

MATTER 5: EMPLOYMENT

Panel Recommendations	Structure Plan Authorities' Response
<p>5.70 That no changes are made to Employment Policy 1: Quantity of Employment Land for New Development, but that Table 7.1 in the explanatory memorandum be amended to distinguish between land with planning permission and local plan allocations.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.10 – 5.29).</p>
<p>5.71 That Employment Policy 2 should be amended to read as follows:</p> <p>EMPLOYMENT POLICY 2: STRATEGIC EMPLOYMENT SITES</p> <p>In meeting the employment land allocations in Employment Policy 1 provision will be made in local plans for Strategic Employment Sites for B1, B2 and B8 uses. They will be within Leicester City, Blaby District (close to Leicester), Charnwood District (one close to Loughborough and one close to Leicester), Harborough District (close to Leicester and Oadby and Wigston), Hinckley and Bosworth District (close to Hinckley) and Oadby and Wigston District.</p> <p>The identification of these sites will be in accordance with the sequential approach and criteria set out in Strategy Policies 3A and 3B. Any greenfield sites should also have regard to the criteria in Strategy Policy 4.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.30 – 5.34) subject to:</p> <ul style="list-style-type: none"> ▪ Adding 'as appropriate' after B1, B2 and B8 uses to recognise that not all uses will be appropriate in all locations. ▪ Retaining the table which refers to minimum land take for each District and within the CLPA and the rest of the Plan Area and phasing to ensure appropriate provision is made for sites that are strategic in nature. ▪ Adding a minimum land take for Leicester which could include a number of smaller sites that are strategic in nature.

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<p>Strategic Employment Sites should be:</p> <p>a) in locations within or adjoining the urban areas with good access to the road network;</p> <p>b) in locations which are capable of being made accessible by walking, cycling and public transport;</p> <p>c) of a good standard of design, layout and landscaping.</p> <p>"Stand alone" B1(a) major office development should accord with Employment Policy 3.</p> <p>Local plans may provide for the phasing of development on Strategic Employment Sites, having regard to the sequential approach underlying Strategy Policy 3A.</p> <p>Other sites may also be brought forward which meet the needs of the Plan Area from the general supply of employment land.</p>	
<p>5.72 That the first sentence of paragraph 7.20 of the explanatory memorandum be amended to read as follows:</p> <p>Major office development comprises over 2,500 square metres of floorspace.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraph 5.37).</p>

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<p>5.73 That inconsistencies between the wording of Employment Policy 4: Science and Technology Sites and the explanatory memorandum (paragraphs 7.27 and 7.30) should be addressed, either by amending the policy or the text.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.41 –5.43).</p>
<p>5.74 That Employment Policy 5: Expansion and Relocation of Existing Employment Uses be deleted and the supporting text be transferred either to the introduction to Chapter 7 or the explanatory memorandum supporting Employment Policy 1.</p>	<p>Accept recommendations for the reasons given in the Panel Report (paragraphs 5.44 - 5.48)</p>
<p>5.75 That Employment Policy 6 be amended to read as follows:</p> <p>EMPLOYMENT POLICY 6: REVIEW AND PROTECTION OF EMPLOYMENT LAND AND BUILDINGS</p> <p>Existing employment site allocations will be reviewed as part of the local plan process. An assessment will be made of the quality and quantity of land allocated, in the light of the Structure Plan employment land requirement for that area, trends in take-up, and the sequential approach and criteria in Strategy Policies 3A and 3B. Key existing and proposed employment sites will be identified and safeguarded in local plans from other development proposals.</p>	<p>Accept recommendations for the reasons given in the Panel Report (paragraphs 5.26 - 5.27).</p>

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<p>Development of other existing and proposed employment sites or the re-use of employment buildings for other uses or for mixed development will be permitted if:</p> <p>(a) the change would not result in a shortage of employment land or buildings in the area; or</p> <p>(b) the land or buildings are no longer suitable for employment purposes; or</p> <p>(c) the site would make an important contribution towards improving the environment; or</p> <p>(d) the proposed use is ancillary to an existing or proposed employment use.</p>	
<p>5.76 That paragraph 7.37 in the explanatory memorandum to Employment Policy 6 be deleted and the rest of the text amended to reflect the above changes to the policy.</p>	<p>Accept recommendations for the reasons given in the Panel Report (paragraph 5.29).</p>
<p>5.77 That Employment Policy 8 be amended to read as follows:</p> <p>EMPLOYMENT POLICY 8: STORAGE AND DISTRIBUTION</p> <p>The use of employment land for storage and distribution purposes (Use Class B8) will be permitted provided that:</p> <p>(a) development would not cause unacceptable environmental consequences; and</p>	<p>Accept recommendations for reasons given in the Panel Report (paragraphs 5.49-5.53) subject to:</p> <ul style="list-style-type: none"> ▪ making the policy accord with RPG8 in relation to access to the road network and referring to the potential for the development to be served by rail or water freight to be maximised.

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<p>(b) any potential of sites to be served by railway sidings is maximised.</p>	
<p>5.78 That the explanatory memorandum to Employment Policy 8 be amended to indicate that any further requirement for additional regional storage and distribution facilities is subject to the outcome of the Strategic Freight Distribution Study.</p> <p>The explanatory memorandum should also state that the interpretation of clause (a) above is a matter to be determined in a local plan context.</p>	<p>Accept recommendations for reasons given in the Panel Report (paragraphs 5.49-5.53).</p>
<p>5.79 That Employment Policy 9 be amended to read as follows:</p> <p>EMPLOYMENT POLICY 9: THE RURAL ECONOMY</p> <p>Provision for employment development will be made within and adjoining rural centres, and will be permitted in other rural settlements, either in the form of new development or from the conversion of existing buildings, subject to the development individually or cumulatively with other development:</p> <p>(a) being of a scale and type that is appropriate to the form, character and setting of the settlement; and</p> <p>(b) not having an unacceptable impact in terms of traffic generated, access or parking arrangements.</p>	<p>Accept recommendations for the reasons given in the Panel Report (paragraphs 5.54 to 5.56) subject to amending the title of the Policy, 'Employment in Rural Settlements' proposed as a Pre EIP Change. This issue was not addressed by the Panel.</p> <p>It is accepted that the term 'rural economy' applies to businesses in both rural settlements and located in the countryside. However, the Structure Plan addresses development in the countryside, including employment related development, under Strategy Policy 9 'Development in the Countryside', and employment development within the planned limits of the built up area of rural settlements under Employment Policy 9. The application of the term Rural Economy to Employment Policy 9, is therefore misleading in that it does not embrace the entire rural economy and the suggested title 'Employment in Rural Settlements' would be a more apt description.</p>

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<p>5.80 That the explanatory memorandum to Employment Policy 9 should contain a cross-reference to Strategy Policy 3A concerning the role of rural centres in the locational strategy and to the Panel's proposed new policy relating to the criteria for defining rural centres.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.54 to 5.56)</p>
<p>5.81 That Employment Policy 10 and its supporting text in the explanatory memorandum be deleted.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.57 – 5.58).</p>
<p>5.82 That Strategy Policy 17 and its supporting text be reviewed when modifications to the Structure Plan are being considered. Subject to the final outcome of the Regional Planning Guidance, consideration should be given to deleting the policy from the Plan. If it is retained in its present form the explanatory memorandum should be revised to explain the background to and justification for the policy and to clarify the terms used.</p>	<p>Accept the recommendations for the reasons given in the Panel Report (paragraphs 5.59 – 5.69). It is proposed to retain the policy proposed as a Pre-EIP Change. Retaining the policy will provide greater certainty in policy terms.</p>