

Local Plan Committee 27 September 2022

UPDATE

Agenda item 6

Appendix B

Policy xx – Proposals for employment uses on unidentified sites

- A. Proposals for employment development (offices; industrial; storage/distribution) within the Primary Employment Areas will be supported subject to Policy xx [currently Ec3]
- B. Proposals for employment development outside the Primary Employment Areas and within the Limits to Development will be supported where these do not have an unacceptable adverse impact on the amenities of any nearby residential properties or the wider environment and the local highway network.
- C. Exceptionally, to provide the degree of flexibility required by the NPPF, proposals for employment development on land outside of the Limits to Development will be supported where the following criteria are met:
 - (1) It is demonstrated to the satisfaction of the Council that there is;
 - (a) an immediate requirement for the additional employment land in North West Leicestershire; and
 - (b) the development will be occupied by named end-user/s and this will be secured by legal agreement as appropriate; or
 - (c) the development is required for the reasons set out in NPPF paragraph 82b (or its replacement), namely it is to accommodate needs not anticipated in this Plan, it is to allow for new and flexible working practices or it is needed because of changes in economic circumstances.

And,

- (2) It is demonstrated to the satisfaction of the Council that the immediate requirement cannot be met on any of the following within the relevant search area;
 - (a) previously developed land;
 - (b) an existing Employment Area as identified in Policy [Ec3]; or
 - (c) land allocated for employment development in a the Local Plan in this plan;
 - or
 - (d) on land with planning permission for employment development.

For general employment proposals, the search area is the district and for strategic B8 proposals, the search area is the relevant Area/s of Opportunity¹.

And,

- (3) The development is in an appropriate location and;
 - (a) Is accessible or will be made accessible by a choice of means of transport, including sustainable transport modes, as a consequence of planning permission being granted for the development; and
 - (b) Has good access to the strategic highway network (M1, M42/A42 and A50) and an acceptable impact on the capacity of that network, including any junctions; and
 - (c) Will not be detrimental to the amenities of any nearby residential properties or the wider environment.

¹ Identified in the "[Warehousing and Logistics in Leicester and Leicestershire: managing growth and change \(April 2021\)](#)" report.