

Harborough Local Plan 2011 to 2031

Proposed Submission



Summary and guide to making representations

Representations can be made between
9am Friday 22nd September and 5pm Friday 3rd November 2017

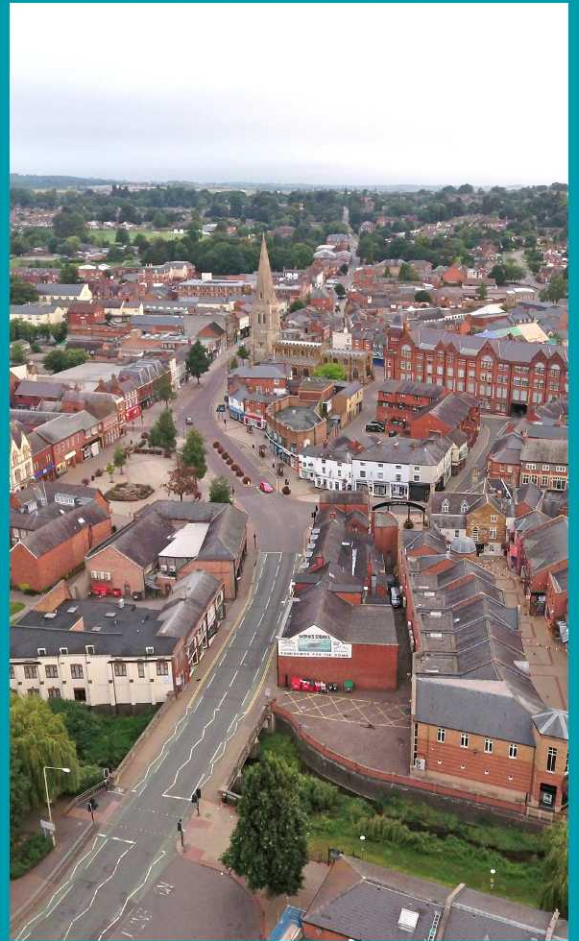


What is a Local Plan?

The new Harborough Local Plan is a district wide development plan that will replace entirely the existing Harborough Core Strategy, 2011 and other policies of the 2001 Local Plan which have been 'saved' or retained.

The new Plan:

- sets out a vision for the District in 2031 together with objectives which policies must address to ensure that key planning issues are dealt with;
- sets out the spatial strategy for the District, in other words the overall levels of growth needed to meet our development needs and where this growth should be located;
- identifies land for new housing, business and shops;
- contains a range of policies to:
 - protect the natural and built environment;
 - adapt to climate change and reduce its effects;
 - protect and improve green infrastructure including open space and recreational facilities;
 - protect our heritage;
 - protect the countryside;
 - protect Local Green Spaces;
 - protect community facilities, including public houses, post offices and village shops;
 - promote tourism; and
 - encourage good design.



The Proposed Submission Local Plan is in three main parts:

Part A: sets out the overall Local Plan strategy and general development management policies;

Part B: sets out policies covering housing, business and employment, retailing and tourism, heritage and community assets, green infrastructure, climate change and physical infrastructure (such as transport, water, energy, broadband etc); and

Part C: identifies land for housing, business and employment for larger settlements.

What is this consultation about?

In 2015 we consulted on Options - please see Consultation Statement:

www.harborough.gov.uk/local-plan After considering the comments received and carrying out evidence studies, we have developed a Local Plan for sustainable growth to meet the District's needs up to 2031. This consultation seeks your views on the 'soundness' of the Local Plan.

Following this consultation the Plan will be submitted to the Planning Inspectorate for independent examination which will consider comments made on the proposals.

Viewing the Local Plan

You can download the Local Plan, Sustainability Appraisal and supporting evidence documents from the Council's Planning Policy web page at:

www.harborough.gov.uk/local-plan

The Policies Map can be viewed at:

<https://harborough.opus4.co.uk/planning/localplan/maps/policiesmap>

You can also view the Local Plan, Policies Map, Sustainability Appraisal and other supporting documents at the following locations during normal opening hours:

Broughton Astley Library, Main Street,
Broughton Astley, LE9 6RD

Broughton Astley Parish Office, Station
Road, Broughton Astley, LE9 6PT

Evington Library, Evington Lane, Leicester,
LE5 6DH

Fleckney Library, School Street, Fleckney,
LE8 8AS

Great Glen Library, Ruperts Way,
Great Glen, LE8 9GR

Great Glen Parish Office, Glendale House,
1 Church Road, Great Glen, LE8 9FE

Kibworth Library, Paget Street, Kibworth,
LE8 0HW

Lutterworth Library, George Street,
Lutterworth, LE17 4ED

Lutterworth Town Council Office, Coventry
Road, Lutterworth, LE17 4SH

Market Harborough Library, The Symington
Building, Adam and Eve Street, Market
Harborough LE16 7LT

Thurnby and Bushby Parish Information
Centre (Wednesdays 09:30-11:30), Hill
Court Community Centre, Main Street,
Bushby, LE7 9NY.

Customer Services, Harborough District
Council, The Symington Building, Adam and
Eve Street, Market Harborough, LE16 7AG

Mobile libraries based in Market
Harborough and Lutterworth

How to respond

Representations submitted during this consultation will be considered by an independent Inspector appointed to examine the Harborough Local Plan. To comply with Government guidance, and to help ensure that comments are submitted in a format that the Inspector can readily use, your representations must do the following:

- state whether the Local Plan (or the relevant part of it) is considered sound or unsound, and if unsound, explain how it can be amended to make it sound;
- identify the 'test of soundness' or legal requirement to which the representation relates. These tests of soundness are that the Local Plan/ Policy is:

Positively prepared – it should be based on a strategy which seeks to meet objectively assessed development needs¹ and infrastructure requirements, including unmet need from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

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

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

Consistent with national policy – it should enable the delivery of sustainable development in accordance with the policy guidance set out within the National Planning Policy Framework (NPPF, 2012).

You also need to indicate whether you think the Plan is **legally compliant**.



All these steps are set out clearly when you log on to the online consultation portal (see page 5). Please respond online whenever possible.

Representations which do not clearly address these points may not be considered valid.

Sustainability Appraisal

The Local Plan is accompanied by a Sustainability Appraisal². A Habitat Regulations Assessment Report³ has also been produced. You can also make comments on these documents through the online consultation portal.

Supporting evidence

A wide range of studies have been undertaken to help the preparation of the Local Plan. These can be viewed at: www.harborough.gov.uk/supporting-evidence

Short Guide to Using the Online Consultation Portal

You can use the online Consultation Portal to make representations during the Local Plan public consultation period: **9am Friday 22nd September 2017 to 5pm Friday 3rd November 2017**. This will ensure your comments are accurately logged and submitted to the Examiner.



Registering, Logging-In or Requesting a New Password

Open the consultation:

www.harborough.gov.uk/strategic-planning-consultations

Use the prompts at the top of the consultation page to 'Register now', 'Request a new password' or 'Login':

You will need to give your full name, address and contact details, but only your name will be published.

If you have already registered for a previous consultation you do not need to register again. You just need your e-mail address and password to log in. If you can't remember your password you can request to reset it by selecting 'request a new password' on screen. (If you need further help registering press 'Help' beneath the 'Login' button or contact us – please see contact details on page 14).

Making a Representation

Step 1: Select the document you wish to view or comment on from the 'Current Documents Open to public consultation' box. This consultation is the 'Harborough Local Plan Proposed Submission'.

Step 2: From the contents page click on the Chapter, Policy or Site that you are interested in. (You can submit multiple representations).

Step 3: To submit a representation, click on the pencil icon  adjacent to the Policy, or section that you are interested in and complete the online response form.

Step 4: You will receive an email for each of the comments you have submitted. This is your confirmation that we have received your representation.

Step 5: To view representations that have been made by you or others, click on this icon .

To view interactive Policies Map: To view the site which the policy relates to, click on the globe icon . This will provide you access to the Policies Map. This is an interactive map, which you can use to zoom in and out, pan across and use the legend to identify which policies you are interested in.

Please note: Your representation may not appear online until after the close of consultation. You do not need to e-mail / post your response as well as submitting it online. You can write as much as you like in the full representation box and upload documents/maps with your response. **(If your full representation is more than 100 words you will need to provide a summary of 100 words or less.)**



If you cannot make your representation via the online portal you can obtain response forms for the Local Plan and Sustainability Appraisal/Habitat Regulations Report by contacting the Strategic Planning Team on Tel: 01858 821160 or email: planningpolicy@harborough.gov.uk

Completed forms can be returned by email or post (please see details on page 14).

Representations must be received by 5pm on Friday 3rd November 2017

Representations received after this date and time will not be considered.

Key growth policies

The Local Plan contains a number of key policies for growth in the District which are summarised below.

Provision of new housing

Policy SS1 'The Spatial strategy' enables land for 12,800 new dwellings to be provided between 2011 and 2031. Of this, about 8,140 dwellings have already been built or committed (through planning permission, or allocation in neighbourhood plans) or are anticipated on windfall sites. Policy H1 'Provision of new housing' therefore identifies housing land for a further 4,660 new homes.

The Local Plan housing provision of 12,800 includes the objectively assessed need¹ for the District, a further housing requirement arising from potential expansion of employment at Magna Park plus additional land in order to allow for factors such as:

- a potential need to help with unmet housing need from other local planning authorities within Leicester and Leicestershire should this arise;
- a slower delivery than expected on the Strategic Development Areas (SDAs) or other housing allocations;
- sites gaining planning permission but not delivering housing as quickly or at the density originally proposed;
- changing economic circumstances affecting the demand for housing;
- the non-delivery of housing sites due to site-related factors; and
- in order to provide flexibility and choice in the local housing market.

The key diagram on page 10 shows the housing locations which are set out in more detail in Policy H1 'New housing provision' and include:

A - Development Areas (SDAs)

East of Lutterworth SDA (see Policy L1)

This will deliver about 2,750 dwellings (of which about 1,500 dwellings will be completed before 2031) and 23 hectares of new employment land (see Business and employment, page 9). It will include the provision of new community facilities including two primary schools, a neighbourhood centre, a community park, outdoor sports facilities, and a cemetery.

The scheme will include the construction of a spine road providing a clear route between the A426 north of Lutterworth and the A4304 east of M1 junction 20, including a bridge over the M1 motorway. Following completion of this road, traffic management measures that remove or minimise heavy goods vehicles through the centre of Lutterworth will be implemented and the Gilmorton Road crossing over the M1 will be converted for use by public transport, cyclists, pedestrians and emergency vehicles only.

Scraptoft North SDA (see Policy SC1)

This will deliver about 1,200 dwellings and will include the provision of new community facilities including a neighbourhood centre, primary school, new open space and a cemetery. The scheme will involve the relocation of the existing golf course to land at Houghton on the Hill.

The proposal will change the status of the Scraptoft Local Nature Reserve (LNR). The Council is undertaking a separate consultation on the future status of the LNR over the same time period as the Local Plan consultation. You can view a report and make comments on the proposed change of status at www.harborough.gov.uk/strategic-planning-consultations

These two strategic sites will be built in accordance with masterplans which will be prepared in consultation with local communities. The masterplans will include key design principles and the timing of different parts of the developments.

B - Other housing allocations

Market Harborough: a minimum of 1,130 dwellings, including the following allocations:

- Overstone Park - about 600 dwellings (see Policy MH1);
- East of Blackberry Grange, Northampton Road – about 350 dwellings (see Policy MH2); and
- Burnmill Farm - a maximum of 90 dwellings (see Policy MH3).

Fleckney: a minimum of 295 dwellings, including the following allocation:

- Land at Arnesby Road - approximately 130 dwellings (see Policy F1).

C - Other housing provision not allocated in the Local Plan

Sites to accommodate the following minimum number of dwellings will be identified through neighbourhood plans or the development management process:

- Billesdon – 10 dwellings;
- Great Glen – 35 dwellings; and
- Houghton on the Hill – 65 dwellings.

Selected Rural Villages:

- | | |
|--|--|
| • Bitteswell – 30 dwellings; | • Great Easton with Bringhurst – 30 dwellings; |
| • Church and East Langton – 30 dwellings | • Hallaton – 30 dwellings; |
| • the Claybrookes – 50 dwellings; | • Lubenham – 35 dwellings; |
| • Dunton Bassett – 40 dwellings; | • Medbourne – 30 dwellings; |
| • Foxton – 10 dwellings; | • South Kilworth – 20 dwellings; |
| • Gilmorton – 25 dwellings; | • Swinford – 35 dwellings; |
| | • Tilton on the Hill – 35 dwellings; and |
| | • Tugby – 15 dwellings. |

Gypsy, Traveller and Travelling Showpeople accommodation

The Local Plan must meet the accommodation needs of the Gypsy, Traveller and Travelling Showpeople communities as much as for the wider community. Based on a study of future accommodation needs and a detailed search for sites, the following sites are identified (allocated) as Gypsy and Traveller sites (see Policy H6):

- a. Land at Spinney View Farm, Claybrooke Parva (3 pitches);
- b. Smithfields, Lutterworth Road, Dunton Bassett (additional 2 pitches within existing site boundary); and
- c. Land at Boneham's Lane, Gilmorton (10 pitches) as a reserve site, to meet future needs.

Policy H6 also allocates Land at Moorbarns Lane, Lutterworth (18 plots) as shown on the Policies Map as a Travelling Showpeople site.

Business and employment

The need for land for business uses in Harborough District (excluding strategic storage and distribution in units over 9,000sq.m. gross floor-space) is a minimum of 51 hectares between 2011 and 2031. After allowing for 16.5 hectares of employment land that has been built or committed since 2011 the Local Plan needs to identify (allocate) at least 34.5 hectares of additional employment land. In order to encourage new jobs and to allow outdated employment buildings to be replaced, the Local Plan allocates a larger amount - 59 hectares of land for business and employment uses in the following locations:

Market Harborough:

- Compass Point Business Park, Northampton Road - about 5 hectares (Policy MH6);
- Airfield Business Park, Leicester Road - about 6 hectares (Policy MH5); and
- Land at Airfield Farm - about 13 hectares (Policy MH4).

Lutterworth:

- As part of the East of Lutterworth Strategic Development Area (SDA) - 10 hectares of office and industrial use within Use Classes B1 and B2, and 13 hectares of storage and distribution within Use Class B8 (Policy L1); and
- Land south of Lutterworth Road/Coventry Road - about 3 hectares (Policy L2).

Fleckney:

- Land off Marlborough Drive, Fleckney - about 3 hectares (Policy F2).

The Kibworths:

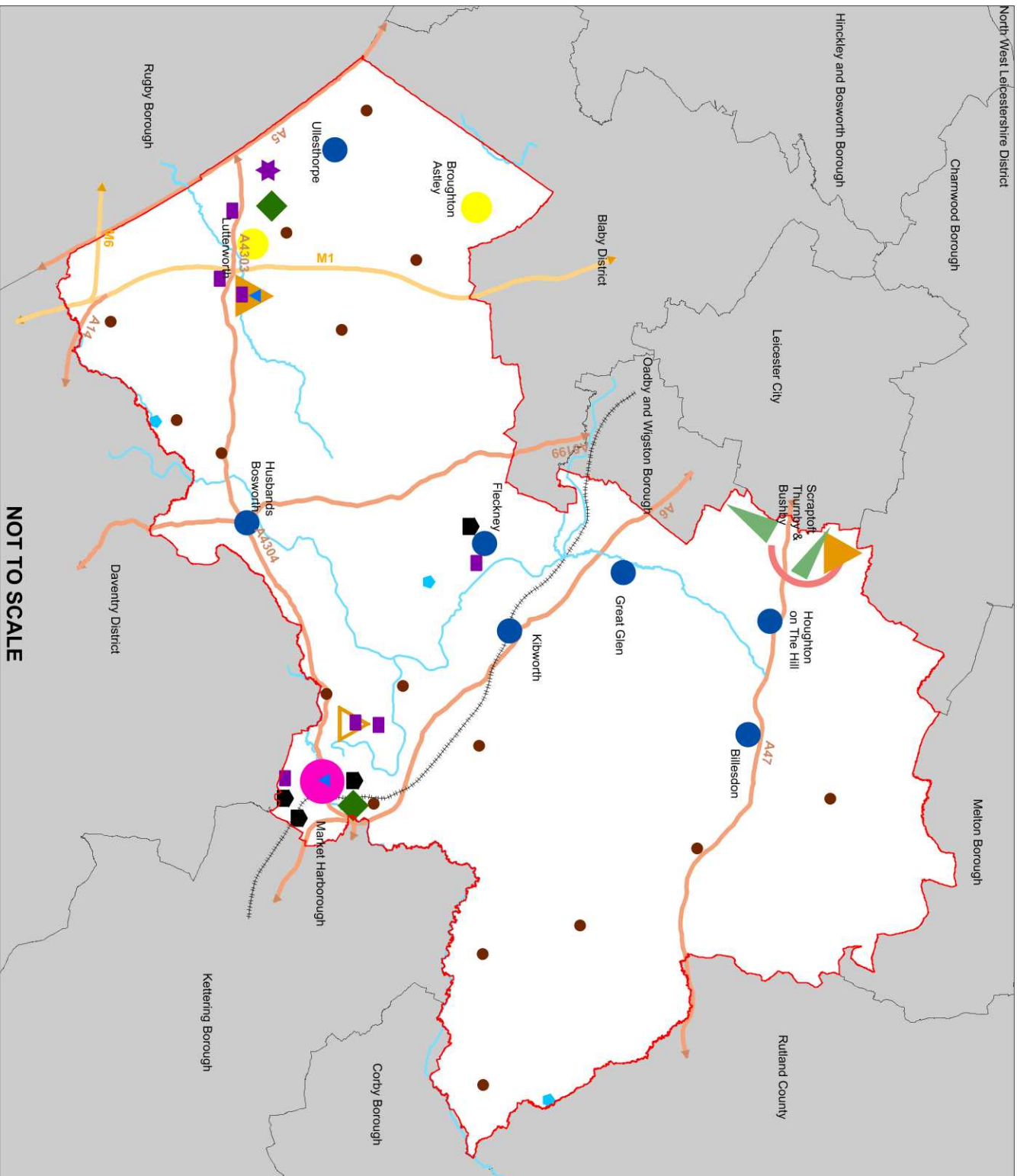
- Land south and west of Priory Business Park, Kibworth - about 6 hectares (Policy K1).

Strategic distribution

Policy BE2 'Strategic distribution' provides for development of up to 700,000 sq.m. for non-rail-served strategic storage and distribution use (Use Class B8) as an extension to or on a site adjoining Magna Park.

The policy requires that such additional development must: support or have no adverse impact on the viability and deliverability of existing or further Strategic Rail Freight Interchanges within or serving Leicestershire and neighbouring authorities; increase local employment opportunities; include measures to encourage commuting from within Harborough District; not lead to excessive traffic congestion anywhere on the nearby strategic and local road network, particularly the A5; and have no unacceptable environmental, community or landscape impact.

The policy recognises that Magna Park and strategic distribution is important to the local, regional and national economy.



Harborough District Council

Harborough District Local Plan Key Diagram

Legend

- Principal Urban Area
- Sub Regional Centre
- Key Centre
- Rural Centre
- Selected Rural Village
- Existing Strategic Development Area
- Proposed Strategic Development Area
- Housing Allocation
- Employment Allocation
- Magna Park
- Retail Allocation
- Area of Separation
- Green Wedge
- Reservoirs
- Motorway
- A Road
- Rivers and Canals
- Railway
- Harborough Boundary
- District / Borough Boundary

Retailing

During the plan period provision will be made for a minimum of 4,300 sq.m. (gross) of convenience (mainly food) shopping and a minimum of 10,100 sq.m. (gross) of comparison (non-food) shopping. Gross floorspace includes storage.

Policy RT1 'Provision of new retail uses' identifies the need for additional retail development in the following locations:

Market Harborough: 3,100 sq.m. (gross) convenience and 8,000 sq.m. (gross) comparison with allocations at:

- The Commons Car Park and adjoining retail unit; and
- Land off High Street.

Lutterworth:

- 500 sq.m. (gross) comparison within the town centre; and
- 1,000 sq.m. (gross) convenience and 500 sq.m. (gross) comparison within the east of Lutterworth SDA.



Broughton Astley: 200 sq.m. (gross) convenience and 200 sq.m. (gross) comparison.

Other key policies

SS1 The spatial strategy - sets out the settlement hierarchy or in other words the different role of towns and villages for housing, employment and retail. It explains how residential, business and retail uses will be provided for and distributed, and the role of each level in the settlement hierarchy in meeting development needs.

GD2 Settlement development - explains how proposed development within or adjoining main settlements (down to and including Selected Rural Village level) will be judged, given that there will no longer be 'limits to development' in the Local Plan.

GD3 Development in the countryside and GD4 New housing in the countryside - explains what types of new development will be permitted outside the main settlements and land adjoining them.

GD8 Good design in development - explains how developments will be judged to achieve high quality design.

H2 Affordable housing - explains that 40% of new housing on sites of more than 10 dwellings will be affordable (including on the two SDAs), 75% of which is to be for affordable or social rent and 25% for low cost ownership (subject to variations justified by updated assessments and/or viability evidence).

HC1 Built heritage - explains how development affecting heritage assets and Conservation Areas will be managed, including buildings at risk and development which will help maintain and improve heritage assets; the review and development of Conservation Area Statements; and the policy for Foxton Locks.

HC1 Community facilities - protects existing community facilities.

HC3 Public houses, post offices and village shops - protects these important facilities.

GI1 Green Infrastructure - protects green infrastructure networks and sites.

GI2 Open space, sport and recreation - protects existing open space and explains when new or improved open space should be provided.

GI3 Cemeteries - sets out proposals for new cemeteries.

GI4 Local Green Space - protects important green spaces.

GI5 Biodiversity and geodiversity - protects important natural assets.

CC1: Climate Change - explains how new development should deal with renewable energy, energy efficiency and reducing carbon emissions.

CC2 Renewable energy generation - supports 'stand-alone' renewable energy development and explains how proposed new development will be judged.

CC3 Managing flood risk - directs new development to areas of lowest risk of flooding.

CC4 Sustainable drainage - requires all new major development to incorporate sustainable urban drainage systems (SuDs). These are a natural approach to managing drainage in and around properties and other developments.

IN1 Infrastructure Provision - requires all major development to provide, or meet the costs of, infrastructure such as roads, water, energy, broadband, education and community facilities.

IN2 Sustainable Transport - sets out the need to consider impacts of new development on the wider transport network and for new development to provide safe access, parking, pedestrian and cycle links.

IN3 Electronic connectivity - requires adequate broadband services to be available to residents and businesses on major new development. It also sets out criteria for other new telecommunications infrastructure.

How to find out more

You can download the full Local Plan, Sustainability Appraisal and all supporting evidence documents from our web site: www.harborough.gov.uk/local-plan

To find out more please visit one of our drop in events:

Scraptoft

The White House Pub, 375 Scraptoft Lane, Leicester, LE7 9SE
Saturday 7th October, 2017, 9.30am – 2.30pm.

Market Harborough

Fairfax Suite, The Three Swans Hotel, Market Harborough, LE16 7NJ
Saturday 14th October, 2017, 9.30am – 2.30pm.

Lutterworth

Wycliffe Rooms, George Street, Lutterworth, LE17 4ED
Saturday 21st October, 2017, 9.30am – 2.30pm.

How to contact us

If you do not have internet access or require assistance to help respond using alternative means please contact us on 01858 821160 or
via E-mail: planningpolicy@harborough.gov.uk

Completed representation forms can be returned
via E-mail: localplan@harborough.gov.uk or by post to:

Strategic and Local Planning Manager,
Harborough District Council,
The Symington Building,
Adam and Eve Street,
Market Harborough,
Leicestershire, LE16 7AG

Representations must be received by 5pm on Friday 3rd November 2017

Notes:

1: Objectively assessed need

Government guidance requires the Council to identify objectively assessed housing and employment need, and convert those needs into land provision targets. These housing and employment land targets are based on evidence set out in the Leicester and Leicestershire Housing and Economic Development Needs Assessment 2017 (HEDNA) .

2: Sustainability appraisal

Sustainability Appraisal is a tool used to assess Local Plans in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

3: Habitat Regulations Assessment

The aim of the Habitat Regulations Assessment is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (either in isolation or in combination with other plans and projects). The screening stage of this process has determined that a formal Appropriate Assessment is not required.