



TO COUNCILLOR:

Mrs R H Adams
N Alam
L A Bentley
G A Boulter
J W Boyce
Mrs L M Bradley
F S Broadley
D M Carter
M H Charlesworth

M L Darr
R F Eaton
Mrs L Eaton JP (Mayor)
D A Gamble
F S Ghattoraya
Mrs S Z Haq
Miss P V Joshi
J Kaufman
Mrs L Kaufman (Deputy Mayor)

Miss A Kaur
C D Kozlowski
Mrs H E Loydall
K J Loydall JP
D W Loydall
Mrs S B Morris
R E R Morris
Dr I K Ridley

Dear Sir or Madam

I hereby **SUMMON** you to attend a meeting of the **FULL COUNCIL** to be held **BY REMOTE VIDEO CONFERENCE (SEE INSTRUCTIONS BELOW)** on **TUESDAY, 29 SEPTEMBER 2020** at **6.00 PM** for the transaction of the business set out in the Agenda below.

Yours faithfully

Council Offices
Wigston
21 September 2020

Mrs Anne E Court
Chief Executive



SPECIAL NOTE:

This remote meeting is convened and held in accordance with section 78 of the Coronavirus Act 2020 and the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 to which Part 4, Section 1A of the Council's Constitution (Remote Meeting Procedure Rules) will apply. This meeting is open to the press and public to observe by streaming the meeting's live proceedings. Instructions regarding the access arrangements for this meeting are below.

ITEM NO.

AGENDA

PAGE NO'S

Remote Video Conference | Instructions

This meeting will take place as a remote video conference.

Meeting Participants:

Zoom Video Conferencing Webinar

Cont'd



**INVESTORS
IN PEOPLE** | Accredited
Until 2019

Customer Service Centre: 40 Bell Street, Wigston, Leicestershire LE18 1AD
Council Offices: Station Road, Wigston, Leicestershire LE18 2DR
Tel: (0116) 288 8961 **Fax:** (0116) 288 7828



oadby-wigston.gov.uk



OadbyWigstonBC



Oadby_Wigston

A webinar invitation will be sent by e-mail to all Members and Officers for this meeting.

Press & Public Access:

YouTube Live Stream

A direct link to the live stream of the meeting's proceedings on the Council's YouTube Channel is below.

<https://youtu.be/yIImvQkEeaI>

Remote Meeting Procedure Rules:

A summary of the Remote Meeting Procedures Rule to be adopted for the meeting is attached for reference.

4 - 5

1. Calling to Order of the Meeting

The meeting of the Council will be called to order to receive Her Worship The Mayor and Deputy Mayor.

2. Apologies for Absence

To receive apologies for absence from Members to determine the quorum of the meeting in accordance with Rule 7 of Part 4 of the Constitution.

3. Declarations of Interest

Members are reminded that any declaration of interest should be made having regard to the Members' Code of Conduct. In particular, Members must make clear the nature of the interest and whether it is 'pecuniary' or 'non-pecuniary'.

4. Minutes of the Previous Meeting

6 - 8

To read, confirm and sign the minutes of the previous meeting in accordance with Rule 19 of Part 4 of the Constitution.

5. Action List Arising from the Previous Meeting

There was no Action List arising from the previous meeting.

6. Motions on Notice

To consider any Motions on Notice in accordance with Rule 14 of Part 4 of the Constitution.

a. Planning White Paper

9 - 10

7. Petitions, Deputations and Questions

To receive any Petitions, Deputations and, or, to answer any Questions by Members or the Public in accordance with Rule(s) 11, 12, 13 and 10 of Part 4 of the Constitution and the Petitions Procedure Rules respectively.

8. Mayor's Announcements

To receive any announcements from the Mayor in accordance with Rule 2 of Part 4 of the Constitution.

a. List of Official Mayoral / Deputy Mayoral Engagements

All civic engagements undertaken by the Mayor and Deputy Mayor have been suspended during the coronavirus (COVID-19) pandemic.

9. Leader's Statement

To receive any statement from the Leader of the Council in accordance with Article 2.9.2(ii) of Part 2 of the Constitution.

10. Identified Employment Land Supplementary Planning Document (SPD) 11 - 59

Report of the Planning Policy Manager

For more information, please contact:

Democratic Services

Oadby and Wigston Borough Council
Council Offices
Station Road, Wigston
Leicestershire
LE18 2DR

t: (0116) 257 2775

e: democratic.services@oadby-wigston.gov.uk

You can access all available public meeting documents and audio-visual live streams and recordings electronically on:



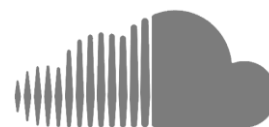
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Your smart **iPad, Android** or **Windows** tablet device with the **'Modern.Gov'** app



Our **YouTube** Channel **ow.ly/FYQW50zDNkc** or smart device with the **'YouTube'** app (facilitated by **'Zoom'**)



Our audio platform **soundcloud.com/oadbywigstonbc** or smart device with the **'SoundCloud'** app

Agenda Annex

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Summary of Remote Meeting Procedure Rules

(Section 1A of Part 4 of the Constitution)

➤ **Disclosable Pecuniary Interests (Rule 7)**

Any Member who declares a disclosable, pecuniary interest in any item of business on the agenda will be required to leave the remote meeting for the duration of the item.

Their departure will be confirmed by Democratic Services, who will then invite the relevant Member to re-join the meeting at the appropriate time.

➤ **Hosting Technology Failure (Rule 8)**

Should the hosting technology fail during the meeting, the Chair will call an adjournment of up to fifteen minutes to determine whether the connection can be re-established.

If the connection cannot be re-established after fifteen minutes, the meeting shall stand adjourned to a later date to be confirmed.

➤ **Connection Failure for Individual Member (Rules 3 and 8)**

In the event of connection failure for an individual Member, the meeting will proceed, providing it remains quorate (i.e. the minimum number of Members remain connected).

Should the meeting no longer be quorate, the meeting shall be adjourned and any remaining items of business will stand deferred to a later date to be confirmed.

➤ **Indicating to Speak (Rule 9)**

Members must indicate their wish to speak by using the 'Raise Hand' function in Zoom.

The Chair and Democratic Services will work together to invite each Member to speak in the order that their hand was raised.

➤ **Voting on Decision-Making Items (Rule 10)**

Before proceeding to the vote on any item of business on the agenda which requires a decision, the Chair will ensure that all Members and Officers have no further comments to make by confirming with Democratic Services that no hands remain raised.

The Chair will clarify what motion and/or amendment is being voted upon before the vote.

Democratic Services will call each Member's name, in alphabetical order by surname, and each Member will indicate whether they are voting 'for', 'against' or 'abstaining' on the item.

Democratic Services will record each response and, once all Members have voted, confirm the outcome of the vote.

➤ **Voting on Housing-Keeping / Information-Only Items (Rule 10)**

In respect of voting on all other housing-keeping or information-only items of business on the agenda, the Chair will ask Members to raise their hand using the function in Zoom.

If all hands are raised, those items will be agreed by general affirmation.

Agenda Item 4

MINUTES OF THE MEETING OF THE FULL COUNCIL HELD BY REMOTE VIDEO CONFERENCE ON TUESDAY, 7 JULY 2020 COMMENCING AT 6.00 PM

PRESENT (BY REMOTE LINK)

Mrs L Eaton JP Chair
Mrs L Kaufman Vice-Chair



COUNCILLORS

Mrs R H Adams
N Alam
L A Bentley
G A Boulter
J W Boyce
Mrs L M Broadley
F S Broadley
D M Carter
M H Charlesworth
M L Darr
R F Eaton
D A Gamble
F S Ghattoraya
Mrs S Z Haq
Miss P V Joshi
J Kaufman
Miss A Kaur
C D Kozlowski
Mrs H E Loydall
K J Loydall JP
Mrs S B Morris
R E R Morris
Dr I K Ridley

OFFICERS IN ATTENDANCE (BY REMOTE LINK)

S J Ball Trainee Solicitor (acting as the Democratic Services Officer)
Mrs A E Court Chief Executive / Head of Paid Service
D M Gill Head of Law & Democracy / Monitoring Officer
S Hinds Deputy Chief Executive
A Thorpe Head of Built Environment
S Tucker Democratic & Electoral Services Manager / Deputy Monitoring Officer
A Ward Economic Regeneration Manager

OTHERS IN ATTENDANCE (BY REMOTE LINK)

Ms S McHale Lungfish Architects
Ms Y Nally Lungfish Architects
C Taylor Lungfish Architects
A Wood Gleeds

1. CALLING TO ORDER OF THE MEETING

The meeting of the Council was called to order to receive Her Worship The Mayor and Deputy Mayor.

Full Council (Remote Video Conference)
Tuesday, 7 July 2020

Chair's
Initials

A minute's silence was observed in memory of the late former Councillor, Mayor and Honorary Alderman of the Borough, David Chappell, who sadly passed away on Tuesday 23 June 2020.

2. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D W Loydall.

3. DECLARATIONS OF INTEREST

None.

4. MINUTES OF THE PREVIOUS MEETING

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The minutes of the previous meeting held on 20 February 2020 be taken as read, confirmed and signed.

5. ACTION LIST ARISING FROM THE PREVIOUS MEETING

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The Action List arising from the previous meeting held on 20 February 2020 be noted.

6. MOTIONS ON NOTICE

None.

7. PETITIONS, DEPUTATIONS AND QUESTIONS

None.

8. MAYOR'S ANNOUNCEMENTS

8a. LIST OF OFFICIAL MAYORAL / DEPUTY MAYORAL ENGAGEMENTS

By affirmation of the meeting, it was:

UNANIMOUSLY RESOLVED THAT:

The suspension of all civic engagements undertaken by the Mayor and Deputy Mayor due to the coronavirus (COVID-19) pandemic be noted.

9. LEADER'S STATEMENT

The Leader of the Council presented a Statement outlining his recent work, the administration's plans and an overview of recent decisions taken since the previous

meeting of the Council.

The Leader requested that his gratitude to the Senior Leadership Team and all of the support staff involved in the Council's response to the COVID019 pandemic be placed on record.

10. EXCLUSION OF THE PRESS AND PUBLIC

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The press and public be excluded from the remainder of the meeting in accordance with Section 100(A)(4) of the Local Government Act 1972 (Exempt Information) during consideration of the item(s) below on the grounds that it involved the likely disclosure of exempt information, as defined in the respective paragraph(s) 3 of Part 1 of Schedule 12A of the Act and, in all the circumstances, the public interest in maintaining the exempt item(s) outweighed the public interest in disclosing the information.

11. OADBY SWIMMING POOL SITE, LEICESTER ROAD, OADBY (EXEMPT REPORT)

The Council gave consideration to the exempt report (as set out on pages 14 - 18 of the agenda reports pack) and received a presentation outlining the available options.

It was moved by Councillor D M Carter, seconded by Councillor J Kaufman and

UNANIMOUSLY RESOLVED THAT:

Recommendations A and B be approved.

12. LEISURE SERVICE CONTRACTUAL OBLIGATIONS (EXEMPT REPORT)

The Council gave consideration to the exempt report (as set out on pages 19 - 21 of the agenda reports pack).

By affirmation of the meeting, it was

RESOLVED THAT:

The contents of the report be noted.

THE MEETING CLOSED AT 7.23 PM



Chair

Tuesday, 28 July 2020

*Printed and published by Democratic Services, Oadby and Wigston Borough Council,
Council Offices, Station Road, Wigston, Leicestershire, LE18 2DR*

MOTION ON NOTICE

Full Council | Tuesday, 29 September 2020

Planning White Paper

1. This Council notes:

- 1.1. The publication by Government of the White Paper, 'Planning for the Future' on 6 August 2020, which set out proposals on reforms to the planning process for the future;
- 1.2. That the vast majority of planning applications are given the go ahead by local authority planning committees, with permission granted to around 9 out of 10 applications; and
- 1.3. That research by the Local Government Association has said that there are existing planning permissions for more than one million homes that have not yet been started.

2. This Council is concerned that the proposals seek to:

- 2.1. Reduce or remove the right of residents to object to applications near them;
- 2.2. Grant automatic rights for developers to build on land identified as 'for growth' and;
- 2.3. Remove section 106 payments for infrastructure and their replacement with a national levy.

3. This Council Further Notes:

- 3.1. The Royal Institute for British Architects called the proposals 'shameful and which will do almost nothing to guarantee delivery of affordable, well-

designed and sustainable homes' and the RIBA also said that proposals could lead to the next generation of slum housing; and

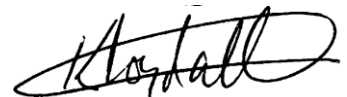
- 3.2. The reforms are opposed by the all-party Local Government Association, currently led by Conservative Councillors.

4. This Council Believes:

- 4.1. That existing planning procedures, as currently administered by our own team in Oadby and Wigston, allow for local democratic control over future development, and give local people a say in planning proposals that affect them;
- 4.2. That proposals for automatic rights to build in 'growth' areas, and increased permitted development rights, risk unregulated growth and unsustainable communities; and
- 4.3. That local communities must be in the driving seat on shaping the future of their communities, and local determination of the planning framework and planning applications play an important part in this process.

5. This Council resolves to:

- 5.1. Take part in the consultation in the planning proposals, and to make representations against the proposals as outlined in this motion;
- 5.2. Write to and lobby both of our Members of Parliament, urging them to oppose these proposals and to circulate their replies to members; and
- 5.3. Highlight its concerns over these proposals with the public and local residents.



Councillor Kevin J Loydall JP
(Proposer)

The above motion was duly received by the Head of Law & Democracy on 6 September 2020 in accordance with Rule 14, Section 1 of Part 4 of the Constitution of the Council.



Full Council	Tuesday, 29 September 2020	Matter for Information and Decision
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Report Title: **Identified Employment Land Supplementary
Planning Document (SPD)**

Report Author(s): **Jamie Carr (Planning Policy Manager)**

Purpose of Report:	This report is seeking Member approval to adopt the Identified Employment Land Supplementary Planning Document (SPD).
Report Summary:	<p>On 22 January 2020, a report was taken to Place Shaping Working Group (to which all Members were invited) to update Members on the Council's current policy position in relation to the Borough's Identified Employment Land.</p> <p>On 29 April 2020, a draft Identified Employment Land Supplementary Planning Document (SPD) was sent out to all Members seeking their comment.</p> <p>From the 29 April 2020, Members responded with comments and in response to these Member comments a number of changes were made to the draft Identified Employment Land SPD.</p> <p>On Friday 26th June 2020 the draft Identified Employment Land SPD was published for public consultation after approval by Members at Policy, Finance and Development Committee. The consultation ran for an 8 week period until Friday 21 August 2020. During the consultation comments were received and the draft document has been amended accordingly.</p> <p>All comments received during the consultation and subsequent amendments to the SPD are set out within the attached 'Statement of Consultation 2020'.</p>
Recommendation(s):	That the Identified Employment Land Supplementary Planning Document (set out at Appendix 1) be adopted.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Stephen Hinds (Deputy Chief Executive) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p>
Corporate Objectives:	Building, Protecting and Empowering Communities (CO1) Growing the Borough Economically (CO2)

Vision and Values:	"A Stronger Borough Together" (Vision) Accountability (V1) Teamwork (V3) Innovation (V4) Customer Focus (V5)
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	There are no implications directly arising from this report.
Corporate Risk Management:	Regulatory Governance (CR6) Economy / Regeneration (CR9)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable.
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	Oadby and Wigston Borough Local Plan Policy, Finance and Development Committee Report (16/06/2020)
Appendices:	<ol style="list-style-type: none"> 1. Identified Employment Land SPD (2020) 2. Statement of Consultation (2020)

1. Introduction

- 1.1 Supplementary Planning Document's (SPD's) are documents which add further detail to the policies set out within the Council's adopted Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design or changes of use. SPD's do not form part of the Council's development plan, however they are a material consideration in the planning decision making process. They are equally important documents for both the proposer of development and the decision maker (in this case the Council).
- 1.2 The Identified Employment Land Supplementary Planning Document Consultation Document is an update to the existing Employment Sites SPD that was adopted by the Council in September 2011.
- 1.3 The SPD takes account of updated local planning policy set out in the Council's adopted Local Plan (2019), updated evidence base underpinning the Local Plan and national planning policy and guidance set out in the National Planning Policy Framework and

National Planning Practice Guidance.

- 1.4 The SPD is a planning policy document that focuses specifically on the Identified Employment Areas within the Borough of Oadby and Wigston. The document seeks to supplement the related policies set out within the Council's adopted Local Plan, as well as offering advice and guidance to any prospective development proposal situated within any of the Borough's Identified Employment Areas, as to how the requirements of the Local Plan can be met. Alongside the Local Plan, this SPD will help the Council approach all planning decisions in a positive, consistent and robust way.
- 1.5 In addition, the SPD seeks to help deliver the vision and objectives of the Council's Local Plan and Corporate Plan as well as its Economic Development objectives. The Council is committed to achieving these objectives and seeks to actively encourage new suitable employment development within the Borough, coupled with retaining a suitable supply of developable land for employment.
- 1.6 The purpose of the Council's adopted policy position set out in the Local Plan and the SPD is not to restrict appropriate development or make it difficult for an applicant to conform; rather it is to seek appropriate development that is achieved in a considered and managed way.
- 1.7 It is important to reiterate that the intention of the SPD is to make it easier to implement the Council's adopted policy, regularise the current situation on some employment sites and to enable a flexible but fair approach in the long term. The SPD is not adding any additional local planning policy requirements; it is seeking to provide guidance for applicants on how the Local Plan Policy 25 can be met, and help the Council to make consistent and informed decisions.
- 1.8 On 22 January 2020, a report was taken to Place Shaping Working Group (to which all Members were invited) to update Members on the Council's current policy position in relation to the Borough's Identified Employment Land.
- 1.9 On 29 April 2020, a draft Identified Employment Land Supplementary Planning Document (SPD) was sent out to all Members seeking their comment.
- 1.10 From the 29 April 2020, Members responded with comments and in response to these Member comments a number of changes were made to the draft Identified Employment Land SPD.
- 1.11 On Friday 26th June 2020 the draft Identified Employment Land SPD was published for public consultation after approval by Members at Policy, Finance and Development Committee. The consultation ran for an 8 week period until Friday 21st August 2020. During the consultation, comments were received and the draft document has been amended accordingly.
- 1.12 In cooperation with the Council's communications department, notice of the consultation was;
 - sent to every Council Member;
 - sent to every statutory consultee;
 - sent to every stakeholder on the Council's Local Development Framework database (circa 280);
 - advertised on the Council's website and digital display screens;
 - consistently advertised on all of the Council's social media outlets, including twitter and Facebook;
 - sent to the Leicester and Leicester Enterprise Partnership; and

- sent out to over 400 businesses via OWBC Biz;

- 1.13 In addition to the advertising mentioned above, it was agreed with Members that the Council would contact local experts in employment sales and marketing as part of the consultation process. The Council contacted five commercial agents that had expertise in employment development, employment sales and employment marketing. Although five agents were contacted asking for their time on a telephone meeting, only two responded to the Council suggesting meeting dates. After the initial contact, due to other commitments, only one agent was able to meet (over the phone) with the Council. Although, only one telephone meeting took place, the meeting was extremely insightful and did lead to positive changes to the consultation document.
- 1.14 All comments received during the consultation and subsequent amendments to the SPD are set out within the attached 'Statement of Consultation 2020'.

2. Summary of Comments Received

- 2.1 During the public consultation a total of nine persons / bodies submitted representations to the Council relating to the revised Identified Employment Land SPD. Representations were received from Milners Bakery, Sport England, Tone Consultancy, ESP Utilities, the Environment Agency, National Grid, Severn Trent, Natural England, and Historic England. In addition to the representations received, conversations were had with a commercial agent, Pygott and Crone. To note, five commercial agents were contacted regarding the document, however only one was willing to have a conversation about the draft SPD and provided comment.
- 2.2 Of the persons / bodies that either submitted representations or the Council had conversations with, eight did not suggest any changes to the Identified Employment Land SPD as drafted, although of the eight, some standing advice was given that should be taken account of during the planning application process. No significant changes were made to the draft SPD stemming from these comments received.
- 2.3 Amendments however were suggested by two of the organisations that provided comments – Tone Consultancy and Pygott and Crone. A summary of the comments received are outlined below;
1. How will a proposal for change of use from B Class employment use to a use relating to a specific faith related community centre be assessed?
 2. The term 'significant community benefits' needs defining. See bullet 3 and 4 of summary of amendments below.
 3. Is the information set out within paragraphs 3.36 to 3.44, that requires a certain level of information from a marketing strategy, there to put extra burden on an applicant?
 4. It is understood why the Council is requesting such information within an application, however does this put additional cost burden on an applicant / business?
 5. It was mentioned, that in terms of marketing of a property, 6 months may be a more reasonable period rather than the 12 months specified, as Rate Relief for empty buildings tended to be for either a 3 or 6 month period depending on the type of property...ie Office is generally 3 months and industrial is generally 6 months. See bullet 5 of summary of amendments below.
 6. It was suggested that bullet 6 under paragraph 3.39 could be removed, as the points are picked up in bullets 4 and 5; also, if the property is being marketed online, once a

web-link is removed a copy of the advert may no longer be available. See bullet 6 of summary of amendments below.

7. Although it was acknowledged that it is not meant to ask for personal information, the existing wording of bullet 8 under paragraph 3.39, could be seen as requiring personal details of those who have expressed an interest in the property and / or land. See bullet 7 of summary of amendments below.
8. In relation to the information required within paragraph 3.42 and 3.43, it was suggested that this type of work would require specific Quantity Surveyor advice and could be a costly exercise if the applicant was just doing it to conform to the requirements and wasn't actually necessarily looking to redevelop the site. It was suggested that the Council should dictate that the applicant discusses these requirements at a Pre-app stage and it is this Pre-app discussion that dictates what would be required of the applicant in relation to Bullet 5 of the Local Plan Policy. See bullet 8 of summary of amendments below.
9. It was also suggested that the term 'robust' within paragraph 3.42 and 3.43 could be construed as being overly onerous. Whereas, just saying evidence should suffice. See bullet 9 of summary of amendments below.
10. The timescales set out for maintenance evidence within paragraph 3.44 are onerous, it was suggested that 2 year time period would be more appropriate. See bullet 10 of summary of amendments below.

2.4 Amendments were made to the Identified Employment Land SPD in response to the suggested changes. A summary of the amendments are set out below, however full changes are illustrated within the attached 'Statement of Consultation 2020'.

3. Summary of Amendments Made

3.1 As mentioned above, amendments have been made to the SPD taking account of the consultation comments received. The below summarises the main changes made.

1. An additional sentence has been added to paragraph 1.10 to suggest that an applicant should check with the appropriate statutory stakeholders to find out whether or not there are any restrictions relating to the site or the proposed development in relation to gas, electricity and water supplies. This was amended due to standing advice from Severn Trent and ESP Utilities.
2. Paragraph 3.19 was reworded slightly to remove the request for 'minimum' levels of information required. It was reworded to suggest the sort of information that would be required. This was amended through advice from Pygott and Crone.
3. An additional sentence was added to paragraph 3.29 to state that each application will be assessed on its own merits rather than a standardised approach to each application, as the Council is aware that benefits stemming from one application can be different to another application, yet they both produce benefits. This was amended from queries raised by Tone Consultancy.
4. A new paragraph has been added (3.34) to define what the SPD means when it specifies 'community' and 'significant benefit'. This was added from queries raised by Tone Consultancy.
5. An additional sentence has been added to paragraph 3.36 to suggest that there may be some flexibility in the length of time that a property is marketed for, if it has been

empty for a period of time already. Such flexibility will be on a case by case basis and would be agreed during the pre-application process. This was amended through advice from Pygott and Crone.

6. Bullet point 6 under paragraph 3.40 has been removed. This was amended through advice from Pygott and Crone.
7. The now bullet point 7 has been reworded so that there is now no confusion as to whether personal information was required. The wording clarifies that it is not personal information required. This was amended through advice from Pygott and Crone.
8. Paragraph 3.43 has been reworded to remove the requirement for minimum levels of detail. The wording now states that applicants should discuss the proposal with the Council through pre-application discussions; and it is these pre-application discussions that will determine the levels of information required, as not all proposals will require the same levels of information in support. This was amended through advice from Pygott and Crone.
9. In all bullet points under paragraph 3.43, the word 'robust' has been removed. Also bullet points 5 and 8 have been removed. These bullet points referred to detailed costings being required relating to redevelopment or refurbishment of the site / premises. To note, this information may still be required, however not in all cases, and will be determined at the pre-application stage. This was amended through advice from Pygott and Crone.
10. Paragraph 3.45 has been amended to require a minimum of 2 years maintenance evidence rather than 10 years worth of maintenance evidence. This was amended through advice from Pygott and Crone.

4. Conclusion

- 4.1 The Identified Employment Land Supplementary Planning Document has been amended to take account of comments received during the public consultation. All of the amendments made seek to make the guidance contained within the document simpler and more effective, and the process which applicants need follow easier to understand. A number of the amendments made to the document should allay Members previous concerns that some of the evidence requested was too onerous. Now, rather than requiring all evidence on every application, applicants are asked to converse with the Council from the outset, where the requirements for evidence will be discussed and agreed on more of a case by case basis.
- 4.2 It is recommended that the Identified Employment Land Supplementary Planning Document as currently drafted is adopted by Members. Upon adoption, the SPD document will become a material consideration to all planning application proposals situated on any of the Borough's Identified Employment Areas, as designated on the Council's Adopted Policies Map.

Identified Employment Land Supplementary Planning Document 2020



September 2020



Contents

Chapter 1	Introduction and general advice	page 2
Chapter 2	Local Plan related policy and other guidance	page 4
Chapter 3	Specific advice and guidance	page 8
	Sequential test	page 8
	Ancillary or Complementary Uses	page 8
	Use of Upper Floors	page 9
	Core Designated Identified Employment Land Areas	page 9
	Base Designated Identified Employment Land Areas	page 9
Appendix 1	Identified Employment Area Maps	page 18

1. Introduction and general advice

- 1.1 Within the Borough area, the Council ensures that sufficient land is available for a number of different uses, including, housing, retail, leisure and employment.
- 1.2 This Supplementary Planning Document (SPD) is a planning policy document that focuses specifically on the Identified Employment Areas within the Borough of Oadby and Wigston. The document seeks to supplement the related policies set out within the Council's Local Plan, as well as offering advice and guidance to any prospective development proposal situated within one of the Borough's Identified Employment Areas. Alongside the Local Plan, this SPD will help the Council approach all planning decisions in a positive and robust way.
- 1.3 In addition to adopted planning policy, this SPD seeks to help deliver the vision and objectives of the Council's Local Plan and Corporate Plan as well as its Economic Development objectives. The Council is committed to achieving these objectives and seeks to actively encourage new suitable employment development within the Borough coupled with retaining a suitable supply of developable land for employment purposes as well as creating sustainable job opportunities for the local community.
- 1.4 The term 'employment use' is a term that has been embedded within the Planning System for many years, and refers to any use falling within a B Class Use as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended). Uses falling within the B Class Use comprise;
- **B1 Business** – Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
 - **B2 General industrial** – Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste), and
 - **B8 Storage or distribution** – This class includes open air storage.
- 1.5 It should be noted that in planning terms, 'employment use' does not refer to any activity that provides employment. It relates specifically to those uses mentioned above which are uses that need to be located together and which it would not be appropriate to locate in, for example, a residential area. For clarity, the term 'employment use' does not include non B Class Uses.
- 1.6 As stated within the National Planning Policy Framework (NPPF), Planning Law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF also requires local authorities to help build strong, responsive and competitive economies by ensuring that sufficient land of the right type(s) is available in the right places.
- 1.7 It should be noted that not all employment development proposals require planning permission before they can begin works. Works that do not require planning permission are referred to as Permitted Development. Permitted Development rights are set out within the governments General Permitted Development Order.

Further information can also be found out by contacting the Council's planning service.

- 1.8 Pre-Application Advice with the relevant local planning authority is promoted through the NPPF, which suggests that the more issues that can be resolved at pre-application stage, the greater the benefits. It goes on to suggest that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.
- 1.9 Pre-application advice is available (from the Council) to anyone who is thinking about submitting an application to the Council; however it is always encouraged that an applicant employs the services of a professional architect and / or an independent planning expert if they need help with the design of a scheme, as the Council cannot undertake such work.
- 1.10 In addition, it is advised by the Council that prior to pre-application discussions taking place and / or the submission of a planning application proposal for employment related development, the applicant should check to see whether there are any existing planning restrictions, covenants on the deeds and / or Party Wall Act restrictions related to the proposal site. The applicant should also check with the appropriate statutory stakeholder to see whether or not there are any underground utility restrictions or other possible restrictions, for example with gas, electricity and / or water supplies.
- 1.11 Further information relating pre-application and planning application advice can be found at the following - https://www.oadbby-wigston.gov.uk/pages/do_i_need_planning_permission_pre_application_advice.

Material considerations in decision making

- 1.12 It should be noted that although government guidance specifies that all planning decisions must be taken in accordance with the development plan – in the Council's case the adopted Local Plan – material considerations can be taken into account where relevant.
- 1.13 The scope of what constitutes a material consideration is wide ranging and it is for the decision maker (Members at DC Committee and Case Officers) to set out what the material considerations are and what weight should be afforded to them.
- 1.14 Although there is no specific list of material considerations, a recent Local Government Association publication (Probity in Planning – Advice for Councillors and Officers Making Planning Decisions December 2019) does suggest that personal circumstances of an applicant would rarely satisfy the test.
- 1.15 The National Planning Practice Guidance, states that 'the planning history of a site may be a relevant consideration in the determination of an application.
- 1.16 Further, significant downturn in the UK or Global economy may also be a relevant consideration in the decision making process.

2. Local Plan related policy and other guidance

- 2.1 The Council's Local Plan sets out planning policy relating specifically to Identified Employment Areas. These policies set out the Council's policy approach to specific employment related aspects and will need to be taken account of when any new prospective development proposal is being drawn up / proposed.
- 2.2 Chapter 3 of this document sets out supplemental advice and guidance in relation to the specific identified employment areas planning policy (listed below).
- Policy 25 Protecting Identified Employment Areas
- 2.3 Chapter 3 of this document also seeks to help an applicant interpret the listed policy. It should be noted, that not all employment related policies are listed.

Policy 25 Protecting Identified Employment Areas

Identified Employment Areas (illustrated in the Council's Adopted Policies Map) will be protected from inappropriate development, redevelopment and change of use. The Council will also enhance the identified areas through appropriate development.

In accordance with guidance set out in the Council's Employment Sites Supplementary Planning Document and the Employment Land and Premises Study, the 'Core' Identified Employment Areas will be safeguarded for B1a, B1b, B1c, B2 and B8 uses only. Any change of use from a B class use will not be permitted.

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):

- *will not have an adverse impact on any other employment use(s) in the identified employment area in which it is located;*
- *will not significantly reduce the overall supply and quality of employment land and premises within the locality;*
- *will deliver economic regeneration benefits to the site and / or area or there will be a significant community benefit which outweighs the impact;*
- *will involve a vacant building for which there is clear and robust evidence of proactive marketing (a minimum of twelve months), with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use; and,*
- *the site / premises are no longer suitable or reasonably capable of being redeveloped for employment purposes.*

This Plan allocates 0.55 hectares of employment use land (B1, B2 and / or B8 use) adjacent to Magna Road Identified Employment Area in South Wigston. The allocation is illustrated on the Council's Adopted Policies Map.

- 2.4 In addition to other relevant local policies set out within the Council's Local Plan; national policy set out within the National Planning Policy Framework (NPPF) and guidance set out within the National Planning Practice Guidance (NPPG), will also be of relevance in certain employment development related cases.
- 2.5 When preparing any planning application, the applicant must take account of the NPPF, particularly where it states that planning *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'*. The Council will also take account of the NPPF throughout the decision making process.
- 2.6 To ensure that the Borough area has sufficient land supply of much needed B Class Uses, the Council allocates specific areas known as 'Identified Employment Areas'; which are mapped on the Council's Adopted Policies Map. The Borough area has 8 such areas (see table below paragraph 2.9 for the names of these areas). Alongside the Health and the Education sectors, Manufacturing employs the highest number of people within the Borough area (13.2 per cent each). The 'employment sector' (B Class Uses) as a whole, employs over 20 per cent of all those people with jobs in the Borough. Thus, B Class employment businesses are vitally important to the Borough's workforce.
- 2.7 The Identified Employment Areas within the Borough have been designated for over 20 years and are areas that have the highest concentration of larger scale, long standing employment uses. It is a priority, at both a local and national level, for these areas to be safeguarded from inappropriate development that negatively affects the critically important role that they play within the local economy. It is important to note, that once lost or diluted, it is very difficult to replace Identified Employment Areas. In addition, due to the nature of employment uses, for example, the times at which they operate and the regular vehicle movements, it is fitting to have all such uses within the same areas, as it is with leisure and retail uses within town and district centres.
- 2.8 The Council is aware that national policy and guidance, suggests that local authorities should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The Council is proactive in its approach, and does not protect employment land for the 'sake of protecting it'. In order to manage our proactive approach, the Local Plan includes a hierarchy of Identified Employment Area categories. Each of the Identified Employment Areas within the Borough has been assessed and has been classified within a specific category. The site categories are 'Core', 'Base' and 'Release'. Each of the three category definitions below have been taken from the Council's Employment Land and Premises Study.
- **Core Employment Site:** *Good quality employment site, serving incoming or local clients with a local, regional and national presence and of a scale and vibrancy to be regarded as a highly important contributor to the local economy. The 'Core Employment Sites' should be safeguarded and pressure from none B-Class uses resisted.*

- **Base Employment Site:** *These sites are very important sites for the market at present, providing valuable employment premises. Loss of employment uses should be resisted, except where the only way to stimulate the re-use of property is through a mixed-use redevelopment site. The presumption is therefore in favour of employment use. However, in circumstances where there has been long term vacancy of obsolete buildings, then a degree of flexibility should be exercised within this category, combined with proactive support to bring new modern employment (non B-Class) re-use.*
- **Release Employment Site:** *These are obsolete employment sites and premises that are no longer suitable for modern requirements because they are dominated by buildings that have come to the end of their economic life and have been vacant for a long time, combined with poor site suitability in terms of access, site layout and location. Release Employment Sites should be released from the employment sites portfolio and released for other usage.*

2.9 The Identified Employment Land area categories are shown below, along with the different identified areas in each category. (note – there are currently no ‘Release’ sites).

Core Identified Employment Areas	Base Identified Employment Areas
Magna Road in South Wigston	St Thomas Road in South Wigston
Tigers Close in South Wigston	North Street in Wigston
Chartwell Drive in Wigston	Cross Street / Regent Street in Oadby
Gloucester Crescent in South Wigston	Kenilworth Drive in Oadby

2.10 In addition to protecting existing employment areas within the Borough, the Council is required by government to provide additional employment land, to take account of ‘churn’ within existing employment areas, as well as the increase in the number of people living within the Borough’s communities. Provision of employment land within the Borough helps to create local job opportunities, reduce out-commuting, reduce the reliance on motor vehicles and promote sustainable local communities. There is therefore a link between this Policy and the Council’s Environment Strategy.

2.11 In the context of employment uses, ‘churn’ is defined as the movement of businesses within employment areas within the Borough or those lost to or gained from outside of the Borough. For example, if a newly formed business grows and begins to employ more people, it will inevitably need to increase the size of its premises to accommodate the additional staff. Thus, the business would either move to larger premises and leave the previously occupied smaller premise empty or enlarge its existing premises.

2.12 Identified Employment Land within the Borough, in general, tends to be attractive to businesses due to the lower rental values and land values. Neighbouring local authorities, tend to have higher rental and land values, therefore maintaining a healthy supply of identified employment land within the Borough area is important.

Reasons for applying adopted planning policy

2.13 As mentioned in paragraph 2.10 and 2.12, maintaining a healthy supply of identified employment land is vital for local employment and commuting, as well as businesses looking for more affordable rental values and land values. Maintaining supply can only be managed by applying planning policy appropriately.

2.14 In addition, maintaining a healthy supply of Identified Employment Land restricts the need for the Council to allocate further land for employment purposes. Losing existing Identified Employment Land to non employment uses means that the Council will need to find additional land to negate such loses. Due to the compact urban nature of the Borough area, the additional land would more than likely be greenfield land towards the urban peripheries and Borough boundary countryside edges. Loses in supply can only be managed by applying planning policy appropriately.

3. Specific advice and guidance

- 3.1 This Chapter sets out specific advice and guidance for all employment related development situated on Identified Employment Land Areas located within the Borough.

Sequential test

- 3.2 Paragraph 86 (or equivalent paragraph in any update) of the NPPF states that local planning authorities should apply a sequential test to proposals for main town centre uses that are not located within an existing centre, nor is in accordance with an up-to-date Plan.
- 3.3 Main town centre uses are defined in Appendix 2: Glossary (or equivalent section in any update) of the NPPF. The definition includes (but is not limited to) retail development, bars, restaurants, fitness centres (gyms), cultural development and tourism development.
- 3.4 Both the NPPF and the NPPG set out the requirements of a sequential test. It is explicitly stated that it is for the applicant to demonstrate compliance with the sequential test. It is for the Council to assess such test. In order to comply with the requirements of the NPPF, the applicant must satisfy the Local Authority (through a sequential test) that there are no other town, district or local centre units / sites or alternative units / sites in other locations within the Borough that are more suitable at this time. The NPPG sets out further guidance on the application of the sequential test.
- 3.5 National policy and guidance is also clear when it states that failure to undertake a sequential test could in itself be reason for a planning application refusal. On the flip side, undertaking an up to date and robust sequential test that is passed as satisfactory, does not guarantee that planning permission will be granted, as all other policy and material considerations will need to be taken into account prior to a decision being made.
- 3.6 Please note that the Council will only take account of the sequential test on Base Identified Employment Land Areas only. There is no policy flexibility afforded to Core Identified Employment Land Areas, therefore the sequential test would not be relevant.

Ancillary or Complementary Uses

- 3.7 If a non B Class Use is proposed that is deemed to be ancillary and / or complementary (by the Council) to the existing B Class Use (and / or the proposed B Class Use), the Council may be flexible in the application of Local Plan Policy 25 on the ancillary / complementary element of the proposal.
- 3.8 The Council may be flexible in the application of Policy 25 for ancillary and / or complementary proposals on both Core and Base Identified Employment Land Areas.
- 3.9 Although there will be circumstances when the Council will allow a level of flexibility for ancillary / complementary non B Class uses, it is for the applicant to fully justify /

evidence to the Council why the ancillary / complementary use is required for the carrying out of the main B Class Use that the proposal is ancillary / complementary to. If the Council does not consider that the appropriate level of evidence has been provided, the proposal cannot be recommended for approval.

Use of Upper Floors

- 3.9 Any proposal for development of non B Class Use(s) at upper floor levels will be treated in the same way as ground floor development proposals. Local Plan Policy 25 will be applied consistently on any floor of a development proposal.

Core Designated Identified Employment Land Areas

- 3.10 For any land and / or property situated within a Core Identified Employment Area, the 1st and 2nd paragraphs of Local Plan Policy 25 will apply. The relevant policy paragraphs are set out below.

Identified Employment Areas (illustrated in the Council's Adopted Policies Map) will be protected from inappropriate development, redevelopment and change of use. The Council will also enhance the identified areas through appropriate development...

...In accordance with guidance set out in the Council's Employment Sites Supplementary Planning Document and the Employment Land and Premises Study, the 'Core' Identified Employment Areas will be safeguarded for B1a, B1b, B1c, B2 and B8 uses only. Any change of use from a B class use will not be permitted.

- 3.11 In short, the Policy does not allow for any changes of use from B Class Use as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended). In addition, this SPD guidance document fully supports the application of Local Plan Policy 25 and does not allow for any changes of use from B Class Use within 'Core' Identified Employment Land Areas.
- 3.12 This is because the Council does not wish to lose high quality employment sites and / or prestigious businesses that are capable of competing for investment at a regional / sub-regional level.
- 3.13 As shown in the table under paragraph 2.9 of this report, the four Identified Employment Areas that are categorised as 'Core', are; Magna Road in South Wigston, Tigers Close in South Wigston, Chartwell Drive in Wigston, and Gloucester Crescent in South Wigston.
- 3.14 All of the Identified Employment Areas within the Borough are illustrated on the Council's latest Adopted Policies Map. For ease, all of the Identified Employment Area plans / boundaries are also contained within the appendices of this document.

Base Designated Identified Employment Land Areas

- 3.15 For any land and / or property situated within a Base Identified Employment Area, the 1st and 3rd paragraphs (including the bullet points) of Local Plan Policy 25 will apply. The relevant policy paragraphs are set out below.

Identified Employment Areas (illustrated in the Council's Adopted Policies Map) will be protected from inappropriate development, redevelopment and change of use. The Council will also enhance the identified areas through appropriate development...

... Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):

- *will not have an adverse impact on any other employment use(s) in the identified employment area in which it is located;*
- *will not significantly reduce the overall supply and quality of employment land and premises within the locality;*
- *will deliver economic regeneration benefits to the site and / or area or there will be a significant community benefit which outweighs the impact;*
- *will involve a vacant building for which there is clear and robust evidence of proactive marketing (a minimum of twelve months), with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use; and,*
- *The site / premises are no longer suitable or reasonably capable of being redeveloped for employment purposes.*

3.16 For those areas categorised as 'Base', there is flexibility afforded to change of use from B Class Use, should an applicant be able to demonstrate that the proposal conforms to the 5 bullet point criteria set out within Local Plan Policy 25. For avoidance of doubt, a proposal must conform to all 5 bullet criteria, if flexibility is to be afforded.

3.17 Although flexibility is afforded to 'Base' Identified Employment Areas, due to the importance of Identified Employment Areas to the Borough's economy, the Council has to be confident that continued employment uses are no longer viable and / or achievable, before change of use permission is granted. It should be noted that it is for the applicant to prove to the Council that a proposal conforms to the 5 bullet criteria. It is not for the Council to prove such.

3.18 This type of criteria based approach to flexibility in uses, is an approach that is used by a number of local authorities within England with regard to employment land.

3.19 To aid applicants submitting proposals for change of use, and to aid Council decision making, the below paragraphs set out advice and guidance relating to each of the bullets set out at Local Plan Policy 25. In addition, the below will set out the sort of information that will be required from an applicant when a change of use proposal is submitted.

Bullet 1:

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):...

- *will not have an adverse impact on any other employment use(s) in the identified employment area in which it is located;*

- 3.20 It should be noted that there are no set thresholds by which adverse impacts on any other employment use(s) within the Identified Employment Area are assessed. Adverse impacts will be assessed on a case by case basis.
- 3.21 Identified Employment Land Areas by design are areas of high vehicle movements, particularly large vans and HGV's, (as well as low pedestrian movements). Such vehicle movements, in general are reliant on wider uncongested roads not affected by on-street parked cars and high levels of pedestrian movements. Any proposal that has the potential to negatively affect existing vehicle movements, through the generation of on-street parked cars, or increase the conflict between vehicle movements and pedestrians will not be considered favourably. Also any proposal that has the potential to put pedestrians at risk will not be considered favourably.
- 3.22 In addition, if a non B Class Use is proposed that has the potential to have a negative impact on the running of existing employment uses, for example, insurances / security costs increase due to extended opening hours of a site, then the proposal would not be considered favourably.
- 3.23 If the Council considers that the information provided is insufficient to conform to bullet 1 of Local Plan Policy 25, and there are no overriding material considerations, the planning application cannot be recommended for approval. As a result, the Council will either;
- 1) advise the applicant to withdraw the application and address the concerns identified by the Council (if it is possible to do so);
 - 2) advise the applicant that they can continue in the knowledge that the application cannot be recommended for approval; or
 - 3) refuse the planning application.

Bullet 2:

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):...

- *will not significantly reduce the overall supply and quality of employment land and premises within the locality;*

- 3.24 It should be noted that there are no set thresholds by which employment losses will be classed as 'significant'. Losses of employment land and premises through changes of use and / or redevelopment will be assessed on a case by case basis relevant to the Identified Employment Land Area the loss occurs in.
- 3.25 Due to the varying sizes and nature of Identified Employment Land Areas within the Borough, something that is classed as 'significant' in one may not be classed as 'significant' in another.
- 3.26 Although there will not be a set threshold; a consistent measure will be used across all of the Identified Employment Land Areas. Any losses of employment land or premises proposed within an application will be assessed against the Identified Employment Land Areas overall land area. All measurements will be assessed in square metres. For clarity, the loss will be assessed in square metres and illustrated as a percentage loss of the overall employment area.
- 3.27 If the Council considers that the information provided is insufficient to conform to bullet 2 of Local Plan Policy 25, and there are no overriding material considerations, the planning application cannot be recommended for approval. As a result, the Council will either;
- 1) advise the applicant to withdraw the application and address the concerns identified by the Council (if it is possible to do so);
 - 2) advise the applicant that they can continue in the knowledge that the application cannot be recommended for approval; or
 - 3) refuse the planning application.

Bullet 3;

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):...

- *will deliver economic regeneration benefits to the site and / or area or there will be a significant community benefit which outweighs the impact;*

- 3.28 In order to conform to the 3rd bullet point of Local Plan Policy 25, an applicant would need to fully demonstrate to the Council that the proposed non B Class Use has an economic regeneration benefit or a significant community benefit.
- 3.29 There are no set thresholds by which economic regeneration benefits or significant community benefits will be assessed, however the following will be taken into account during any assessment being made by the Council. The Council is aware that benefits stemming from one application can be very different to benefits stemming from another application; however both could have benefits in their own rights. To this end, the Council will assess each application on a case by case basis, on its own merits.

Number of people being employed

3.30 In consideration of ‘economic regeneration benefit’ the number of employees in the existing use and the proposed use should be taken into account (but the decision is not limited to only this). For example, if a B8 Use Class Storage Facility employs 5 people, and the proposed non B Class Use employs 50 people, the positive increase in the number of employees should be looked at favourably. However, it should be noted, that positive increases in employee numbers should only be taken into account for the purpose of the applications assessment against the 3rd bullet of Local Plan Policy 25. Increase in employee numbers should not on its own be a material consideration in decision making.

3.31 The below table illustrates a guide to employment densities for several different uses. The table is an extract from the Homes & Communities Agency Employment Density Guide 3rd Edition 2015. The Council’s Employment Land and Premises Study 2017 also refers to the guide.

Use Class	Sub-Category	Sub-Sector	Density (sqm)	Notes
B1a Offices	General Office	Corporate	13	NIA
		Professional Services	12	NIA
		Public Sector	12	NIA
		TMT	11	NIA
		Finance & Insurance	10	NIA
	Call Centres		8	NIA
B1b	R&D Space		40-60	NIA lower densities will be achieved in units with higher provision of shared or communal spaces
B1c	Light Industrial		47	NIA
B2	Industrial & Manufacturing		36	GIA
B8	Storage & Distribution	National Distribution Centre	95	GEA
		Regional Distribution Centre	77	GEA
		‘Final Mile’ Distribution Centre	70	GEA
Mixed B Class	Small Business Workspace	Incubator	30-60	B1a, B1b – the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.
		Maker Spaces	15-40	B1c, B2, B8 - Difference between ‘planned space’ density and utilisation due to membership model
		Studio	20-40	B1c, B8
		Co-Working	10-15	B1a - Difference between ‘planned space’ density and utilisation due to membership model
		Managed Workspace	12-47	B1a, b, c
B8 / Sui Generis	Data Centres	Wholesale	200-950	
		Wholesale Dark Site	440-1,400	
		Co-location Facility	180-540	
A1	Retail	High Street	15-20	NIA
		Foodstore	15-20	NIA
		Retail Warehouse	90	NIA
A2	Finance & Professional Services		16	NIA
A3	Restaurants & Cafes		15-20	NIA
C1	Hotels	Limited Service / Budget	1 per 5 beds	FTE per bed
		Mid-scale	1 per 3 beds	FTE per bed
		Upscale	1 per 2 beds	FTE per bed
		Luxury	1 per 1 bed	FTE per bed
D2	Fitness Centres	Budget	100	GIA
		Mid Market	65	GIA – both types tend to generate between 40-50 jobs per gym
		Family		
	Cinema		200	GIA
	Visitor & Cultural Attractions		30-300	The diversity of the cultural attraction sector means a very wide range exists
Amusement & Entertainment Centres		70	Potential range of 20-100sqm	

3.32 The above guide should be used to calculate number of employees if the number for the existing / previous use is not specifically known. The guide should not be used to calculate number of employees of a proposed use. The number of employees of a proposed use is the responsibility of the applicant to evidence to the Council.

Significant Community Benefit

3.33 A non B Class proposal that has the potential to have a significant positive impact on the local communities' health and well-being would be looked upon favourably when it is assessed against bullet 3 of Local Plan Policy 25. For example, a community use facility that was created to allow the running of community events, activities and / or courses, which were open to the local community, would be looked at positively.

3.34 For the purposes of this SPD, the following definitions will be applicable;

Community – is defined as a group of local people, irrespective of whether they share common characteristics or not, that reside within the Borough area.

Significant benefit – is defined as a positive impact / benefit to a number of local people, not necessarily, a number of different user groups.

3.35 If the Council considers that the information provided is insufficient to conform to bullet 3 of Local Plan Policy 25, and there are no overriding material considerations, the planning application cannot be recommended for approval. As a result, the Council will either;

- 1) advise the applicant to withdraw the application and address the concerns identified by the Council (if it is possible to do so);
- 2) advise the applicant that they can continue in the knowledge that the application cannot be recommended for approval; or
- 3) refuse the planning application.

Bullet 4:

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):...

- *will involve a vacant building for which there is clear and robust evidence of proactive marketing (a minimum of twelve months), with registered commercial agents at a reasonable price, to demonstrate that there is no realistic prospect for continued employment use;*

3.36 Prior to an application for change of use of land and / or premises on a Base Identified Employment Land Area being submitted, the Council expects said land and / or premises to be actively marketed for at least a 12 month period. Depending

on the levels of interest, it may be necessary to review the effectiveness and quality of the marketing campaign every 6 months. For long term empty properties (empty for 6 months or more), there may be justification for a shortened marketing process (minimum 6 months), however this will be discussed between the applicant and the Council at the Pre-application stage and will be dealt with on a case by case basis.

- 3.37 For the avoidance of doubt, existing employment land and / or premises that are currently not in use, is not, by definition, redundant and will need to be marketed for B Class employment use. In addition, employment land and / or premises that are currently being used, but for non B Class Uses, is by definition, vacant and will need to be marketed for employment use.
- 3.38 It should be noted that a simple statement suggesting that *'the land and / or premises has been on our books for the past 12 months and has had no interest'*, will not demonstrate that there is no realistic prospect for continued employment use. The Council requires greater detail on which to make an informed judgment.
- 3.39 Typically this will include a breakdown of the marketing strategy which should be prepared by a suitably qualified professional, who is active within, and familiar with, the Oadby and Wigston Borough area employment land and commercial property market.
- 3.40 In terms of the marketing strategy, the Council would expect to see evidence that the availability of the site has been brought to the notice of at least the local business community, and has included at least the following details:
- asking price (including any reductions).
 - evidence for why the asking price chosen is reasonable and realistic.
 - the marketed use of the land and / or premises.
 - details of site particulars – which should include at least – good quality up to date internal and external photographs; a description of the land/premises; extent of the site; the current permitted use; dimensions of the site and premises; connected services; any restrictions, conditions, covenants; known costs (such as rateable value); contact details for viewing and more information; and, parking availability and access arrangements.
 - where and how often the land and / or premises were advertised.
 - types of clients advised of its availability.
 - a breakdown detailing; all expressions of interest, including feedback to why expressions of interest were not taken forward; all offers received including rental interest; progress and negotiations; and, reasoning for why offers were accepted or rejected. Note – it is not sufficient evidence to just quote the number of viewings and generalise on the feedback obtained.
- 3.41 It is important to note that the asking price of the property should reflect the current market value of such land and / or premises based on its current condition and use status.
- 3.42 If the Council considers that the information provided is insufficient to conform to bullet 4 of Local Plan Policy 25, and there are no overriding material considerations, the planning application cannot be recommended for approval. As a result, the Council will either;

- 1) advise the applicant to withdraw the application and address the concerns identified by the Council (if it is possible to do so);
- 2) advise the applicant that they can continue in the knowledge that the application cannot be recommended for approval; or
- 3) refuse the planning application.

Bullet 5:

Proposals to change the use of land or buildings within 'Base' Identified Employment Areas from B1a, B1b, B1c, B2, or B8 use will only be acceptable if they clearly demonstrate that the alternative use (s):...

- *The site / premises are no longer suitable or reasonably capable of being redeveloped for employment purposes.*

3.43 Where an applicant is seeking to demonstrate that the continued B Class Use employment is no longer appropriate, suitable and viable and / or the site cannot be redeveloped for other employment uses, the Council would expect that a Pre-application discussion takes place to ascertain the level of detail required from the applicant at the formal application stage. Although not definitive, the below bullet point list illustrates the sort of detail that would be expected in support of an application.

- Evidence that there is currently no demand for the site / premises in its current form – i.e its current use. Evidence such as this would usually stem from the marketing process.
- Evidence illustrating that the current condition of the site / premises is preventing it being leased / sold for employment uses.
- Evidence illustrating whether the site / premises are capable of accommodating other uses within the B Class Use, without significant works – i.e through conversion.
- Evidence suggesting that even if the site / premises were to be refurbished it would not be leased / sold for employment uses – i.e no demand.
- Evidence illustrating whether the site / premises are capable of being redeveloped for other employment uses.
- Evidence suggesting that even if the site / premises were to be redeveloped it would not be leased / sold for employment uses – i.e no demand.

3.44 The Council will give full consideration to the evidence submitted in an application. In some circumstances the Council may need to take independent advice on the information provided and the applicant will be expected to pay the Council's expenses for this.

3.45 It should be noted that the Council is unlikely to concede that the site / premises is in poor condition and cannot be used for continued employment use, on the word of the applicant only. The applicant will be required to submit evidence to the Council to enable an informed decision. It is not for the Council to seek such information. To

ensure that a site / premises has not been left to get into a state of poor condition intentionally, the Council will require maintenance records of the building concerned for at least the preceding 2 years (not just reactive repairs but also planned and programmed maintenance) or if the owner has not had the building for at least 2 years, for the duration of time they have owned it for with any records transferred from previous owners/building survey.

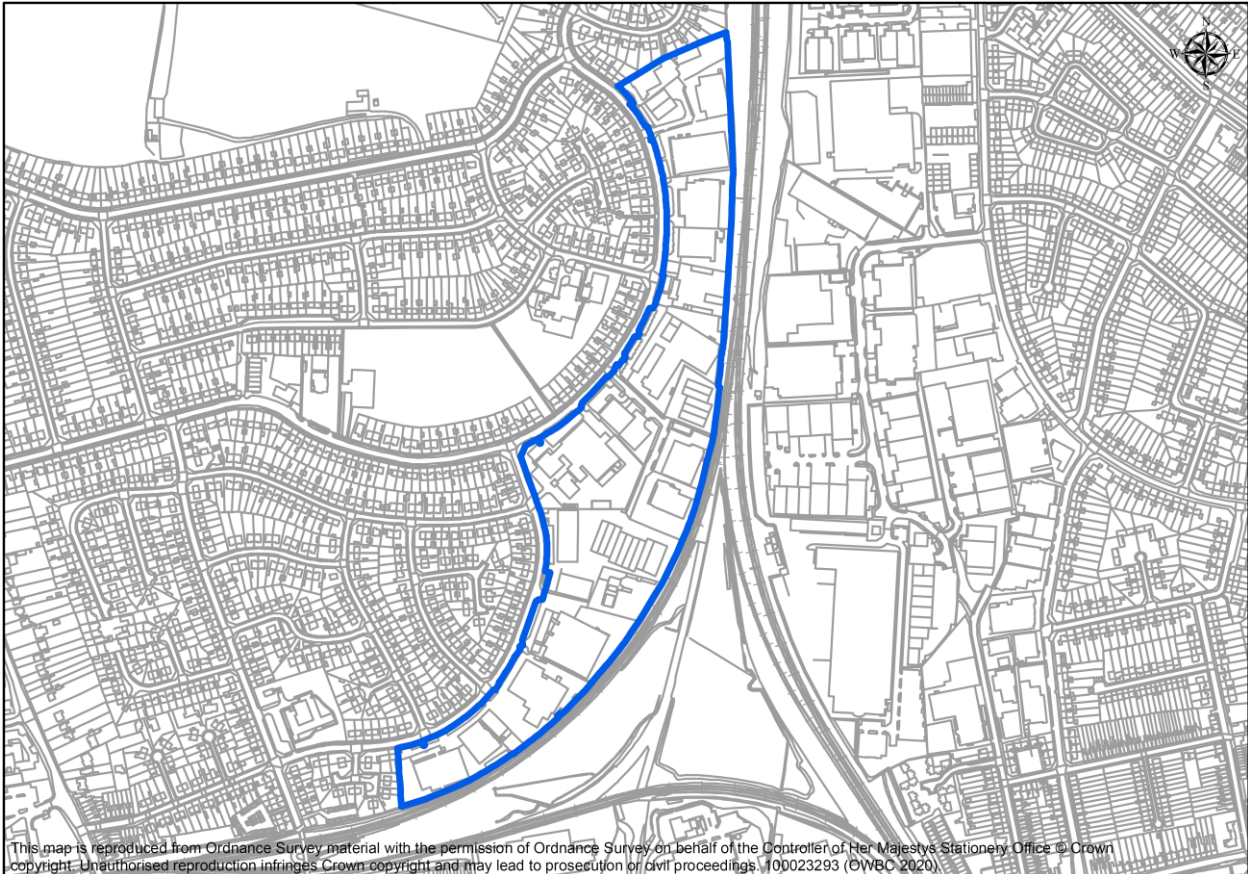
- 3.46 If the Council considers that the information provided is insufficient to conform to bullet 5 of Local Plan Policy 25, and there are no overriding material considerations, the planning application cannot be recommended for approval. As a result, the Council will either;
- 1) advise the applicant to withdraw the application and address the concerns identified by the Council (if it is possible to do so);
 - 2) advise the applicant that they can continue in the knowledge that the application cannot be recommended for approval; or
 - 3) refuse the planning application.

Appendix 1. Identified Employment Area Maps

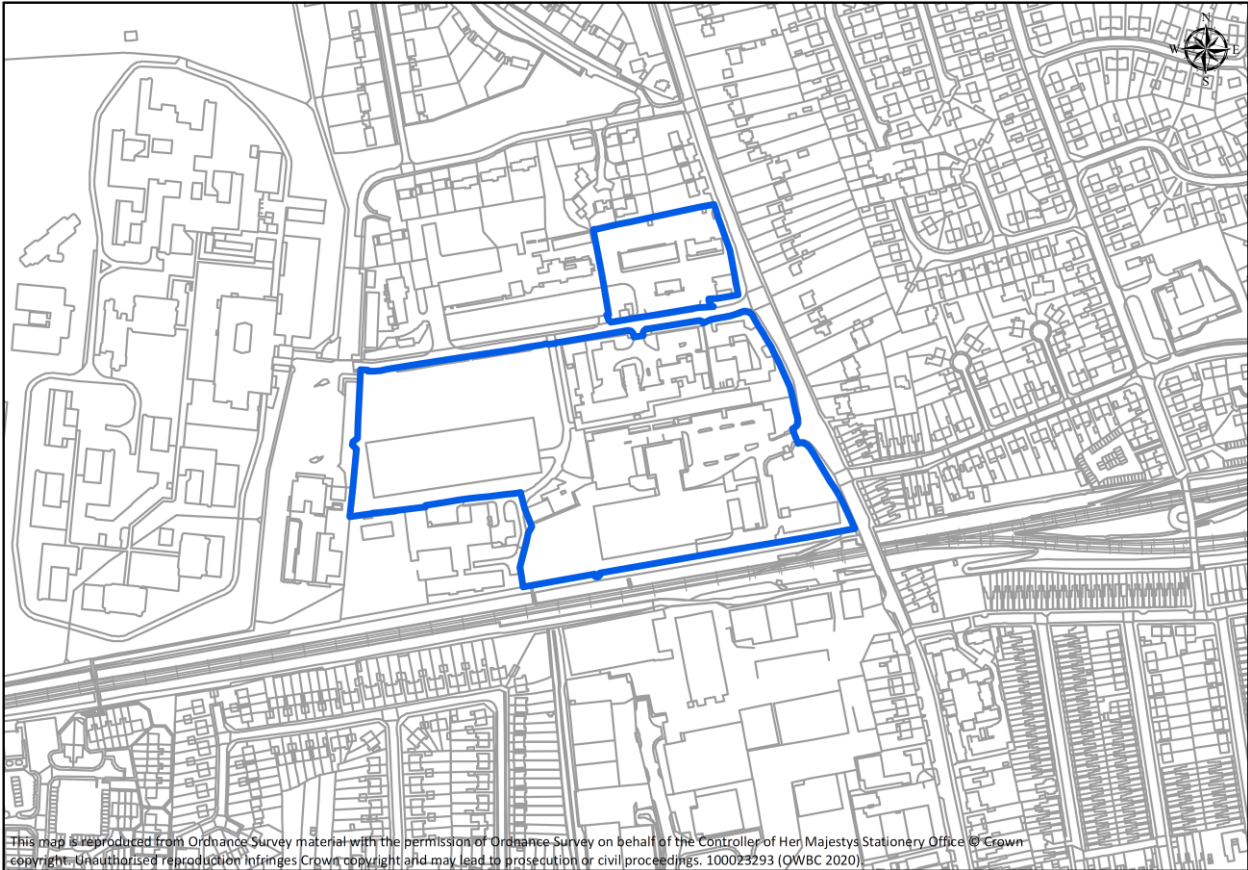
Magna Road, South Wigston



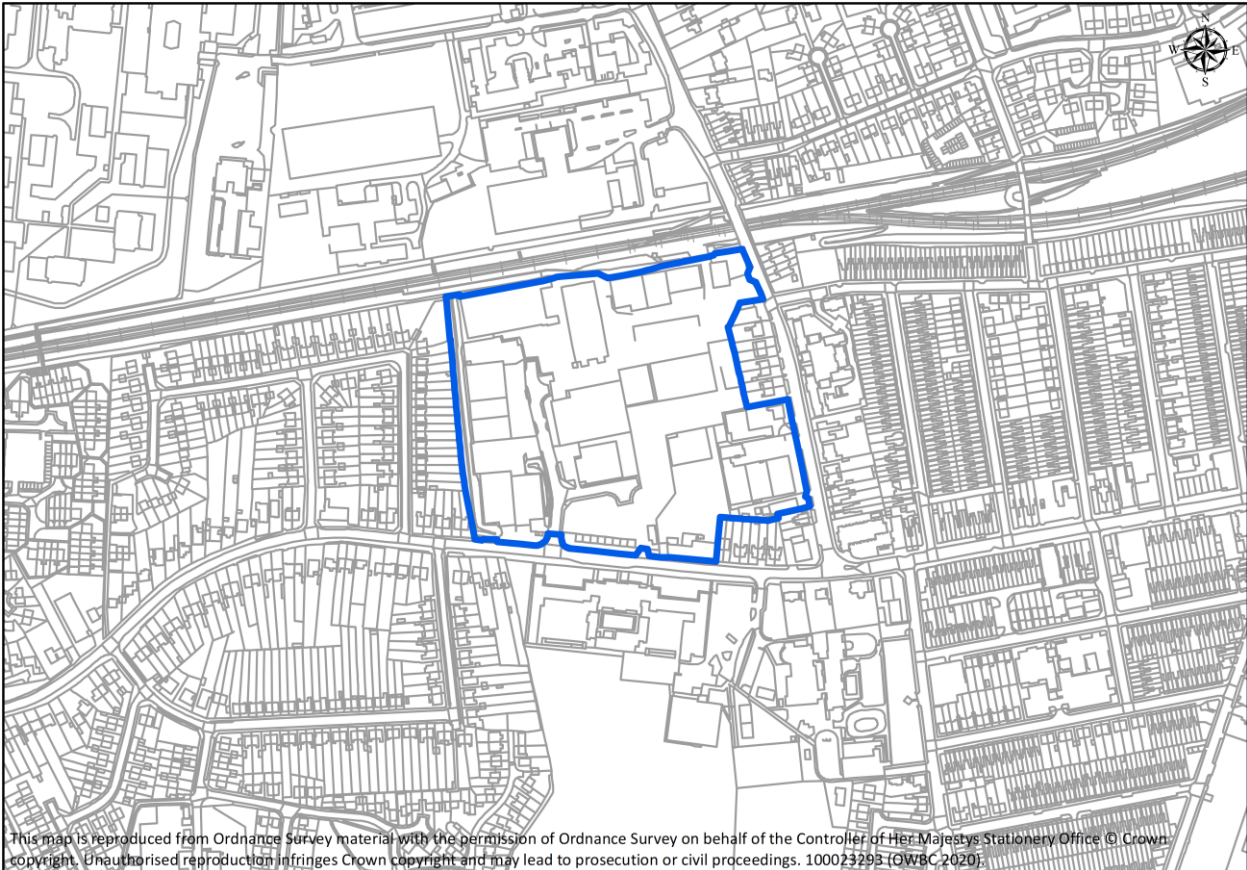
Gloucester Crescent, South Wigston



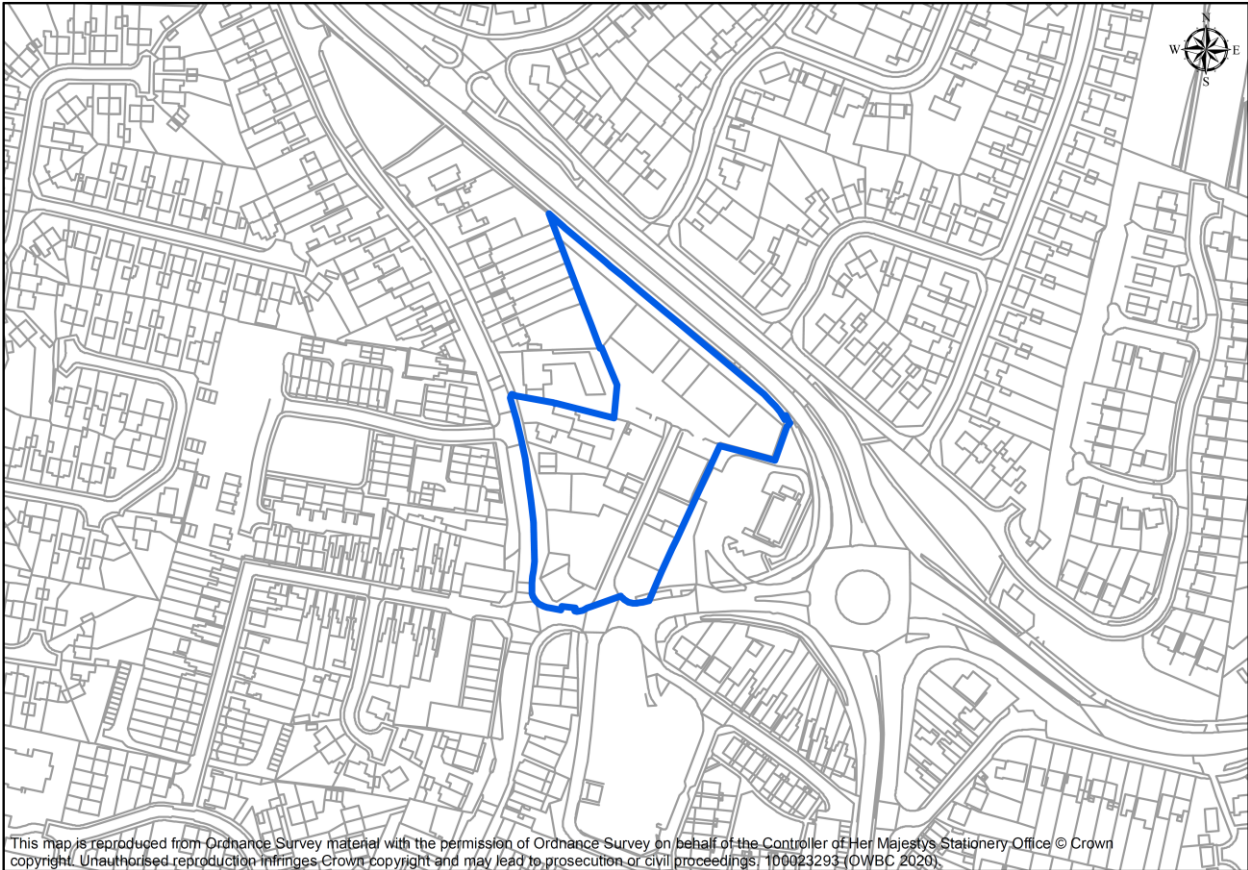
Tigers Close, South Wigston



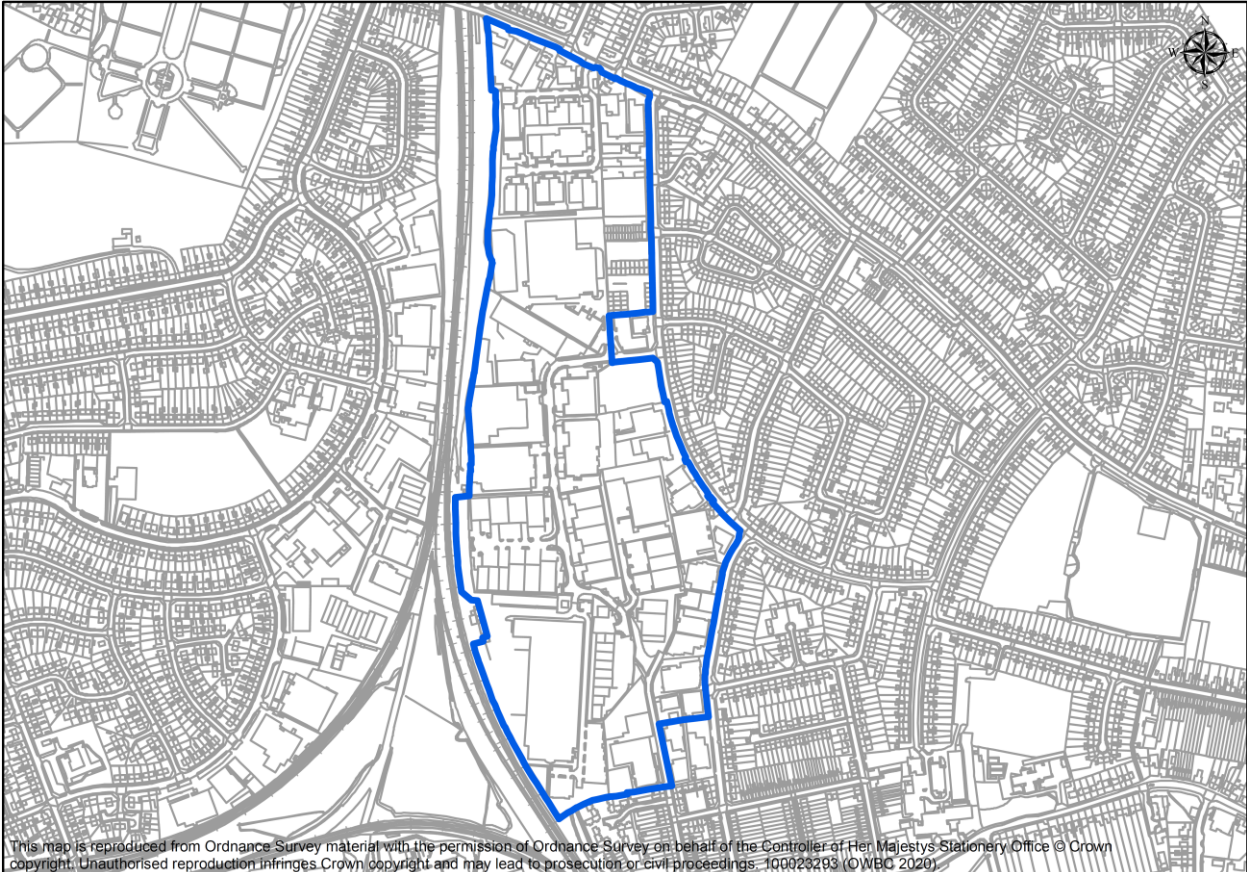
St Thomas Road, South Wigston



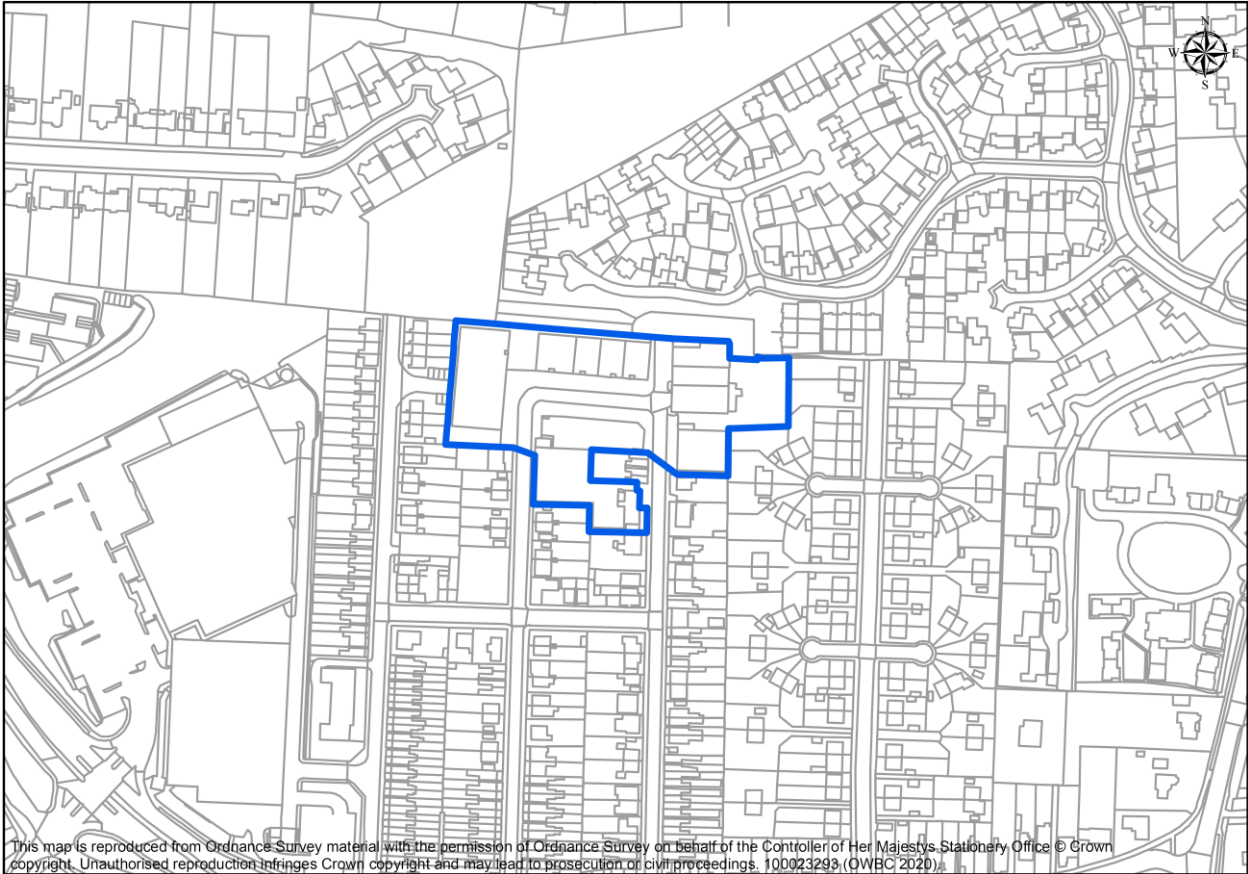
North Street, Wigston



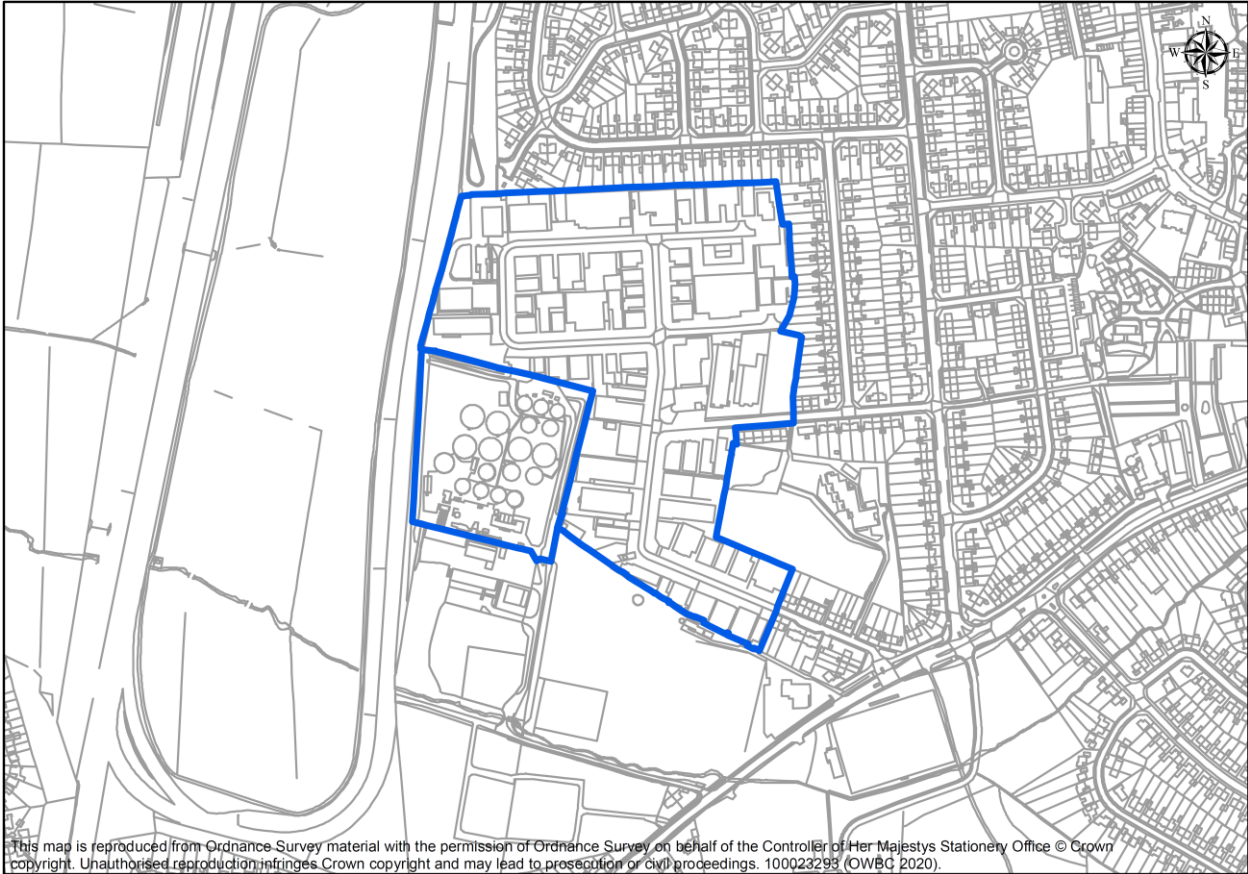
Chartwell Drive, Wigston



Cross Street / Regent Street, Oadby



Kenilworth Drive, Oadby



Identified Employment Land Supplementary Planning Document

Consultation Statement 2020

1 Introduction

- 1.1 This Public Consultation Statement (Statement) has been prepared in support of the Council's revised Identified Employment Land Supplementary Planning Document (SPD) that was publically consulted upon between midday Friday 26th June 2020 and midday Friday 21st August 2020.
- 1.2 In conformity with Part 5 of the 'Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017, this Statement sets out;
 - The persons that the Council consulted during the abovementioned 8 week public consultation;
 - A summary of the main issues raised by those persons who submitted comments during the consultation period; and,
 - How any issues raised during the consultation period have been addressed by the Council.
- 1.3 Appendix One of this Statement sets out all of the comments that were received during the public consultation period and Council officer responses to each of these comments.

2 Public consultation period

- 2.1 A public consultation for the revised Identified Employment Land SPD was undertaken by the Council during June and August 2020. The specific consultation dates are specified at paragraph 1.1 of this document.
- 2.2 The public consultation was undertaken in conformity with the relevant planning regulations (see paragraph 1.2 of this document) and the Council's Statement of Community Involvement (SCI).
- 2.3 The SCI sets out the Council's approach / requirement to involving and consulting local people and stakeholders in planning related document production, for example SPD's.
- 2.4 In line with requirements, the following persons and bodies were notified via letter, of the consultation that was taking place;
- Duty to Cooperate partners
 - Specific Consultation bodies
 - General Consultation bodies, and
 - Other stakeholders held on the Local Plan consultation database.
- 2.5 Due to the content of the Identified Employment Land SPD, four local commercial agents and 1 more regional commercial agent was/ were also consulted due to their specific employment based knowledge. In addition, mention of the consultation was made in OWBCBiz and an advert was sent to the Leicester and Leicestershire Enterprise Partnership. To note, of the 5 commercial agents contacted, only one was available for a telephone meeting.
- 2.6 The notification letter sent out to all of the above explained;
- The purpose of the consultation
 - How to find further information
 - The consultation period
 - How to make representations, and
 - How a person or body could be added to the Council's Local Plan consultation database.
- 2.7 In addition to the notification letter, the Council; made all elected Council Members aware of the consultation; advertised the consultation on each of the digital display screens throughout the Borough; advertised the consultation on social media; advertised the consultation on the Council's website; and, made available for inspection electronic copies of all relevant information and documentation on the Council's website.

3 Summary of the main issues raised

3.1 During the public consultation a total of nine persons / bodies submitted representations to the Council relating to the revised Identified Employment Land SPD. Representations were received from Milners Bakery, Sport England, Tone Consultancy, ESP Utilities, the Environment Agency, National Grid, Severn Trent, Natural England, and Historic England. In addition to the representations received, a telephone meeting was had with commercial agents, Pygott and Crone.

3.2 The key topics / main issues raised were;

- How will a proposal for change of use from B Class employment use to a use relating to a specific faith related community centre be assessed?
- The term 'significant community benefits' needs defining.
- Is the information set out within paragraphs 3.36 to 3.44 there to put extra burden on an applicant?
- It was mentioned, that in terms of marketing of a property, 6 months may be a more reasonable period rather than the 12 months specified, as Rate Relief for empty buildings tended to be for either a 3 or 6 month period depending on the type of property...ie Office is generally 3 months and industrial is generally 6 months.
- It was suggested that bullet 6 under paragraph 3.39 could be removed, as the points are picked up in bullets 4 and 5; also, if the property is being marketed online, once a web-link is removed a copy of the advert may no longer be available.
- Although it was acknowledged that it was not meant to ask for personal information, the existing wording of bullet 8 under paragraph 3.39, could be seen as requiring personal details of those who have expressed an interest in the property and / or land.
- In relation to the information required within paragraph 3.42 and 3.43, it was suggested that this type of work would require specific Quantity Surveyor advice and could be a costly exercise if the applicant was just doing it to conform to the requirements and wasn't actually necessarily looking to redevelop the site. It was suggested that the Council should dictate that the applicant discusses these requirements at a Pre-app stage and it is this Pre-app discussion that dictates what would be required of the applicant in relation to Bullet 5 of the Local Plan Policy.
- It was also suggested that the term 'robust' within paragraph 3.42 and 3.43 could be construed as being overly onerous. Whereas, just saying evidence, should suffice.
- The timescales set out for maintenance evidence within paragraph 3.44 are onerous, it was suggested that 2 year time period would be more appropriate.

4 How the issues raised have been addressed

4.1 Taking account of the comments received during the public consultation, amendments have been made to the SPD document. There were a number of minor wording amendments relating to clarity, repetition and grammar, with some more significant changes. The more significant changes are summarised below.

- An additional sentence has been added to paragraph 1.10 to suggest that an applicant should check with the appropriate statutory stakeholders to find out whether or not there are any restrictions relating to the site or the proposed development in relation to gas, electricity and water supplies. This was amended due to standing advice from Severn Trent and ESP Utilities.
- Paragraph 3.19 was reworded slightly to remove the request for 'minimum' levels of information required. It was reworded to suggest the sort of information that would be required. This was amended through advice from Pygott and Crone.
- An additional sentence was added to paragraph 3.29 to state that each application will be assessed on its own merits rather than a standardised approach to each application, as the Council is aware that benefits stemming from one application can be different to another application, yet they both produce benefits. This was amended from queries raised by Tone Consultancy.
- A new paragraph has been added (3.34) to define what the SPD means when it specifies 'community' and 'significant benefit'. This was added from queries raised by Tone Consultancy.
- An additional sentence has been added to paragraph 3.36 to suggest that there may be some flexibility in the length of time that a property is marketed for, if it has been empty for a period of time already. Such flexibility will be on a case by case basis and would be agreed during the pre-application process. This was amended through advice from Pygott and Crone.
- Bullet point 6 under paragraph 3.40 has been removed. This was amended through advice from Pygott and Crone.
- The now bullet point 7 has been reworded so that there is now no confusion as to whether personal information was required. The wording clarifies that it is not personal information required. This was amended through advice from Pygott and Crone.
- Paragraph 3.43 has been reworded to remove the requirement for minimum levels of detail. The wording now states that applicants should discuss the proposal with the Council through pre-application discussions; and it is these pre-application discussions that will determine the levels of information required, as not all proposals will require the same levels of information in support. This was amended through advice from Pygott and Crone.
- In all bullet points under paragraph 3.43, the word 'robust' has been removed. Also bullet points 5 and 8 have been removed. These bullet points referred to detailed costings being required relating to redevelopment or refurbishment of the site / premises. To note, this information may still be required, however not in all cases, and will be determined at the pre-application stage. This was amended through advice from Pygott and Crone.
- Paragraph 3.45 has been amended to require a minimum of 2 years maintenance evidence rather than 10 years worth of maintenance evidence. This was amended

through advice from Pygott and Crone.

Appendix One – comments received during the consultation period and officer responses

Name of person / body submitting comment	Date on which comment was received	Comment received	Officer response to comment received
Milners Bakery	2 nd July 2020	<p>I read through the proposed policy document with interest.</p> <p>I was curious to learn what exactly were the proposed changes of use to the commercial property in the Oadby+Wigston area?</p> <p>And which particular properties were being alluded to with regard to being marketed for long periods without hope of reuse within the borough- maybe there is something I could make use of?</p>	<p>The Council would like to thank Milners Bakery for taking the time to respond to the consultation.</p> <p>The Council's Identified Employment Land Supplementary Planning Document (Employment SPD) that is currently on public consultation, is not proposing any changes of use; it is seeking to manage changes of use from an employment use to a non employment use appropriately. Any proposed change of use would usually come from an applicant submitting a planning application to Council. The Employment SPD would then be used to inform the outcome of the submitted application.</p> <p>The Employment SPD is not relevant to every employment use site / property within the Borough area, it is focussed on the eight Identified Employment Land Areas only. The eight Identified areas are contained within Appendix 1 of the Employment SPD.</p> <p>When the Employment SPD highlights the use of marketing, it is</p>

			<p>relating to when applicants have submitted a planning application for change of use from an existing employment use, to a use that is not employment in its use. As mentioned above, this only relates to proposed changes of use within one of the Borough's eight Identified Employment Areas. Picking up on your point relating to whether you could make use of any redundant sites, there may well be opportunities for you, however this would very much be dependant on the use you would be proposing.</p>
Sport England	2 nd July 2020	<p>Thank you for consulting Sport England,</p> <p>We do not wish to comment on the above.</p>	<p>The Council would like to thank Sport England for taking the time to respond to the consultation.</p>
Tone Consultancy	8 th July 2020	<p>I understand from the media reports that the Government is going to relax planning laws. If this is true, wouldn't it be prudent to wait for the Government guidelines/views/legislation before starting consultations on this document?</p>	<p>The Council would like to thank Tone Consultancy for taking the time to respond to the consultation.</p> <p>You are correct that the Government has relaxed some planning laws. However, as far as the team is aware, none of the changes would relate to the change of use of properties and / or land on designated Identified Employment Areas. To note though, Government policy and / or legislation, does take precedence over local planning policy.</p> <p>As you will be aware, the planning</p>

			<p>profession is extremely fluid, with the Government announcing changes to policy / legislation on an ongoing basis, whether it be new policy / legislation or retracting of current or old policy / legislation. Due to this, it would not be possible for the Council to respond to each and every change made by Government. However, the Council must be in a position whereby it has up to date planning policy and guidance of its own that responds to planning development / issues at a local level.</p>
<p>Tone Consultancy</p>	<p>8th July 2020</p>	<p>Page 14 Significant Community benefit</p> <p>Para 3.33</p> <p>This para refers to community centres. I agree with the principle that applications that provide for all the communities would receive favourable planning consideration. But the statement from the community centres saying ‘all are welcome’ but if the ethos and the environment discourages others to use it could be a problem. More than that I wonder how an application from the Hindu community for a centre primarily for use by Hindus would fair under this policy. How will it be judged?</p> <p>Read bullet 3 and 3.28 on page 12</p>	<p>Although the Council must protect Identified Employment Areas from inappropriate development, it is aware that some changes of use from an employment use would be acceptable, subject to it conforming to adopted policy. One of the considerations when assessing whether a proposal is acceptable or not, is – is the negative impact of the proposal outweighed by the community benefit of the proposal.</p> <p>The type of benefit that one proposal has on the community, may be very different to what another proposal has; however both proposals could have a positive benefit to the community in its own way. Due to this, it would not necessarily be possible to consider proposals objectively</p>

		<p>in conjunction with my above point. EG if a community wants to convert an industrial premise on Kenilworth Road to a community centre para 3.3 will apply. Considering shortage of land and suitable available recreational premises in O&W, it is most likely that a community will have to look at the option of vacant industrial premises.</p> <p>The Council needs to clarify in more detail what it means by 'significant community benefits' -it has to be specified like what it has done about 'economic regeneration benefit' in para 3.30.</p> <p>2. It looks like the officers do not know how to define 'significant community benefits'! First of all the definition of the 'community' needs to be agreed—do they mean local residents living in nearby streets or a community defined by eg faith or indoor sports eg bridge club?</p> <p>3. Then there is the matter of 'Significant' - Who determines and how what is significant? This may sound petty or trivial but when you are faced with a planning application in a committee where officers have made a recommendation based on their opinion, and in the public gallery you have hundreds of people</p>	<p>against a set of criteria. The assessment would need to be subjective and based on a case by case basis.</p> <p>However, taking account of the comments in relation to the definition of 'significant' and 'community', the following additional wording has been proposed;</p> <p><i>'3.34 For the purposes of this SPD, the following definitions will be applicable;</i></p> <p><i>Community – is defined as a group of local people, irrespective of whether they share common characteristics or not, that reside within the Borough area.</i></p> <p><i>Significant benefit – is defined as a positive impact / benefit to a number of local people, not necessarily, a number of different user groups.'</i></p> <p>In response to point 4 – the SPD is not adding any additional burden on an applicant...it is setting out what is expected from an applicant to conform to the Council's adopted planning policy position. The SPD is offering advice and guidance to any prospective development proposal situated within one of the</p>
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		<p>watching the debate, these issues suddenly liven up and may become very sensitive.</p> <p>4. Para 3. 36 to para 3.44 (bullet point 5) page 16 . I find this very interesting. Is the aim to reduce red tape or is it to burden business/potential businesses with more work? Para 3.42 is very interesting !</p>	<p>Borough's Identified Employment Areas, as well as helping the Council approach all planning decisions in a positive and robust way.</p> <p>Paragraphs 3.35 through to 3.45 have been amended taking account of comments received during the public consultation. See changes set out in response to comments received from Pygott and Crone.</p>
ESP Utilities Group Ltd	22 nd July 2020	<p>Thank you for your recent plant enquiry at: Wigston & Oadby.</p> <p>I can confirm that ESP Utilities Group Ltd has no gas or electricity apparatus in the vicinity of this site address and will not be affected by your proposed works. However, there is an electric network nearby, for which an as-laid drawing is enclosed.</p> <p>ESP Utilities Group Ltd are continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.</p>	<p>The Council would like to thank ESP Utilities Group Ltd for taking the time to respond to the consultation.</p> <p>Should there be a development proposal put forward within any of the Identified Employment Areas, the Council will endeavour to consult ESP Utilities Group Ltd.</p>
National Grid	30 th July 2020	<p>We have reviewed the above document and can confirm that National Grid has no comments to make in response to this</p>	<p>The Council would like to thank National Grid for taking the time to respond to the consultation.</p>

<p>Environment Agency</p>	<p>5th August 2020</p>	<p>consultation.</p> <p>Thank you for giving the Environment Agency the opportunity to comment on your Authority's Identified Employment Land Supplementary Planning Document and which was received on 26 June 2020.</p> <p>We have reviewed the submitted information and the only comments we have to make are regarding the environmental constraints associated with a number of the Identified Employment Areas as given in Appendix 1.</p> <p>The following Areas are underlain by historic (closed) landfill. Therefore these sites are sensitive from the perspective of controlled waters. During any redevelopment of these sites the necessary investigations and remediation works must be undertaken which ensure there is no pollution risk to the water environment:</p> <p>Magna Road, South Wigston – southern portion of site</p> <p>Tigers Road, South Wigston – north-western element (Tigers Road)</p> <p>St Thomas Road – the whole site</p>	<p>The Council would like to thank the Environment Agency for taking the time to respond to the consultation.</p> <p>Although the SPD document itself is not proposing any development, the Council will endeavour to consult with the Environment Agency should development be proposed that may affect any of the sites mentioned in their consultation response.</p>
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		Kenilworth Drive, Oadby – south-western portion of the site. Areas of this site also lie within Flood Zones 2 and 3, according to the latest information available to the Environment Agency. Therefore any redevelopment of this site and which lies within flood zone would be subject to the (flooding) sequential test.	
Severn Trent	12 th August 2020	<p>Thank you for the opportunity to comment on your consultation regarding the Identified Employment Land SPD, as the SPD relates to existing employment land there is limited opportunity for input from Severn Trent.</p> <p>We would however note that where development changes from one employment class to another that there is potential for water consumption and sewerage demands to change, i.e. if land was previously used for storage and Distribution to a food production usage there is potential that additional capacity within the sewerage and water supply systems may be required. We would therefore recommend that where land usage changes, Severn Trent is contacted with detail of the proposed water consumption and sewerage requirement.</p>	<p>The Council would like to thank Severn Trent for taking the time to respond to the consultation.</p> <p>The Council will endeavour to consult Severn Trent should a proposal be submitted to the Council for change of use to a use that may have an impact on water supply and waste sewerage.</p>
Severn Trent	12 th August 2020	Are there any specific design	The Council will endeavour to

		<p>criteria that will be applied to employment land uses?</p> <p>If so Severn Trent appreciate that complications can arise through brownfield development, but would note that through redevelopment of these sites there can be opportunities to provide wider benefits. We would therefore recommend that any redevelopment is designed in line with current best practice, in particular SuDS and that surface water is discharged in accordance with the drainage hierarchy, even where an existing combined sewer connection exists. Re-development should also implement water efficient design and technology, to ensure that development is undertaken sustainably. The consideration of rainwater harvesting should also be utilised where appropriate, particularly where the new employment usage is identified as being more water intensive than the existing land use.</p>	<p>consult Severn Trent should a proposal be submitted that could have a positive impact / wider benefits.</p>
Natural England	12 th August 2020	<p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major impacts on the natural environment. We therefore do not wish to provide specific comments.</p>	<p>The Council would like to thank Natural England for taking the time to respond to the consultation.</p>
Historic England	19 th August 2020	<p>Thank you for the opportunity to</p>	<p>The Council would like to thank</p>

		<p>engage with the consultation for the employment land SPD.</p> <p>I can confirm that we have no comments to make on the document in respect of our remit for the historic environment.</p> <p>One general comment is there appears to be a typo in the last sentence of Para 2.14 which possibly should read 'Losses' rather than 'Loses'.</p>	<p>Historic England for taking the time to respond to the consultation.</p> <p>The Council will ensure that the typo is corrected.</p>
Pygott and Crone	20 th July 2020	<p>Telephone meeting took place on the 20th July 2020. A summary of the key points mentioned are;</p> <ul style="list-style-type: none"> • In response to the wording of paragraph 3.35 (now 3.36), it was mentioned by Pygott and Crone that 6 months may be more reasonable rather than the minimum 12 months proposed, as Rate Relief for empty buildings tended to be for either a 3 or 6 month period depending on the type of property...ie Office is 3 months and industrial is 6 months. 	<p>The Council would like to thank Pygott and Crone for taking the time to undertake a telephone meeting in relation to the consultation.</p> <p>An additional sentence has been added to paragraph 3.36 to suggest that there may be some flexibility in the length of time that a property is marketed for, if it has been empty for a period of time already. Such flexibility will be on a case by case basis and would be agreed during the pre-application process. This was amended through advice from Pygott and Crone.</p>
Pygott and Crone	20 th July 2020	<p>It was suggested that bullet 6 under paragraph 3.39 could be removed, as the points are picked up in bullets 4 and 5; also, if the property is being marketed online, once a web-link is removed a copy of the</p>	<p>Bullet point 6 under paragraph 3.40 has been removed.</p>

		advert may no longer be available.	
Pygott and Crone	20 th July 2020	Although it was acknowledged that it was not meant to ask for personal information, the existing wording of bullet 8 under paragraph 3.39, could be seen as requiring personal details of those who have expressed an interest in the property and / or land.	The now bullet point 7 has been reworded so that there is now no confusion as to whether personal information was required. The wording clarifies that it is not personal information required.
Pygott and Crone	20 th July 2020	In relation to the information required on within paragraph 3.42 and 3.43, it was suggested that this type of work would require specific Quantity Surveyor advice and could be a costly exercise if the applicant was just doing it to conform to the requirements and wasn't actually necessarily looking to redevelop the site. It was suggested that the Council should dictate that the applicant discusses these requirements at a Pre-app stage and it is this Pre-app discussion that dictates what would be required of the applicant in relation to Bullet 5 of the Local Plan Policy.	Paragraph 3.43 has been reworded to remove the requirement for minimum levels of detail. The wording now states that applicants should discuss the proposal with the Council through pre-application discussions; and it is these pre-application discussions that will determine the levels of information required, as not all proposals will require the same levels of information in support.
Pygott and Crone	20 th July 2020	It was also suggested that the term 'robust' within paragraph 3.42 and 3.43 could be construed as being overly onerous. Whereas, just saying evidence should suffice.	In all bullet points under paragraph 3.43, the word 'robust' has been removed. Also bullet points 5 and 8 have been removed. These bullet points referred to detailed costings being required relating to redevelopment or refurbishment of the site / premises. To note, this information may still be required, however not in all cases, and will determined at the pre-application

			stage.
Pygott and Crone	20 th July 2020	The timescales set out for maintenance evidence within paragraph 3.44 are onerous, it was suggested that 2 year time period would be more appropriate.	Paragraph 3.45 has been amended to require a minimum of 2 years maintenance evidence rather than 10 years worth of maintenance evidence. The requirement has been amended as it could have been restrictive to some development proposals.