

## Briefing Note

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**Our ref** 12152/01/NT/NB/SFu  
**Representor** CEG  
**ID** 574  
**Prepared by** Lichfields  
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### **Matter 5 Employment, Development and Town Centres**

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

**Q 5.6 - Does the Plan identify a 10 hectare site for larger units (over 9,000 sqm), as recommended in the Employment Land Review? If so, where is it and how will it meet the requirements of that sector?**

1.1 This is for the Council to answer. However, when assessing potential locations it must be recognised that the 13 hectares of employment land within Thorpebury is to be provided across the SUE as a whole and across various future phases, rather than in a single location. The approved masterplan and parameters of the hybrid planning permission (Ref P/13/2498/2) for the SUE do not allow for a large floorplate employment use, and changes to accommodate this would compromise the agreed and approved vision and objectives for the development.

**Q 5.16 Overall, does the Plan allocate a sufficient amount, mix and choice of employment sites to meet future needs and has the Plan's economic strategy been positively prepared? Are the Plan's economic and housing strategies aligned?**

1.2 This is for the Council to answer. However, the overall employment provision at Thorpebury includes up to 13 hectares of employment land (Use Classes B1(a), (b) and (c), B2 and B8). This includes smaller scale local employment spaces within the district and local centres close to residential uses.

## **2.0 Issue 2 - Employment Allocations and Other Employment Policies**

**Supplementary Question 2 - In the light of the Inspectors' findings (Exam 55) regarding the working assumption of 23 hectares forming Leicester's unmet need for employment land, is there sufficient clarity around the location of the sites that will meet that need, and will they meet the principles in the HENA Employment Distribution Paper (Exam 46) which are:**

**Good proximity to the City, preferably adjacent to the existing urban area; and**

**Well connected to the City by road (A road) and ideally connected to the wider strategic network (A road/motorway network).**

- 2.1 As set out in the responses above, whilst there may be scope within areas of the Thorpebury SUE to accommodate a portion of the unmet employment needs, the ability of the SUE to contribute towards meeting any unmet need will depend on the nature and scale of the requirements, commercial demand and market forces.
- 2.2 Whilst Thorpebury (the NCoL SUE) is located in close proximity to the City and is adjacent to the existing urban area, it is not well placed to accommodate the additional employment uses/the unmet employment need based on the above principles, given it is not well connected to the City by an A road or closely linked to the wider strategic network.
- 2.3 To ensure a range of commercial demands and market forces can be accommodated, and to enable flexibility in the longer term, due consideration should be given to how the 23 hectares of employment land could be accommodated elsewhere in Charnwood Borough and the wider Functional Economic Market Area.
- 2.4 When identifying appropriate sites, as well as assessment of both quantitative and qualitative factors, it will be important to recognise the location of new homes and any future strategic plans when distributing the unmet employment need and identifying sites for employment development.
- 2.5 Please refer to CEG's earlier response to Matter 10 (see Statement from September 2022).