

# HARBOROUGH NEW LOCAL PLAN



## What is a Local Plan?

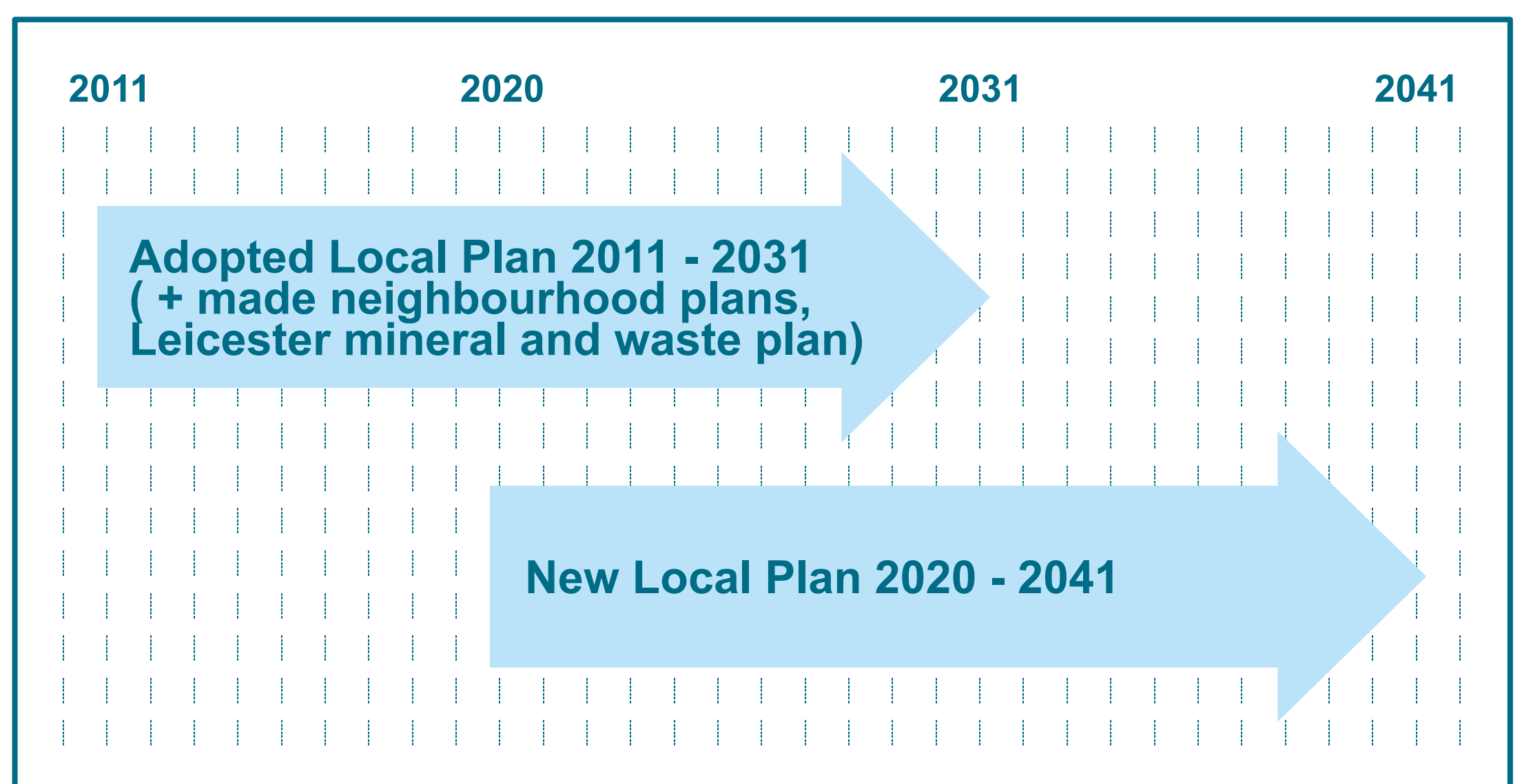
A Local Plan guides development to address the needs and opportunities of an area. Local planning authorities must prepare one, in consultation with the community, to deliver sustainable development in their area.

It sets out a strategy for the amount and location of new development and allocates sites for homes and other development. It also seeks to make our area better for example, by reducing the environmental impact of development, building affordable housing, helping our wildlife, and improving our infrastructure, such as roads.

When adopted, it will be used to decide local planning applications, alongside national planning policy and any 'made' Neighbourhood Plans, plus any other material considerations.

### Why are we doing one now?

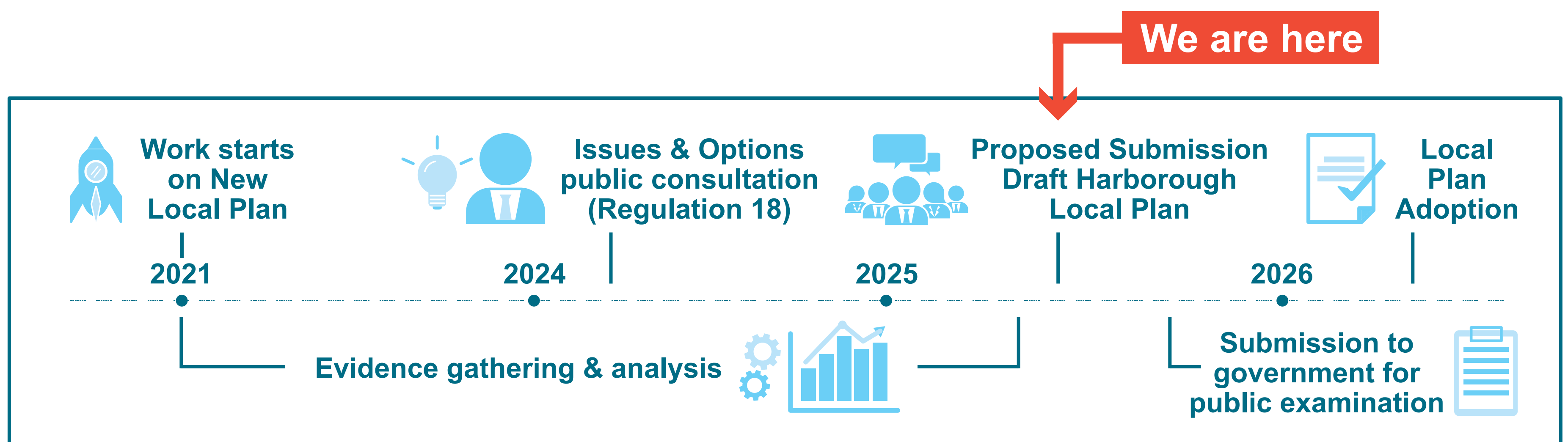
- Changes to national planning policy
- Roll forward plan period to 2041
- Protecting our district from unplanned housing growth
- Maintaining local control



## Local Plan Process:

The Regulation 19 Local Plan is the final draft of the Plan that the Council intends to submit to the Secretary of State for independent examination. Publication of the Regulation 19 Local Plan, also known as the Proposed Submission Draft Harborough Local Plan, is a formal part of the process that requires the Council to publish the Local Plan it intends to adopt, having been informed by public response to the earlier Regulation 18 consultation and engagement.

The purpose of this stage is set out within legislation and is focused on ensuring the Plan is legally and procedurally compliant and meets the tests of soundness.



# PROPOSED SUBMISSION DRAFT HARBOROUGH LOCAL PLAN



## Local plan Structure

For legibility the Local Plan is split into 3 key parts (including a total of 40 policies) as set out below, however, it must be read as a whole.

### Part 1 - Our Spatial Strategy

#### Chapter 4

Sets out our overall development strategy for the district

#### Chapter 5

Sets out the sites we are allocating for a specific use and scale of development (site allocations)

#### Chapter 6

Outlines our detailed requirements for making sure that the type of housing being developed meets the needs of our community

#### Chapter 7

Assesses whether the principle of the development in the location proposed is likely to be acceptable. It explains where we direct different types and scales of development too



### Part 2 - Design of developments and management of impacts

#### Chapter 8

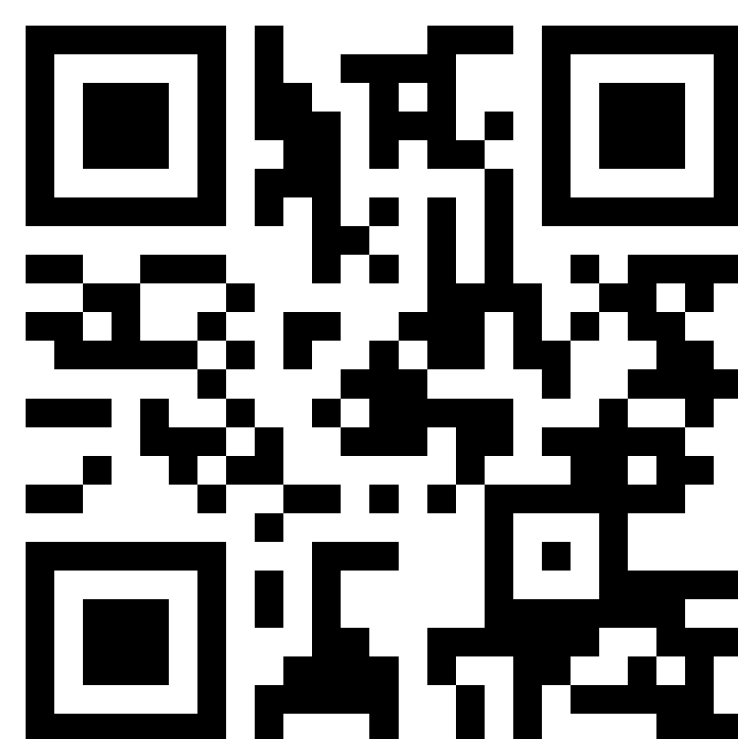
Provides detailed policy requirements for the design of development and mitigation of its impacts, including protecting valued community and environmental assets, such as conservation areas and community facilities



### Part 3 - Implementing this plan

Considers how policies within the Harborough Local Plan will be monitored and reviewed

Scan the QR code to  
read the Regulation  
19 document





# OUR LOCAL PLAN VISION



The vision explains how Harborough will evolve and develop during the plan period.

By 2041, the communities and residents of Harborough District will have benefitted from the development of new homes and workspaces whilst the place maintains its mainly rural character. The district will continue to be characterised by attractive rolling countryside, with distinctive villages and picturesque market towns. New developments will complement the established townscape and landscape character, be designed in a way that minimises adverse climate impacts, are resilient to the effects of climate change and designed in ways which mitigate and adapt to the predicted changes.



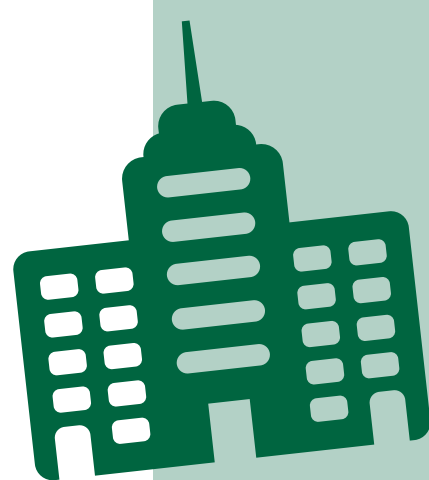
Developments will offer a range of housing options, including affordable housing, and be mainly focussed in the areas near to the City of Leicester and Borough of Oadby and Wigston, around the market towns and to a lesser degree the large and medium villages. Residents in new communities will benefit from improved access to local services and community provision, including healthcare, education and recreational facilities. Transport infrastructure will be developed for each new community alongside sustainable travel options including walking, cycling and bus provision. New developments will be created using sustainable methods and through the prudent use of resources.



Our valued farming communities and rural businesses will feel supported as they continue to evolve and diversify. Important areas of separation between our villages and towns will be retained to protect their individual identity. New innovative businesses will generate skilled jobs, create training opportunities and support local supply chains, strengthening the local economy. Magna Park will grow and enhance its role as a strategic distribution hub, attracting valuable inward investment and leading technological and robotic change.



Market Harborough, with its vibrant town centre, cultural activities and distinctive offer of independent shops will flourish with a nighttime leisure economy. Lutterworth, Broughton Astley, and Kibworth will provide a mix of town and village shopping centres complemented by health, leisure and community facilities. The preserved heritage assets and conservation areas will ensure the district maintains its historic look and feel. Tourist destinations like Foxtan Locks and the Grand Union Canal will attract day visits and overnight stays, alongside a varied sporting, leisure and hospitality offer that boosts the local economy.



Residents will shape new development across the district through effective community engagement and proactive Neighbourhood Planning. Harborough District will be defined by its well-designed places, its safe streets, healthy communities and publicly accessible open and green spaces. Wildlife and biodiversity will be protected and thrive through new green and blue infrastructure, with communities experiencing the health benefits which access to these amenities bring.





# OUR DEVELOPMENT OBJECTIVES



The objectives are central to how the vision will be delivered. Together they will set a framework for the policies and proposals of the plan.



## **Delivering Homes:**

**Delivering Homes:** Deliver the housing needed: provide housing that addresses the specific needs of different communities and age groups, including the provision of affordable, accessible and specialist housing

## **Creating jobs and diversifying the economy:**

Support vibrant town centres to adapt to changing needs and retain and provide employment land and create opportunities for business expansion, job creation, and economic growth.

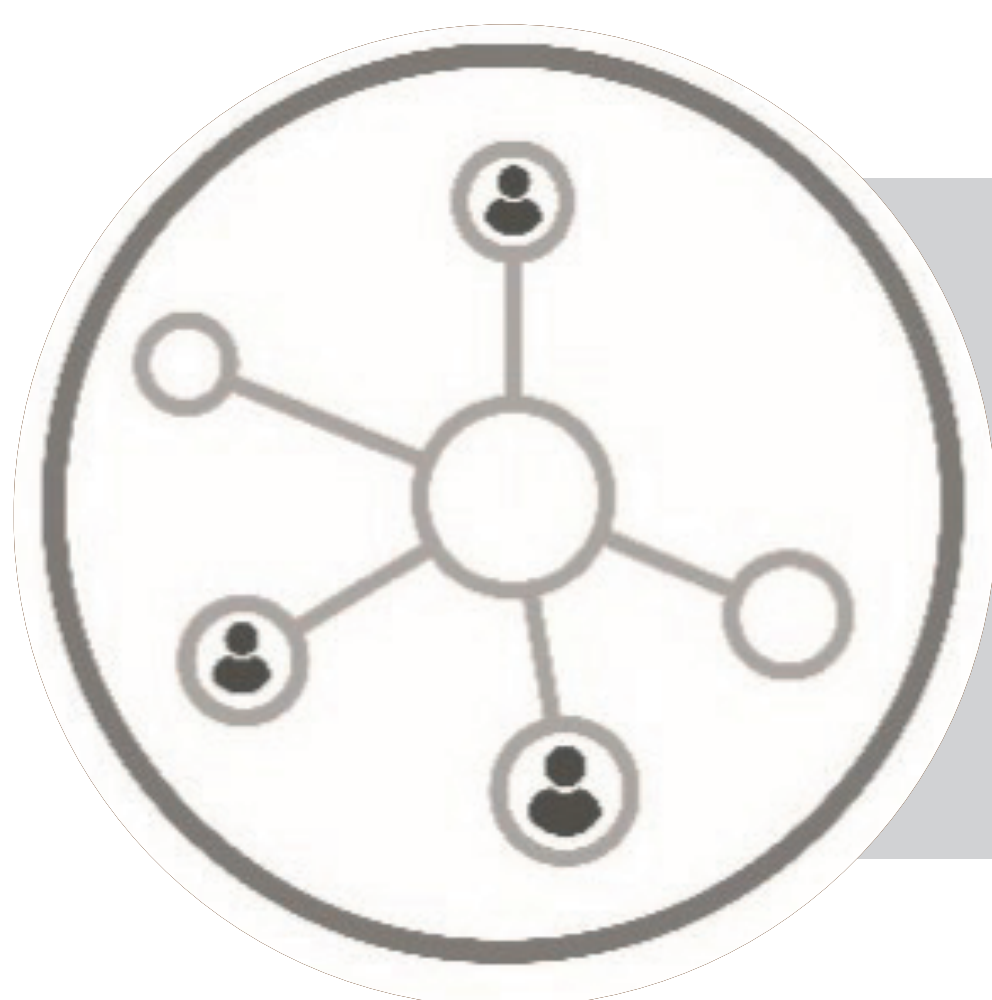


## **Tackling climate change and enhancing the natural environment:**

**Tackling climate change and enhancing the natural environment:** Reduce carbon emissions and implement climate adaptation strategies. Improve the quality of the natural environment by reducing pollution, protecting, enhancing, and extending biodiversity, and creating green infrastructure.

## **Retaining and celebrating our heritage and rural character:**

Thoughtfully accommodate development to preserve and enhance our rural landscape, built heritage and the vitality of rural communities.



## **Enabling supporting infrastructure:**

**Enabling supporting infrastructure:** Work with partners to deliver infrastructure (including schools, health, and transport), supporting healthier communities through active and sustainable travel, expanding access to open spaces, and expanding and enhancing community facilities.





# OVERALL DEVELOPMENT STRATEGY

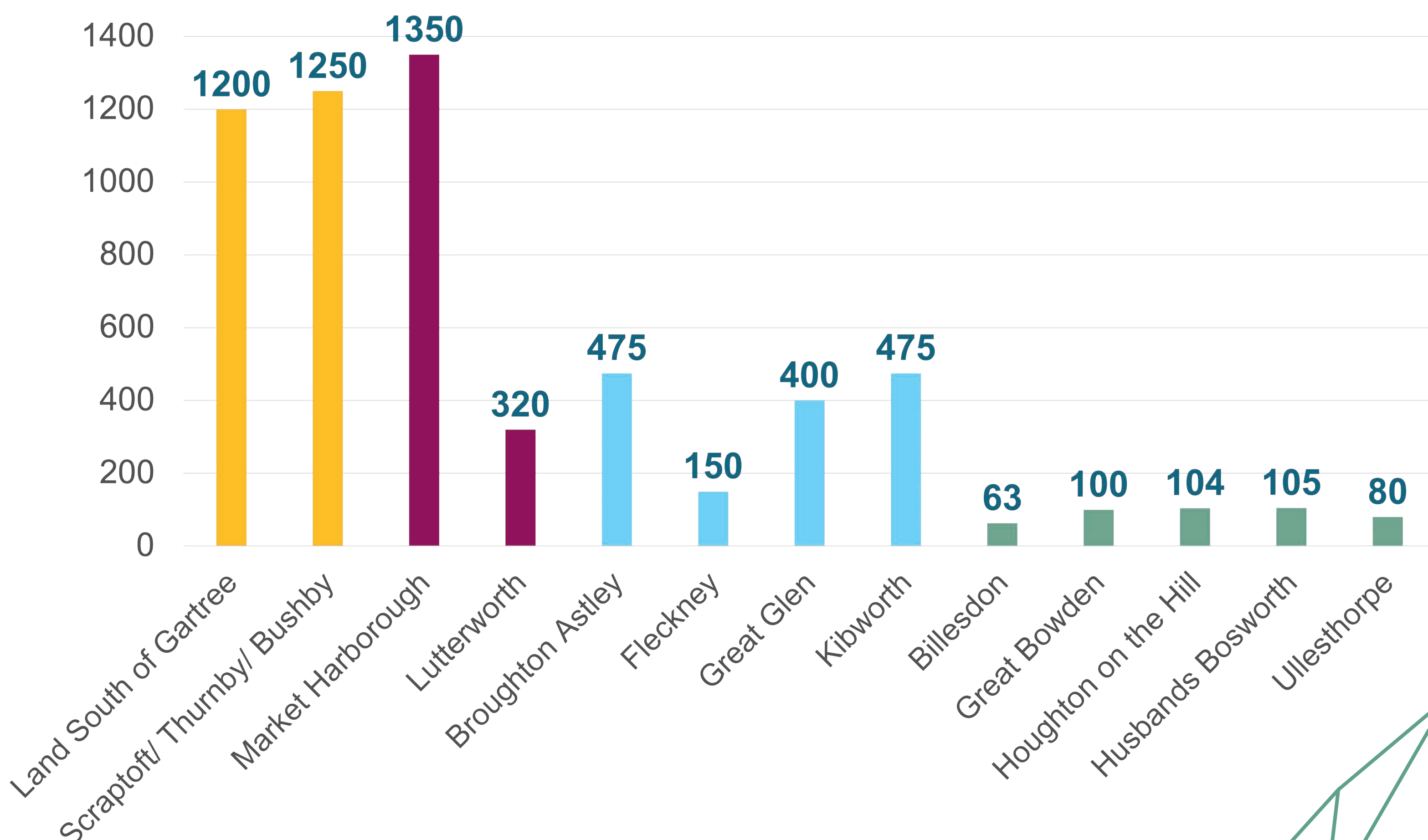
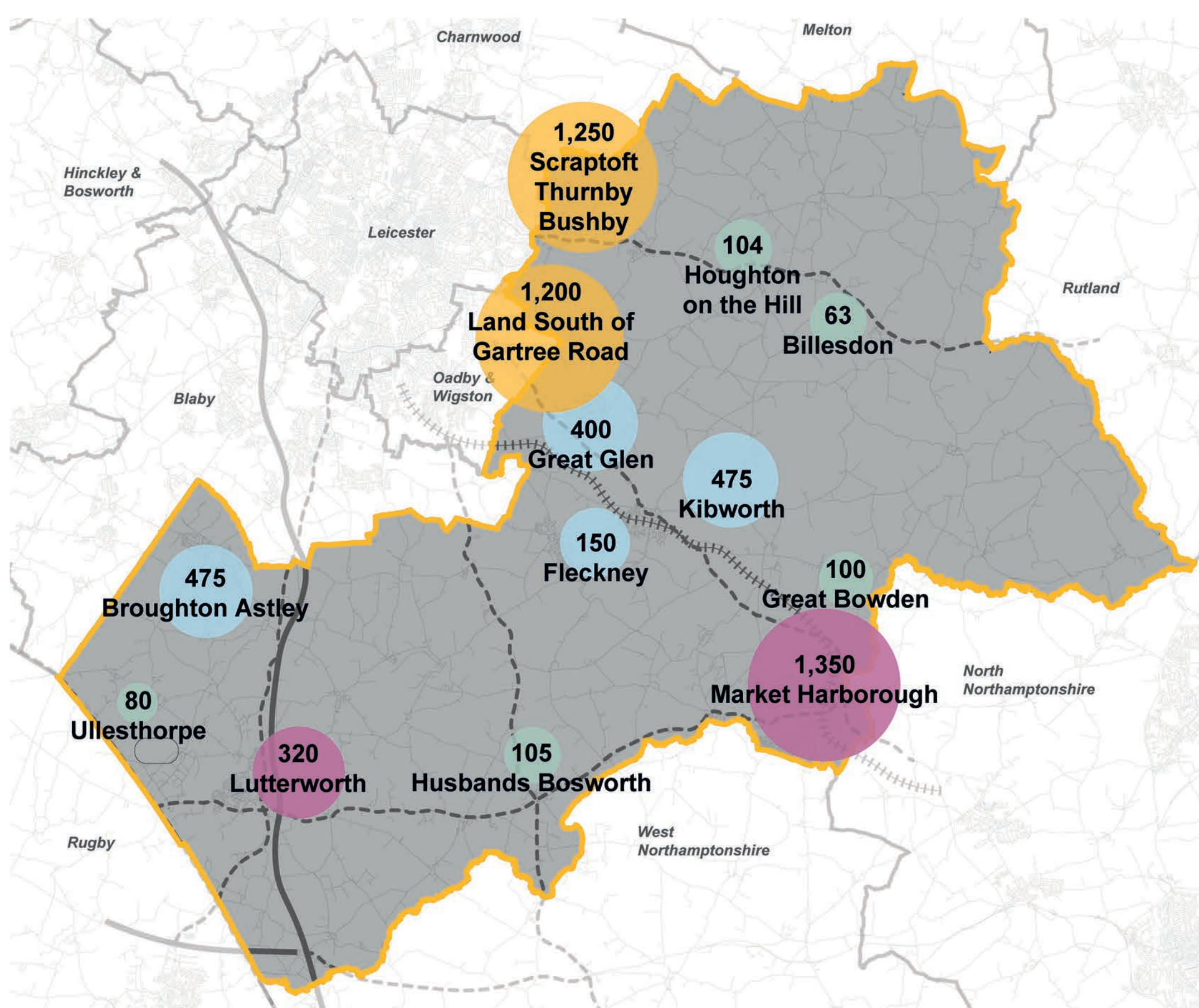


During the initial 'Issues and Options' consultation in early in 2024, we heard what matters most – protecting green spaces, reducing pressure on local services and preserving the character of villages. We have used your feedback to help define the spatial development strategy. This focuses growth where it can be best supported by new infrastructure and services, such as public transport and schools to meet the needs of new residents as well as serve existing communities.

The map below shows broad locations of where housing growth will be focused and the number of homes we are planning for up to 2041. There is a separate Policies Map

## Legend

- Adjoining Leicester Urban Area
- Market Towns
- Large Villages
- Medium Villages





# DEVELOPMENT REQUIREMENTS



## Housing:

The housing requirement is for 13,183 additional homes, which will be provided between 2020 and 2041. Over half of the new housing will be delivered on existing housing commitments and completions or windfalls sites. The new housing will comprise a mix of house types to create sustainable communities and meet a broad spectrum of needs, incomes and circumstances.



## Retail and Town Centres:

11,300 sqm of combined retail and food/beverage floorspace is planned for between 2020 and 2041. Most will be accommodated by the reoccupation of vacant units or absorbed by existing commitments and completions. In the longer term, new provision is planned within Market Harborough and a new local centre at Land South of Gartree SDA.



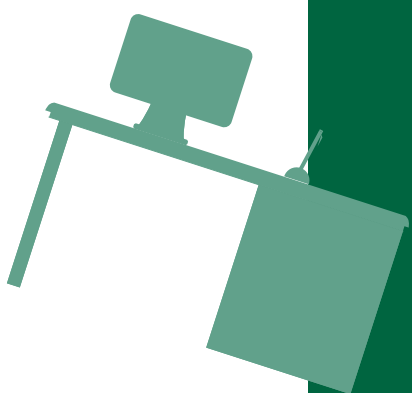
## Infrastructure:

Key infrastructure is planned to keep pace with development such as strategic transport schemes including active travel, utility networks, community facilities, health, emergency services infrastructure and site-specific requirements. The Local Plan is supported by an Infrastructure Delivery Plan that will play an important role during the examination of the Local Plan to demonstrate that planned growth can be accommodated in a sustainable manner, through the timely and coordinated delivery of critical and strategic infrastructure.



## Employment:

A minimum 60 hectares of employment land will need to be provided within the district. The majority will be delivered by existing employment land commitments and completions. Existing business areas in the district will be protected and sustainable economic development will be encouraged in rural areas. Additional development of 340,000sqm floorspace for logistics is planned at Magna Park which is identified as a Strategic Distribution Employment Area.

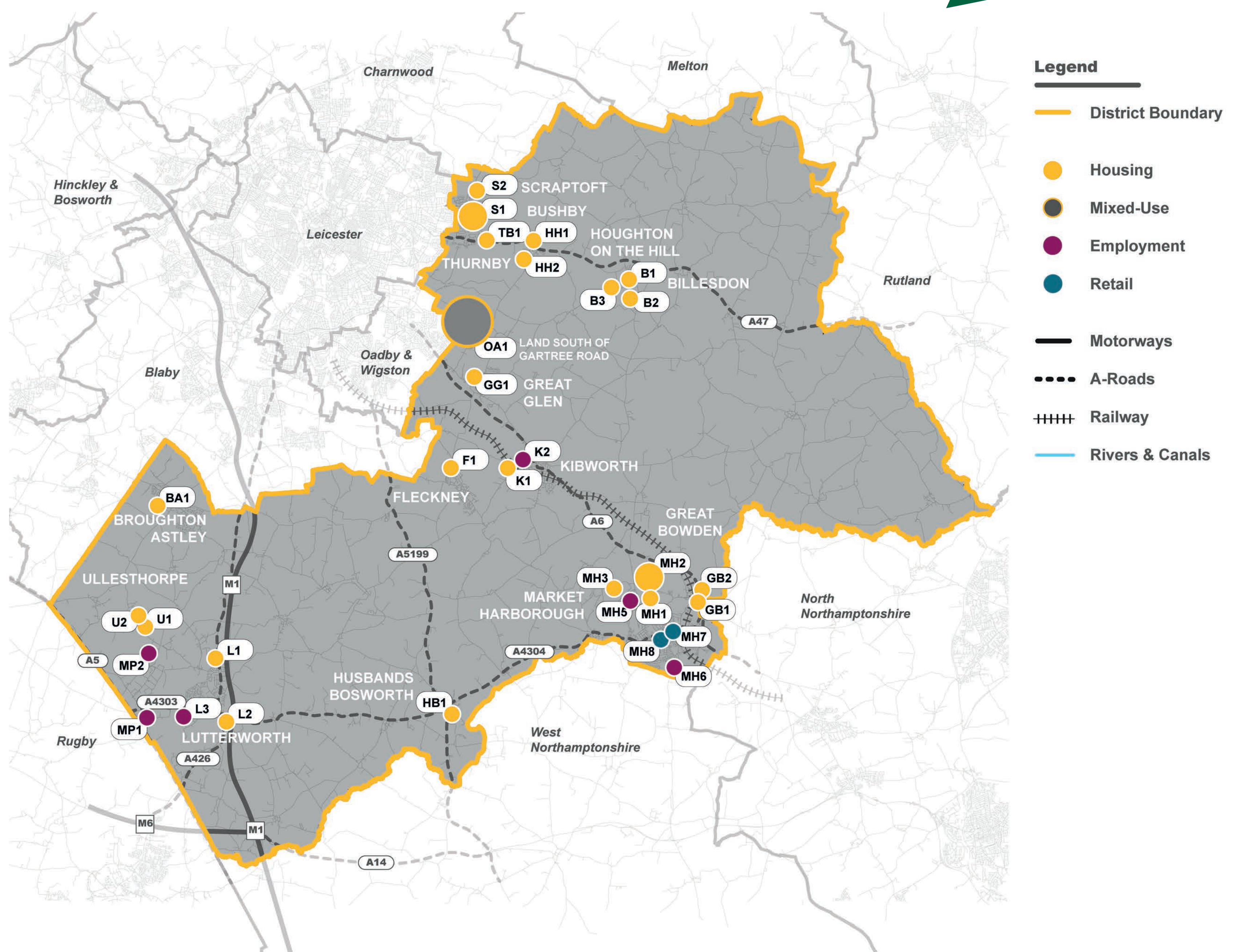




# SITE ALLOCATIONS



31 proposed development sites (known as “allocations”) have been identified. These are considered to be the most sustainable across the district and were considered along with a range of sites as set out in the Strategic Housing and Economic Land Availability Assessment.



A series of policy requirements are included in the Plan for each site setting out the type and mix of development proposed, any planning constraints and design considerations. All the allocations are subject to the planning policies in the Local Plan.





# TACKLING CLIMATE CHANGE AND ENHANCING THE ENVIRONMENT

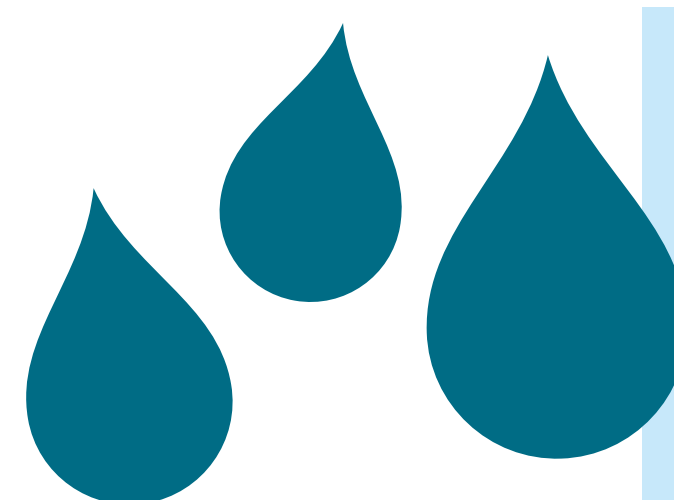
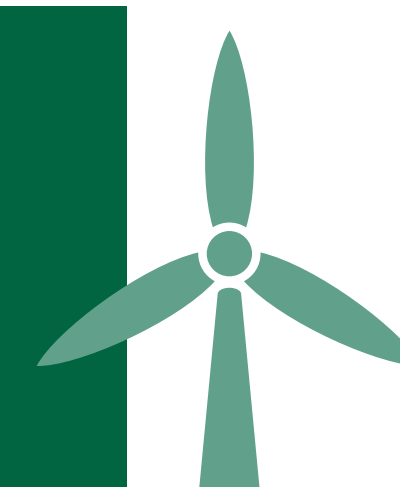


Our environmental commitments are woven throughout the Draft Plan. We have declared a climate emergency and are determined to lead the way in reducing carbon emissions and enhancing our natural environment.



Promote and support development that encourages travel by walking, cycling and public transport, and reduce the proportion of journeys made by the car.

Encourage renewable energy projects, such as wind and low-carbon technologies, in suitable locations ensuring they complement and integrate with the local landscape.



Reducing flood risk from all sources and promote better water management and water quality, including the incorporation of Sustainable Drainage Systems that reduce surface water run-off by 20% compared to pre-development conditions, and the requirement for further flood risk assessment at planning application stage.

All major development must mitigate for any adverse impact on residential amenity and air quality.



Support delivery of multifunctional blue and green infrastructure to help the district adapt to climate change as well as protect and enhance our natural environment.

Protect and enhance wildlife and biodiversity as far as possible. In addition, where development does occur it does so in a way that contributes to the delivery of the nature recovery network and achieves at least 10% biodiversity net gain.



Safeguarding Green Wedges to guide development form, while providing access from urban areas into green spaces and open countryside.

Encourage design and construction techniques which contribute to climate change mitigation and adaptation.

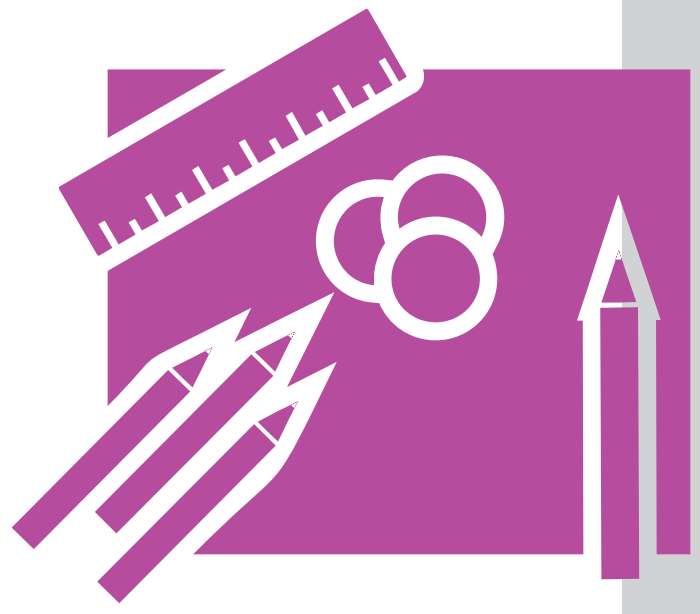




# DESIGN OF DEVELOPMENTS AND MANAGEMENT OF IMPACTS



Our policies on development standards will help guide development in creating well-designed, functional and vibrant communities.



## **High quality inclusive design:**

Promote high quality inclusive design which contributes positively to the character and identity of our communities, and ensures new developments are accessible and easy to use for everyone, including for elderly and people with accessibility issues.

## **Amenity and Wellbeing:**

Requirement for Health Impact Assessments for a number of types of development, ensuring that health and wellbeing considerations are integrated into the planning process. Protect the wellbeing of occupiers of development and those in existing development from potential nuisances like noise, odour and light pollution.



## **Heritage Asset Conservation and Design Standards:**

Conserve and enhance designated and non-designated heritage assets and their settings, respectively, recognising the assets as integral components of the district's character and identity.

## **Protection and Enhancement of Community Facilities:**

Protect and support infrastructure that aligns with anticipated housing growth and meets needs for community services and facilities, including provision for education, health care, sports facilities, and open space.





# HOW TO GET INVOLVED



To give us your views, wherever possible please use our dedicated online consultation portal at Harborough District Council - Planning Policy Consultations ([harborough.oc2.uk](http://harborough.oc2.uk)) as this is the easiest way for you to view the Plan and make your written comments. You will need to register to use the portal and can do this at any time. Registering will add you to our contact database.

If you cannot reply to the consultation using the consultation portal, you can download a copy of the response form, to be completed and emailed back to us or printed off and posted instead.

The deadline is **09:00 Tuesday 6th May 2025**.

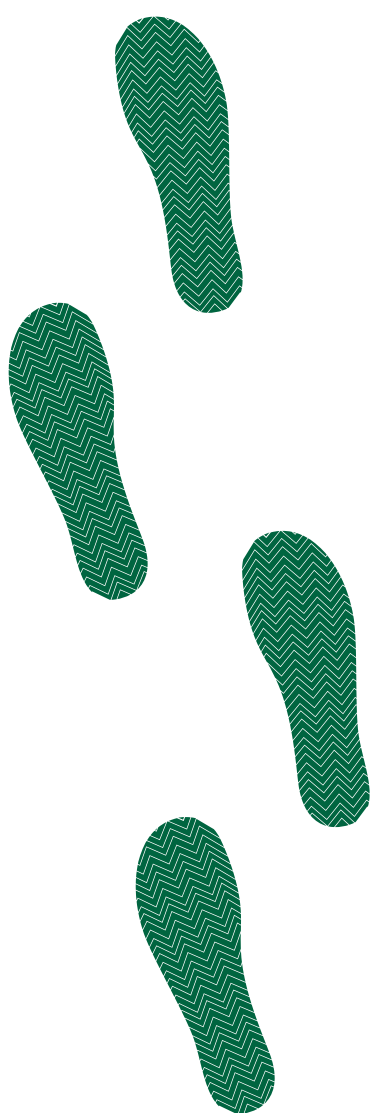
If you need help responding to this consultation or have any questions on the draft Local Plan, please contact us on **01858821160** or [planningpolicy@harborough.gov.uk](mailto:planningpolicy@harborough.gov.uk)

You can also scan the QR code to visit our New Local Plan webpage where you can find the Regulation 19 document, supporting evidence and how to comment.



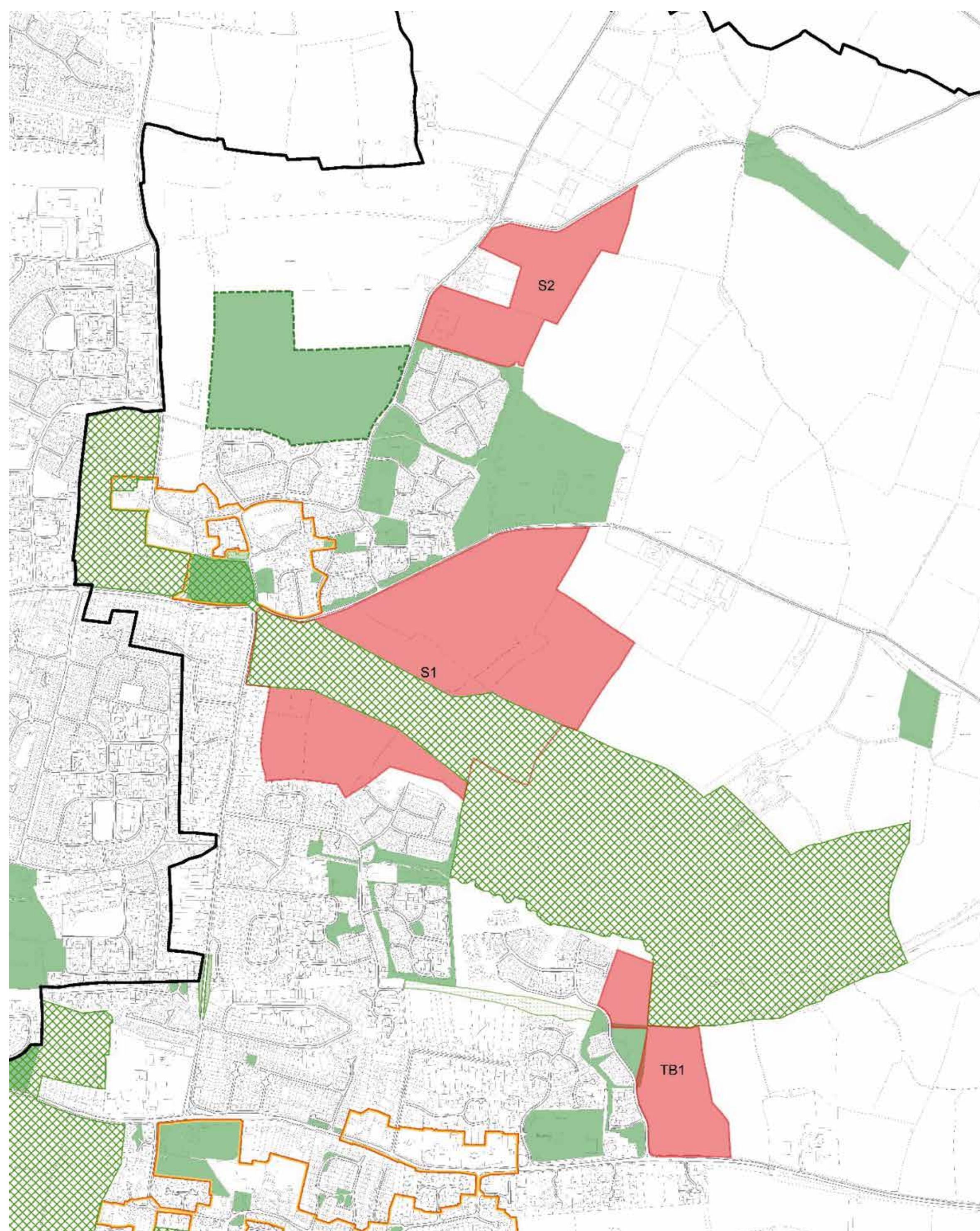
## Next Steps

We will submit the draft Local Plan to the Secretary of State for examination in Autumn 2025, along with your comments and the evidence we have used to prepare the plan. A Planning Inspector will be appointed to test the 'soundness' of the Local Plan to make sure it aligns with national policies and is positively prepared, justified and deliverable.





# SCRAPTOFT, THURNBY AND BUSHBY CLUSTER



## Legend

- Strategic Development Area (SA01)
- Employment Allocation (SA01)
- Housing Allocations (SA01)
- New Gypsy, Traveller and Travelling Showpeople sites (HN06)
- Existing Gypsy, Traveller and Travelling Showpeople sites (HN06)
- Key Employment Areas (DS02)
- General Employment Areas (DS02)
- Bruntingthorpe Proving Ground (DM13)
- Bruntingthorpe Industrial Estate (DM13)
- Leicester Airport (DM13)
- Complex North of Gartree Road (DM13)
- Magna Park (DS02)
- Retail Allocation (SA01)
- Town Centre Boundaries (DS02)
- District Centre (DS02)
- Local Centre Boundary (DS02)
- Market Harborough Primary Shopping Area (AP02)
- Conservation Areas (DM03)
- Green Wedge (DS04)
- Local Nature Reserve (DS03, DM10)
- Local Green Spaces (DM05)
- Open Space, Sport and Recreation Facilities (DS05)
- Sites of Special Scientific Interest (SSSIs) (DS03, DM10)
- Areas of Separation (DS04)
- Regionally Important Geological or Geomorphological Sites (RIGs) (DS03, DM10)
- Harborough District Boundary

A cluster of developments – enabling 1,250 homes - are expected across this area with high accessibility to Leicester. Designed to minimise impacts on countryside and wider landscape, these developments will be integrated with existing villages in this part of the district.

Key benefits include:

**Education:** Provision of a new 2-form entry primary school with early years facilities to support growing families.

**Parks and Leisure:** Retaining part of the Green Wedge as designated in the current Local Plan, maintaining green spaces for leisure.

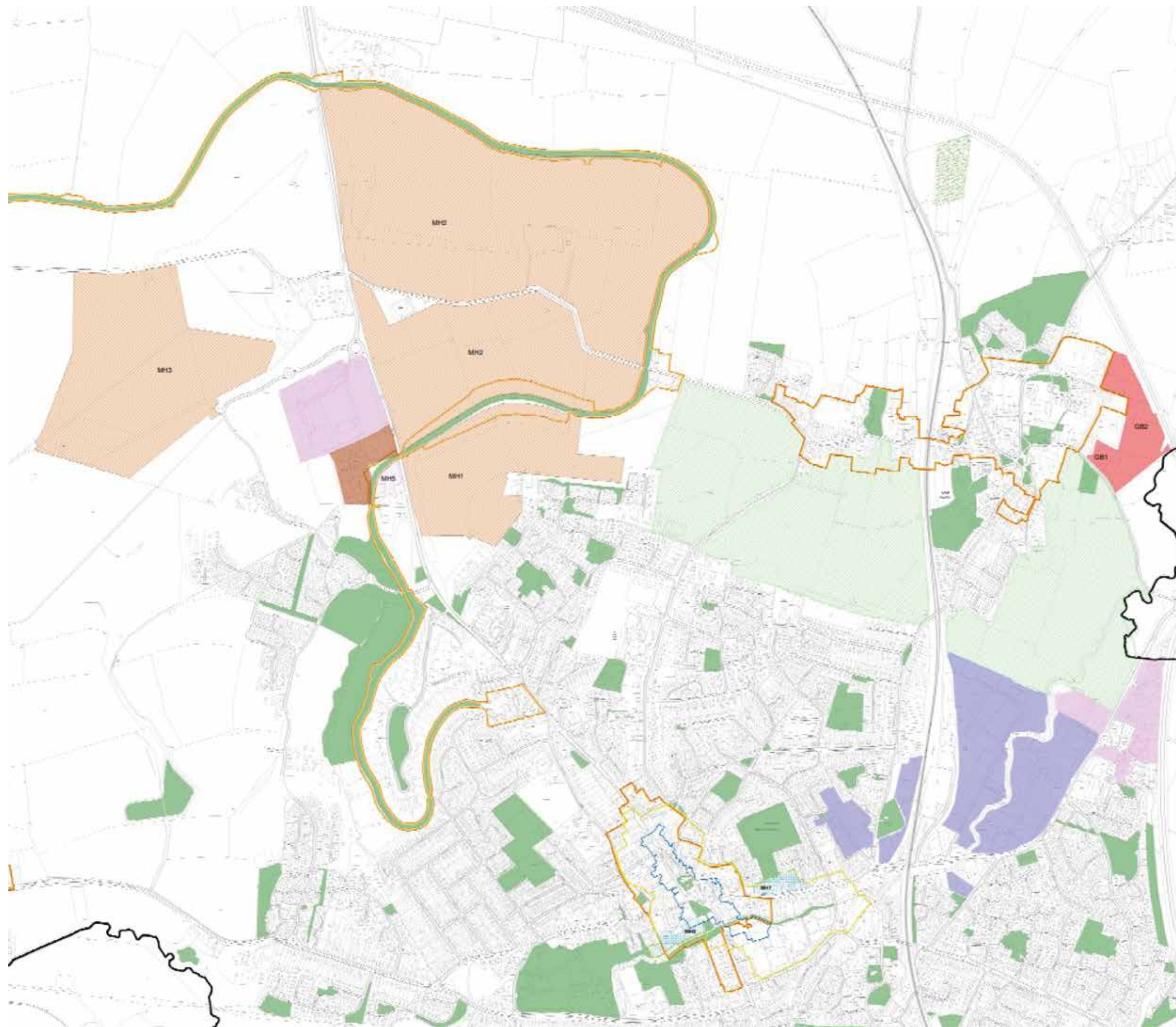
**Sustainable Transport:** Traffic impact assessments will address local connections and explore ways to reduce congestion.

**Green Wedge:** Retention and preservation of the Green Wedge.





# NORTH OF MARKET HARBOROUGH CLUSTER



## Legend

- Strategic Development Area (SA01)
- Employment Allocation (SA01)
- Housing Allocations (SA01)
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- Local Green Spaces (DM05)
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- Sites of Special Scientific Interest (SSSIs) (DS03, DM10)
- Areas of Separation (DS04)
- Regionally Important Geological or Geomorphological Sites (RIGs) (DS03, DM10)
- Harborough District Boundary

A northward extension of Market Harborough will bring 1,700 new homes (1,350 estimated during the plan period) well positioned to take advantage of the town's wide range of employment opportunities, services and facilities, including the district's only railway station. With easy access to the canal and local parks, this development will create a vibrant, connected community.

Key benefits include:

**Community halls:** Spaces including community halls and additional amenities for gatherings and activities.

**Education:** A new primary school, a secondary school, and early years provision

**Parks and Leisure:** Designated green spaces and restrictions on development preventing coalescence with Great Bowden to maintain its distinctiveness and the countryside settling.

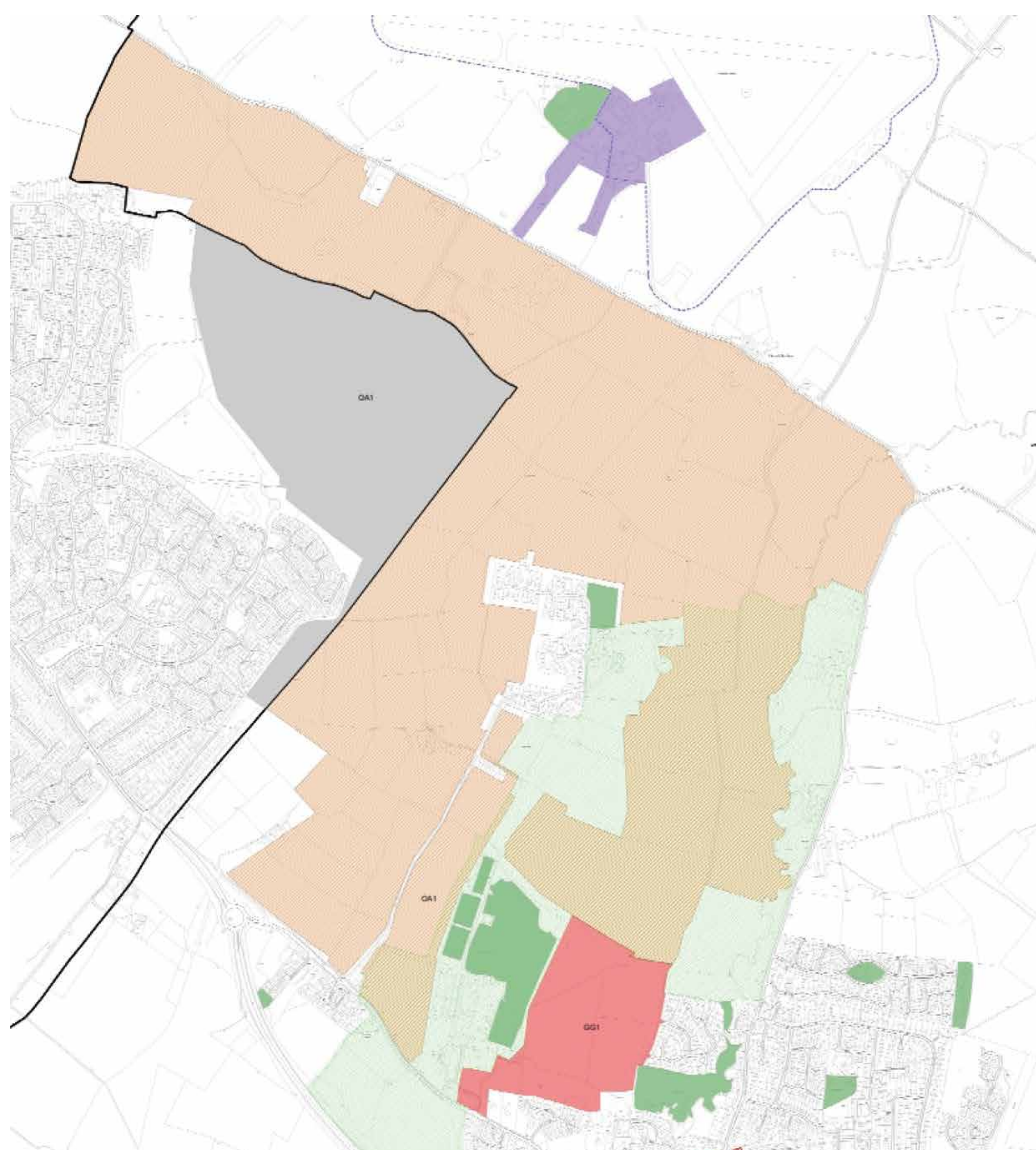
**Agriculture:** Relocation of the agricultural show ground.

**Cemetery provision:** Provision of much needed land for burials.





# LAND SOUTH OF GARTREE STRATEGIC DEVELOPMENT AREA



## Legend

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- Harborough District Boundary

A new residential-led mixed use neighbourhood, straddling Harborough District and Oadby and Wigston Borough, and including 5 hectares of employment land, 1,200 new homes in the plan period, providing for significant infrastructure investment near to Leicester.

Key benefits include:

**Shops and leisure:** A vibrant new hub (Local Centre) with shops, food outlets, and a community hall will serve as a social and service hub.

**Healthcare:** A new health centre or expanded and accessible GP practice.

**Education:** New primary school provision and new secondary places to serve families in the area either expanded an existing school or creating a new one.

**Parks and leisure:** High quality new sports paces include sports pitches, outdoor recreational spaces, for relaxation and leisure activities.

**Sustainable transport:** A frequent (minimum 15-minute) zero carbon bus services to the wider public transport network, along with safe cycling and walking routes, will connect residents to key facilities and neighbouring areas.

**Area of Separation:** Provision of Area of Separation to maintain distinct identify of Great Glen.

