

## **Charnwood Local Plan Examination**

Inspectors - Mrs S Housden BA (Hons) BPI MRTPI &  
Mr Hayden Baugh-Jones BA(Hons) DipLA MA CMLI  
Programme Officer – Mr Ian Kemp  
[jdkemp@icloud.com](mailto:jdkemp@icloud.com)  
07723 009166

---

### **HEARING SESSION AGENDA**

**9 February 2023 09.30 am & 2.00pm**

#### **Matter 5 – Employment Development and Town Centres**

Please Note: All participants are encouraged to familiarise themselves with the Hearing Statements previously submitted and any updates for the February 2023 hearing sessions produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website

<https://www.charnwood.gov.uk/pages/examination>

The Matters, Issues and Questions (MIQs) and supplementary question (SQ) numbers relating to this session are listed on the left of this agenda and the points listed below are the matters on which the Inspectors require further information or clarification and which will form the basis of the discussion at the hearing sessions. The references to proposed main modifications in Exam 4 have been listed where relevant.

1. Inspectors' introductions
2. Participant introductions
3. Follow Up Items
4. **Matter 5: Employment Development and Town Centres**

#### **Key Documents**

Leicester and Leicestershire Housing and Economic Development Needs Assessment (EB/EMP/1)  
Employment Land Review (EB/EMP/2)  
Employment Topic Paper (TP/3)  
Warehousing and Logistics in Leicester and Leicestershire (EB/EMP/3)  
Statement of Common Ground Relating to Strategic Warehousing and Logistics Need (SCG/10)

Leicester and Leicestershire Housing and Economic Needs Assessment Final Report (HENA) (Exam 44a -c)  
Leicester and Leicestershire Authorities HENA Employment Distribution Paper (Exam 46)  
Inspectors' and Council's Letters Unmet Need (Exam 55 and 55a)  
Schedule of Main Modifications (Exam 4)

**Issue 1 – Whether the assessment of the need for employment and the employment floorspace requirement are soundly based**

MIQ  
5.1 Whether the HENA (Exam 44a-c) has any implications for the assumptions that have informed the assessment of employment need in the Employment Land Review

The sectors for growth and whether current economic conditions have any implications for the Plan's employment strategy

5.3 Trends in the loss of employment land to other uses and whether the Plan will be effective in safeguarding employment land

5.5 The implications of any revised Plan period for employment land provision and the amount of any oversupply

5.6 Whether the Plan makes effective provision for 'smaller' logistics floorspace (less than 9000 sqm)

**Issue 2 – Employment Allocations and Other Employment Policies**

SQ1 In light of the Inspectors' findings, the implications of the Assessment of Employment Allocations contribution towards meeting Leicester's unmet employment land need (Table 1, Charnwood Borough Council Supplementary Written Statement, January 2023)

5.7 Whether a criteria-based policy is necessary in relation to proposals for employment land development outside the allocated employment sites  
5.10

Whether the proposed employment allocations in Policy DS4 have been positively prepared and will address the quantitative and qualitative need for employment land

5.11 Whether Policy E2 will be effective in protecting existing

5.12 employment sites

Proposed main modifications to Policy E2 (Protecting Existing Employment Sites) (MM MAIN5.a; MM MAIN5.b; MM MAIN5.c; MM MAIN5.d)

- 5.13 Whether Policy E3 is consistent with the NPPF and will be effective in supporting the rural economy

Proposed main modifications to Policy E3 (Rural Economic Development) (MM MAIN5.e; MM MAIN5.f; MM MAIN5.g; MM MAIN5.h)

### **Issue 3 – Warehousing and Logistics Floorspace**

- 5.14 Updated position on the supply of rail and non-rail warehousing and  
5.15 logistics floorspace in Leicester and Leicestershire and work underway to apportion the need for new floorspace

Whether the Plan has been positively prepared in relation to provision for large scale warehousing and logistics floorspace (more than 9000 sqm)

- 5.16 Whether the Plan has been positively prepared in relation to the amount, mix and choice of employment sites

### **Issue 4 – Whether the Plan will contribute to the vitality and viability of town centres**

- 5.17 Are the boundaries of Loughborough Town Centre, the District Centres and the Local Centres on the Policies Map justified by the evidence in the Retail Study (EB/TC S&F/1)? Is the boundary of the Loughborough Primary Shopping Area justified?

- 5.18 What evidence justifies the thresholds for impact assessments in Policy T1? Does the 500 square metre threshold apply to Loughborough Town Centre or throughout the Borough and is this part of the policy clear?

- 5.19 What evidence justifies the approach to hot food takeaways in Policy T1? How would 'clusters' of hot food takeaway uses be defined and how would the concentration and proximity of existing businesses be measured?

- 5.20 Overall, does the Plan set out a positively prepared, justified and effective strategy for the economy and for the vitality and viability of the Town, District and Local Centres?

5. Review of Matter 5 main modifications necessary for soundness

6. Follow up items and close of hearing session