

Melton Employment Land Study

The full report is available to view and download at:

http://www.melton.gov.uk/downloads/file/2371/employment_land_review_inc_appendices_-_june_2015pdf

- 1.1 The National Planning Policy Framework (NPPF) requires that Local Plans are informed by an objective assessment of housing and economic development needs. The Melton Employment Land study (ELS) assesses the demand, supply and need for employment land up to 2036.
- 1.2 The study identifies demand, supply and need for employment land and premises in the Borough up to 2036 taking account of the views and needs businesses and the projected increase in population and jobs in the Borough.
- 1.3 The Local Plan will allocate land for employment development. The ELS assesses the existing supply of land in the Borough and suggests there is currently around 20ha of deliverable land. Based on an assessment of the historical take up of land in the Borough, the study suggests that there will be a need to allocate around 30ha of additional employment land through the Local Plan. It suggests the existing sites that need to be protected and how new allocations should meet the evidence need for employment land uses.

Table 1: ELS Suggested Employment Land Requirements

<i>Employment Land (Class B Land Uses)</i>	<i>Total (ha) 2011-2036</i>
<i>1. B1: Business</i>	
<i>a) Offices, other than a use within Class A2 (Financial Services)</i>	<i>9.06</i>
<i>b) Research and development of products or processes</i>	<i>0.47</i>
<i>c) Light industry</i>	<i>2.03</i>
<i>2. B2: General Industrial</i>	
<i>use for the carrying out of an industrial process other than one falling in class B1</i>	<i>9.06</i>
<i>3. B8: Storage & Distribution</i>	
<i>Use for storage or distribution centre (includes open air storage)</i>	<i>10.62</i>
<i>TOTAL</i>	<i>31.24</i>

- 1.4 The study recommends that this need is best met through the following sites:
 1. An extension to the employment land at Asfordby Business Park/Holwell works of 10ha (B1, B2 or B8).
 2. As the prestige employment site; an extension to the Leicester Road Industrial Estate of 20ha (mix of B1, B2 or B8 uses) with the potential to be integrated

within a new “Sustainable Neighbourhood” and associated infrastructure to the South of the Town

3. An allocation 1ha in Melton Mowbray to meet small demand for offices and start-up business space, either in central Melton Mowbray or potentially integrated within a “Sustainable Neighbourhood” to the north of the Town.

- 1.5 The study does not suggest the need for additional employment land allocations in the villages; instead it suggests the Local Plan contains a policy to protect existing sites and a positively worded policy towards small scale rural enterprise which supports the expansion of existing businesses in the rural area where appropriate.

Implications for the Melton Economy and the Local Plan

- 2.1 The existing employment areas are generally performing well, but the ability for larger businesses to expand or relocate is restricted due to the shortage of sites of a suitable size. Discussions with Businesses and local property agents show strong demand for land around the Leicester Road Business Park. Therefore, substantial allocations in this location in conjunction with further opportunities at Asfordby Business Park and Holwell Works should address this issue; particularly if sites are located in conjunction with new homes and infrastructure improvements.
- 2.2 Up to 2036 growth in rural enterprise will be expected and encouraged particularly in light of improved broadband and the growing trend in homeworking, but balanced with the desire to enhance the role of Melton Mowbray. The Local Plan will need to guide rural economic development to ensure that it is appropriate in terms of its location, considering factors such as access and traffic impacts, impacts on neighbouring uses, local landscape and environmental issues.
- 2.3 Housing is directly linked to providing a labour force to fill jobs. The aging population of Melton Borough is a risk to the growth of Melton’s economy. New homes are needed to meet and increase the supply of labour in the area. The ELS has considered the findings of the 2014 Strategic Housing Market Assessment (SHMA), and whilst it is consistent with its findings, the relationship between the two studies will be a key debating point and likely challenge at the Local Plan Examination.
- 2.4 The ELS and the SHMA will need to be kept under regular review up until the Local Plan is submitted for examination, but it can be expected that those wishing to increase housing numbers for the Borough will use this evidence and the SHMA to support their case.