

4 INDUSTRY AND EMPLOYMENT

Introduction

- 4.1 The Local Plan seeks to reconcile the need for continued economic development within the area and the Council's environmental objectives. It is a role of the Local Plan to maximise certainty to developers with regard to what is acceptable development within the area and what is not. The Local Plan also seeks to facilitate the provision of adequate land for employment generating development in order that sufficient jobs can be created in relation to need. In this context the Council is only too aware of the effect of the current recession on employment within the area. The need to be responsive to job creating proposals is therefore recognised.
- 4.2 Chapter 2 of the Local Plan sets out the Council's overall strategy. The strategy seeks to direct both residential and employment generating development to locations well served by the transportation infrastructure (both existing and planned) within the main urban area of Melton Mowbray. In this way, the environmental impact of journeys to work can be minimised.
- 4.3 Although the urban area of Melton Mowbray will be the principal location for new industrial development within the Borough, the rural area also has a crucial role to play, particularly with regard to tourism and related recreational facilities which may help diversify employment opportunities from agriculture.

Policy Background

- 4.4 The Industry and Employment policies set out below have been drawn up in accordance with the strategic policies of the adopted Leicestershire Structure Plan (LSP).

Aims and Objectives

- 4.5 The principal objectives of the employment strategy of the Local Plan are:-
- 1 to ensure the provision of sufficient land for industry in order to meet employment needs within the Borough over the Plan period;
 - 2 to ensure the provision of a range of sites and premises for employment generating development at suitable locations having regard to the employment characteristics of the area and its infrastructure;
 - 3 to ensure that industrial development is well related in scale and design to surrounding land uses;
 - 4 to provide where possible for the future land requirements of established industries operating on constrained or inappropriate sites;
 - 5 to ensure the provision of a satisfactory environment within industrial estates;
 - 6 to encourage the development of tourism and related recreational facilities in the rural area in order to diversify employment opportunities.

Employment Characteristics

- 4.6 The main existing employers within the Borough are as follows.

Melton Mowbray & Asfordby Area
Pedigree Masterfoods

- 4.7 The main operational site is at Melton Mowbray with administrative offices at Waltham on the Wolds. Pedigree Masterfoods is the largest direct employer in the Borough and many local firms depend on or have dealings with the Company. The Melton Mowbray plant employed 1,030 full time staff at June, 1992 with further office staff being accommodated at offices at Waltham on the Wolds, 5 miles north east of Melton Mowbray (see paragraph. 4.19 below).

Rugby Joinery

- 4.8 This Company manufactures timber products primarily for the construction industry. It is located in Melton Mowbray and employs around 600 staff.

Asfordby Mine

- 4.9 On 18 August 1997, RJB Mining plc announced the closure of Asfordby Mine. At the time of the announcement there were 418 full-time miners and other staff directly employed at the mine by the company.
- 4.10 The mine occupies some 140ha. of former agricultural land. The main complex of buildings, including administration building, workshops, sheds, car parking and hard standing areas occupy some 57 ha. The remainder of the land comprises areas for tipping.
- 4.11 Following the closure announcement, work started on the decommissioning of the mine. The restoration of the land surrounding the main colliery plant and buildings to agricultural use also stated in accordance with planning conditions. The re-use of the mine site will be an important issue when the Melton Local Plan is reviewed.

Stanton PLC

- 4.12 This Company manufactures metal products such as manhole covers primarily for use in road construction and in 1991 employed 441 staff.

PERA International

- 4.13 PERA is one of Europe's largest multi-disciplined technology centres and provides a broad range of services to industry. The Company is situated in Melton Mowbray and employed 224 staff at May, 1992.

Asfordby Storage and Haulage

- 4.14 The Company occupies premises off Saxby Road, Melton Mowbray and Asfordby and employed 219 staff at August, 1993.

MOD

- 4.15 The Ministry of Defence has extensive property holdings within the Borough including land at the western edge of Melton Mowbray (the Defence Animal Centre) and the Asfordby Gun Range at Asfordby Valley. Some 185 staff were employed at the Defence Animal Centre at July, 1992.

Others

- 4.16 Many other major employers in the Borough are within the manufacturing sector and include Pedigree Electronics (150 staff), Tuxford and Tebbutt (125 staff) and Automatic Braiding (120 staff). Staff figures are at July, 1992.

Rural Area

MOD

- 4.17 The MOD has had a major facility at Old Dalby since 1940 and has been an important source of local employment. In 1996 the Army Base Repair Organisation (ABRO) was closed and the workshop buildings have now been occupied by a variety of private businesses. This part of the site is now known as the Crown Business Park. The remaining part of the site, the Army Base Storage and Distribution Agency (ABSDA) closed in 1999 and the Council has prepared a development brief for the site.

Cheese Factories

- 4.18 A number of dairy/cheese factories operate in the area including factories at Bottesford, Long Clawson, Harby and Saxelbye. Although some expansion has taken place over recent years, with additional employment created, some rationalisation of property holdings is anticipated over the Plan period.

Others

- 4.19 Pedigree Masterfoods' national offices and Centre for Pet Nutrition at Waltham on the Wolds employed 256 persons at June 1992. There are small scale commercial activities operating from several villages which provide modest, but locally significant, levels of employment such as Space Foods at Wymondham and the Cardboard Box Factory at Nether Broughton.
- 4.20 There are also a small number of isolated employment generating activities operating from sites within the open countryside such as Woodhill Farm, Old Dalby; land adjacent the A46 at Six Hills, a small industrial estate at John O'Gaunt, near Twyford, Scalford Construction at Scalford and Electro-motion UK at the former Hose steelworks. Other local employment opportunities are mainly related to agriculture.

Employment Characteristics

- 4.21 Statistical information on the employment characteristics of the Borough population is largely confined to the findings of the Census of Population. A comparison of the 1971, 1981 and 1991 Censuses reveals significant changes in the proportion of the resident population employed in the main employment categories as set out at Fig.1 below.
- 4.22 The table at Fig.1 reveals an increase of 34.4% in the total number of the Borough's resident population in employment from 15,600 in 1971 to 20,980 in 1991. During the same period the numbers of economically active persons in the Borough increased from 18,176 in 1971 to 23,174 in 1991. The figures therefore indicate that in 1991 some 90.5% of the economically active population were in employment compared to 85.8% in 1971.
- 4.23 With regard to specific sectors of employment there have been considerable changes since 1971. There has been a continuing decrease in the numbers employed in Agriculture from 1,710 in 1971 to 800 in 1991. By 1981 the manufacturing sector had increased employment by 23% over the 1971 figure, but the numbers employed has declined over the past decade to the 1971 level. The development of the Asfordby Coal Mine which commenced in 1984 is reflected in the increase in employment in the Energy, Water and Mining category. A constant increase in employment in the Other Services category (which includes banking and finance) indicates the importance of the services sector in providing new job opportunities. The services sector of the economy is very important to the manufacturing sector. Over recent years there has been a reduction in direct employment levels within some of the major local companies,

indicated by a reduction in levels of employment in manufacturing as shown at Figure 1. Some major local companies sub-contract support service work previously carried out "in-house" and this has resulted in increased levels of employment in the services sector.

Fig 1: Changes in Employment Structure 1971-1991 (from the Census of Population)

	1971	%	1981	%	1991	%
1 Agriculture	1710	11.0	1260	6.7	800	3.8
2. Energy, Water & Mining		120	0.8	140	0.8	800
3. Construction	1090	7.0	1050	5.6	1330	6.4
4. Transport	570	3.6	1080	5.7	1140	5.4
5. Distribution & Catering	1680	10.8	3400	18.0	4210	20.1
6. Manufacturing	5060	32.4	6230	33.0	5020	23.9
7. Other Services	5370	34.4	5710	30.2	7680	36.6
Total	15600	100	18870	100	20980	100

Source: OPCS Census 10% sample.

- 4.24 Employment characteristics of a sample of firms operating within the Borough is available from the Census of Employment carried out in 1984, 1987, 1989 and 1991. These figures also indicate that the total numbers of employed persons in the Borough has increased during the past decade.
- 4.25 The number of people estimated to be out of work within the Borough in November 1994 stood at 4.3%. This compares to a County unemployment rate of 6.6% and a regional rate of 8.0%.

Future Industrial Land Requirements

- 4.26 The LSP requires that 80 hectares (198 acres) of land is identified for industrial development within the Borough over the period 1991 to 2006.
- 4.27 This requirement is primarily based on past rates of development. Countywide employment and land supply forecasts have also been used to assess whether the proposed employment land requirements based on past take up rates would be likely to meet the needs of existing and incoming employers and allow for the diversification of the local economy. The countywide requirement has been disaggregated to establish the above district allocation for Melton.
- 4.28 In the Melton Mowbray/Asfordby area approx. 28 hectares (69 acres) of industrial land has been developed over the period 1981 to 1991 at an annual average development rate of 2.8 hectares (6.9 acres). To accommodate a continuation of this rate of development over the period 1991 to 2006, only 42 hectares (104 acres) of land need to be identified in the Local Plan.

- 4.29 The County Council has assessed employment land requirements based on employment forecasts linked to high and low employment densities (80 and 30 jobs per hectare or 32 and 12 jobs per acre). In the Melton area, an assessment of employment densities on the main industrial estates developed since 1986 reveals a considerable variation in employment densities. Only Leicester Road Industrial Estate has employment densities within the 30-80 jobs per hectare range (at approximately 38 jobs per hectare). Other areas have achieved lower employment densities and some outstanding planning commitments (such as the Asfordby Storage & Haulage site at Saxby Road) suggest that some very low job densities may continue. Clearly, the lower the employment density, the larger the land release required to achieve any given projected job requirement.
- 4.30 In the light of the above the district wide employment land allocation of 80 hectares (198 acres) is considered appropriate to meet the additional employment requirements likely to arise during the Plan period. By identifying a variety of sites in the Local Plan which are responsive to a wide range of requirements, the Council can encourage much needed job creating development over the Plan period.
- 4.31 In accordance with LSP Strategic Policy 2 employment development will continue to be within and adjacent to Melton Mowbray as the main urban centre within the Borough. This is consistent with the Council's overall strategy for future development over the Plan period as set out at Chapter 2.
- 4.32 The LSP also states that major employment development (usually more than 5 hectares) will normally only be appropriate on sites within or adjoining settlements which provide or are capable of providing transport choice. Small scale development within or adjoining other settlements will normally only be appropriate where it is in keeping with their size, form and character. Even stricter tests apply in areas of landscape importance and employment development in the open countryside will be largely confined to the re-use and adaptation of existing buildings.

Employment Land Availability

- 4.33 The availability of employment land at 1st April, 1994 is set out at Table 1 below:-

Table 1 - Employment Land Availability		Area (Hectares)		
		Melton Mowbray/ Asfordby	Rural Area	Borough
1.Built (1981-1991)		27.57	9.15	36.72
2.Built* (1991-1994)	0.38	0.83	1.21	
3.Under Construction	2.15	0.00	2.15	
4.Commitments with planning permission		21.48	4.52	26.00
Existing allocations		0.54	0.00	0.54
Overall Total		52.1214.50	66.62	

* includes starts over period 1991-1994

Employment Land Developed 1981-1991

- 4.34 In the Melton Mowbray area, most industrial development has been at the Leicester Road Industrial Estate. By 1992 approximately 480 jobs were estimated to have been created since development commenced. Small scale development has also taken place in the area north of Norman Way (Snow Hill) and at the Thorpe Road/Saxby Road site. Some expansion within existing industrial sites has taken place, particularly at the Pedigree Masterfoods site and the Boulton & Paul site off Snow Hill. Over recent years the rate of industrial land take up by new development has reduced significantly.

- 4.35 In the rural area, new industrial development has taken place at Normanton Lane, and Orston Lane, Bottesford. Small scale development has occurred at Woodhill Farm, Old Dalby and John O'Gaunt, near Twyford.
- 4.36 There are also several industrial sites where recent expansion has taken place. Old Dalby ABRO was extended by 2.1 ha (5.2 acres) to accommodate a new repair workshop and a number of dairy/cheese factories have also been extended in the rural area. These extensions have made an important contribution to the rural economy and the Council will continue to allow for the modest expansion of these premises as set out in Policies EM9, EM10 and EM11.
- 4.37 The Council has also conducted the following surveys to help assess the need for additional employment land for existing firms within the Borough.

Melton Mowbray & Asfordby Area Survey (1992)

- 4.38 197 companies located within the urban area of Melton Mowbray and Asfordby were surveyed to assist with the preparation of this Local Plan. 107 companies returned completed questionnaires. (54% response rate).
- 4.39 From the companies that responded the following facts emerged:-
- 1 47 (44%) had increased their staff numbers in the last 5 years;
 - 2 67 (63%) expected to increase their employment levels further before 2006, creating an estimated 508 new jobs;
 - 3 22 companies (32%) stated that they required more land on their existing site to enable expansion and 32 companies (30%) expressed a desire to relocate to a larger site.

Rural Area Survey (1989)

- 4.40 92 firms located outside the Melton Mowbray/Asfordby area were surveyed as part of the preparation of the Melton (Rural Areas) Local Plan. 62 firms responded (67% response rate).
- 4.41 The following information was submitted:-
- 1 firms in Bottesford considered that employment expansion might create a further 151 new jobs over the period to 2001 requiring 2.2 hectares (5.44 acres) of land to accommodate this expansion.
 - 2 two small firms identified land requirements totalling 2.4 hectares (5.93 acres) within existing settlements for the expansion of operations;
 - 3 two small firms with expansion plans wished to relocate outside the Plan area;
 - 4 one firm operating on a site in open countryside wished to expand at the existing site (this firm has since gone into liquidation).

A site of 0.9 hectares (2.22 acres) has been developed at Orston Lane and a further site of 0.7 hectares (1.73 acres) at Normanton Lane has planning permission which still remains available.

Employment Land Requirement

- 4.42 Table 1 above shows that, excluding sites where industrial development is already built, underway or committed (with planning permission), a further 50 hectares (123 acres) of industrial land needs to be identified in the Plan area.

- 4.43 The review of land allocated for industrial development in the Melton Mowbray & Asfordby Local Plan has led to the conclusion that it is no longer appropriate to identify 17.2 hectares (42.5 acres) of land at the Asfordby Gun Range, Asfordby Valley for development. The Council is not satisfied that adequate vehicular access can be provided to the site. The viability of redevelopment will be kept under review however and the Council will continue to liaise with the Ministry of Defence regarding the future use of the site.
- 4.44 Additional sites for development have also been allocated in the Local Plan. These sites are identified at Table 3 at the end of this Chapter. Overall, it is possible that about 95 hectares (234 acres) of land can be developed over the Plan period.
- 4.45 The Council will monitor the release and take up of employment land on an annual basis. Particular attention will be focused on the following matters:-

1)The 'net' amount of employment land actually developed:

the land allocations listed at Table 2 are estimates of the gross amount of land that might be developed but infrastructure or other constraints may influence the actual or net amount of land that is developed.

2) The amount of employment generated:

the Council will monitor the density of employment generated by the development of these allocated sites. The Council will try to monitor any significant discrepancies between workforce growth associated with new house building and the additional jobs created in the Borough. Since local labour markets overlap the Plan area, any necessary review of the Council's employment land policies will be conducted in close collaboration with the County Council and other districts councils.

Unidentified Sites

- 4.46 Unidentified sites are those which are granted planning permission for industrial development over the Plan period but which are not allocated for development in the Plan, because they are too small or unexpectedly become available.
- 4.47 Over the period 1981 to 1994, 37.93 hectares (93.68 acres) of land were developed in this way; 27.95 hectares (69.03 acres) within the Melton Mowbray area and 9.98 hectares (24.65 acres) in the rural area.
- 4.48 It is anticipated that the development of a modest range of small unidentified sites will continue throughout the Plan period. A summary of the likely employment land supply situation is set out at Table 2 below:-

Table 2 Summary of Employment Land Supply

Built 1991/1994	1.21	(2.98 acres)	
Under Construction April 1994	2.15	(5.31 acres)	
Outstanding Planning Permissions	26.00	(64.22 acres)	
Existing Allocations	0.32	(0.79 acres)	
Proposed Allocations	43.13	(106.53 acres)	
Unidentified Sites Allowance	2.40	(5.92 acres)	
TOTAL	75.21	(185.75	acres)

LSP Employment Land Requirement 80 hectares (198 acres)

Policies and Proposals

Employment Land Allocations

- 4.49 This section describes the employment land allocations identified on the Proposals Map and provides further details on each individual site. Land allocated for industrial use in this Local Plan is limited to Classes B1, B2, and B8 uses as described in the Town and Country Planning (Use Classes) Order 1987 and (Amendment) Order 1995.

Melton Mowbray / Asfordby Area

- 4.50 The Council considers that a range of industrial sites should be released within the Melton Mowbray/Asfordby area in order to provide for differing industrial and commercial requirements within the community. This will provide for choice and flexibility, allow for competition and ensure that there is sufficient land available which is readily capable of development as advised by the Government in Planning Policy Guidance Note No.4, "Industrial and Commercial Development and Small Firms". By allocating a range of sites the Council is also able to direct particular types of business development into particular locations. This includes provision for types of industry which may be detrimental to amenity or a potential source of pollution in locations separate from sensitive land uses.
- 4.51 The LSP requires that land for major new employment development (usually more than 5 hectares) is allowed within and adjoining Melton Mowbray and in locations which offer a realistic choice of transport along corridors between urban areas. The proposed employment allocations are well related to the urban area of Melton Mowbray. Each has potential to make an appropriate contribution to the provision of improved transport infrastructure including public transport.

EM1 PROVISION WILL BE MADE FOR THE DEVELOPMENT OF ABOUT 80 HECTARES OF EMPLOYMENT LAND IN THE BOROUGH BETWEEN 1991 AND 2006.

EM2 PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT DEVELOPMENT ON LAND ALLOCATED FOR EMPLOYMENT USE ON THE PROPOSALS MAP AT THE FOLLOWING SITES SUBJECT TO AMENITY AND COMPATIBILITY OF THE PROPOSAL WITH SURROUNDING LAND USES, LAYOUT, DENSITY, SITING, DESIGN, LANDSCAPING AND ACCESS AND PARKING DETAILS:-

A) MELTON MOWBRAY/ASFORDBY

HOLWELL WORKS	about 15.03 HA
KIRBY LANE (SOUTH)	8.60 HA
LEICESTER ROAD (NORTH)	13.70 HA
NORMAN WAY	0.32 HA

B)FORMER MELTON MOWBRAY AIRFIELD

NEW VILLAGE	2.80 HA
DALBY ROAD, FORMER AIRFIELD	3.00 HA.

Existing Commitments

- 4.52 There are a number of industrial sites within the Borough which have the benefit of planning permission and where parts of the sites remain undeveloped. The areas shown

in Policy EM3 remain to be developed at existing sites which have planning permission:-

EM3 PLANNING PERMISSION WILL BE RENEWED FOR EMPLOYMENT DEVELOPMENT AT THE FOLLOWING SITES SHOWN ON THE PROPOSALS MAP (WHICH HAD PLANNING PERMISSION FOR EMPLOYMENT DEVELOPMENT AT 1st APRIL 1994) IN THE EVENT OF PLANNING PERMISSION LAPSING:

1 THORPE ROAD/SAXBY ROAD INDUSTRIAL ESTATE	15.00HA
2 LEICESTER ROAD INDUSTRIAL ESTATE	6.10HA
3 CAMP HILL, ORSTON LANE, BOTTESFORD	0.48HA
4 JOHN O'GAUNT, TWYFORD	1.90HA
5 NORMANTON LANE, BOTTESFORD	0.70HA

4.53 Table 3 at the end of this Chapter identifies sites where development has been built, started or has outline (O) or full (F) planning permission. Sites allocated for industrial development in the Melton Mowbray & Asfordby Local Plan which are still considered to be genuinely available but where development has not yet started are included (EA) and proposed new allocations are also identified (NA). Further information on the proposed allocations is set out below.

4.54 In order to provide clear planning guidance to prospective developers of sites allocated for employment development, the Council has approved development briefs for the following sites:-

Holwell Works, Asfordby;
Leicester Road (North), Melton Mowbray;
Land south of Kirby Lane, Melton Mowbray;
Dalby Road, former Melton Mowbray Airfield.

4.55 The development briefs have been approved and published as supplementary planning guidance. In order to ensure that the development aims and objectives are achieved, the site specific policies will apply as set out below.

Holwell Works, Asfordby

4.56 This is an extensive site comprising substantial areas of derelict industrial land and existing industrial land available for redevelopment. It is well located with regard to the proposed southern and western by-pass to Melton Mowbray and will therefore be well connected to the main radial routes into Melton Mowbray as well as residential and employment allocations identified in the Local Plan. The site is available for development at any time within the Plan period. Improvements to Welby Road are likely to be required if a substantial amount of industrial development takes place in advance of the upgrading of Welby Road planned as part of the southern and western by-pass (as required in connection with the proposed new village at the former Melton Mowbray Airfield). Further details are set out in the development brief approved by the Council in January 1993. In accordance with principles for 'transport choice', it is also important that adequate provision is made for a bus service to serve the development.

4.57 The lower part of the site is secluded and offers an opportunity for more general industrial operations. The site is also suitable for Class B8 activity (storage and distribution or general warehousing) with potential for rail freight servicing. The

Council requires that the land is reclaimed to a high standard in order that the development potential of this site is maximised. In order to ameliorate visual impact it is also a requirement that industrial development is visually contained within its valley setting. There should therefore be no views of the development above the Welby Road ridge line and good quality structural landscaping, particularly along the Welby Road frontage will assist in achieving this. Provision should also be made for other associated land uses, including amenity open space, in areas unsuitable for industrial development. The avoidance of adverse impact upon the amenity of adjacent residential areas is also of particular importance.

4.58 In the light of the above, the following policy will apply:-

EM4 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND ADJACENT THE HOLWELL WORKS AS SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT:-

- A) IS VISUALLY CONTAINED WITHIN ITS VALLEY SETTING;**
- B) INCLUDES GOOD QUALITY PERIPHERAL STRUCTURAL LANDSCAPING, PARTICULARLY ALONG THE WELBY ROAD FRONTAGE;**
- C) MAKES PROVISION FOR THE BENEFICIAL USE OF LAND NOT SUITABLE FOR INDUSTRIAL DEVELOPMENT;**
- D) AVOIDS ANY CONFLICT OF USES BETWEEN THE PROPOSED DEVELOPMENT AND NEARBY RESIDENTIAL AREA;**
- E) SECURES IMPROVED VEHICULAR ACCESS FROM THE PUBLIC HIGHWAY NETWORK;**
- F) MAKES PROVISION FOR LAY-BYS AND BUS SHELTERS ALONG WELBY ROAD;**
- G) INCLUDES PHASED IMPROVEMENTS TO WELBY ROAD TO CATER FOR INCREASED LEVELS OF VEHICULAR TRAFFIC GENERATED BY THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY AUTHORITY.**

Leicester Road(North) Melton Mowbray

4.59 This is a greenfield site adjacent the A607 Leicester to Melton Mowbray road and is a prestige site for employment development. Temporary access arrangements have been agreed with the Highway Authority in advance of the construction of the proposed southern and western by-pass to Melton Mowbray so that the site can be developed at any time within the Plan period. The Council will seek a particularly high quality development on this environmentally sensitive and prestigious greenfield site and layout, design and landscaping will be of particular importance. A high ratio of employment density to site area will be encouraged. When considering Class B8 warehouse uses the Council will ensure that the form, mass and scale of any building does not lead to an overbearing and conspicuous element in the appearance of the site. Further details are set out in a development brief approved by the Council in March, 1993.

EM5 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN & COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND NORTH OF LEICESTER ROAD, MELTON MOWBRAY AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) A HIGH STANDARD OF LANDSCAPING IS PROVIDED INCLUDING GENEROUS STRUCTURAL LANDSCAPING ALONG THE PERIPHERY OF THE SITE;**
- B) ADEQUATE ACCESS IS PROVIDED FROM LEICESTER ROAD (A607);**
- C) THE DEVELOPMENT SAFEGUARDS ANY SIGNIFICANT ARCHAEOLOGICAL INTEREST;**
- D) THE DEVELOPMENT SECURES IMPROVED VEHICULAR ACCESS FROM THE PUBLIC HIGHWAY NETWORK; AND**
- E) PROVISION IS MADE FOR BUS PENETRATION, LAY-BYS AND SHELTERS;**
- F) THE DEVELOPMENT SAFEGUARDS LAND FOR A NEW PASSENGER RAIL STATION AND ACCESS TO IT; AND**
- G) THE DEVELOPER MAKES A CONTRIBUTION TOWARDS THE PROVISION OF THE PASSENGER RAIL STATION AT LEICESTER ROAD.**

4.60 The site is well placed to offer potential for a new rail passenger station and the Council will be concerned to ensure that an adequate area of land is made available for this future rail facility in the north west corner of the site.

Kirby Lane (South) Melton Mowbray

4.61 The development of this greenfield prestige site lying adjacent the proposed Melton Mowbray southern by-pass is dependent on the provision of the by-pass and the new village distributor road for access purposes. The Council requires a high quality development on this environmentally sensitive greenfield site and layout, design and landscaping will be particularly important. A high ratio of employment density to site area will be sought by the Council and any Class B8 uses will be considered against the effects any large scale building would have on the appearance of the site. Further details are set out in a development brief approved by the Council in March 1993.

EM6 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND SOUTH OF KIRBY LANE, MELTON MOWBRAY AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) HIGH QUALITY LANDSCAPING VISUALLY CONTAINS THE DEVELOPMENT WITHIN ITS TOPOGRAPHICAL SETTING;**

- B) DEVELOPMENT DOES NOT COMMENCE UNTIL ADEQUATE VEHICULAR ACCESS IS SECURED ON COMPLETION OF THE SOUTHERN BY-PASS TO MELTON MOWBRAY CONNECTING LEICESTER ROAD (A607) TO BURTON ROAD (A606);**
- C) THE DEVELOPMENT SAFEGUARDS ANY SIGNIFICANT ARCHAEOLOGICAL INTEREST;**
- D) PROVISION IS MADE FOR BUS LAY-BYS AND SHELTERS IN PROXIMITY TO THE SITE ALONG THE PROPOSED MELTON MOWBRAY BY-PASS; AND**
- E) THE DEVELOPER MAKES A CONTRIBUTION TOWARDS THE PROVISION OF THE PROPOSED NEW PASSENGER RAIL STATION AT LEICESTER ROAD.**

Employment Land at Dalby Road, Former Melton Mowbray Airfield

- 4.62 There are existing industrial premises on the southern part of the former Melton Mowbray Airfield which are visually obtrusive and which would be more appropriately located elsewhere. The Council has identified a 3 hectare (7.4 acres) site adjacent the Dalby Road within which there are existing employment activities. The Council will encourage the rationalisation of the use of this site including, if possible, the relocation of existing industrial activities from the former airfield runways to the south. Development of the site will be dependent upon the construction of the new village link road connecting the proposed southern Melton Mowbray by-pass to Dalby Road (B6047). Further details are set out in a development brief approved by the Council in September, 1993.

EM7 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON THE FORMER MELTON MOWBRAY AIRFIELD ADJACENT TO DALBY ROAD (B6047) AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) HIGH QUALITY PERIPHERAL LANDSCAPING IS PROVIDED;**
- B) DEVELOPMENT DOES NOT COMMENCE UNTIL ADEQUATE VEHICULAR ACCESS IS SECURED ON COMPLETION OF THE SOUTHERN BY-PASS TO MELTON MOWBRAY CONNECTING LEICESTER ROAD (A607) TO BURTON ROAD (A606).**

Employment Land at The New Village, Former Melton Mowbray Airfield

- 4.63 Land is allocated for employment development at the northern edge of the proposed new village at the airfield. The site is approximately 2.8 hectares (6.9 acres) and is situated adjacent the proposed new village link road close to Old Guadaloupe. It is intended that this site will be made available for the use of small businesses in order to create new employment opportunities. Further details are set out at Chapter 14 "The New Village" and New Village Development Brief.

Pedigree Masterfoods Site, Melton Mowbray

- 4.64 The Pedigree Masterfoods industrial complex is of particular significance in terms of the economic prosperity of the town and its local environmental impact. The Council has liaised with Pedigree Masterfoods and drawn up a development brief to provide supplementary planning guidance and assist in the determination of planning applications for further site development over the Plan period to 2006. The brief has been subject to full public participation. The Council will normally grant planning permission for industrial and commercial development which is in compliance with the brief. The Council supports the continued growth and prosperity of the operation whilst seeking to minimise the visual and operational impact of new development and encourage various environmental initiatives.

Employment Development in Rural Areas

- 4.65 Whilst the Council acknowledges that suitable modern businesses can often be successfully integrated into smaller villages and welcomes the employment opportunities they represent, it is concerned to ensure that the scale of the operation and the size and type of any building does not detract from the character of the settlement or the amenities of residents. In assessing applications, particular attention will be paid to the likely volumes of traffic generated by any proposal. The simple replacement of out-worn, dilapidated or untidy buildings, yards or other open spaces will only be granted planning permission where the proposal is in keeping with the character and quality of the village environment.

- 4.66 **Planning permission will normally be granted for development or redevelopment of land and buildings within Village Envelopes defined on the Proposals Map for small industrial or commercial use provided the proposal complies with Policy OS1.**

Airfield Sites

- 4.67 Normanton Airfield and Langar Airfield are areas of special consideration. There is a need to achieve an improvement in the environment of these areas and take account of the effect of vehicular flows to and from the airfields through nearby villages and along a network of poor quality roads. The greater part of both airfields is, however, outside the Plan area and under the jurisdiction of adjoining authorities. The Council considers that the allocation of land at the airfields for further industrial development is not appropriate and the following Policy will therefore apply:-

EM8 PLANNING PERMISSION WILL NOT BE GRANTED FOR FURTHER EMPLOYMENT DEVELOPMENT ON LAND SHOWN ON THE PROPOSALS MAP AT NORMANTON AIRFIELD AND LANGAR AIRFIELD UNLESS THE PROPOSAL IS FOR THE USE OF SUITABLE EXISTING BUILDINGS AND NO SIGNIFICANT INCREASE IN TRAFFIC WOULD BE GENERATED TO AND FROM THE AIRFIELDS.

- 4.68 With regard to the industrial use of existing buildings at the airfields, the Council will need to be satisfied that a building has a lawful industrial use or is not so dilapidated as to be incapable of beneficial use without being completely rebuilt.
- 4.69 Saltby Airfield east of Saltby is disused and has no buildings with potential for industrial use. As a location in open countryside the Council will consider any development proposal with regard to the Council's general policy on development in the open countryside as set out at Policy OS2.

Conversion of Rural Buildings in Open Countryside

- 4.70 The economy of rural areas has been the subject of much discussion and investigation by the Government and other bodies. Enterprise schemes in a variety of forms have been set up at both national and local level. The Council acknowledges the need to maintain a healthy rural economy consistent with the broad aims of the Local Plan to preserve the countryside and amenities of the rural population. Policy C6 makes provision for the change of use of rural buildings in the countryside and defines the criteria to be applied to any proposal. The Council considers that this policy will encourage the re-use of many traditional rural buildings to the benefit of the rural economy and the conservation of the countryside. The Council has published a guidance leaflet on the conversion of traditional agricultural buildings to advise on appropriate forms of conversion.

Existing Rural Industries

- 4.71 The majority of existing industrial businesses in the rural area are located within the Town and Village Envelopes as defined on the Proposals Map. There are however a few industrial units on the edge of settlements or in open countryside, and whilst noting that they occupy locations which are contrary to the general policies of the Local Plan the Council acknowledges their contribution to the rural economy and the need to make provision for new facilities and plant. The Council is concerned however that any intensification of these industries will not cause adverse effects on the countryside or built environment. The following policy will therefore apply:-

EM9 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL DEVELOPMENT WITHIN THE CONFINES OF AN EXISTING INDUSTRIAL SITE OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) THE FORM, SCALE, DESIGN AND CONSTRUCTION MATERIALS OF THE DEVELOPMENT ARE APPROPRIATE TO THE SURROUNDINGS AND WOULD NOT CAUSE VISUAL INTRUSION;**
 - B) THERE WOULD BE NO LOSS OF AMENITIES BY VIRTUE OF NOISE, SMELL, DUST OR THE WIDER OPERATIONAL EFFECTS OF THE DEVELOPMENT;**
 - C) ADEQUATE ACCESS AND PARKING PROVISION CAN BE MADE AVAILABLE;**
 - D) THE DEVELOPMENT WOULD NOT RESULT IN AN UNACCEPTABLE INCREASE IN TRAFFIC LEVELS;**
 - E) LANDSCAPING CAN BE PROVIDED TO REDUCE THE EFFECT OF THE DEVELOPMENT IN THE LOCALITY.**
- 4.72 There may be exceptional circumstances when an extension to an existing industrial site located outside the Town or Village Envelopes is necessary, for example to maintain employment levels or to accommodate an essential operational facility. The following policy allows for modest expansion of these sites when considering proposals. The Council will however take into account the cumulative effect of small additions.

- 4.73 In order to ensure that the expansion of existing sites is compatible with the local environment, the Council will prepare development briefs to supplement Policy EM9 and Policy EM10. These briefs will provide helpful guidance to developers and local residents by detailing the circumstances under which development in the countryside may be acceptable. The preparation of development briefs for the Long Clawson Dairy site and the Pedigree Masterfoods site at Waltham have already been completed.

EM10 OUTSIDE THE TOWN OR VILLAGE ENVELOPES, THE EXTENSION OF AN EXISTING INDUSTRIAL OR COMMERCIAL SITE WILL ONLY BE PERMITTED WHERE:

- A) THE USE CANNOT BE ACCOMMODATED WITHIN AN EXISTING BUILDING;**
- B) THERE ARE NO SUITABLE ALTERNATIVE SITES WITHIN A TOWN OR VILLAGE ENVELOPE;**
- C) THE PROPOSED DEVELOPMENT IS SMALL IN SCALE;**
- D) THE FORM, SCALE, DESIGN AND CONSTRUCTION MATERIALS OF THE PROPOSED DEVELOPMENT MINIMISES ITS IMPACT ON THE SURROUNDINGS;**
- E) THE PROPOSAL IS IN ACCORDANCE WITH THE OTHER POLICIES OF THE PLAN.**

MOD Depot, Old Dalby

- 4.74 The Council has surveyed the former Old Dalby Station, which includes the former Army Base Repair Organisation (ABRO) and the Army Base Storage and Distribution Agency (ABSDA), and defined "Limits to Development" beyond which the Council considers that development would be visually intrusive in an Area of Particularly Attractive Countryside. The limits to development are shown on a Proposals Map inset. The Council will have regard to the limits to development when consulted on any proposal for development at the depot.
- 4.75 The closure of the ABRO sub-depot at Old Dalby was announced in February 1995. The ABRO sub-depot is comprised of a group of large buildings within an area of some 8.67 hectares (21.4 acres). The workshop buildings have now been occupied by a variety of private businesses and the site is now known as the Crown Business Park.
- 4.76 The ABSDA sub-depot is to close in 1999 and the Council has prepared a development brief for the site which will provide a planning framework within which alternative uses can be considered. The Development Brief will be an important material consideration in determining future development proposals at the site.
- 4.77 The Council will be prepared to grant planning permission for B1, B2 and B8 uses at the former ABRO sub-depot in accordance with the following policy :-

EM11 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN & COUNTRY PLANNING (USE CLASSES ORDER 1987)) ON FORMER ABRO LAND, OLD DALBY AS SHOWN ON THE PROPOSAL MAP (FORMER MOD DEPOT INSET) PROVIDED THE DEVELOPMENT COMPLIES WITH THE CRITERIA IN POLICY EM9.

Protection of Employment Land and Buildings

- 4.78 The Council will seek to protect land currently available for employment generating activity over the Plan period, even within the open countryside where policies of constraint to new development normally apply. The Council has made provision in the Local Plan to meet housing requirements and additional employment needs (over and above the contribution to employment needs made by sites currently available for employment generating activities). The Council will therefore seek to protect existing and proposed employment sites unless it is satisfied that there is a proven long term lack of demand for continued use of the site for industry. In such cases the Council will normally expect to see that the land or building has been offered for sale or leasehold for a reasonable period of time.
- 4.79 Employment Policy 5 of the LSP is designed to protect existing employment land and buildings from unnecessary development for other purposes. The Council will therefore apply the LSP policy as reiterated below:-

LSP Policy E5

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

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

Businesses Started from the Home

- 4.80 The Council recognises the employment potential of businesses started from the home. In many cases planning permission is not required to operate a business from the home, for example the use of a single room as an office. Where planning permission is required and the Council is satisfied that environmental considerations can be resolved and there is no loss of residential amenity, the use of residential properties for small scale business or commercial uses will be encouraged. Consideration will be given to the imposition of appropriate conditions such as limiting hours of business activity to ensure the use remains compatible in scale and operational effect with adjoining uses. The Council has published a guidance leaflet which provides advice on the need for planning permission to operate a business from home and guidance on the type of conditions the Council might attach to any permission granted.
- 4.81 **Planning permission will normally be granted for B1 uses from residential properties within the Town and Village Envelopes shown on the Proposals Map provided the proposal accords with Policy 0S1.**

Hazardous Substances

- 4.82 Hazardous substances consent is required for the presence of a hazardous substance (such as an explosive or flammable material) in an amount at or above its controlled quantity, even where there is no associated development requiring planning permission. The Council, as the Hazardous Substances Authority, will consider whether or not any proposed storage or use of a significant quantity of a hazardous substance is appropriate in a particular location before granting any consents.

EM12 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT INVOLVING THE PRESENCE OF HAZARDOUS

SUBSTANCES WHERE THIS WOULD GIVE RISE TO UNACCEPTABLE RISK TO THE HEALTH AND SAFETY OF PERSONS ON THE SITE OR IN THE SURROUNDING AREA OR HAVE AN ADVERSE EFFECT ON THE WIDER LOCAL ENVIRONMENT INCLUDING THE USE OF NEARBY LAND.

4.83 In considering planning applications for development in the vicinity of an installation accommodating hazardous substances the Council will consult with and have regard to advice from the Health and Safety Executive and the emergency services.

TABLE 3 - SCHEDULE OF INDUSTRIAL LAND AT 1st April 1994

A. Built 1991-94	Melton Mowbray/ Asfordby	Rural Area	Borough Total
Snow Hill Ind. Estate	0.04		
Bottesford		0.15	
Somerby		0.01	
Harby		0.38	
Saxelbye		0.01	
Saltby		0.01	
Leicester Road Ind. Estate	0.12		
Melton Mowbray Airfield	0.22		
Wyndham Windmill		0.27	
Sub Total	0.38	0.83	1.21
B. Started as at 1.4.94			
Saxby Road	1.83		
Leicester Road	0.32		
Sub Total	2.15	0.00	2.15
C. Committed With Planning Permission			
Leicester Rd Ind. Estate	6.10		
Saxby/Thorpe Rd Ind. Estate (F)	15.00		
Leicester Rd (North) (F)	0.38		
Bottesford(F)		1.62	
Eastwell(F)		0.41	
Gaddesby(F)		0.50	
Grimston(F)		0.05	
Old Dalby (F)		0.04	
John O'Gaunt (O)		1.90	

Sub Total	21.48	4.52	26.00
Existing Allocations			
Snow Hill Ind. Estate (EA)	0.32		0.32
Sub Total	0.32	0.00	0.32
Local Plan Allocations			
Melton Mowbray			
Land north of Leicester Road(NA)	13.70		13.70
Land south of Kirby Lane	8.60		8.60
Asfordby			
Holwell Works (NA)	15.03		15.03
New Village			
Land within village (NA)	2.80		2.80
Land at Dalby Road (NA)	3.00		3.00
Sub Total	43.13		43.13
Total	67.46	5.35	72.81