

TECHNICAL, EXPLANATORY NOTE

- Leicester's Industrial; Light Industrial; and Warehouse Need to 2036.

In Summary – The amount of Employment land supply that can be provided (by the allocations proposed), is now being shown in the second table below, as an equivalent in floorspace (sqm); instead of solely the hectarage (ha), that was shown in Table 8 of 'The Plan' - (As evidenced by 2020 EDNA).

- Leicester City Council – Local Plan EIP – 7th October 2024

This note has been produced, in response to The Actions requested by The Inspectors. It covers action reference 23 on the Plan Examination Hearing Action List; Week 1 (1st – 4th October 2024).

The corrected developable Employment land area in hectares, has also been shown in the first table below; (which was amended for example, following the removal of the Household Waste Recycling Centre (HWRC); [Therefore shown as plus 1.5 ha, in the table below, for the Former Western Park Golf Course allocation; and the reductions (due to needing to provide Gypsy & Traveller accommodation on several of the sites), are shown as minus -0.5 ha (G & T)].

The incorrect right-hand column (that was included in MIQ 27 which mistakenly showed the boost to the hectarage, instead of to the sqm), is now shown greyed out below.

The hectarage table from MIQ 27, is shown below. It can be seen from this, that the overall site totals have had to be adjusted slightly from the hectarage that was shown in the original Table 8 (as contained in 'The Plan').

Leicester's Industrial, Light Industrial and Warehouse - Need as Floorspace

The table below, shows Leicester's employment land need to 2036 in floorspace, excluding the E(g)(i) office requirement and should explain more clearly the "20% employment boost", that is set out in Matter 2 MIQ 27, (which includes a table, incorrectly showing the hectarage as being boosted). By using the land more effectively, to provide a larger amount of floorspace in the same hectarage of land, the necessary floorspace of employment development can be accommodated, even though there remains an 'academic shortage in hectarage'.

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Address	Size (ha)	+20%
Former Western Park Golf Course	9.74 ha +1.5 HWRC -0.5 G & T =10.75	12.9
Beaumont Park	7.14 -0.5 G & T =6.64	7.968
North of Birstall Golf course /East of Ashton Green	2.4 ha	2.88
Eastern part of Thurgaston Road/Hadrian Road open space	2.7 ha -0.5 G & T =2.2	2.64
Mountain Road	2.1 ha	2.52
East of Samworth's Bradgate Bakery	5.0 ha	6.0
Total	29.59 ha	34.9

Employment Land Available

The available employment land is made up from the following 3 sources :-

- 'Sites in the Plan' - 29.59 ha,
- 7.5 in the section 73 planning application (ref 20240895),
- 23 ha Charnwood Borough,

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These therefore total **60.1ha of supply, in hectares**. There is therefore no longer a '16ha shortfall is to be provided', as was noted in the Action List. Because need it 65ha, there is only a 5ha shortfall, that can definitely met by converting the need into floorspace, as is shown below, without needing further land supply, (ie additional hectarage).

The Local Plan [SD/2] on page 167 includes Table 8, which shows the Supply of Employment Sites.

It is re-iterated that the section 73 planning application (ref 20240895) has now been submitted. It was validated as being complete on 11/07/2024 and is due to be determined imminently (the estimated target decision date being 31/10/2024). Consultee responses have been received and have not highlighted any major outstanding issues.

This is expressed as floorspace and then converted to a land need at the standard ratio of 3,900 sqm/hectare. Please note that, given past development patterns it is assumed that the Mixed E(g)/B Class development will be mostly industrial/warehouse in nature. Figures are taken from Tables 36-37, pages 159-160 of 2020 Economic Development Needs Assessment (EDNA) (EB/EM/1). The overall floorspace need target to equate to 65 ha is thus **253,682 sqm**.

Table 1 – Leicester Employment Land Need Modelling, 2019-36 as Floorspace

Use Class	Floorspace /Year Need, Sqm	Total Need Over Local Plan Need, Sqm*	Total Need, ha at 3,900 sqm/hectare
E(g)/B Class (Mixed)	238	5,236	1.32
E(g) Class (Mixed)	1,108	24,376	6.16
E(g)(iii)	129	2,838	0.66
B2	5,989	131,758	33.88
B8	4,067	89,474	22.88
Total	11,531	253,682	65.00

*Includes a 5 year buffer to provide choice to businesses and a continuum of supply at the end of the Local Plan Period

N.B. Some columns may not tally due to rounding and workings within the forecast methodology

Source: BE Group, 2019 and 2024

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Employment Land Supply, Floorspace Delivered at Differing Densities

The EDNA in calculating site areas from floorspace assumes a density of 3,900 sqm/hectare for industrial and warehouse uses. Table 1 shows the increase in floorspace that may be achieved where site density is increased by 20 percent, i.e. a density of 4,680 sqm/hectare on sites where this is judged to be achievable, given site conditions. The City Centre office supply is separate and not included here.

The overall conclusion is that, assuming the 20 percent uplift in development density on sites that could support it, the proposed industrial and warehouse land supply could provide for 255,218 sqm of floorspace, i.e. sufficient to meet the floorspace target of 253,682 sqm noted previously, without increasing the hectareage of land allowed for.

Table 1 – Supply of Employment Sites – Estimated Increase in Floorspace Assuming 20 percent Increase in Site Density

Address	Size (ha)	Floorspace (sqm) Based on EDNA 3,900 sqm/hectare	Floorspace (Sqm) Assuming 20 percent Site Intensification, i.e. 4,680 sqm/hectare
Sites within the Leicester Boundary			
Former Western Park Golf Course*	10.75	32,254	32,254
Beaumont Park*	6.64	25,000	25,000
North of Birstall Golf Course/East of Ashton Green	2.4	9,360	11,232
Eastern Part of Thurcaston Road/Hadrian Road Open Space	2.2	8,580	10,296
Mountain Road	2.1	8,190	9,828
East of Samworth's Bradgate Bakery	5.0	19,500	23,400
Section 73 Planning Application	7.6	29,640	35,568
Sub Total	34.49	132,524	147,578
Sites Outside of the Leicester Boundary			
Charnwood Provision	23.00	89,700	107,640
Sub Total	23.00	89,700	107,640
Total	57.49	222,224	255,218

*Uses floorspace figures provided by Leicester City Council to allow for additional ecology mitigation within the net employment land zones.