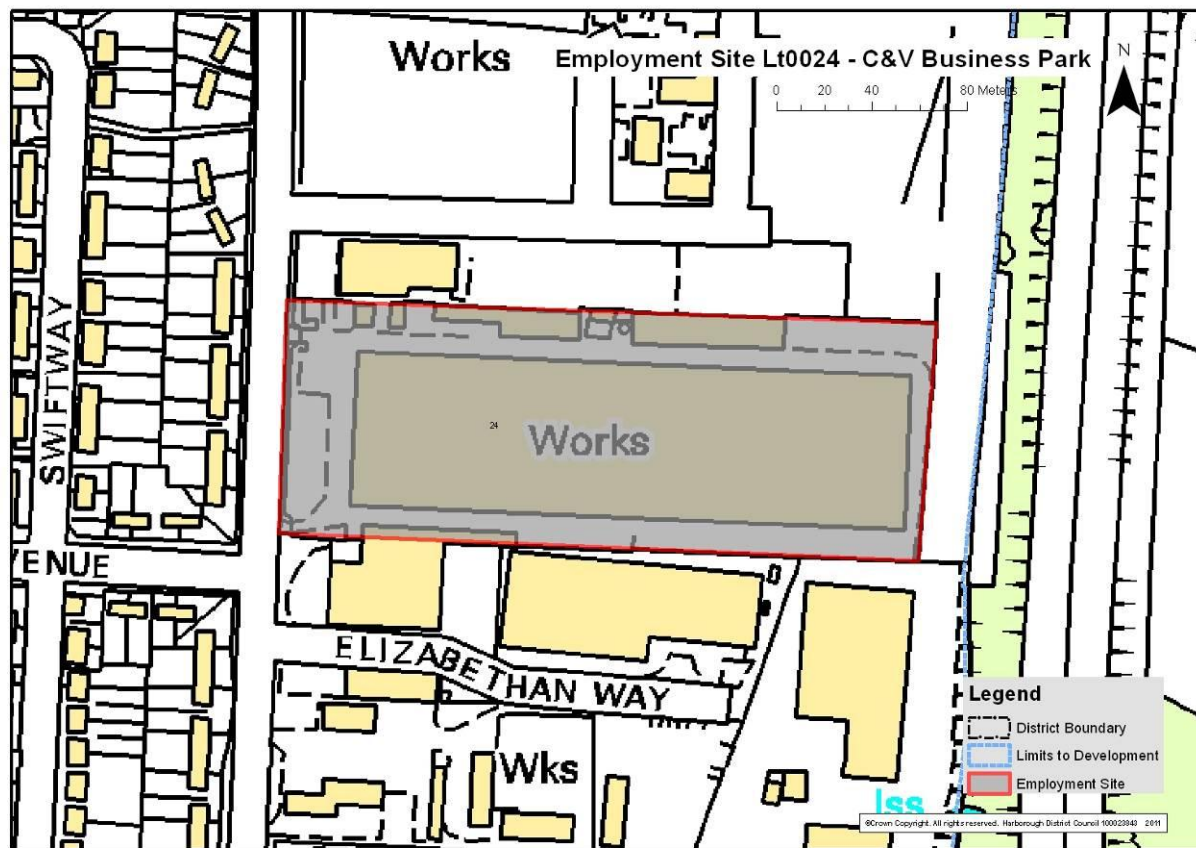
Site Information

Area (Ha): 0.6
Number of units: 1
Current Use Class: B2 (100%)

Assessment Recommendation: C

Summary: Small general industrial / business area in single occupier – fair / poor quality. Non prominent edge of centre location, situated in a largely residential area. Fair access to the highway, good proximity to town centre / facilities, good access by sustainable modes. Older industrial accommodation, poor attractiveness, adequate demand. Potential for release for alternative / mixed uses.

Employment Site Reference: Lt0024
Land off Leicester Road (C&V Business Park), Leicester Road, Lutterworth



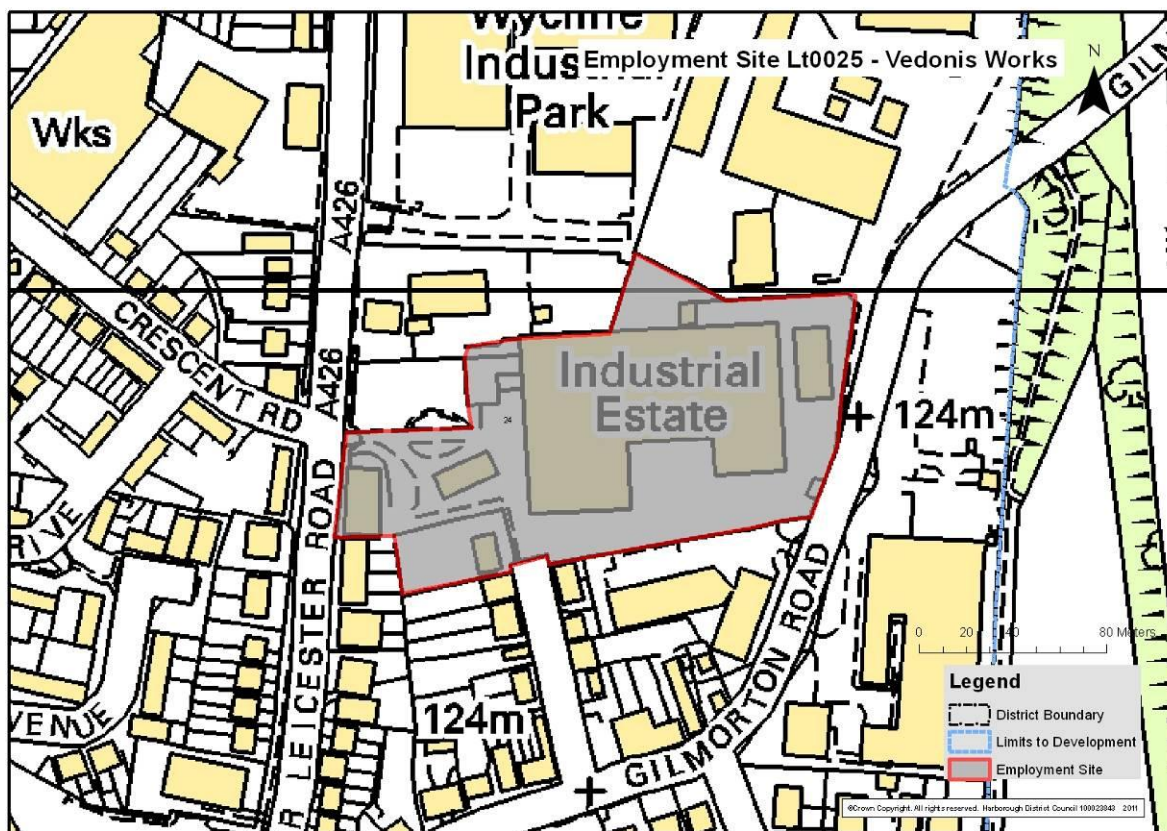
Site In

Area (Ha): 3.4
Number of units: 11
Current Use Class: B1 (15%) B2 (85%)

Assessment Recommendation: B

Summary: Small general industrial area of fair quality and setting. Situated in a prominent location with highway frontage. Offers a mix of single storey small / medium sized sheds within sub-divided older industrial building, frontage office building. Adequate highway access & accessibility by sustainable modes. Relatively close proximity to the town centre / facilities. Part of site separated / developed to create site 41. Potential for further renewal for B uses.

Employment Site Reference: Lt0025
Vedonis Works, Lower Leicester Road, Lutterworth



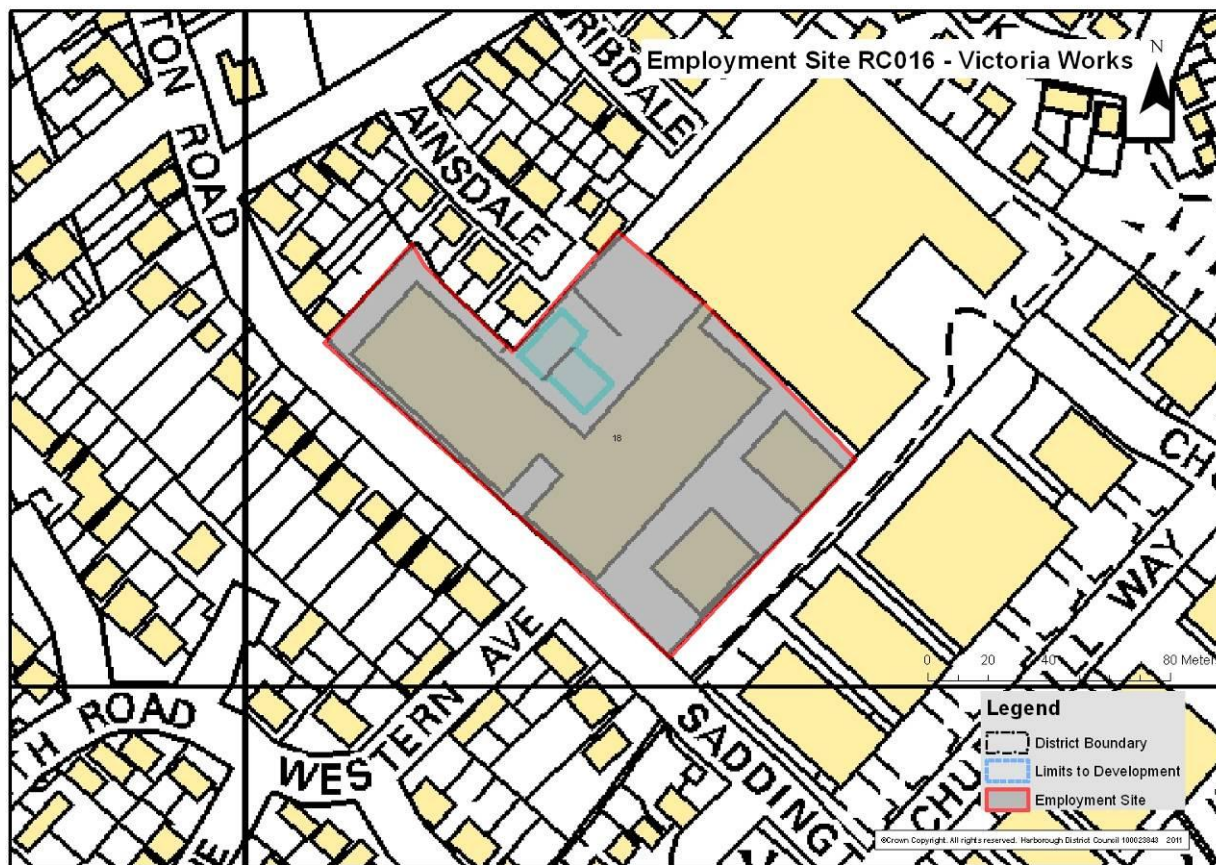
Site

Area (Ha): 2
Number of units: 7
Current Use Class: B2 (80%) D1 (20%)

Assessment Recommendation: C

Summary: Small business and industrial area with generally older industrial buildings, one newer unit – fair condition. Mix of uses including children’s nursery. Situated in a prominent edge of centre location with adequate dual highway access. Good accessibility by sustainable transport modes and good proximity to facilities within town centre. Fair demand, some vacancy. Further possible sub-division for B class uses, potential for release for alternative uses / mixed uses.

Employment Site Reference: RC016
Victoria Works, Saddington Road, Fleckney



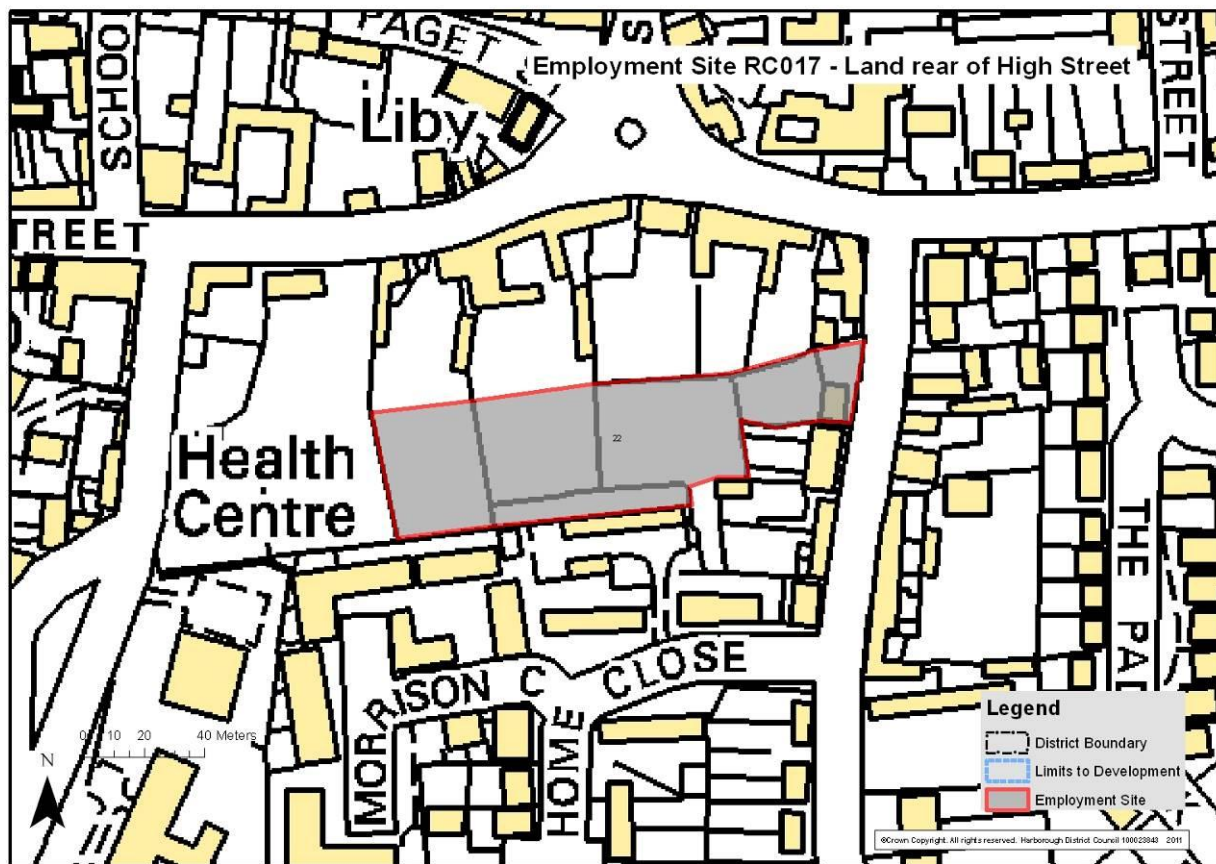
Site information

Area (Ha): 0.6
Number of units: 5
Current Use Class: B2 (100%)

Assessment Recommendation: B

Summary: Small older industrial area of adequate condition adjacent to residential uses and larger industrial estate. All are 2 storey units providing adequate access to highways and facilities and good access to public transport. Good market demand for the site and no vacancies. Scope for renewal for B class or mixed uses.

Employment Site Reference: RC017
Land rear of High Street, High Street, Kibworth



Site Information

Area (Ha): 0.6
Number of units: 1
Current Use Class: B1 (100%) (C3 for remainder)

Assessment Recommendation: B

Summary: A vacant 2 storey office building with small car park and additional garden land. Good quality unit, in single ownership and currently vacant. Adequate access to both the highway and local facilities but good access to public transport due to its location just outside the centre of a rural centre. Potential for renewal/subdivision of single unit or for mixed uses.

Appendix 2

Existing Employment Areas Review 2011 – Characteristics & Assessment Pro-forma

Site Address	
Empl. Site Ref:	
Date of Site Visit:	
Initials of Assessor:	

General Information		Details / Comment		
A	Size Area (ha)		Approx. Current Density:	
B	Approximate Total Floor-space (m ²)			
C	No. of Units			
F	Owner/s (No. & Identity)			
G	Agent/s (No. & Identity)			
D	Current Use Class (estimated % split)	B1	B2	B8
E	General Description – site type / property segment (see ODPM classification ¹)			

Aspect / Criteria		Observations (circle as appropriate)					Notes / Comments
A	Age of building	Pre 1970's	1970-1990	1990-2010	Post 2010	Various	
B	Building Quality / Condition	Poor	Fair	Adequate	Good	Excellent	
C	Noise & Other Obvious Pollutants / Enforcement issues	Frequent – no effective mitigation		Some – mitigation possible	None		
D	Condition of External Areas / Public Realm	Poor	Fair	Adequate	Good	Excellent	
E	Condition / Provision of Parking, internal circulation & servicing	Poor	Fair	Adequate	Good	Excellent	
F	Quality of Occupiers	Poor	Fair	Adequate	Good	Excellent	
G	Ownership Status	Public			Private		
H	Management of Site	Site Un-Managed		Site Managed	Managed Workspace		
I	Nature of buildings (tick all that apply)	Multiple Storey		2 Storey	Single		
J	Critical mass	Yes			No		
K	Ownership / User Constraints	Freehold		Leasehold	Mix Free / Leasehold		
L	% Floor-space in Use	0%	Less than 50%	More than 50%	100%		
M	% Floor-space for Sale / Vacant	Other (State)	10%+	5-10%	0-5%	0%	
N	Amount of Land / Plots Available (No./% site area / size)	Notes:					
O	Market Perception (e.g. Prominence, strength of demand for units, view of agents / occupiers, extent of marketing needed, , viability without intervention)	Poor	Fair	Adequate	Good	Excellent	
P	Market Demand (e.g. buoyant local market /market segment, newness to market, recent on-site activity incl. revised plg /blg regs applications)	Poor	Fair	Adequate	Good	Excellent	

Factor / Criteria		Assessment Score					Score	Notes
		1	2	3	4	5		
A	Accessibility by foot and cycle	Poor - No footways or cycles paths linking nearest settlement with the site	Fair – Uncoordinated footways & cycle paths that do not conveniently link with nearest settlement / residential areas or may be subject of safety issues	Adequate - 1 basic footway and cycle path between a residential area and the site	Good - 2 safe and well maintained footways and cycle paths between residential areas and the site	Excellent - 3 or more safe and well maintained footways and cycle paths between residential areas and the site		
B	Accessibility by public transport	Poor - No existing public transport links or opportunity.	Fair – Relatively isolated from public transport links and / or very limited service.	Adequate – Relatively close proximity to public transport links (e.g. nearest settlement) but possible limitations in frequency.	Good – Relatively close proximity (800m) to public transport links with good frequency.	Excellent – Close proximity (400m) to public transport links with excellent frequency to a wide range of locations.		
C	Ease and appropriateness of accessibility to highway network	Poor - Access is by inappropriate B / unclassified roads only and access by HGVs subject to restrictions and need for inconvenient alternative routes	Fair - Access by cars and HGVs by appropriate roads but generates unacceptable environmental impacts on settlements / residential areas,	Adequate - Access by cars and HGVs is by acceptable roads satisfactory mitigation of generates tolerable environmental impacts on settlement / residential areas,	Good - Access by cars and HGVs accommodated on appropriate A and Trunk roads	Excellent – Access by car & HGV is accommodated on trunk roads / close proximity to motorway		
D	Accessibility to local facilities	Poor – No facilities or access to local facilities nearby.	Fair – Limited facilities within 800m / nearest settlement.	Adequate – local centre or at least 2 facilities within settlement	Good – Close proximity to District or town centre	Excellent - District or town centre within 800 metres / with access to a wide range of facilities.		

Factor / Criteria		Observations (circle as appropriate)					Notes
A	Location	In countryside location (beyond town/village) or PUA	Within / adjacent to Selected Rural Village	Within / adjacent to a Rural Centre	Within / adjacent to Market Harbourough or a Key Centre	Within Market Harbourough or a Key Centre	
B	Adjacent Land Uses (state in notes)	Poor - Incompatible adjacent land uses which constrain operations / quality of uses		Adequate - Mix of compatible / incompatible adjacent land uses – any issues can be mitigated		Good - Compatible adjacent land uses which don't constrain operations / quality of uses	State uses:
C	Existing Use	In use likely to continue		In use but reasonable likelihood of ceasing		In use – due to cease	
D	Importance to Local Employment Supply (ref. use / market segment see ¹)	Low		Medium		High	
E	Contribution to delivery of CS & ED Objectives (e.g. deprivation in community, regen priority, strengthens econ viability of MH/Key Centre, only employment site in settlement, availability of other jobs locally).	Low		Medium		High	State reasons:
F	Proposed / Likely Alternative Uses (if current use ceased – see #)	Residential	Retail / other Town Centre Uses	Another B Class Use	Mixed Use/s		Other (state)
G	Proportion (%) of site which may be suitable for alternative uses						State (%)
H	Potential for desirable alternative use (e.g. remove undesirable use / meet rural needs / good for bad neighbour uses / potential to sub-divide / create starter units, potential for mixed use incl. % employment to be retained)	Low		Medium		High	State reasons:

Other Observations / Policy Considerations:

E.g. adjacent policy designations (CA/SSSI/PSBA etc.), planning history, boundary issues.

Site Boundary (check / amend on map as necessary to reflect on site situation)**Checked:****Amended:****Assessment Outcome**

Assessment Outcome	Description	Designation & Policy Approach	Recommendation [#] (if B state type of other empl or mixed use)
A	Key Employment Area	A site of significance for existing and future business development in the District which should be identified and allocated solely for office/light industrial, general industrial or distribution uses (Class B1, B2, B8) (or as further limited by policy) by either a collective or individual policy as appropriate.	
B	General Employment Area	A area which is generally fit for purpose for business uses but which should be subject to policies to bring about upgrade / renewal for continued employment based uses (or in some cases mixed uses, subject to further site assessment and the overall employment demand / supply balance), by either a collective or individual policy as appropriate	
C	Lower Quality Employment Area	A site that the assessment indicates does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate (subject to further site assessment).	

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Appendix 3

Existing Employment Areas Review - Excluded Sites					
SITE DETAILS					Reason Excluded from KEA Assessment
Ref (HELs)	Site Name & Address	Settlement	Settlement Classification	Source of site	
27	Bittesby House, Watling Street	Bittesby	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
29	Park Farm, Uppingham Road,	Skeffington	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
30	Kimcote Court	Kimcote	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
31	Pebble Hall Farm	Ashby Magna	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
32	Gilmorton Lodge Farm	Ashby Magna	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
33	Scraptoft Business Centre	Scraptoft	PUA	HELs App 5	Below Rural Centre Level (CS Policy 1)
34	Station Yard	Kibworth	Rural Centre	HELs App 5	Residential Commitment site
36	Three Boundaries Farm	Croft	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
37	Elms Farm	Bitteswell	Countryside	HELs App 5	Below Rural Centre Level (CS Policy 1)
M012/09	Plumb Centre and Kwik Fit	Market Harborough	Market Harborough	SHLAA 2009 (in Ind Use)	The landowner stated that the site is unavailable
RC053/11	Land off Mill Lane	Gilmorton	Countryside	SHLAA 2011- in empl use	Below Rural Centre Level (CS Policy 1)
E/008OC/11	Arkwright Hill Farm Industrial Estate	Cosby	Countryside	ERTCAA 2011 - in emp use	Below Rural Centre Level (CS Policy 1)
n/a	Land at Welham Road	Great Bowden	Countryside	Task Panel - 26/1/12	Below Rural Centre Level (CS Policy 1)
n/a	Travis Perkins Site, Clarence Street	Market Harborough	Market Harborough	Task Panel - 26/1/12	Not included in HELs App 5 / Not subject of SHLAA or ERTCAA submission