

Chapter 7: Employment

Deposit Draft Policy Number & Title	Proposed Modification/New Policy	Reasons for Proposed Modifications																																													
Employment Policy 2 – Strategic Employment Sites	<p>Employment Policy 2 – Strategic Employment Sites</p> <p><i>In meeting the employment land provisions in Employment Policy 1</i> provision will be made <i>in local plans</i> for seven Strategic Employment Sites for B1(b), B1(e), B2 and B8 uses as appropriate. They will be within <i>Leicester</i>, 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 (two close to Hinckley) and Oadby and Wigston District. Development of these sites will be phased as follows:</p> <table border="1" data-bbox="510 863 1254 1374"> <thead> <tr> <th data-bbox="510 863 725 938">Local Plan Area</th> <th colspan="2" data-bbox="725 863 987 938">1996-2011</th> <th colspan="2" data-bbox="987 863 1254 938">2011-2016</th> </tr> <tr> <th data-bbox="510 938 725 1038">Hectares</th> <th data-bbox="725 938 853 1038">Central Leics</th> <th data-bbox="853 938 987 1038">Rest of Plan Area</th> <th data-bbox="987 938 1115 1038">Central Leics</th> <th data-bbox="1115 938 1254 1038">Rest of Plan Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 1038 725 1078">Blaby</td> <td data-bbox="725 1038 853 1078"></td> <td data-bbox="853 1038 987 1078"></td> <td data-bbox="987 1038 1115 1078">25</td> <td data-bbox="1115 1038 1254 1078"></td> </tr> <tr> <td data-bbox="510 1078 725 1118">Charnwood</td> <td data-bbox="725 1078 853 1118">20</td> <td data-bbox="853 1078 987 1118">20</td> <td data-bbox="987 1078 1115 1118">10</td> <td data-bbox="1115 1078 1254 1118"></td> </tr> <tr> <td data-bbox="510 1118 725 1158">Harborough</td> <td data-bbox="725 1118 853 1158">20</td> <td data-bbox="853 1118 987 1158"></td> <td data-bbox="987 1118 1115 1158">5</td> <td data-bbox="1115 1118 1254 1158"></td> </tr> <tr> <td data-bbox="510 1158 725 1230">Hinckley & Bosworth</td> <td data-bbox="725 1158 853 1230"></td> <td data-bbox="853 1158 987 1230">25</td> <td data-bbox="987 1158 1115 1230"></td> <td data-bbox="1115 1158 1254 1230">20</td> </tr> <tr> <td data-bbox="510 1230 725 1270">Leicester*</td> <td data-bbox="725 1230 853 1270">20</td> <td data-bbox="853 1230 987 1270"></td> <td data-bbox="987 1230 1115 1270"></td> <td data-bbox="1115 1230 1254 1270"></td> </tr> <tr> <td data-bbox="510 1270 725 1342">Oadby & Wigston</td> <td data-bbox="725 1270 853 1342">15</td> <td data-bbox="853 1270 987 1342"></td> <td data-bbox="987 1270 1115 1342"></td> <td data-bbox="1115 1270 1254 1342"></td> </tr> <tr> <td data-bbox="510 1342 725 1374">Total Plan Area</td> <td data-bbox="725 1342 853 1374">55</td> <td data-bbox="853 1342 987 1374">45</td> <td data-bbox="987 1342 1115 1374">40</td> <td data-bbox="1115 1342 1254 1374">20</td> </tr> </tbody> </table>	Local Plan Area	1996-2011		2011-2016		Hectares	Central Leics	Rest of Plan Area	Central Leics	Rest of Plan Area	Blaby			25		Charnwood	20	20	10		Harborough	20		5		Hinckley & Bosworth		25		20	Leicester*	20				Oadby & Wigston	15				Total Plan Area	55	45	40	20	<p>In accordance with the Panel 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 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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Proposed Modifications

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	<p>Strategic Employment Sites should be:</p> <ul style="list-style-type: none"> a) in locations which within or adjoining the urban areas with good access to the road network; b) in locations which are capable of being made accessible by walking, cycling and public transport; and c) of a good standard of design, layout and landscaping. <p><i>“Stand alone” B1 (a) major office development should accord with Employment Policy 3.</i></p> <p><i>Local Plans may provide for the phasing of development on Strategic Employment Sites, having regard to the sequential approach underlying Strategy Policy 3A.</i></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>“Stand alone” B1 (a) major office development will be restricted on Strategic Employment Sites.</p>	
<p>Employment Policy 4 – Science and Technology Parks</p>	<p>Employment Policy 4 – Science and Technology Parks</p> <p>Provision will be made for a hierarchy of sites for high technology firms and technology transfer. These should include:</p>	<p>In accordance with the reasons given in the Panel Report (paragraph 5.42 - 5.43)</p>

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	<p>a) incubator facilities as close as possible to related research institutions; b) well managed, ready built small units for existing high technology, small to medium size enterprises; c) at least one substantial science park development.</p> <p>Land for one substantial science park, up to a maximum of 50 hectares, should be allocated in Loughborough close to the university.</p> <p>Development on these sites will be required to provide a high standard of design and layout commensurate with a high quality business environment.</p> <p>Restrictions limiting the use of such sites primarily to B1(b) of the Use Classes Order should be imposed <i>or</i> negotiated.</p>	
<p>Employment Policy 5 – Expansion and Relocation of Existing Employment Sites</p>	<p>Delete Policy</p>	<p>In accordance with Panel Recommendations for the reasons given in the Panel Report (paragraphs 5.44 - 5.48)</p>
<p>Employment Policy 6 – Protection of Employment Land and Buildings</p>	<p>Employment Policy 6 – Protection of Employment Land and Buildings</p> <p><i>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</i></p>	<p>In accordance with Panel Recommendations for the reasons given in the Panel Report (paragraphs 5.26 - 5.27)</p>

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	<p>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 planned proposed employment sites will be identified and safeguarded in local plans from other development proposals. Development of other existing and planned proposed employment land or buildings to sites or the re-use of employment buildings for other uses or for mixed development will be permitted if:</p> <p>(a) the change will 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 unfit for employment purposes; or</p> <p>(c) the site would make an important contribution to towards improving the environment; or</p> <p>(d) the proposed use is ancillary to an existing or proposed employment use.</p>	
<p>Employment Policy 7 – Safeguarding High Quality Employment Sites</p>	<p>Delete Policy</p>	<p>In response to representations to the deposit draft Structure Plan. This was proposed as a Pre-EIP Change.</p>
<p>Employment Policy 8 – Storage and Distribution</p>	<p>Employment Policy 8: Storage and Distribution</p> <p>The use of employment land for storage and distribution purposes (Use Class B8) uses will be permitted on sites with good access to the Principal Road Network and provided that:</p> <p>a) development would not cause unacceptable</p>	<p>In accordance with the Panel recommendations for the 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

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	<p>environmental problems consequences; and b) the any potential of for sites development to be served by rail sidings or water freight, to meet current needs and those which may emerge in the future, is maximised.</p> <p>Employment land committed for regional storage and distribution should be safeguarded for this purpose.</p> <p>There is no further requirement for additional regional storage and distribution facilities within the Plan Area.</p>	<p>water freight is maximised.</p>
<p>Employment Policy 9 – The Rural Economy</p>	<p>Employment Policy 9: The Rural Economy Employment in Rural Settlements</p> <p>Provision will be made within and adjoining rural centres 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) it being of a scale, character and type that is appropriate to the rural centre form, character and setting of the settlement, and</p>	<p>In accordance with the Panel's recommendations for the reasons given in the Panel's Report (paragraphs 5.54-5.56) subject to amending the title of the Policy to read: '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</p>

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	<p>b) it does not lead to a dispersal of employment activities which would undermine the vitality of the rural centre not having an unacceptable impact in terms of traffic generated, access or parking arrangements.</p> <p>Within and adjoining other settlements, small scale employment development will be permitted either in the form of new development or from the conversion of existing buildings, provided that it is in keeping with the form, character and setting of the village and will not have an unacceptable adverse impact in terms of traffic generated, access or parking arrangements.</p> <p>In both rural centres and other settlements, priority will be given to the re-use of existing buildings, vacant, derelict and underused land.</p>	<p>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>
<p>Employment Policy 10 – Provision of a sub Regional Exhibition and Conference Centre</p>	<p>Delete Policy.</p>	<p>In accordance with Panel Recommendations for the reasons given in the Panel Report (Paragraphs 5.57 – 5.58).</p>
<p>Employment Policy 11 – Hazardous Installations</p>	<p>Employment Policy 11 – Hazardous Installations</p> <p>Proposals for hazardous installations will only be permitted if:</p> <p>a) there would be no unacceptable adverse effects on the population and the environment; and</p>	<p>In response to representations to the Deposit Draft Structure Plan and to make consistent with other references in the Plan.</p>

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	b) adequate access arrangements are made on to the rail network or the strategie Principal Road Network for the transportation of hazardous materials.	