

Blaby District Council

Employment Land Availability Document

1 April 2023 to 31 March 2024

Introduction

This document has been prepared by Blaby District Council to show the progress that has been made towards meeting its Employment Land Requirements that are set out in the adopted Local Plan (Core Strategy) Development Plan Document (2013).

Employment Land Availability Position

The Core Strategy sets out the scale of growth and locational strategy for the District from 2006 to 2029. For employment land, policy CS1 of the Core Strategy states that there is a requirement to provide a minimum of 68 hectares (ha) additional employment land within the District, of which at least 57ha will be provided within and adjoining the Principal Urban Area (PUA). To effectively monitor policy CS1, this schedule identifies land as either PUA or non-PUA and whether a site is permitted, under construction, or completed.

- Since 2011, 66.66 ha of land has been granted planning permission for employment use within the District.
- One site of 33 ha has been allocated for employment uses at Land west of St Johns, Enderby in the Local Plan (Delivery) Development Plan Document (2019) taking the total amount of land permitted and allocated for employment development in the District up to 99.66 ha.
- 45.05 ha of the 66.66 ha of employment land permitted has been completed.
- 52.74 ha of employment land has been permitted in the PUA.

Table 1 shows the details of sites that have been granted planning permission since 2011 that contribute towards meeting the District Council's employment land requirement.

Background tables that show development progress on each site are available upon request by emailing: planning.policy@blaby.gov.uk.

Table 1: New employment land granted permission or allocated since 2011, by hectares

Parish	PUA / Non-PUA	Site Address	Size (Ha)	Planning Application Reference	Description	Planning Status
Glenfield	PUA	Glenfield Park / Optimus Point, Ratby Lane / Kirby Road	26.59	12/0457	Outline application for employment development (B1, B2 & B8)	Under construction ¹
Glenfield	PUA	Former sewage treatment works, Kirby Road ²	1.70	17/0060	Erection of a class B8 distribution centre with associated offices	Complete
Lubbesthorpe	PUA	Strategic Employment Site adjacent to New Lubbesthorpe	21.00	11/0100	Outline application for one Strategic Employment Site of 21ha associated with the development of New Lubbesthorpe	Outline planning permission
Lubbesthorpe	PUA	Sustainable Urban Extension at Lubbesthorpe	2.37	11/0100	Outline application for 4,250 dwellings, associated infrastructure and employment development throughout New Lubbesthorpe	Outline planning permission
Kirby Muxloe	PUA	Airmans Rest Business Park, Ratby Lane	0.52	21/0303	1 industrial unit (B2)	Permission
Enderby	Non-PUA	Land at junction of Soar Valley Way and Narborough Road South	3.24	15/0888	Construction of brewery, visitor centre, brewery tap, restaurants and outdoor sports and recreation facilities	Outline planning permission
Enderby	Non-PUA	Land At Everards Meadows, Cooper Way	1.99	22/0110	Office campus (Use Class E(g)(i)) & hotel (Use Class C1)	Outline planning permission
Enderby	Non-PUA	Land at Enderby substation, Desford Road	2.16	21/0761	Erection of a conditioned storage facility with an ancillary two storey office element	Complete
Whetstone	Non-PUA	Land off Enderby Road Industrial Estate	1.10	14/1120	Erection of two buildings to form district council operational and vehicle maintenance depot	Complete
Sapcote	Non-PUA	Ashtrees Farm, Sharnford Road	0.40	15/0792	Application for certificate of lawful use (existing) relating to storage and maintenance of plant and machinery	Complete
Thurlaston	Non-PUA	Unit B, The Knoll, Leicester Road	0.29	15/1409	Change of use from motor showroom to offices / storage / workshop	Complete
Narborough	Non-PUA	Land at Regent Street Industrial Estate	0.60	17/0097	Erection of 2 warehouse units (B8)	Complete
Thurlaston	Non-PUA	Manor Farm, Enderby Road	0.89	19/0416	Change of use of agricultural barns and land to provide 11 units for light industry and storage and distribution	Complete
Narborough	Non-PUA	Former railway embankment, Coventry Road	1.40	92/1358	Erection of 8 industrial units (historic permission now under construction)	Under construction
Sharnford	Non-PUA	John Brindley Transport, Aston Lane	0.18	20/1081	Erection of four linked industrial units for storage and distribution use	Permission
Potters Marston	Non-PUA	Land Southwest Of Junction With Stanton Lane And Pingle Lane	0.31	22/0595	B8 open storage use with 110 storage containers (extension to the existing site)	Permission
Blaby	Non-PUA	Former Works, Hazel Drive	0.22	22/1074	Construction of a building to be used as a cosmetic repair unit (Sui-Generis) and car storage in the building and on site (B8)	Permission

¹ See Table 2 for breakdown of units

² 1.7ha of the site was not part of the original outline consent for Optimus Point

Parish	PUA / Non-PUA	Site Address	Size (Ha)	Planning Application Reference	Description	Planning Status
Enderby	Non-PUA	Next Plc, Desford Road	1.14	23/1040	Removal of temporary structures and erection of new storage building with service yard, reconfiguration of car parking spaces, pedestrian ramp and creation of staff amenity area.	Permission
Braunstone	PUA	Land To The West Of Autoglass Ltd Meridian North	0.56	23/0234	Erection of Use Class B2/B8/Class E unit with associated access and parking.	Permission
TOTAL			66.66			

Table 2: New employment land at Optimus Point granted permission or allocated since 2011, by hectares

Site Address	Size (Ha)	Planning Application Reference	Description	Planning Status
Units A and B, Roman Avenue	9.7	14/1062	Erection of two industrial / warehouse units including ancillary facilities and associated infrastructure	Complete
Unit C, Devana Avenue	1.13	15/0818	Erection of one B1c/B2/B8 unit	Complete
Unit A, Kirby Road	5.24	15/1384	Erection of building comprising warehouse and offices	Complete
Plot 30, Optimus Point	1.84	16/0766	Erection of Class B2 general industrial unit for manufacture of bakery products and erection of an Enterprise Centre comprising 7 no. Class B1(c), B2 and B8 industrial / warehouse units	Complete
Plot 40a, Optimus Point	1.13	17/0018	Erection of industrial / warehouse building with ancillary office accommodation	Complete
Unit B, Plot 70, Optimus Point	1.66	17/0060	Erection of a class B8 distribution centre with associated offices	Complete
Unit B, Plot 40B, Devana Avenue, Optimus Point	1	21/0460	Erection of industrial building and ancillary office accommodation	Complete
Plot 10, Optimus Point	2.15	19/0468	Erection of a class B8 distribution centre with associated offices	Complete
Unit B, Optimus Way	2.14	23/0546	Erection of Industrial / Warehouse building (Class E (g) iii / B2 / B8) with ancillary offices, together with new access, and associated parking, servicing, landscaping and retaining walls (revised scheme to 22/0356/FUL).	Permission

Table 3: New employment land at Lubbethorpe granted permission or allocated since 2011, by hectares

Site Address	Size (Ha)	Planning Application Reference	Description	Planning Status
Land north of Leicester Lane, Lubbethorpe SES	15.48	17/0431	Erection of 2 buildings for B2 / B8 employment use with ancillary offices	Complete

Table 4: New employment land at Soar Valley Way / Narborough Road South granted permission or allocated since 2011, by hectares

Site Address	Size (Ha)	Planning Application Reference	Description	Planning Status
Land at junction of Soar Valley Way and Narborough Road South (Phase 1)	0.74	18/1125	Reserved matters application for construction of brewery, visitors centre and ancillary uses, brewery tap, restaurants and cycle hire, and other ancillary operations	Complete

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Blaby District Council **Statement**

Employment Land Availability Report

Original Publish Date	[17/11/2022]	Review Frequency	Annual	Current Version Publish Date	[00/00/0000]
Approved By*	Service Manager (Individual)	Approval Date*	[12/02/2025]	Version Number	001
Author Job Title	Planning Policy and Strategy Manager	Service Area	Planning	Document Register Reference	A1601

*Approved by and 'approval date' are in relation to the most recent version.

Review History			
Version*	Reviewed By (Job Title)	Review Completion Date	Brief Description of Changes (add 'no changes required' if applicable)
001	Planning Policy and Strategy Manager		Updated monitoring information for the period of 2023-2024.

*Version number remains the same if no significant changes are made upon review.

Document Definition / Approval & Review

Defining the document type and how it is approved and reviewed

Blaby District Council statement ‘**A definite or clear expression of something in writing (something that is written which provides information in a formal or definite way)**’.

Key published documents are approved for publication in line with the approval matrix illustrated in the [Key Published Document Procedure](#).

Unless agreed by exception, key published documents must be reviewed at least **every 3 years** from the date of approval.

Significant updates/changes must also seek reapproval in line with the approval matrix.

Scope

To what and to whom this statement applies

This statement provides a list of employment sites that are allocated for employment uses in the adopted Blaby District Local Plan or have planning permission, and where development has commenced or has been completed since the previous survey. It also lists any significant losses of employment land to other land uses.

It is applicable to staff and key decision takers, as well as developers and the local community, as it shows progress towards meeting the employment land requirements in the adopted Local Plan.

Terms & Definitions

Definition of any acronyms, jargon, or terms that might have multiple meanings.

Term	Definition
PUA	Principal Urban Area
NPPF	National Planning Policy Framework
SHELAA	Strategic Housing and Employment Land Availability Assessment
SUE	Sustainable Urban Extension

Statement Sections

Section 1 Introduction – The purpose of the statement and any relevant context

This document has been prepared by Blaby District Council to show the progress that has been made towards meeting the employment land requirements in the adopted Local Plan (Core Strategy 2013).

Section 2 – Employment Land Availability Position

This section sets out the employment land position for the monitoring year.