



DRAFT NORTH WEST LEICESTERSHIRE LOCAL PLAN 2020 - 2040 PROPOSED POLICIES FOR CONSULTATION



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Draft Policy Ec4 – Employment Uses on Unidentified Sites

- (1) Proposals for employment development (offices; industrial; storage/distribution) within the Existing Employment Areas will be supported subject to Policy Ec5
- (2) Proposals for employment development outside the Existing Employment Areas and within the Limits to Development will be supported where these do not have an unacceptable adverse impact on the amenities of any nearby residential properties or the wider environment and the local highway network.
- (3) Exceptionally, to provide the degree of flexibility required by the NPPF, proposals for employment development on unidentified land outside of the Limits to Development will be supported where the following criteria are met:
 - (a) It is demonstrated to the satisfaction of the Council that there is;
 - (i) an immediate requirement for the employment land of the type proposed in North West Leicestershire; and
 - (ii) either the development will be occupied by named end-user/s and this will be secured by Section 106 legal agreement as appropriate; or the development is required for the reasons set

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out in NPPF paragraph 82b (or its replacement), namely it is to accommodate needs not anticipated in this Plan, it is to allow for new and flexible working practices or it is needed because of changes in economic circumstances.

And,

- (b) It is demonstrated to the satisfaction of the Council that the immediate requirement cannot be met on any of the following within the relevant search area;
 - (i) previously developed land;
 - (ii) an Existing Employment Area as identified in Policy Ec5; or
 - (iii) land allocated for employment development in the Local Plan; or
 - (iv) on land with planning permission for employment development.

For general employment proposals, the search area is the district and for strategic B8 proposals, the search area is the relevant Area/s of Opportunity.

And,

- (c) The development is in an appropriate location and;
 - (i) Is accessible or will be made accessible by a choice of means of transport, including sustainable transport modes, as a consequence of planning permission being granted for the development; and
 - (ii) Has good access to the strategic highway network (M1, M42/A42 and A50) and an acceptable impact on the capacity of that network, including any junctions; and
 - (iii) Will not be detrimental to the wider environment or the amenities of any nearby residential properties as a result of loss of privacy, excessive overshadowing or an overbearing impact, activity levels, noise, vibration, pollution or odours.