

Borough of Oadby & Wigston



Oadby & Wigston

Employment Land Availability Study

2010 to 2011



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1 INTRODUCTION

In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the Council is producing a Local Development Framework (LDF) for the Borough. The Local Development Framework is made up of a number of documents, as proposed in the Local Development Scheme (LDS), comprising a range of Local Development Documents (LDDs), i.e. Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). These are set out in the schedule below.

Local Development Documents	
Development Plan Documents	Supplementary Planning Documents
Core Strategy	Residential Areas
Town Centre Masterplan Area Action Plan	Conservation Areas
Allocations	Employment Sites
	Developer Contributions
	Guidelines for New Development

The role of the Regional Spatial Strategy for the East Midlands is currently being reviewed and it is likely that it will be abolished once the Localism Bill has passed through Government in 2012. As a result of this, all documents that form part of the Local Development Framework, together with saved Local Plan policies need to be monitored. For this purpose Annual Monitoring Reports will be published. The outcome of this monitoring work will in turn feed into any subsequent review of the various policy documents.

Monitoring work is not only important to assess the performance of policy at the local level but also needs to be undertaken in a manner which enables it to be integrated with and contribute to work undertaken at other levels of governance, for example, national or sub-regional levels. It therefore needs to be undertaken in a unified



manner and on a consistent basis in terms of the information collected and the manner in which it is stored. This allows information to flow between levels and to clearly show the position for the wider area and its component parts. Such arrangements are being developed.

This Employment Land Availability Study is part of the annual monitoring exercise. Primarily it is intended to assess the supply of employment land within the Borough, against the objectives, policies and proposals of:

- The adopted Core Strategy (2010)
- Employment Sites and Brownfield land Study 2010
- The emerging Employment Sites Supplementary Planning Document;
- Local Plan (saved policy's 2010);
- Other emerging elements of the Local Development Framework (LDF), with an employment development dimension; and
- The Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC, October 2008)

In order to simplify the process, a threshold has been set so that only employment land developments for 'B' Class uses of 0.1 hectares and above are monitored, subsequently referred to as qualifying sites. Notwithstanding this, Appendix B provides details of employment related planning permissions between 2007 and 2011, irrespective of their size up until 31st March 2011. The Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC October 2008) was prepared and agreed jointly by all of the Local Planning Authorities in Leicestershire and provides the evidence that underpins the Borough Council's Local Development Framework policies. The Employment Land Availability Study therefore takes into account the outcomes of this study.

2 REQUIREMENTS FOR EMPLOYMENT LAND

2.1 AMOUNT OF LAND TO BE PROVIDED

Employment land is defined as comprising 'B' Class uses i.e. Classes B1a, b, c, (offices, research & development and light industrial), B2 (general industrial) and B8 (storage, warehousing and distribution), as defined in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010. It does not include uses such as retail or restaurants.

The Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC October 2008) provides a supply and demand gap analysis to each authority within the Leicester and Leicestershire Housing Market Area based upon 'B' class employment uses. The report indicates that Oadby and Wigston currently has no office supply identified but there may potentially be floor space created through town centre redevelopments. It states that if the Wigston Railway Triangle (3.14 hectares) is excluded from demand, there is a shortfall of land for renewal of existing industrial and warehousing sites in Oadby and Wigston in the period 2007-2026.

The Gap Analysis illustrated in Table 1 indicates the significant shortfalls that the Borough has in land supply for employment demand.

Table 1: PACEC Report Supply and Demand Gap Analysis 2007-2026			
	Offices, sq.m.	Industrial, ha	Warehousing, ha
Demand	11,522	4.5	4.4
Supply	0	4.4	0.0
Gap	-11,522	-0.1	-4.4
Effective supply	0	1.3	0.0
Effective gap	-11,522	-3.2	-4.4

The Spatial Strategy within the Core Strategy identifies a need to identify land for the development of 5,800 square metres of office floor space to be provided in the centres of Wigston and Oadby and 1.3 hectares of industrial and warehousing land. In addition, it identifies in the region of 2.5-3.5 hectares employment land to be



provided in the Direction for Growth.

The Borough Council commissioned an Employment Sites and Brownfield Land Study in 2010. This document provides a three-tiered hierarchy consisting of 'Core', 'Base' and 'Release' sites in the Borough. The 'Core' sites are to be protected for B class uses only. Should a planning application come in on 'Base' or 'Release' sites, along with the appropriate policies from our adopted Core Strategy and the Employment Sites Supplementary Planning Document (adoption expected Autumn 2011), the Borough Council is confident that it has a strong locally evidenced policy base to consider such applications.

The remainder of the gap identified in the Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC October 2008) is to be met by providing land outside of the Borough of Oadby and Wigston in the Leicester Principal Urban Area (PUA), or as part of the various Sustainable Urban Extensions.

Provision for employment development is required to meet the needs of existing and prospective employers, but in a manner which is sustainable. This not only includes the location of development in terms of its proximity to means of communication, linkages with suppliers/distributors and other associated activities, as well as the accessibility for employees etc, but also the scale and type of development which can be provided.

2.2 NEED FOR SUSTAINABLE DEVELOPMENT

The principles of sustainability are now being pursued nationally, while in the Borough of Oadby and Wigston a variety of organisations, including this Borough Council and the community generally, are actively engaged in ensuring a more sustainable future.

The need for sustainable employment provision is acknowledged in a wide range of planning policy guidance. These include statements of national planning policy, particularly Planning Policy Guidance Notes (PPG's) and more recently Planning Policy Statements (PPS's) and at a local level in the Oadby and Wigston Local Plan (saved policy's 2010) and the adopted Core Strategy (2010).

2.2 a) Focussing Development within the Principal Urban Area, on Previously Developed Land (PDL) and within the proposed Direction for Growth, Wigston

Central to national guidance is the need to focus development within urban areas, utilising, where possible, Previously Developed Land (PDL). In addition, new development should make the best use of resources, maximise accessibility between home, place of work and services/facilities, reduce the need to travel and facilitate the use of alternative modes of transport to the private car.

The Allocations Development Plan Document (DPD) is programmed to be adopted by April 2013. As part of the preparation of the Allocations DPD, the Identified Employment Areas in the Borough have been assessed as part of the Employment Sites and Brownfield Land Study 2010 and the emerging Employment Sites Supplementary Planning Document.

The Direction for Growth forms part of the Spatial Strategy for the Borough and as part of this there will be land identified for B1 or B2 use class employment in the region of 2.5-3.5 hectares.

2.2 b) The Use of Existing Employment Land

The Employment Sites and Brownfield Land Study 2010 determines an implementation plan in relation to sites where environmental and other improvements would regenerate the employment areas to provide a climate to counter the trends that have been apparent in recent times where units are being vacated and not re-let easily to new businesses.

The study also identifies sites where it may be more appropriate to stop protecting the Identified Employment Areas and to allow change to other uses. It will inform the Allocation Development Plan Document in terms of what type of employment land should be provided, in particular, the split between B1 and B2 employment land. It takes into account which is to be or has recently been lost, demand for new employment land and the nature of the mix of uses.

2.2 c) Density of Development

It is important to make the most efficient and sustainable use of resources and the density of employment development can help contribute to the better use of land and

construction materials.

However, while there is an assessment of the amount of built floor space (square metres per hectare), it is not always an appropriate measure of employment provision.

As of last years report and onwards, monitoring will enable the assessment, annually and cumulatively, of the efficiency with which employment land is developed, including by use class category.

2.2 d) Design of Employment Development

The aesthetic qualities of employment development and its functionality, particularly the accessibility provided through the relationship between its various components and the surrounding area are central to the success of new development. Mixed use development being served by alternative means of transport to the use of the private car, incorporating energy saving and renewable energy technology, as well as implementing innovative design principles and utilising sustainable drainage systems could in the future be usefully monitored, annually and cumulatively.

For major developments, the Borough Council will expect the submission of a Sustainability Statement demonstrating how (potential) carbon dioxide emissions will be reduced and by how much.

3 EMPLOYMENT LAND SUPPLY

A composite picture of employment land supply is provided by Appendix A, providing a summary of the elements of supply referred to in the remainder of this report.

3.1 AMOUNT OF EMPLOYMENT LAND

A substantial amount of employment land development totalling 8.48 hectares has been allocated for in the Oadby and Wigston Local Plan (1999) as follows:

- Proposal Em5 - The Railway Triangle South Wigston for Class B1 uses - 3.14 ha (unsuitable for development and identified as a 'release site' in the Employment Sites and Brownfield Land Study 2010)
- Proposal Em6 - Land off Magna Road South Wigston for Class B1 uses – 0.55 ha (available)
- Proposal Em7 - Land off Chartwell Drive South Wigston for Class B1 uses – 3.99 ha (developed)
- Proposal Em8 - Land off Tigers Road South Wigston for Class B1 uses – 0.80 ha (developed)

In addition to these sites the Plan makes provision in Proposal Em11 for the redevelopment of employment uses off Station Street, South Wigston for Class B1 uses.

As identified in the adopted Core Strategy, 2.5-3.5 hectares of employment land is to be provided as part of the Direction for Growth to the south-east of Wigston.

The Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC, October 2008) identifies that scope for meeting employment land requirements within the Borough is limited. The main opportunities are: for up to 5,800 square metres of offices (Use Class B1) as proposed within the Masterplans for Oadby (1,125 square metres) and Wigston (4,675 square metres) town centres; 1.3 hectares of industrial and warehousing land (comprising 0.8 hectares at the Sports Field off Tigers Way completed in 2009 and 0.6 hectares at land off Magna Road, Magna Industrial Estate an outstanding allocation); and, through the more

intensive use of the existing stock.

The 3.1 hectare Wigston Railway Triangle site is constrained by the need for a railway bridge and cannot be considered as part of the available development land.

3.1 a) Amount of Development Completed

Between April 1 2010 and March 31 2011 two developments were completed in the Borough. Table 2 shows this latest figure in the context of completions since 2007 (the period covered by the Leicester and Leicestershire Housing Market Area Employment Land Study (PACEC, October 2008). It can be seen that the annual rate of completions has varied considerably, with no consistency of land coming forward for development, but with an average of 0.32 hectares per year. Table 3 offers the breakdown for completions in terms of floor space within each Use Class and Table 4 indicates that all of the completions this year have been on Previously Developed Land.

Table 2: Employment Completions 2007 – 2011 at 31 March 2011 greater than 0.1 ha						
	07/08	08/09	09/10	10/11	07/11	Av.
Completions (Ha.)	0.16	0.80	0.16	0.16	1.28	0.32

Note: Figures do not take account of losses of employment land/building

Table 3: Employment Completions (sq.m) by Use Class between April 1 2010 and March 31 2011					
	B1a	B1b	B1c	B2	B8
58a Rosemead Drive, Oadby (10/00145/COU)	82				
49a Iliffe Avenue, Oadby (11/00019/COU)				132	

Table 4: Employment Completions on Previously Developed Land (sq.m) by Use Class between April 1 2010 and March 31 2011					
	B1a	B1b	B1c	B2	B8
	82			132	

3.1 b) Amount of Development Committed

As at 31 March 2011, land under construction, land with the benefit of planning permission but not yet started and outstanding allocations from the Oadby and Wigston Local Plan are capable of accommodating approximately 0.55 hectares of employment development (lapsed planning permissions are deleted as commitments).

Tables 5, 6 and 7 provide a more detailed breakdown of the commitments on qualifying sites for Oadby, Wigston and South Wigston on a site by site basis.

Local Plan allocations account for 0.55 hectares of land committed.

Table 5: Employment Land Commitments at 31 March 2011 greater than 0.1 hectares			
Settlement	Under Construction	Outstanding Planning Permissions	Outstanding Allocations
Oadby	0	0	0
Wigston	0	0	0
South Wigston	0	0	0.55
• Land off Magna Rd. Em6	0	0	0.55
Overall Total	0	0	0.55

3.1 c) Employment Land Requirements and Supply

Core Strategy Policy 1: Achieving Sustainable Development – Our Spatial Strategy requires 1.3 hectares of employment land to be provided up to 2026 and 5,800 square metres of office space to be provided in our town centres, and 3.5 hectares (maximum land allocation assumed) of B1 and B2 employment land on the Direction for Growth to the south-east of Wigston. Table 6 shows how the B1 and B2 requirement is being met and gives a breakdown of the current employment land supply within the Borough of Oadby and Wigston. It should be noted that 3.5 ha of this is assumed to be delivered as part of the Direction for Growth and will be allocated through the Allocations Development Plan Document.

Table 6: Employment Land Requirement and Supply at 31 March 2011 greater than 0.1 ha	
	Hectares
Requirement 01/04/2006 - 31/03/2026	
a. Core Strategy Policy 1: Achieving Sustainable Development – Our Spatial Strategy	4.8
Supply at 31/03/2011	
Completions 07 – 10	
b. Net Completions 06 – 07	-
c. Net Completions 07 – 08	0.16
d. Net Completions 08 – 09	0.80
e. Net Completions 09 – 10	0.16
f. Net Completions 10 – 11	0.16
g. Net Completions 06 – 11	0.32
Commitments	
h. Under Construction	-
i. Outstanding Permissions: Detailed	-
j. Outstanding Permissions: Outline	-
k. Proposed Allocations	4.8
l. Net Commitments as at 31/03/11	0.55
m. Net Completions + Net Commitments (g. + l.)	0.87
Net Requirement 01/04/06 – 31/03/26	
n. Residual to be provided (a. – g.)	4.48
o. Residual to be provided annually (over 15 years)	0.30
p. Residual to be provided, less commitments (a. – m.)	3.93

If completions are deducted from Core Strategy Policy 1 allocation then a further 4.48 hectares needs to be developed over the period to 2026. This figure is reduced to 3.93 hectares if outstanding commitments are deducted i.e. the balance of the allocations in the Local Plan.

Table 7 shows requirements in terms of floorspace (sq.m) in the town centres for B1 office space over the plan period of the Core Strategy and provides a breakdown.

Table 7: Town Centre Employment Land Requirement and Supply at 31 March 2011	
	Sq.m
Requirement 01/04/2006 - 31/03/2026	
a. Core Strategy Policy 1: Achieving Sustainable Development – Our Spatial Strategy	5,800
Supply at 31/03/2011	
Completions 07 – 10	
b. Net Completions 06 – 07	-
c. Net Completions 07 – 08	-
d. Net Completions 08 – 09	-
e. Net Completions 09 – 10	-
f. Net Completions 10 – 11	-
g. Net Completions 06 – 11	
Commitments	
h. Under Construction	-
i. Outstanding Permissions: Detailed	-
j. Outstanding Permissions: Outline	-
k. Proposed Allocations	5,800
l. Net Commitments as at 31/03/11	-
m. Net Completions + Net Commitments (g. + l.)	-
Net Requirement 01/04/06 – 31/03/26	
m. Residual to be provided (a. – g.)	5,800
n. Residual to be provided annually (over 15 years)	386.67
o. Residual to be provided, less commitments (a. – m.)	5,800

3.2 DESIGN CONSIDERATIONS

As set out in Core Strategy Policy 14: Design and Construction, the Borough Council require high quality design for all new development and major refurbishment in Oadby and Wigston.

APPENDIX A

Employment Land Starts 2006 – 2011 and Commitments at 31/03/11 greater than 0.1 hectares											
Site ref	Address	Ward	Completed		Committed				G/B	Location	CLPA
			(C)	Date	(A)	(O)	(D)	(U)			
Oadby											
Total											
Wigston											
Total											
South Wigston											
05/52 8/FUL	Tigers Close	S. Wigston	0.16	28.11.07					G	B	Y
Em5	The Railway Triangle*	S. Wigston			3.14				G	B	Y
Em6	Land off Magna Rd.	S. Wigston			0.55				G	B	Y
Em8	Land off Tigers Rd	S. Wigston	0.80	31.03.09					G	B	Y
Total					3.69						
Total			0.96		3.69						

* The 3.1 hectare Wigston Railway Triangle site is constrained by the need for a railway bridge and cannot be considered as part of the available development land.

APPENDIX B

Employment Related Planning Permissions 2007 – 2011

Year	Ref	Address	Settlement	Description
2007/2008				
07/08	07/002/COU	58A Rosemead Drive	Oadby	Change of use from (B1) to (D1)
07/08	07/011/LCC	Parkland Primary School, St Thomas Rd	South Wigston	Change of use from (C3) to (B1)
07/08	07/123/FUL	Unit 4, Lyon Close	Wigston	Erection of side extension
07/08	07/410/FUL	19A Church Street	Oadby	Conversion of garages to (B1)
07/08	07/450/COU	7 Castleton Road	Wigston	Change of use from Retail (A1) to Office (B1)
07/08	07/523/FUL	Land off Tigers Close	South Wigston	Erection of 8 (B1) Industrial Units
07/08	07/603/FUL	Land adjoining 53 London Road	Oadby	B1 with car parking
07/08	08/023/FUL	Aristocrat Plaster Mouldings, Mowsley End	Wigston	Two storey B1
Total - 8				
Year	Ref	Address	Settlement	Description
2008/2009				
08/09	08/093/FUL	185 Gloucester Crescent,	Wigston	Rear extension to industrial unit to form warehouse (B8).
08/09	08/014/FUL	31-35 London Road	Oadby	Demolition of existing garage workshop and erection of new offices (Rev B)
08/09	08/097/COU	Natsuns House, Cornwall Road	Wigston	Change of use to from B2 to B8 (Self Storage Units) plus 60 sq.m additional office space.
08/09	08/00046/FUL	67 London Road	Oadby	COU from residential (C3) to office (B1)
08/09	08/00408/FUL	3 Canal Street	Wigston	COU from (B8) Warehouse to (D1) Day Nursery with ext. and alteration
08/09	08/00222/COU	33A Central Avenue,	Wigston	COU to offices (B1)

08/09	08/00164/FUL	5 – 9 Chartwell Road	Wigston	Reduction in size of new unit, removal of extension to unit 5-9 to provide car parking, alterations to unit 11.
08/09	08/00291/FUL	92 Pullman Road	Wigston	Part demolition and rebuilding of existing factory unit plus the demolition of outbuilding to provide servicing and parking area
08/09	08/00305/FUL	140 144 West Avenue	Wigston	Side extension to existing B8 warehouse and associated car parking
08/09	09/00022/FUL	Regent House, 1 Stoughton Road	Oadby	Demolition of existing shop (A2) and erection of 3 storey office building (B1) with additional parking.
Total - 10				
Year	Ref	Address	Settlement	Description
2009/2010				
09/10	09/00055/COU	8 Mandervell Road	Oadby	Change of Use to Joinery Workshop (B1)
09/10	09/00043/FUL	5 – 9 Chartwell Road	Wigston	Revised scheme for previously approved 08/0164/FUL - Reduction in size of new unit, removal of extension to unit 5-9 to provide car parking, alterations to unit 11.
09/10	09/00304/FUL	Woods Coaches Ltd Garage, Bedford Road	Wigston	Erection of single storey building (B2)
09/10	09/00361/FUL	15 Saffron Road	Wigston	Erection of light engineering workshop (B1)
Total - 4				
Year	Ref	Address	Settlement	Description
2010/2011				
10/11	10/00145/COU	58A Rosemead Drive	Oadby	COU from training facility (D2) to offices (B1)
10/11	10/00190/COU	1 Cross Street	Wigston	COU from taxi office (Sui Generis) to office (B1)
10/11	11/00019/COU	49A Iliffe Avenue	Oadby	COU from D2 use class to B2 use class

Total - 3
Total 2007/2008 to 2009/11 - 25

Note: Approved applications are included irrespective of size

