

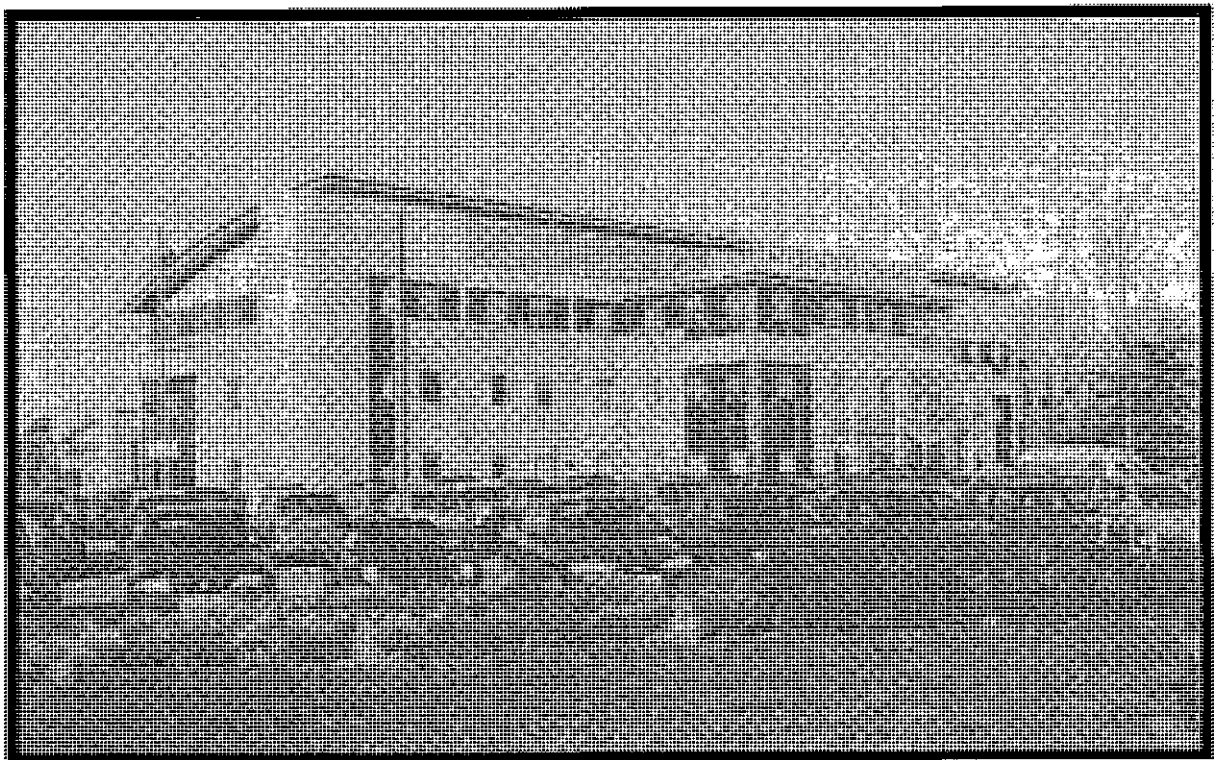
EMPLOYMENT

POLICIES AND PROPOSALS

Where appropriate, policies from the approved Leicestershire Structure Plan (1994) are included in this Local Plan. These appear in *italics*.

The Local Plan policies and proposals are in **UPPER CASE BOLD TYPE**.

All of the policies must be considered together before a view can be determined on a particular proposal.



Carlton Park, Narborough.

EMPLOYMENT

EMPLOYMENT - POLICIES AND PROPOSALS

PLANWIDE POLICIES

Primarily Employment Areas

E1 WITHIN THE PRIMARILY EMPLOYMENT AREAS IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT DEVELOPMENT ONLY (BUSINESS, GENERAL INDUSTRIAL AND STORAGE/ DISTRIBUTION USES), EXCEPT WHERE THE PROPOSED DEVELOPMENT WOULD:

- (i) HAVE AN UNSATISFACTORY RELATIONSHIP WITH OTHER NEARBY PROPERTIES THAT WOULD BE SIGNIFICANTLY DETRIMENTAL TO THE AMENITIES ENJOYED BY THE OCCUPIERS OF THOSE PROPERTIES, INCLUDING CONSIDERATIONS OF VIBRATION, EMISSIONS, HOURS OF WORKING, VEHICULAR ACTIVITY, PRIVACY, LIGHT, NOISE DISTURBANCE, AND AN OVERBEARING EFFECT; OR
- (ii) BE SIGNIFICANTLY OUT OF KEEPING WITH THE CHARACTER OR APPEARANCE OF THE AREA; OR
- (iii) RESULT IN THE OVER-DEVELOPMENT OF THE SITE DUE TO FACTORS INCLUDING SCALE AND MASS; OR
- (iv) BE OF UNSATISFACTORY LAYOUT, DESIGN OR EXTERNAL APPEARANCE; OR
- (v) BE LIKELY TO PREJUDICE THE SATISFACTORY OR COMPREHENSIVE DEVELOPMENT OF A WIDER AREA.

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E1 (cont)

WHERE NECESSARY PLANNING PERMISSION WILL BE RESTRICTED TO APPROPRIATE USES WITHIN BUSINESS, GENERAL INDUSTRIAL AND STORAGE/DISTRIBUTION USE CLASSES AS DEFINED IN THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AS AMENDED BY THE USE CLASSES (AMENDMENT) ORDER 1995.

- 4.21 The District Council wishes to ensure that employment development occurs in the most appropriate locations, usually separated from residential areas, and is consistent with its other policies for the plan area. The areas proposed as Primarily Employment Areas will accommodate a wide range of industries and opportunities will be available for new buildings, extensions to existing development and changes of use.
- 4.22 It is important, however, that consideration is given to the effects of development on the environment and functioning of both the Primarily Employment Area and other nearby areas. The given criteria will ensure that development does not occur in unsuitable locations or in an unsatisfactory manner. Development will need to provide appropriate landscaping and amenity areas, and, satisfactory access, manoeuvring, loading and parking, reference should therefore also be made to the policies in the Transport and Accessibility section in particular.

Primarily Business Areas and Other Locations for Business within the Built up Area

E2 WITHIN THE PRIMARILY BUSINESS AREAS IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR BUSINESS DEVELOPMENT ONLY.

IN OTHER LOCATIONS WITHIN THE LIMITS TO THE BUILT UP AREA IDENTIFIED ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR BUSINESS DEVELOPMENT.

IN ALL CASES THE PROPOSED DEVELOPMENT MUST NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY E1.

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- 4.23 Primarily Business Areas are not suitable by virtue of their location, layout or nature of the business for either general industrial or storage/distribution development. It is the intention of the District Council generally to restrict development to business uses to protect the character, amenity and employment potential of these areas. This will be achieved by applying the controls in Policy E1. Elsewhere within the Built-Up Areas, including Primarily Residential Areas, it recognises that there are opportunities to satisfactorily accommodate certain types of business uses, depending upon their nature, scale and characteristics.

Expansion and Relocation of Existing Employment Uses

- 4.24 Structure Plan Employment Policy 7 recognises the contribution that existing employers make to the local economy and the importance of ensuring that such firms are able to expand subject to appropriate restrictions:

"Planning permission will normally be granted for the expansion of existing firms, unless unacceptable environmental conditions would result.

Provision may be made for existing firms to relocate from constrained or inappropriate sites."

The expansion of existing firms in Primarily Employment, Primarily Business and Primarily Residential Areas is catered for in Policies E1, E2 and R2 respectively and the following Policy deals with situations elsewhere within the built up area.

- 4.25 The District Council recognises that there may be opportunities for established employment activities outside the Primarily Employment and Business Areas to extend their premises

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providing that the development would not seriously detract from the character or amenity of the vicinity, in particular that of Primarily Residential Areas.

- 4.26 Land has been granted planning permission (see Appendix 9) or proposed within the Local Plan to provide for a range of sites for existing companies to consider relocating to, from constrained or inappropriate sites.

Protection of Employment Land and Buildings

- 4.27 The need to protect prime employment land and buildings from a change of use to non-employment uses is recognised by Structure Plan Employment Policy 5 which states:

"Change of use of existing or planned employment land or buildings to other uses will not normally be permitted unless:

- a) the change will not result in a shortage of employment land in the area; or*
- b) the land and buildings are unfit for employment purposes; or*
- c) the use is complementary and ancillary to an existing or proposed employment use".*

The aims of this policy are supported by the District Council so as to maximise the opportunities for appropriate employment development and consequently minimise the development pressures elsewhere in less satisfactory locations.

- 4.28 In addition to Structure Plan Employment Policy 5, the District Council will want to take account of local considerations and will apply the following policy:

E4 PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE DEVELOPMENT OF EXISTING OR PLANNED EMPLOYMENT LAND AND BUILDINGS FOR OTHER USES IF THE DEVELOPMENT WOULD NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY E1, OR THE SUBCLAUSES OF POLICY R1 WHERE RESIDENTIAL DEVELOPMENT IS PROPOSED.

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Policy E4 is necessary to protect character and amenity in the local plan area.

AREA SPECIFIC POLICIES

Hazardous Installations

- 4.29 Proposals for employment development involving processes or by-products of a hazardous nature will be determined in accordance with Employment Policy 8 of the Structure Plan which states;

"Planning permission will not normally be granted for hazardous installations which would have adverse effects on the population and the environment. Where planning permission is granted adequate access arrangements will be required on to the rail network or Specified Road Network for the transportation of hazardous materials".

- 4.30 The Health and Safety Executive (HSE) will be consulted in the following circumstances:-

- (i) When a development is proposed which constitutes a hazardous development in terms of DOE Circular 11/92 and;
- (ii) When development is proposed in the vicinity of any hazardous installation.

- 4.31 The potential impact on the environment will also be taken into consideration. This includes any security provisions which may be necessary, such as lighting and fencing, which can have a visual impact far beyond the immediate site. In the case of pipelines consideration will be given to their course, damage to existing features and whether satisfactory reinstatement can be achieved. The extent to which other forms of future development in the vicinity are likely to be restricted in the interests of safety will be assessed.

- 4.32 Where hazardous development is permitted, the safest means of transporting materials to and from the site will be sought. Ease of access by road is necessary for emergency vehicles.

- 4.33 There are two hazardous installations in the District which are subject to notification to the HSE under the appropriate regulations. In addition to Employment Policy 8 of the Structure Plan, policies E5 and E6 of the Local Plan will apply to proposals affecting the two hazardous installations.

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E5 PLANNING PERMISSION FOR DEVELOPMENT WITHIN THE HAZARD CONSULTATION ZONE APPLYING TO THE "CALOR" SITE AT POTTERS MARSTON IDENTIFIED ON THE PROPOSALS MAP WILL ONLY BE GRANTED IF THE DEVELOPMENT WOULD NOT:

- (i) INVOLVE A SIGNIFICANT RISK TO THE SAFETY OF EMPLOYEES, RESIDENTS OR VISITORS TO THE AREA, OR**
- (ii) PREJUDICE THE CONTINUED SAFE OPERATION OF THE "CALOR" SITE.**

4.34 Quantities of liquified petroleum gas are held at this site which is operated by the Calor Group. Development which involves the introduction of new automated processes may be acceptable provided that it does not generate substantial extra traffic to the site. The District Council is aware, however, that processes presently on the site can only be safely undertaken away from other built developments and would not wish to prejudice the continued operation of a site whose safety record is good. Grant aid may be available to help provide a rail link into the site if this proves to be a feasible proposition.

E6 PLANNING PERMISSION FOR DEVELOPMENT WITHIN THE HAZARD CONSULTATION ZONE FOR BRITISH GAS PIPELINE WILL ONLY BE GRANTED IF THE DEVELOPMENT WOULD NOT INVOLVE A SIGNIFICANT RISK TO THE SAFETY OF EMPLOYEES, RESIDENTS OR VISITORS TO THE AREA.

4.35 This pipeline carries bulk supplies of North Sea gas under super high pressure. It runs through countryside beyond the built-up areas of settlements in a general east-west direction, from south of Kilby to the west of Thurlaston. The District Council will be guided by the advice of the HSE as to the suitability of any proposed development within the Consultation Zone of 308 metres each side of the pipeline.

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NEW EMPLOYMENT DEVELOPMENT

Employment Land Requirements

- 4.36 Employment Policy 1 of the Structure Plan makes provision for future employment growth within Leicestershire during the plan period. The following extract applies to Blaby District:-

"Provision will be made for the development of about 1035 hectares of land for employment in the industrial, office, warehousing and distribution sectors ("B" Use Class) in the County between 1991-2006 to be distributed between the Districts as follows:

Blaby 105 ha (260 acres)..."

- 4.37 Strategy Policy 2 of the Structure Plan sets the overall strategy for the location of this new development which should be centred upon Leicester, its adjoining settlements and along Transport Choice corridors. This is reflected in Employment Policy 2 of the Structure Plan and the following extract applies to Blaby District:-

"The majority of land for employment development will be allocated within and adjoining settlements which will allow a realistic choice of transport, which will normally be;

(a) Within Blaby District; settlements adjoining the Leicester urban area and settlements along the transport choice corridor "

- 4.38 Table 4 shows progress made towards meeting the employment requirements at 31st March 1997 and includes land started in the first six years (1991-1997) of the period covered by the Structure Plan. Land which has planning permission is listed by individual site in Appendix 9.

Table 4: Employment Land Progress - Position at 31st March 1997

Requirement 1991- 2006	Started 1991-1997	With Planning Permission 31/3/1997	Proposals	Total	Balance Remaining to be found
105 Ha	83.75	54.76	12.35	150.86	0 (Surplus of 45.86)
(260 acres)	206.94	135.31	30.52	372.77	0 (Surplus of 112.77)

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- 4.39 The land requirements of the Structure Plan are net of major structural landscaping and major distributor roads. For those committed and proposed sites identified within this Local Plan the net developable area is given where known. It is expected that in most instances the net and gross site areas will be the same.
- 4.40 The figure for sites with planning permission at 31st March 1997 (54 Ha, 135 acres) excludes the following sites which are proposed for employment development in this Local Plan to help meet the overall requirement of 105 Ha (260 acres).
- a) North East of Mill Hill, Enderby (Policy E7(i)).
 - b) Quarry Lane, Enderby (Policy E7(ii)).
 - c) West of Cambridge Road, Whetstone (Policy E7(iii)).
 - d) Meridian Business Park, Braunstone (Policy E7 (iv)).
 - e) Highfields Enterprise Centre, Stoney Stanton (Policy E8).
- 4.41 Table 4 shows that, taken together, land started along with planning permissions and the proposals of the Local Plan, there is an availability of employment land which exceeds the strategic requirement of 105 Ha (260 acres) by 45 Ha (112 acres).

Employment Development

E7 THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP ARE PROPOSED FOR EMPLOYMENT DEVELOPMENT (BUSINESS, GENERAL INDUSTRIAL, STORAGE/DISTRIBUTION) AND PLANNING PERMISSION WILL BE GRANTED SUBJECT TO THE SPECIFIED REQUIREMENTS FOR EACH SITE BEING COMPLIED WITH:

- (i) **1.5 ACRES (0.61 HA) OF LAND TO THE NORTH-EAST OF MILL HILL, ENDERBY. DEVELOPMENT SHALL PROVIDE FOR CONTINUED VEHICULAR ACCESS FROM MILL HILL TO THE FORMER ENDERBY WARREN QUARRY HOLE TO ALLOW THE COMPLETION OF THE INFILLING TO TAKE PLACE.**

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4.42 This land forms part of a larger site that has been allocated for employment uses in previous Local Plans but has yet to be implemented. The remainder of the site (36.00 acres) has the benefit of planning permission and is shown on the Proposals Map as part of a Primarily Employment Area. Details are contained in Appendix 9. Both the approved and proposed sites are part of the former Enderby Warren Quarry complex and together allow access to an important landfill site.

**(ii) 8.9 ACRES (3.62 HA) OF LAND AT QUARRY LANE, ENDERBY.
NO DEVELOPMENT WILL BE ALLOWED ON THE SHELF
ADJACENT TO CONERY LANE. THE EXISTING TREE SCREENS
ADJACENT TO CONERY LANE AND SEINE LANE SHALL BE
RETAINED. VEHICULAR ACCESS TO THE SITE SHALL BE
FROM QUARRY LANE ONLY.**

4.43 Site conditions may severely limit the nature of built development on this former landfill site and open storage uses are most likely to be appropriate. The District Council and the County Council (as the Waste Regulation Authority) will need to be satisfied that appropriate measures have been taken to deal with landfill gas. The access and landscaping requirements are in the interests of safeguarding the amenity of the adjacent Primarily Residential Area. Part of the site has recently been granted temporary permission for open storage uses.

**(iii) 5.7 ACRES (2.31 HA) OF LAND WEST OF CAMBRIDGE ROAD,
WHETSTONE.**

4.44 The site comprises land associated with the GEC complex.

**(iv) 13.69 ACRES (5.54 HA) OF LAND ADJACENT TO THE M1
MOTORWAY AT THE MERIDIAN BUSINESS PARK (PHASE III),
BRAUNSTONE.**

continued

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- 4.45 This land formed part of a 75 acre (gross) site proposed for employment development in the Draft Blaby District Local Plan. It was not, however, included in the subsequent planning application for the remainder of the site, which was granted planning permission in 1993. The Department of Transport had stated that it required the majority of this land to be safeguarded for possible improvements to the M1 motorway. This safeguarding requirement, however, was abandoned in January 1997.

(v) 11.5HA (28.4 ACRES) (GROSS) OF LAND ADJACENT TO THE M1 MOTORWAY AT GROVE FARM, ENDERBY. THIS SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE ACCESS, CIRCULATION, PARKING, BUILT DESIGN AND LANDSCAPING PRINCIPLES OF THE APPROVED MASTER PLAN (APRIL 1995) FOR THE DEVELOPMENT OF THE GROVE FARM HIGH QUALITY EMPLOYMENT SITE.

- 4.46 This site constitutes a part of the High Quality Employment Site (HQES) that was originally proposed at Grove Farm, Enderby in the Deposit Local Plan (July 1994) to fulfil Employment Policy 4 of the Structure Plan. Outline planning permission was granted for business and general industry on the entire 42.5 Ha (105 acre) site in March 1996. Having considered objections to the Deposit Local Plan the Inspector who held the Public Local Inquiry recommended that a site of 31 Ha gross (76.6 acres) would be sufficient to fulfil the Structure Plan requirement for a HQES, with development restricted to business and general industrial uses. He also considered that business, general industrial and storage/distribution uses of a high quality design in an extensive landscaped setting could be incorporated on 11.5 Ha (28.4 acres) (gross) of land adjacent to the M1 Motorway without compromising the attractiveness of the HQES.

- 4.47 The Council have agreed to allow storage and distribution uses, in addition to the business and general industrial uses already approved, on 11.5 Ha (28.4 acres) of land adjacent to the M1 Motorway in accordance with the recommendations of the Local Plan Inspector. The employment development will be served from the same points of access as the HQES and will, in effect, be viewed as forming part of the entire Grove Farm development. In order to complement the adjoining HQES, proposed in Policy E10, the Council will require development on this site to provide buildings of a high quality design and to incorporate a high standard of

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landscaping in accordance with the Master Plan, approved in April 1995, which sets out the development concepts for the site. This is in accordance with the Inspector's conclusions that the standard of landscaping should be appropriate for a site of regional importance.

Business Development

E8 THE FOLLOWING SITE IDENTIFIED ON THE PROPOSALS MAP IS PROPOSED FOR BUSINESS DEVELOPMENT AND PLANNING PERMISSION WILL BE GRANTED SUBJECT TO THE SPECIFIED REQUIREMENTS BEING COMPLIED WITH:

0.67 ACRES (0.27 HA) OF LAND AT HIGHFIELDS ENTERPRISE CENTRE, STONEY STANTON. DEVELOPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:

- (i) UNITS WILL BE OF A SIMILAR SCALE AND SIZE TO THE EXISTING UNITS ON HIGHFIELDS ENTERPRISE CENTRE;**
- (ii) A HIGH STANDARD OF LAYOUT, DESIGN AND LANDSCAPING SHALL BE ACHIEVED THROUGHOUT.**

4.48 The site represents an extension to the existing Highfields Enterprise Centre, which has proved to be a successful venture making a contribution to the rural economy. This proposal will create further local employment opportunities by providing additional workshop type units in an area of growing population.

4.49 A planning application for the erection of nine general industrial units on this site was refused on appeal in 1990. Since this decision, however, circumstances have changed with Government advice recognising the role that small scale enterprises have in promoting a healthy rural economy. Planning permission has been granted for residential development on 10.4 acres of land immediately to the south of the site (Appendix 8) which can no longer be considered as "isolated" from the village.

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- 4.50 Due to the location of the site on the edge of the village and its close proximity to the residential area, a restriction on business use is appropriate and a high quality of design will be required. Landscaping will be required to screen the proposed development from the residential area and to soften its visual impact on the countryside.

Business and General Industrial Development

- E9 9.3 HA (23 ACRES) OF LAND AT KIRBY PARK FARM, KIRBY MUXLOE, AS IDENTIFIED ON THE PROPOSALS MAP, IS PROPOSED FOR BUSINESS AND GENERAL INDUSTRIAL DEVELOPMENT ONLY, SUBJECT TO THE FOLLOWING REQUIREMENTS BEING COMPLIED WITH:**
- (i) DEVELOPMENT SOUTH OF THE LINE SHOWN ON THE PROPOSALS MAP WILL BE RESTRICTED TO BUSINESS USES ONLY WITH BUILDINGS LIMITED TO A DOMESTIC SCALE,
 - (ii) VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED FROM A SIGNAL CONTROLLED JUNCTION ON RATBY LANE AT, OR NEAR, THE POINT IT IS JOINED BY WEMBLEY ROAD,
 - (iii) THE LAYOUT SHALL MAKE ALLOWANCE FOR A SIX METRE SAFEGUARDING STRIP ADJACENT TO RATBY LANE TO ALLOW FOR ITS POSSIBLE FUTURE WIDENING,
 - (iv) MEASURES WILL BE TAKEN TO RETAIN OR DIVERT PUBLIC RIGHTS OF WAY IN A MANNER WHICH DISCOURAGES DIRECT PEDESTRIAN ACCESS FROM THE ESTABLISHED RESIDENTIAL AREA INTO THE DEVELOPMENT,
 - (v) STRUCTURAL LANDSCAPING TO THE SITE BOUNDARIES SHALL INCLUDE A LANDSCAPING BELT OF SUITABLE WIDTH AND CHARACTER ALONG THE SOUTHERN BOUNDARY OF THE SITE WHERE IT ADJOINS EXISTING RESIDENTIAL DEVELOPMENT,

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E9 (cont)

- (vi) THE LAYOUT AND DESIGN OF THE DEVELOPMENT SHALL RETAIN AND PERMANENTLY SAFEGUARD KIRBY LANE SPINNEY AND THE BELT OF PROTECTED TREES ALONG RATBY LANE AS A LANDSCAPE AND ECOLOGICAL FEATURE,**

- (vii) IN ALL CASES THE PROPOSED DEVELOPMENT MUST NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY E1.**

- 4.51 Planning permission was granted in March 1993 for the development of the site for business uses on all but a strip of land adjacent to the M1 Motorway. A subsequent planning application for development on this strip was refused planning permission in February 1995 under the direction of the Secretary of State for Transport in order to safeguard proposals to widen the M1 Motorway. The Department of Transport revoked the TR111 Orders safeguarding land adjacent to the M1 Motorway for widening in this location in January 1997. The Council is satisfied that part of this site can accommodate both business and industrial uses and thus 4.7 Ha (11.6 acres) indicated on the Proposals Map is proposed for business and general industrial development, with the remaining 4.6 Ha (11.4 acres) limited to business use only.
- 4.52 The criteria listed in the Policy are the principal requirements of the current planning permission for business use and the Master Plan agreed for that form of development. The criteria are restated in this policy to make it clear that they are also required where general industrial development is proposed.
- 4.53 To safeguard the amenity of residents in the adjacent residential area, development in the southern part of the site identified on the Proposals Map will be limited to domestic scale business units suitable for office, research and development, studios, laboratories and light industry. The boundary between business and business/ general industry is based on the natural break in the site formed by the protected Kirby Lane Spinney. A suitable landscaping belt will be provided along the southern boundary to separate the units from the existing residential area.

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High Quality Employment Sites

4.54 Employment Policy 4 of the Structure Plan states:

"Provision will be made for four high quality employment sites of County Significance for B1 and B2 uses. They will be within Blaby District (close to Leicester and Oadby and Wigston), Harborough District (close to Leicester and Oadby and Wigston) and North West Leicestershire District (one within the Priority Area and the other well related to junction 23a/24 of the M1). These will:

- (a) be in locations which have good access to the road network;*
- (b) be in locations which provide a realistic choice of transport; and*
- (c) be of a high standard of design and layout, with an attention to landscaping, commensurate with a high quality business environment.*

Other sites may also be brought forward which meet the needs of the County".

4.55 It is the role of the Local Plan to identify the location of the High Quality Employment Site within Blaby District. In producing the development control criteria against which any planning application for the development of the site will be determined, the District Council has given consideration to the following policy objectives stated by the County Council:

- "(i) To take advantage of the potential afforded by the accessibility of certain locations to create employment growth and economic diversification.*
- (ii) To prevent the loss of sites with this potential for low job density uses such as warehousing. (The need for B8 uses, ie distribution and warehousing, is recognised and is met through other Plan proposals).*
- (iii) To assist regeneration in the priority areas.*
- (iv) To provide business accommodation of the highest quality in terms of design, layout, landscaping and general visual appearance which is attractive to modern image conscious companies."*

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- 4.56 To conform with strategic policy the District Council has identified land at Grove Farm, Enderby as the location for the High Quality Employment Site. The release of this highly accessible site is justified on the basis of the significant economic and employment benefits that will occur and is considered by the County and District Councils to represent a key element in fostering the regeneration and diversification of the Leicestershire economy.
- 4.57 The site is in an important and visually prominent open location between the built up areas of Braunstone and Enderby and, had it not been for its considerable economic potential, the District Council would have regarded the land as part of the proposed Soar Valley South Green Wedge.
- 4.58 The land was granted planning permission for B1 and ancillary development in March 1992 following the applicants completion of a legal agreement concerning off-site highway works, drainage works and archaeological investigation.
- 4.59 Duplicate planning applications for a mixed development of B1, B2 and B8 uses on the site were submitted in November 1992. The applicants appealed against the non-determination of one of the duplicate applications and, following a Public Inquiry in the summer of 1993, the Secretary of State decided that because of the site's importance and potential, the proposed inclusion of B8 development was unacceptable.
- 4.60 At its meeting in August 1994 the District Council resolved to grant outline planning permission for commercial development (within Class B1 and B2 only) on the site. The resolution was subject to the applicant entering into legal agreements concerning off-site highway and drainage works and archaeological matters. These agreements have been completed and planning permission was issued in March 1996.
- 4.61 In April 1995 a Master Plan illustrating the development concepts was approved as the basis for the future development of the site.
- 4.62 In consideration of an objection to the Deposit Local Plan the Inspector who held the Public Local Inquiry considered that 31 Ha gross (76.6 acres) would be sufficient to fulfil the Structure Plan requirement for a HQES, with development restricted to business and general industrial uses, and 11.5 Ha gross (28.4 acres) of land adjacent to the M1 Motorway would be appropriate to incorporate an element of storage/distribution uses. The latter is proposed for employment uses under Policy E7 (v).

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- 4.63 The approved Master Plan illustrating the development concepts for the entire 42.5 Ha (105 acre) site will require revision to show the 11.5 Ha (28.4 acres) gross of land proposed for business, general industrial and storage/distribution uses under Policy E7 (v) and the deletion of the reference to hotel development. The Council will assess all proposals for development on this site against the criteria listed in Policy E1 having particular regard to the principles and standards for design and landscaping set out in the approved Master Plan.

E10 31 HA (76.6 ACRES) (GROSS) OF LAND WEST OF THE B4114 AT GROVE FARM, ENDERBY, AS IDENTIFIED ON THE PROPOSALS MAP, IS PROPOSED FOR THE DEVELOPMENT OF A HIGH QUALITY EMPLOYMENT SITE. DEVELOPMENT WILL BE RESTRICTED TO BUSINESS AND GENERAL INDUSTRIAL ONLY. IN ALL CASES THE PROPOSED DEVELOPMENT MUST NOT CONFLICT WITH THE AIMS OF ANY OF THE SUBCLAUSES OF POLICY E1.