



Leicester  
City Council

**WARDS AFFECTED: ALL**

**FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:**

**Cabinet Briefing  
Cabinet**

**12<sup>th</sup> November 2007  
10<sup>th</sup> December 2007**

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**Employment Land Supplementary Planning Document (SPD)**

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**Report of the Corporate Director of Regeneration and Culture**

**1. PURPOSE OF REPORT**

- 1.1 To seek cabinet approval to the adoption of the Employment Land Supplementary Planning Document (SPD), which has been revised following public consultation.

**2. SUMMARY**

- 2.1 The Employment Land Supplementary Planning Document clarifies appropriate uses of employment land and provides guidance on how the Employment Land Study's "Area Assessments", or grading of employment land are relevant to the use of the following employment policies in the Local Plan:-
- 2.2 **E02** - To re-emphasise that only B1, B2 and B8 class uses will be permitted on Key Employment Land under Policy E02.
- 2.3 **E03** - To clarify that a more flexible approach will be taken on the land that is D graded by Leicester's Employment Land Study and that the D/E and E graded sites are no longer required for employment use.
- 2.4 **E06** – Primarily Office Areas – "A " graded sites by Leicester's Employment Land Study, to be predominantly retained for offices;
- 2.5 The SPD also clarifies the use of criteria (a-f) of **policy E03:-**  
E03(a) – allows re use of non viable employment sites  
(except for housing use, which is determined under criterion e);  
E03(b) – allows uses which are ancillary or complementary to an existing B class use;  
E03(c) –allows uses which provide a significant number of jobs;  
E03(d) –enables redevelopment of a site, where it would make an important contribution to improving the wider urban environment;  
E03(e ) – a balance needs to be made for applications for residential development in Primarily Employment Areas between the need for employment and the need for housing. This will be informed by the evidence base provided by the City's Employment Land Study. It will also need to reflect the provision of affordable housing in line with Policy H09

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and the supporting Housing Needs Survey. Housing is allowed on sites without a greater need to be retained for employment purposes.

E03(f) –local community uses are allowed where there is a demonstrable local need for which there are no other sites available;

- 2.6 Information is also provided on the following policies, which provide a more complete picture of employment issues in the city:-
- E04** – Business Parks - which B class uses are acceptable where;
  - E05** – Major Office Development - where this needs to be located;
  - E07** –Warehouse restriction Zone; how this applies;
  - E16** – Waste Facility – Sunningdale Road;

### **3. RECOMMENDATIONS**

- 3.1 That Members of Cabinet agree that the Employment Land Supplementary Planning Document (SPD) attached as **Appendix 1**, is adopted as City Council policy and seen as supplementary to the Adopted Local Plan 2006.

### **4. REPORT**

#### **Background**

- 4.1 The BE Group completed Leicester's Employment Land Study in January 2006, which assessed the quantity & the quality (fitness for purpose) of the employment land & buildings in Leicester (i.e. all the existing and proposed employment allocations in the Replacement Local Plan), including a forecast to 2016 of future need & building type & size.
- 4.2 The findings of Leicester's Employment Land Study were reported to a special meeting of the then Development Control Committee in March 2006 to which all members were invited and to the then Strategic Planning and Regeneration Scrutiny Committee, when Members requested that a Member Working Party be set up and that Members be closely involved in the preparation of the subsequent Supplementary Planning Document.
- 4.3 The Member Working Party met in August 2006 to consider the first draft of the Employment Land SPD.
- 4.4 From the scoping report and baseline information for the sustainability appraisal of the report, a full sustainability appraisal was prepared. Internal consultations and informal consultations with the statutory consultees were undertaken on these and the draft SPD and sustainability appraisal were revised accordingly.
- 4.5 Formal consultation then took place for 6 weeks, from 31<sup>st</sup> May 2007 to 11<sup>th</sup> July 2007.
- 4.6 The Consultation Draft SPD was reported to the Planning and Development committee 19<sup>th</sup> June 2007 as part of the formal consultation, to seek members' views.
- 4.7 The Member Working Party met again in July 2007 after the public consultation period had expired to consider the responses.
- 4.8 11 letters of representation have been received, 5 from statutory consultees, 2 agents

1 letter objection from a site owner, plus Harborough DC; Leicestershire County and Leicester Regeneration Company. The representations are summarised in "Consultation Statement 2" in **Appendix 2** and an explanation of the resulting changes made to SPD.

- 4.9 The Employment Land Supplementary Planning Document (SPD) has now been revised again to take account of the comments made during the formal 6 week public consultation period.

## 5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

### 5.1. Financial Implications

There are no financial implications associated with this report

*Martin Judson, Head of Resources, R. & C. (ext 29 7390)*

### 5.2 Legal Implications

The report indicates a hierarchy within the new statutory procedure governing development plans arising from the Planning and Compulsory Purchase Act 2004. Under this Act there is still role to play for Supplementary Planning Documents.

*Anthony Cross, Head of Litigation (ext 29 6362)*

## 6. OTHER IMPLICATIONS

OTHER IMPLICATIONS	YES/NO	Paragraph references within the report
Equal Opportunities	No	
Policy	E03&E06	This report will provide impartial advice to enable policies E03 and E06 of the adopted Local Plan to be implemented
Sustainable and Environmental	No	
Crime and Disorder	No	
Human Rights Act	No	
Elderly/People on Low Income	No	

## 7. BACKGROUND PAPERS – LOCAL GOVERNMENT ACT 1972

The Adopted Local Plan 2006  
 Planning Policy Statement 3. Housing (November 2006)  
 Employment Land Availability Schedule 2006

## 8. CONSULTATIONS

### 8.1 Consultees on Report

Anthony Cross Head of Legal Services  
 Martin Judson R&C Finance

October 2007  
 October 2007

### 8.2 Consulted on Employment Land Supplementary Planning Document:-

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Letter to all members, plus ward maps; 180 private landowners; 46 local, national agents / local businesses; 16 local partners, eg LSEP LRC, LABA, Chamber Of Commerce; 5 statutory, eg EMRA, GOEM, Environment Agency, English Heritage, Natural England ; web site ; 18 libraries;

8.3 See document attached for details “Consultation Statement 2”.

**9. REPORT AUTHOR**

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**DECISION STATUS**

<b>Key Decision</b>	Yes
<b>Reason</b>	Is significant in terms of its effect on communities living or working in an area comprising more than one ward
<b>Appeared in Forward Plan</b>	N/A
<b>Executive or Council Decision</b>	Executive (Cabinet)

**Appendix 1** - The Employment Land Supplementary Planning Document (SPD)

**Appendix 2** - “Consultation Statement 2” – contains summarised representations and the resulting changes made to SPD.