

**Oadby & Wigston EIP – Arup Report – Assessment of Highways and Transportation Implications
Question over assumptions used to generate proposed employment allocation in Oadby &
Wigston in the 2026 High Employment scenario (run 3 and run 4) as set out within Table 3:
Assessment Scenarios for Modelling**

- All potential development sites were classified as residential only, employment only or 'mixed-use' (residential and employment) at an early stage of the study. This classification was agreed with Oadby & Wigston BC.
- Density (build out) assumptions were applied to each site.
- Sites were ranked according to their sustainability criteria as set out in the Strategic Assessment Framework and the Public Transport Assessment criteria (Table 1 and table 2 in the Arup Report) – ie the most sustainable locations were prioritised for development over and above less sustainable locations.
- The lower, 'base' level of employment land allocated to Oadby & Wigston was taken from the Leicester and Leicestershire HMA Employment Land Study (PACEC, 2008). The lower level scenarios assumes an employment allocation broadly equivalent to this lower level.
- HOWEVER in order to identify sufficient land to accommodate the level of residential development as set out within the East Midlands Regional Plan Proposed Changes July 2008 it was necessary to propose the use of a number of 'mixed-use' sites i. e. sites that included scope for employment development alongside residential.
- In the upper range development scenarios, where residential development would be brought forward on a mixed-use site, the assumption has been made that any employment land within that site would also be brought forward for development. This both reflects the likely pressure from any developer keen to maximise the potential return on investment and, crucially, in terms of predicted trip generation represents a robust 'worst-case' of the level of trips that might be anticipated.

Derivation of the Area use in the 2026 High Employment scenario for Oadby and Wigston Borough in Table 3 of the Assessment of Highways and Transportation Implications Report

SUMMARY

"Employment" Sites

Type of employment	Site size (Ha)	%age of total site area developed as employment use	% split of uses	build out rate	no. of floors	TOTAL
B1/B2 General Industrial	1.13	100%	20%	35%	1	0.08
B2 Office	1.13	100%	80%	35%	2	0.63
SUB-TOTAL						0.71

"Mixed Use" Sites

Type of employment	Site size (Ha)	%age of total site area developed as employment use	% split of uses	build out rate	no. of floors	TOTAL
B1/B2 General Industrial	22.82	10%	20%	35%	1	0.16
B2 Office	22.82	10%	80%	35%	2	1.28
SUB-TOTAL						1.44

COMBINED TOTAL (Ha)	2.15
COMBINED TOTAL (m2)	21496

Build out rate factor	0.35
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Total site hectarage required to deliver assumed floorspace of 21497m2	6.14
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Explanatory Notes

- A total of five sites identified for inclusion within the upper range employment scenario tested, 2 sites comprising only employment land (no area reference) and 3 identified as "Mixed Use" sites (area references SA_01, SHLAA_01 & SHLAA_11)
- Due to the substantial size of site SHLAA_11, it was only necessary to develop a small proportion of the site (10%) in order to adequately meet residential allocations as set out by the Regional Plan. Proposed development of employment land within the site has also been limited to 10%.

With reference to the Summary tables provided above, the following assumptions have been applied:

"Employment" sites

- Entire site area developed for employment purposes, 20% of which would be B1/B2 General Industrial use with the remaining 80% B2 Office space.
- The build out rate on the site applied is 35% however, office development would be over two floors: ie effectively doubled (70%)

"Mixed Use" sites

- Only 10% of the site area would be developed for employment purposes, 20% of which would be B1/B2 General Industrial use with the remaining 80% B2 Office space.
- The build out rate on the site applied is 35% however, office development would be over two floors: ie effectively doubled (70%)

- Resulting "Employment" and "Mixed Use" sub-total floor areas combined give a total predicted floorspace of 2.15 hectares (or alternatively 21496m2)

- It is therefore concluded that in order to provide sufficient development land to provide sufficient space to deliver 21496m2 (2.15 Ha) floorspace, a total site area of 6.14 Ha would be required

Note that there was an error inputting into the report which means that the figure of 6.12 in the report should read 6.14. The effect of the error is negligible representing as it does a 0.3% increase