

Blaby District Council

Employment Land Availability Document

1 April 2020 to 31 March 2021

Introduction

This document has been prepared by Blaby District Council to show the progress that has been made towards meeting its Employment Land Requirements that are set out in the adopted Local Plan (Core Strategy) Development Plan Document (2013).

Employment Land Availability Position

The Core Strategy sets out the scale of growth and locational strategy for the District from 2006 to 2029. For employment land, policy CS1 of the Core Strategy states that there is a requirement to provide a minimum of 68 hectares (ha) additional employment land within the District, of which at least 57ha will be provided within and adjoining the Principal Urban Area (PUA). Therefore to effectively monitor policy CS1, this schedule identifies land as either PUA or non-PUA and whether a site is permitted, under construction, or completed.

- Since 2011, 64.67 ha of land has been granted planning permission for employment use within the District.
- One site of 33 ha has been allocated for employment uses at Land west of St Johns, Enderby in the Local Plan (Delivery) Development Plan Document (2019) taking the total amount of land permitted and allocated for employment development in the District up to 97.67 ha.
- 41.01 ha of the 64.67 ha of employment land permitted has been completed.
- 51.66 ha of employment land has been permitted in the PUA.

Table 1 shows the details of sites that have been granted planning permission since 2011 that contribute towards meeting the District Council's employment land requirement.

Background tables that show development progress on each site are available upon request by emailing: planning.policy@blaby.gov.uk.

Table 1: New employment land granted permission or allocated since 2011, by hectares

New Employment Land Granted Permission since 1 April 2011

Subsequent Planning Applications

Parish	PUA, Non-PUA	Site address	Size (ha)	Planning application reference	Description	Planning Status	Site address	Size (ha)	Planning application reference	Description	Planning Status	Residual Site Area (ha)
Glenfield	PUA	Glenfield Park / Optimus Point, Ratby Lane / Kirby Road	26.59	12/0457	Outline application for employment development (B1, B2 & B8)	Under construction	Units A and B, Roman Avenue	9.7	14/1062	Erection of two industrial / warehouse units including ancillary facilities and associated infrastructure	Complete	2.74
							Unit C, Devana Avenue	1.13	15/0818	Erection of one B1c/B2/B8 unit	Complete	
							Unit A, Kirby Road	5.24	15/1384	Erection of building comprising warehouse and offices	Complete	
							Plot 30, Optimus Point	1.84	16/0766	Erection of Class B2 general industrial unit for manufacture of bakery products and erection of an Enterprise Centre comprising 7 no. Class B1(c), B2 and B8 industrial / warehouse units	Complete	
							Plot 40a, Optimus Point	1.13	17/0018	Erection of industrial / warehouse building with ancillary office accommodation	Complete	
							Unit B, Plot 70, Optimus Point	1.66	17/0060	Erection of a class B8 distribution centre with associated offices	Complete	
							Unit B, Plot 40B, Devana Avenue, Optimus Point	1	21/0460	Erection of industrial building and ancillary office accommodation	Planning permission	
							Plot 10, Optimus Point	2.15	19/0468	Erection of a class B8 distribution centre with associated offices	Under construction	
Glenfield	PUA	Former sewage treatment works, Kirby Road*	1.70	17/0060	Erection of a class B8 distribution centre with associated offices	Complete	* 1.7ha of the site was not part of the original outline consent for Optimus Point					
Lubbesthorpe	PUA	Strategic Employment Site adjacent to New Lubbesthorpe	21.00	11/0100	Outline application for one Strategic Employment Site of 21ha associated with the development of New Lubbesthorpe	Outline planning permission	Land north of Leicester Lane, Lubbesthorpe SES	15.48	17/0431	Erection of 2 buildings for B2 / B8 employment use with ancillary offices	Complete	5.52
Lubbesthorpe	PUA	Sustainable Urban Extension at Lubbesthorpe	2.37	11/0100	Outline application for 4,250 dwellings, associated infrastructure and employment development throughout New Lubbesthorpe	Outline planning permission						
Narborough	Non-PUA	Land at junction of Soar Valley Way and Narborough Road South	3.24	15/0888	Construction of brewery, visitor centre, brewery tap, restaurants and outdoor sports and recreation facilities	Outline planning permission	Land at junction of Soar Valley Way and Narborough Road South (Phase 1)	0.74	18/1125	Reserved matters application for construction of brewery, visitors centre and ancillary uses, brewery tap, restaurants and cycle hire, and other ancillary operations	Complete	2.5*
Enderby	Non-PUA	Land at Enderby substation, Desford Road	2.16	20/0901	Erection of a conditioned storage facility with an ancillary two storey office element	Under construction						
Whetstone	Non-PUA	Land off Enderby Road Industrial Estate	1.10	14/1120	Erection of two buildings to form district council operational and vehicle maintenance depot	Complete						
Sapcote	Non-PUA	Ashtrees Farm, Sharnford Road	0.40	15/0792	Application for certificate of lawful use (existing) relating to storage and maintenance of plant and machinery	Complete						
Thurlaston	Non-PUA	Unit B, The Knoll, Leicester Road	0.29	15/1409	Change of use from motor showroom to offices / storage / workshop	Complete						
Stoney Stanton	Non-PUA	Land adj. Highfields Farm Enterprise Centre, Huncote Road	2.75	20/0835	Erection of 7 Industrial Units (subdivided into 18 Units)	Under construction						
Narborough	Non-PUA	Land at Regent Street Industrial Estate	0.60	17/0097	Erection of 2 warehouse units (B8)	Complete						
Thurlaston	Non-PUA	Manor Farm, Enderby Road	0.89	19/0416	Change of use of agricultural barns and land to provide 11 units for light industry and storage and distribution	Under construction						
Narborough	Non-PUA	Former railway embankment, Coventry Road	1.40	92/1358	Erection of 8 industrial units (historic permission now under construction)	Under construction						
Sharnford	Non-PUA	John Brindley Transport, Aston Lane	0.18	20/1081	Erection of four linked industrial units for storage and distribution use	Permission						
TOTAL			64.67									

* The whole site area of the reserved matters planning application is 2.3ha, but only 0.74ha is for employment uses (Use Class B). Therefore the residual site area is reduced to 2.5ha.

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