

ACTION NEEDED NOW

We need everyone to write to Harborough District Council objecting to the changes that have been made to the Local Plan 2011-2031. By doing this we may be able to stop any further development at Magna Park.

All you need to do is write a letter and send it by e-mail to localplan@harborough.gov.uk by noon on Tuesday 26th February 2019. For more information on what to include in your letter see the “What you can do” section below.

We know that everyone is tired of telling HDC just how much we don't want any further development at Magna Park. However we have had a number of successes such as:

- **The Council rejecting the application from Gazeley for further expansion along Mere Lane**
- **The Local Plan Inspector rejecting the HDC Policy BE2 on strategic distribution sites.**

Neither of these would have happened without your objections and protests.

Background

As you may remember, during the Inspection of the Local Plan Inspector Bore stated that Policy BE2: Strategic Distribution, which proposed that there should be 700,000 sq mts of additional warehouse space at or adjoining Magna Park, was not sound and thus the plan needed amending to make it sound. The reason for the lack of soundness was that the Council had not demonstrated the need for additional warehousing in the Magna Park area and that the policy derived purely from the existence of the three planning applications.

Two of the three planning applications have already been agreed (the DHL building on Mere Lane and Symmetry Park, on the Rugby side of the Cross in Hand roundabout), and so the area under discussion is 320,000 sq mts. This area represents the third planning application (15/01531) which the Council rejected in January 2018. Gazeley have appealed against this decision and the appeal will be heard in March 2019. (You may have recently received a letter from HDC about this appeal. We will be writing to you again about this.)

In response to the comments by the Inspector, HDC have modified the Local Plan 2011-2031. However the modifications still state that up to 700,000 sq mts of additional warehousing can be built at Magna Park with, we believe, no additional evidence of the need provided.

All is not lost. We still have the opportunity to stop the final planning application going ahead.

What you can do

We want to encourage all residents to write to HDC objecting to the inclusion of the 700,000 sq mts additional warehousing at Magna Park in the Local Plan. You only need to write a short letter and send it to localplan@harborough.gov.uk or you can send a letter to:

Strategic and Local Planning Team
Harborough District Council
Adam and Eve Street
Market Harborough
LE16 7AG

Your letter should arrive by noon on Tuesday 26th February 2019.

For further details of the consultation process see the next section.

Here are a few bullet points to help you with your letter to HDC. Please put them in your own words, as duplicate letters will probably be ignored.

1. The 700,000 sq mts is based on three planning applications, which demonstrates demand not need.
2. Two of the planning applications have already been agreed but the third application (15/01531) was rejected by HDC. Why therefore include it in the Local Plan?
3. The evidence is that building more warehousing at Magna Park will result in an over provision of non-rail warehousing in Leicestershire and the surrounding area.
4. Magna Park provides non-rail warehousing whereas the Governments preferred option is developments on railheads.
5. Where is the evidence that such a huge concentration of warehousing in one place is what is required?
6. Since the three planning applications were submitted there have been many other warehouse developments, a number of them along the A5 at DIRFT and at the M69 junction.
7. The A5 is inadequate to take the current traffic load. Given the extent of development along the A5 between the M69 and the M1 at Jn18 the road will not cope with the additional HGV and commuter traffic.
8. The research shows that 700,000 sq mts is almost 4 times the assessed need for additional warehouse space in Leicestershire by 2031.
9. One of the Local Plan objectives is to reduce out-commuting and to bring a wide range of jobs to the area. It is difficult to see how 10,000 jobs in warehousing will achieve this objective.
10. The impact of the current warehouse being built along Mere Lane is clear to anyone who travels along that road. The additional of 3 times more warehousing will be completely overbearing on the landscape and on the villages of Bittesby and Ullesthorpe.

Please don't just cut and paste the bullet points above as duplicate letters will probably be ignored. Use your own words and your own ideas.

Consultation Process

The Local Plan 2011-2031 modifications are now open for public consultation. Details of the Local Plan 2011-2031 modifications and consultation process can be found at <https://www.harborough.gov.uk/local-plan-examination>

The process for commenting is very easy. There is no standard format for representations. The Council has published a [Statement of Representation Procedure and Fact](#) to accompany the consultation which provides more details.

Please submit representations via email to: localplan@harborough.gov.uk or via post to:

Strategic and Local Planning Team
Harborough District Council
Adam and Eve Street
Market Harborough
LE16 7AG

Representations received in response to this consultation will be passed on to the Planning Inspector and will be made available for public inspection and therefore your name and representation will be viewable on the HDC website and in hard copy form once the consultation has closed. Representations cannot be treated as confidential and please provide a name and address along with your representation. Your address and email address will not be published.

The main modifications can be found at [https://www.harborough.gov.uk/downloads/file/4978/final_schedule_of_proposed_modifications_v15 - as published 140119](https://www.harborough.gov.uk/downloads/file/4978/final_schedule_of_proposed_modifications_v15_-_as_published_140119)

Please write your letter, however short, to HDC before noon on Tuesday 26th February.

Let's hope your letters will encourage the Local Plan Inspector to once again say that the need for further development at Magna Park is not proven.

Thank you for your support

Magna Park is Big Enough

Facebook: Magna Park is Big Enough

Website: www.mpisbe.org