

Hinckley & Bosworth Employment Land and Premises Study

Hinckley & Bosworth Borough Council

Brief

Study to assesses the supply and demand for employment land and commercial property (industrial and office space) in the Borough of Hinckley and Bosworth in Leicestershire.

It looked at the existing portfolio of land and property, both occupied and vacant space, and included:

- Comprehensive appraisal of employment land and premises - type, supply, quality and location
- Assessment of future demand
- Produce guidance on the most appropriate uses for existing sites and advise on potential new sites
- Calculate the net loss/gain of employment land and floorspace since 1996
- Develop a methodology for evaluating planning proposals.



Hinckley & Bosworth
Borough Council

Activities

- Assessment of the Borough's planning context
- Extensive consultation with local, regional and national property stakeholders: agents, developers and investors, as well as public sector agencies
- Questionnaire survey of 500 companies.
- Employment sites appraised for quality, availability and suitability
- Quantitative and qualitative assessment of 1110 industrial and office premises and GIS mapping
- Assessed the: feasibility of a science park; needs of inward investors; availability of premises for small businesses; impact of the Druid Quarter; and scope to attract creative industries to Hinckley town centre.



Outcome

With strong latent demand for industrial space and a lack of development options, it was recommended that land should be allocated alongside the A5, to the south of Hinckley.

A shortage of 2000-5000 sqft industrial units was identified; as was need to lose some older Victorian stock, to be replaced by modern facilities in accessible locations allied to major communication routes.

There is scope for a small business centre and creative industries incubator in the Druid Quarter.

BE Group subsequently acted as expert witness for Hinckley & Bosworth in support of a (successful) refusal of an application for change of use from employment to residential for a property in Barwell.