

Cotesbach Parish Council

Harborough District Council
New Local Plan (2011-2031)

Drop-in session for residents 9th October 2017

Material from HDC and Cotesbach PC

Relevance of the Local Plan

Overall strategy for the District to 2031

- Policy SS1: The spatial strategy sets out:
 - The need for at least 4,660 dwellings
 - The need to protect important existing employment areas and to provide 59 hectares of additional employment land
 - The approach to strategic storage and distribution
 - The scale of new retail provision needed over the plan period

Local plan timescales

- **Next steps:**
 - January 2018: Submission of Local Plan to Secretary of State for public examination
 - April/May 2018: Examination hearing
 - August 2018: Receipt of inspector's report
 - October 2018: Adoption of the Local Plan

Settlement hierarchy	Town/village	Minimum housing target
Principal Urban Area	Scraptoft	1,200
Sub Regional Centre	Market Harborough	1,140
Key Centres	Lutterworth	1,500
	Broughton Astley	-
Rural Centres	Billesdon	10
	Fleckney	295
	Great Glen	35
	Houghton on the Hill	65
	Husbands Bosworth	-
	The Kibworths	-
	Ullesthorpe	-
Selected Rural Villages	Bitteswell	30
	Church and East Langton	30
	The Claybrookes	50
	Dunton Bassett	40
	Foxton	10
	Gilmorton	25
	Great Easton with Bringhurst	30
	Hallaton	30
	Lubenham	35
	Medbourne	30
	South Kilworth	20
	Swinford	35
	Tilton on the Hill	35
Tugby	15	

Lutterworth “East” SDA

East of Lutterworth Strategic Development Area (SDA) Policy H1

Sustainable high quality new settlement, including:

- 1,500 homes by 2031, 1,250 homes beyond
- 23 hectares of employment land
- 2 primary schools
- Neighbourhood centre
- Spine road linking A426 north of Lutterworth to A4304 east of M1, including bridge over M1.
- Community park with outdoor sports facilities
- Protection of Misterton Marshes SSSI and heritage assets
- Sustainable drainage
- New cemetery
- Development of the SDA will be guided by a comprehensive masterplan.

Linked to Policy RT1 for retail provision

- 8,000sq.m for Market Harborough
- Specific area allocations and designs for MH
- Total 1,500sq.m of retail floorspace for Lutterworth
- 1,000sq.m is for Lutterworth East
- 500sq.m could be elsewhere (unspecified)

Lutterworth East – considerations

- Loss of green space & area of special scientific interest
 - Split the town by m1
 - Traffic – A426 at capacity
 - “Bypass” will not be built until 1,250 households completed
 - Increased road trips to / from Lutterworth town
 - Only 500sq.m retail floorspace in the town allocated
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- 2 new primary schools
 - New doctors (TBC) and some local amenities, e.g. community centre
 - Affordable housing (at standard developer requirements)
 - HGVs bypassing Lutterworth through new SDA

Expansion of Magna Park

Strategic Distribution (Policy BE2)

- Existing Magna Park - safeguarded for strategic storage and distribution
- Development of up to 700,000 sq.m. for strategic distribution will be permitted, where:
 - It would extend or be adjoining Magna Park
 - Not negatively affect nearby Strategic Rail Freight Interchanges
 - Provide local employment opportunities, including training and apprenticeships
 - Increase proportion of employees from Harborough District
 - Not lead to severe traffic congestion
 - Not have an unacceptable impact on the environment, local community or landscape

Magna Park expansion - considerations

- Allocation is based on current applications and is Magna Park specific
- Plan is making a presumption it is going to be approved
- Plan is making a close association between employment & housing at Lutterworth East
- Prologis Park near Blaby has been assessed but not brought forward into plan
- There is a significant impact on landscape to Cotesbach from Symmetry Park in particular
- No separation area between Cotesbach and Magna Park suggested
- No pros for Cotesbach!

Development in countryside

GD3 Development in the countryside allows for development relating to certain uses including:

- Agriculture, horticulture, woodland management and uses leading to the diversification of the rural economy
- Outdoor sport and recreation
- Minerals and waste development
- Renewable energy production
- Conversion or reuse of substantial buildings
- Minor extensions
- Services and facilities that improve sustainability

Information and how to respond

Proposed Submission Local Plan (and associated documents) available at:

- www.harborough.gov.uk/strategic-planning-consultations
- All 14 deposit points (see Statement of Representations for details)
- All Parish and Town Councils
- Drop-in events:
 - Saturday 7th October, 9:30am – 2:30pm, The White House, Scraftoft
 - Saturday 14th October, 9:30am – 2:30pm, Three Swans, Market Harborough
 - Saturday 21st October, 9:30am – 2:30pm, Wycliffe Rooms, Lutterworth

Information and how to respond

- Have a look at the consultation (go to HDC home page, click Local Plan Consultation and scroll down for an option to download it)
- The online consultation
- Go to www.harborough.gov.uk/strategic-planning-consultations
- Register if needed, or login
- Click “Current Documents open to the public consultation”
- Click “Harborough Local Plan Proposed Submission”
- Click on any preferred Chapter (H1 for Housing, BE2 for Strategic distribution)
- Click on the pencil next to the policy to write your statement
- If more than 100 words then write a 100 word summary and the full representation

“Criteria” for responses

Your representations on the Local Plan must:

- state whether the document (or the relevant part of it) is considered sound or unsound;
- if unsound, include an explanation as to how it can be amended to make it sound; and
- identify the ‘test of soundness’ or legal requirement (including meeting the Duty to Cooperate) to which the representation relates.

The test of “soundness”

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development needs and infrastructure requirements, including, where they arise, potentially making an appropriate contribution towards meeting unmet requirements from neighbouring authorities;

- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Is it required?

Does it meet a need?

Most suitable approach?

Achievable and cooperative?

OK according to NPPF?

Lutterworth East Policy H1 – ideas for responses

Not positively prepared

- Retail provision does not meet the suggested housing allocation (policy RT1), Lutterworth has the opportunity to be enhanced
- Little detail on committed retail allocations

Not justified

- No transparent or referenced evidence from previous public consultation

Not effective

- Not considering impacts on infrastructure within Rugby, e.g. A426 / Rugby Rail Station
- Trigger point for bypass at 1,250 households – should be <500

Consistent with national policy

- Not sustainable due to reliance of transport from one side of the M1 to another
- No allocation or commitment to sustainable infrastructure (e.g. e-charging / public transport routing)

Magna Park BE2 – ideas for responses

Not positively prepared

- It is exceeding the need according to Local studies (LLEP strategic distribution study)
- The allocation is based on existing planning applications, i.e. it is predetermined.

Not justified

- It would not reduce out-commuting of employment (a goal for the Local Plan) as there >60% of Magna Park employees live outside already and are not restricted by lack of housing
- Magna Park does not employ “Higher-skilled” jobs (another local plan goal) and therefore not the most suitable allocation of employment according to the local plan goals

Not effective

- Nearby distribution parks may be compromised by the scale of Magna Park expansion (hard to employ / oversupply of floorspace) – DIRFT Prologis have submitted an objection

Consistent with national policy

- It is not connected to a rail head
- Developers are not committing to infrastructure improvement sufficient for the expansion – central government funding will be needed