

Leicester Employment Land and Premises Study

Leicester City Council / Leicester Shire Economic Partnership



Brief

The main purpose of the study was to investigate the supply and demand of employment land in the city of Leicester in order to help guide the new LDF. The main elements of the study were to:

- Assess demand for employment land and premises, looking at this both spatially and sectorally

- Appraise all office and industrial premises in Leicester, mapping them in GIS

- Review the portfolio of employment land and make recommendations about the amount and location of further allocations needed.



Activities

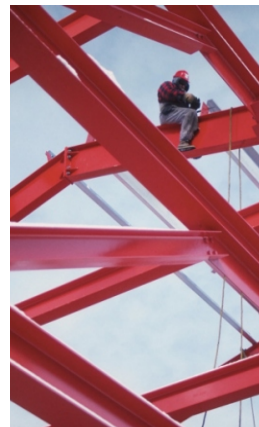
Analysis of the planning context of Leicester to gain an understanding of policies affecting the city.

Extensive consultation undertaken with national, regional and local property stakeholders, as well as relevant public sector organisations.

400 local business opinions gauged through a questionnaire survey. These were followed up by telephone to achieve a response rate in excess of 50 percent.

Appraised employment sites, considering their availability and suitability for modern business needs.

A quantitative and qualitative survey of nearly 3000 commercial premises. This information put on a database and mapped in GIS.



Outcome

The survey of premises highlighted the low quality of buildings. It found that there are a number of large factories and mills (particularly in the east), that are not well suited to modern needs because of their size and location.

The business survey identified pent-up demand for employment premises, particularly from the industrial sector, despite the decline in manufacturing. This demand was also influenced by the Leicester Regeneration Company's masterplan which is resulting in a substantial number of relocations.

Insufficient employment land in Leicester to meet need and demand. Recommendations included potential areas of search for new sites; the need for cross-border co-operation between the City and its adjoining districts.

The report's findings and recommendations were incorporated into a Supplementary Planning Document, formally adopted as Council policy in December 2007.

The SPD has been used extensively as supplementary guidance for pre applications and full applications. The most used section has been the area assessments on the quality of employment land.