

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

EMPLOYMENT LAND AVAILABILITY

MONITORING STATEMENT FOR THE PERIOD

01/04/2017 - 31/03/2019

Note: On the following spreadsheets a loss is counted if a planning permission which involves the loss of employment is either under construction or complete.

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1.0 Introduction

- 1.1 The revised National Planning Policy Framework (NPPF) February 2019 states that to build a strong and competitive economy LPAs should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth and productivity. Planning policies should help enable this by presenting a clear economic vision and strategy than ensures closer ties with Local Industrial Strategies and other local policies for economic development and regeneration (Paragraph 81).
- 1.2 The NPPF also reinforces some of the basic principles of good strategic planning including calls for planning policies to make sufficient provision for employment (paragraph 20), identify strategic sites for local and inward investment (paragraph 81) and address the specific location requirements of different sectors (Paragraph 82).
- 1.3 This monitoring statement identifies the employment land supply in the borough and includes details of allocations, commitments and take-up at 1 April 2019. The information in the statement provides a basis for monitoring Local Plan policies with regards to delivering sustainable economic development and employment land in the borough of Hinckley & Bosworth.
- 1.4 The appendices show an overview of the data from the last two monitoring years 1 April 2017 to 31 March 2019. The position laid out in this report is that at 1 April 2019.

2.0 The local context

Local Plan (2006-2026)

- 2.2 The adopted Core Strategy (2009) provides the vision and spatial strategy for the borough, and the policy framework related to the delivery of housing and employment land. Spatial Objective 1 of the Core Strategy sets the target of strengthening and diversifying the economy by providing sufficient, sustainably located, good quality land and premises. The focus for new employment will be the urban areas within the borough; primarily Hinckley to reflect its status as a sub regional centre and in Earl Shilton and Barwell to support the regeneration of these areas, with smaller scale employment in the key rural centres to support the rural areas of the borough.
- 2.3 The Site Allocations and Development Management Policies DPD implements the policies within the Core Strategy and contains policies to

help guide new employment development and protect existing employment floor space (Policy DM19 and DM20).

- 2.4 The Council is currently reviewing its Local Plan with anticipated adopted late 2021.

Employment Land and Premises Study Review

- 2.4 The Employment Land and Premises Study review was undertaken by consultants and published in July 2013. The review has provided a local focus and evidence base that assesses the supply, need and demand for employment land and premises in the borough.

- 2.5 The review comprised of three main elements:

- An assessment of the economy that will inform the amount, location and type of employment land and premises required to facilitate its development and growth;
- A review of the current portfolio of employment land and premises; and
- Recommendations on the future allocation of employment land and premises.

- 2.6 There was a general consensus from the Employment Land and Premises Study review that the specific policies in the Core Strategy are sensible and will allow the vision and objectives of the document to be achieved. The review has also provided recommendations for the Key Rural Centres within the borough to ensure there are a range of employment opportunities in these settlements. However, a major finding of the study was that there is no longer a need for the provision of 34,000 square metres (sqm) of additional office floorspace within Hinckley town centre as specified in Policy 1 of the Core Strategy, so the council will not be allocating land for this redundant need. Additional office floorspace provided within the town centre will continue to be monitored within this document. A new Employment Land and Premises Study is currently being prepared which will help inform the approach to existing employment land in the Local Plan review.

Employment Land Availability Assessment (ELAA)

- 2.7 The NPPF requires local planning authorities to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified economic development needs. The NPPF is supported by the National Planning Practice Guidance which guides councils in identifying appropriate land to meet development

needs. Councils are expected to have regard to the guidance in preparing their assessments.

- 2.8 The local authorities that make up the Leicester and Leicestershire Housing Market Area (HMA) published a joint methodology for the production of ELAA's (August 2016). Using the county wide joint methodology, a Hinckley a Bosworth Borough specific methodology was created which informs the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) which was most recently published in 2018.
- 2.9 The SHELAA assessment identifies a future supply of land which is suitable, available and achievable for economic development uses over the plan period. However the assessment does not in itself determine whether a site should be allocated for employment development. The purpose of the study will be to assess employment potential only.

3.0 Employment position at 1 April 2019

- 3.1 This section describes the employment land position in the borough since the adoption of the Core Strategy. The relevant start point for monitoring the position is 1 April 2007 as this is the baseline date for the targets devised in the Leicester and Leicestershire HMA Employment Land Study (2008) and utilised in the Core Strategy.
- 3.2 Appendices 1, 2 and 3 list employment commitments and completions compared to the Core Strategy requirement for the urban areas, key rural centres, rural villages, rural hamlets and remaining settlements within the borough. A full list of each commitment and completion and the status of each site is provided in Appendix 4. The commitments and completions are divided into new employment sites or new buildings and extensions on existing employment sites. Appendix 5 lists employment losses. The appendices have been separated into two separate monitoring years - 2017/18 and 2018/19.
- 3.3 Additional employment land to meet the Core Strategy requirement in the urban areas will be on sites not currently identified as existing employment sites. However, additional floorspace provided on existing employment sites has also been included in Appendices 1 to 3 as the Council feel this makes a significant contribution towards providing additional employment through the intensification and consolidation of the existing sites, assisting in job creation and providing sustainable economic growth. The employment gain figures provided are net figures taking into account floorspace losses on existing sites, and where losses are identified the Council will seek to address this issue.

- 3.4 Tables 1 to 3 summarise the employment land supply position since the adoption of the Core Strategy (earlier baseline date of 1 April 2007 applied compared to Core Strategy adoption). Table 1 and Table 2 overleaf summarise the employment land situation in the urban areas within the borough in 2018/19.

Table 1: Employment land situation in the urban areas in relation to NEW EMPLOYMENT SITES at 1 April 2019 (Appendix 4)

Employment requirement	Employment gains (net) (ha)
Allocate 6 ha for new office development (34,000 sqm of office space) within or adjoining the Hinckley Town Centre AAP boundary	No longer a requirement, however, figure as follows: -2.62
Allocate land for the development of 10 ha of B8 and 4 ha of B2 as an extension to Logix Park in Burbage	4.05
Provide a minimum of 6.2 ha of land for industrial and warehouses uses (B2 and B8) in Barwell SUE	6.2
Provide a minimum of 4.5 ha (including at least 0.5 ha of offices) of employment land in Earl Shilton SUE	4.5
Ensure there is a range of employment opportunities	12.57
Total built or committed	24.70

Table 2: Employment land situation in the urban areas in relation to EXISTING EMPLOYMENT SITES at 1 April 2019 (Appendix 4 contd.)

Employment requirement	Employment gains (net) (m2)
Hinckley - Ensure there is a range of employment opportunities	-11313
Burbage - Ensure there is a range of employment opportunities	30707
Barwell - Ensure there is a range of employment opportunities	-7724
Earl Shilton - Ensure there is a range of employment opportunities	-4957
Total built or committed	6713

- 3.5 There has been a net loss of floorspace on existing employment sites within Earl Shilton and no change within Barwell. These losses of industrial floorspace will be mitigated by additional gains of employment floorspace as guided by the Earl Shilton and Barwell AAP.
- 3.6 The range of employment opportunities has significantly increased in the last two years. This is primarily due to a new DPD hub being permitted in Burbage.
- 3.7 Table 3 overleaf summarises the employment land situation in the key rural centres within the borough. There has been a loss of -4.36 hectares of employment land within these centres as the land is utilised for alternative uses, primarily housing. Therefore the challenge remains in helping to ensure there is an increased provision of employment opportunities meeting the requirements of the Core Strategy.

Table 3: Employment land situation in the key rural centres at 1 April 2019 (Appendix 2)

Core strategy requirement	Employment gains (net) (Ha)
Ensure there is a range of employment opportunities	-4.36
Provide small, flexible industrial/business/start up units	0
Total built or committed	-4.36

- 3.8 There has been a net gain of floorspace on existing employment sites in the key rural centres. Most of this additional floorspace (62,483 square metres) is proposed on the Caterpillar (UK) Ltd complex on Peckleton Lane, Desford. A planning application to provide additional storage facilities, realignment of Peckleton Lane, construction of hardstanding areas and mounding and landscaping proposals was approved in 1999. However, only the highway, mounding and landscaping proposals have been implemented. This gain has to be offset against a considerable loss in floorspace through the redevelopment of Timken Steel Ltd on Desford Lane, Ratby, completed in 2012.
- 3.9 Table 4 below summarises the employment land situation in the rural villages, rural hamlets and remaining settlements within the borough. There has been a positive gain of 10.98 hectares of employment land, ranging from large scale distribution proposed at the former Nailstone colliery site, to small scale employment opportunities within these settlements meeting the requirements of the Core Strategy. There was also a considerable net gain of floorspace on existing employment sites within these settlements, primarily due to the commitment of new research and development facilities at MIRA, Higham on the Hill.

Table 4: Employment land situation in the rural villages, rural hamlets and remaining settlements at 1 April 2019 (Appendix 3)

Core strategy requirement	Employment gains (net) (Ha)
Support development enabling home working and other small scale employment uses in the Rural Villages	9.97
Support development enabling home working and other small scale employment uses in the Rural Hamlets	0.75
Employment provided in the remaining settlements	0.27
Total built or committed	10.98

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