



Hinckley & Bosworth
Borough Council

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

EMPLOYMENT LAND AVAILABILITY

MONITORING STATEMENT FOR THE PERIOD

01/04/2020 - 31/03/2021

Note: The following data only counts a loss if a planning permission which involves the loss of employment is either under construction or complete.

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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (2021) 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 82).
- 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 82) and address the specific location requirements of different sectors (Paragraph 83).
- 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 2020. 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.

2. The local context

Local Plan (2006-2026)

- 2.1. 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.
- 2.2. 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).
- 2.3. The Council is currently reviewing its Local Plan with anticipated adoption in Spring 2023.

Employment Land and Premises Study Review (2020)

- 2.4. The Employment Land and Premises Study review was undertaken by consultants and published in February 2020 to inform the Local Plan Review. 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. For the purposes of this report the key aims of the review were:
- Provide detailed local research and analysis to examine the current and potential future demand (to 2036) within the borough for all types/sectors of employment;
 - Review the recommendations contained within the 2013 Employment Land and Premises Study in relation to which identified employment sites should be retained or released;
 - Consider if there are any new sites that should be identified as employment sites;
 - Update the information relating to the employment needs and opportunities
 - 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.
- 2.7. 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. The review indicates an Objectively Assessed Need of employment land (for both local and strategic needs) of 62.48 ha over 2019-2036, inclusive of a five-year buffer. The review found that the Borough has enough land to meet these requirements. However, a major finding of the study was that there is a strong lack of local supply compared with strategic employment sites within the borough.
- 2.8. The review presented a scenario which excludes strategic development at Hinckley Commercial Park. This scenario seeks to remove strategic sized development from the baseline information used to calculate projections of future need, and represents a more locally specific employment land need figure. Under this scenario Objectively Assessed Need is assessed as 38.5ha over 2019-2036, inclusive of a five-year buffer.
- 2.9. Overall whilst the review recommends the former approach as this includes both local and strategic needs (62.48ha need) it notes difficulty under this approach of separating out the individual requirements for strategic and for local needs employment. The review sets out that

historically around 80% of historic growth has been to meet local needs however the review clarifies this does not necessarily mean 80% (or 50ha) of the 62.48ha overall need figure should be to meet local needs.

- 2.10. However using the outcomes from both approaches referred to above it is likely that the needs for local employment land only could fall within the range of 38.5ha-50ha depending on the approach taken to local needs employment. This compares to an identified local supply in the study of 18.89ha. The remaining need would be to meet strategic needs and the study identifies a supply of strategic land of 98.05ha which significantly exceeds strategic need.

Employment Land Availability Assessment (ELAA)

- 2.11. The NPPF (2021) 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.
- 2.12. 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). The joint methodology was updated following the publication of the revised NPPF and was published in February 2019. Following this Hinckley and Bosworth's Borough specific methodology which informs the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) was updated and published September 2020.
- 2.13. 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 this evidence base to assess employment potential only.

3. Employment position at 1 April 2021

- 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. It should be noted that since the publication of the 2020 ELAA the monitoring of large sites has been revised. The appendices to this report now breaks down large sites into units so that the data shows a more realistic picture of what is being under construction and completed each year.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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 2020/21.

Table 1: Employment land situation in the urban areas in relation to NEW EMPLOYMENT SITES at 1 April 2021 (Appendix 1 &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	12.74
Total built and committed	24.87

Table 2: Employment land situation in the urban areas in relation to EXISTING EMPLOYMENT SITES at 1 April 2021 (Appendix 1 & 4 contd.)

Employment requirement	Employment gains (net) (m2)
Hinckley - Ensure there is a range of employment opportunities	942
Burbage - Ensure there is a range of employment opportunities	30,707
Barwell - Ensure there is a range of employment opportunities	-9,611
Earl Shilton - Ensure there is a range of employment opportunities	-5,065
Total built and committed	16,973

- 3.6. There has been no significant changes in the provision of new employment sites within the Borough for 2020/21. There has been a net loss of floorspace on existing employment sites within Barwell (1,026 sqm). These losses of industrial floorspace will be mitigated by additional gains of employment floorspace as guided by the Earl Shilton and Barwell AAP. There has been no change in Earl Shilton since the 2019/20 report.
- 3.7. Burbage has also seen no change this year however employment land is excessive within Burbage due to the new DPD hub being built out in Burbage.
- 3.8. The range of employment opportunities has significantly increased in the last year. An additional 9,405 sqm has been completed/committed in Hinckley to supply a surplus of employment land in this settlement. This is due to the completion of part of the Flude House site and the completion of Lime Kiln Way. Overall this increase the total figure by 8,379 sqm compared to the 2020 figures.

- 3.9. Table 3 summarises the employment land situation in the key rural centres within the borough. There has been a loss of 3.52 hectares of employment land within these centres as the land is utilised for alternative uses, primarily housing. It should be noted that there has been an increase of 0.83 hectares since last year. This increase in employment within the rural centres is higher than usual however 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 2021 (Appendix 2)

Core strategy requirement	Employment gains (net) (Ha)
Ensure there is a range of employment opportunities	-3.44
Provide small, flexible industrial/business/start up units	0
Total built and committed	-3.44

- 3.10. 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.
- 3.11. Table 4 (overleaf) 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 13.68 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 net gain of floorspace on existing employment sites within these settlements.

Table 4: Employment land situation in the rural villages, rural hamlets and remaining settlements at 1 April 2021 (Appendix 3)

Core strategy requirement	Employment gains (net) (Ha)
Support development enabling home working and other small scale employment uses in the Rural Villages	12.96
Support development enabling home working and other small scale employment uses in the Rural Hamlets	0.44
Employment provided in the remaining settlements	0.27
Total built and committed	13.68

MIRA Technology Park

- 3.12. MIRA Technology Park was awarded Enterprise Zone status on 17 August 2011. Outline planning permission was then granted on 9 March 2012 for 132,716 square metres of B class floorspace. The site is home to Horiba MIRA but also hosts a number of other automotive companies.
- 3.13. Since 2011 there have been a number of permissions granted at the site for B class use. However, these permissions were full planning permissions and not reserved matters. The outline planning permission established the principle of development and therefore for monitoring purposes the floorspace of the full applications has been taken from the committed outline floorspace figure. If any reserved matters applications are submitted in the future they will also be monitored in the same way.
- 3.14. Fourteen buildings have been completed on the site since the outline permission in 2011. This adds a net gain of 15,157 square metres of B class floorspace (B1/B2/B8) and there is currently an additional 2,059 square metres of floorspace currently under construction on site. The autonomous test track (18/00425/FUL) is also currently under construction and will be complete by the end of 2021 and deliver 117,158 square metres of test track space within the site.

4. ELPS (2020) Monitoring

- 4.1. The ELPS (2020) sets out the employment need within the Borough from 2019 up to 2036. This need is set out in site area (Ha) and therefore this section is monitored using site area (Ha) rather than floorspace (sqm) as section 3 does.

Table 5: Employment Land Delivery 31st March 2020 - 1st April 2021 - Strategic vs Local Need (Strategic is over 9000 sqm)

Urban/ Rural	Local/ Strategic	Commitments (Ha)	Completions (Ha)	Losses (Ha)	Net gain/loss (Ha)
Urban	Local	13.04	1.57	0.77	1.49
	Strategic	18.00	18.00	0	18.00
Rural	Local	7.09	1.16	1.53	0.66
	Strategic	43.04	0	0	0
Total		81.16	20.73	0.58	20.15

- 4.2. Table 5 shows the employment land summary within the last year and includes commitments for information only but are not factored into the net gain/loss. The urban strategic commitment is DPD in Burbage and the rural strategic commitments are Land at Battleflat Lodge Farm, MIRA enterprise zone and Nailstone Colliery.
- 4.3. Table 6 (overleaf) sets out the remaining need within the Borough based on the 2020 ELPS recommendations, highlighting actual completions only (excluding committed sites not yet built). The commitments in Table 5 show that overall there is sufficient employment land to meet the needs of the borough up to 2036. However allocations for Local need may need to be made within the new Local Plan to ensure enough local supply is delivered as there is an imbalance towards the supply of strategic land.

Table 6: Employment need within the Borough based on 2020 ELPS recommendations (2019-2036)

	Local	Strategic	Total
Employment Completions since 2019 (Ha)	6.08	36.40	42.48
Employment Losses since 2019 (Ha)	2.88	0	2.88
Net gain/loss (Ha)	3.20	36.40	39.60
Need (ELPS 2020) (Ha)	38.50-50.00	12.48-23.98	62.48
Remaining need (Ha)	35.30-46.80	-23.92 - -12.42	22.88

- 4.4. Table 6 shows that the strategic need up to 2036 has already been delivered however, there is still an outstanding local need. It is recognized however that employment delivery is predominately market led.