

Land between Ellistown Terrace Road and Wood Road, Ellistown (EMP98) – additional site

- (1) Land between Ellistown Terrace Road and Wood Road, Ellistown (EMP98), as shown on the map above, is allocated for:
 - (a) Around 20,000sqm of industry/smaller scale warehousing (Use Classes [E\(g\)\(iii\)](#), B2, ~~B8~~) to include small scale industrial units suitable for start-up businesses in accordance with draft Policy Ec6 (Start-up Workspace).
- (2) Development of this site will be subject to the following requirements:
 - (a) Provision of (i) a safe and suitable access via Wood Road; (ii) delivery of off-site improvements needed to mitigate the highway impacts of development; and (iii) a sufficient package of sustainable transport measures, all of which must meet the requirements of the relevant highways authorities.
 - (b) [Potential impact of the proposals on the setting of heritage assets should be assessed in line with national guidance, considering in particular the setting of Pickering Grange Farmhouse \(Grade II\). Potential harm to the setting of heritage assets should be mitigated through appropriate design and landscaping.](#) ~~The potential for harm to the significance of Pickering Farmhouse (Grade II Listed) is fully assessed and satisfactorily addressed through the scheme design.~~
 - (c) [A design and layout which respects the amenity of adjoining residential properties fronting Ellistown Terrace Road with measures to address, in particular, noise and light disturbance.](#) ~~The potential for adverse impacts on residential amenity is addressed through the scheme's design.~~
 - (d) Measures to avoid adverse impacts on the candidate Local Wildlife Site (Battram Turn) to the east of the site.
 - (e) Retention of the existing public right of way (Q87) which crosses the site.
 - (f) Ensure that the site layout incorporates an appropriate buffer to the pylons and overhead power lines that cross the site.
 - (g) Retention and enhancement of the site's natural landscape features including the freestanding trees within the site.
 - [\(h\) A comprehensive landscaping scheme to help mitigate the visual impacts of development.](#)
 - [\(i\) The submission of evidence which demonstrates that land stability and contamination from the historic landfill site on adjacent land will not be prohibitive of future development.](#)
 - ~~(h)~~ [\(j\) Provision of a Mineral Assessment for brick clay](#)
- (3) ~~Land on the south of Wood Road has been put forward as a potential employment site in the [Hinckley and Bosworth Borough Council's Consultation Draft Plan \(Regulation 18\) July 2024](#) [EMP1 – Land at Wiggs Farm, Wood Lane/Station Road, Bagworth]. If the site in Hinckley and~~

~~Bosworth borough goes forward, a~~ co-ordinated and comprehensive approach to address the combined highways impacts of this site and Land at Wiggs Farm in Hinckley & Bosworth Borough [if this site is included as an allocation in H&BBC's Local Plan] ~~the two sites~~ will be required.