

Appendix A – Policy Review

Harborough Town Centre Masterplans

Planning Policy Context

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) takes a town centre first approach to development. Paragraph 85 of the NPPF states that planning policies should “support the role that town centres play at the heart of local communities” which highlights the important role that town centres play and the “positive approach” that is needed to support growth and ensure vitality and viability in the longer term. Paragraph 85 also requires Councils to respond to rapid changes in the retail and leisure industries. Paragraph 85 goes on to say that planning policies should define the boundaries of the town centre and identify the “range of uses permitted” which would form part of a “positive strategy for the future.”

New Masterplans have the potential to drive forward physical regeneration and ensure the continued economic success of Lutterworth. The centre has retained its market town character despite development pressures. Retail and leisure uses have been directed to the town centre rather than out-of-town locations. This has kept retail vacancy levels low; however, future challenges face the town centre, both from District and regional pressures but also wider retail trends in the economy.

Harborough Retail Studies (2013 and 2017)

The Harborough Retail Study (2013) found that the District withstood the recessionary effects reasonably well in terms of shop vacancy rates. The rates were significantly below the national average in Lutterworth and Market Harborough. Nevertheless, national trends will continue to impact the District and smaller vacant units are likely to become less attractive for new occupiers and existing retailers looking to relocate into larger units in higher order centres. Demand for space decreased during the recession and for multiple retailers who are looking, many are likely to prefer locating in larger centres across Leicestershire County. This could impact Lutterworth in particular. The impacts from chain losses in 2018 so far are still far from certain.

The 2017 Retail Study Update recognises the need to maintain a balance between Classes A1 (shops) and A3-A5 (food and drink) uses to ensure centres continue to fulfil their current roles. Short, medium and long term priorities are set out for each centre in the study. For Lutterworth the short to medium term priorities are:

- The redevelopment potential of land at Bank Street which comprises private car parks and service areas for the High Street, with potential to provide retail units

fronting onto Bank Street; and

- The possible extension of Waitrose on Lower Leicester Road (approximately 500 square metres).

Tourism Strategy for Leicester & Leicestershire

The strategy covered the period 2011-2016 and identifies four main themes which address the local tourism industry's ambitions in a practical way:

- Expanding the quality of Leicestershire as a destination
- The positioning of Leicestershire to distinguish it from its competitors
- Improving customer service through training and improved skills
- Ensuring up to date intelligence and data

The Strategy recognises there are a variety of potential changes facing the national and local tourism industry:

- Changes in leisure time: "cash rich` and `time poor";
- Ageing population: with higher disposable income than previous generations;
- Increase in short break taking: sampling new activities and skills is a growing short break choice;
- Increased segmentation: there is likely to be demand for an ever increasing range of different types of holiday;
- Sustainable tourism: sustainability and ethical considerations will be increasingly important;
- Holiday booking methods: a major change has been the increase in independent-holiday taking;
- Needs of disabled people: more tourism providers are likely to realise the economic and social benefits of focusing more on disabled people.
- Improved quality: consumers are becoming more discerning, demanding better quality.

There are four key themes which address the ambitions in a practical way:

- 1) Destination: offering people a wide range of quality attractions, accommodation and experiences with growing local distinctiveness and a warm and genuine welcome.
- 2) Positioning: developing and promoting the sub regions assets while differentiating between the business and leisure markets in a way which offers a unique and quality product.
- 3) People: promoting tourism as a `first choice` career by investing in skills and training and creating a workforce capable of delivering high standards of customer service.

- 4) Intelligence: providing a robust evidence base enabling tourism businesses and the public sector to make informed and more coordinated investment decisions.

To help deliver the strategy, early actions were identified and those most relevant to Harborough District include:

- More effective management of city centre vehicle access
- Improving the income potential of public sector attractions
- Introducing more through ticketing and improved information for transport and events
- Creating new short break packages for the `older active` and `high street` sectors
- Developing and implementing an `event bidding` facility
- Increasing the scope for booking online and the number of businesses selling online
- Undertaking a local baseline audit of current tourism sector skill levels
- Developing hospitality diplomas and pursuing tourism apprenticeships
- Re-evaluating existing tourism intelligence, better gathering and use of market data and sharing of results with the industry.

Harborough Blueprint for Tourism

The Harborough Blueprint for Tourism (2013-2018) sets out a high-level strategy to improve the business of tourism in the area.

There is currently a significant trend towards attracting domestic tourism and towards attracting greater `consumption` of tourism by ever more focused consumer segments. Underlying all of this is a continuing growth in leisure and in the wider aspects of improving one's quality of life. Whilst economic conditions remain challenging, there are sizeable sectors of the ageing adult population with high disposable incomes and time to enjoy increased leisure activity, commonly known as the 'grey pound.'

The Blueprint recommends the single-minded positioning of 'Quintessential England' for the District. This is the picture that the Blueprint seeks to paint in the minds of everyone who is exposed to any messages about the District's tourism offer:

"Painting a picture of 'Quintessential England'

Mature trees. Rolling fields. Meandering routes. Picture-book villages. Rural activity. Bustling streets. Stylish independent shopping. Tasteful menus. Fresh produce. Quiet bywaters. Intriguing waterways. And the time to savour these experiences.

A place so rich in rural charm, so packed with sites where history has been made, so

overflowing with intriguing waterscapes, and so stylish in the way life passes unassumingly by – it's a way of life to be envied. It's definitely English. It's wholeheartedly rural. And its market towns are a delight to explore.

You'd naturally expect such a place to be over-run with visitors. But that's reassuringly not the case in Harborough and Lutterworth.

Retreat to Rural England . . . and rediscover yourself in some fabulous friendly places.”

Supporting and reinforcing the 'Quintessential England' message will be a limited number of destination specific messages focused on:

Market Harborough - *England's Finest Rural Market Town*

Foxton Locks - *A perfect day out for all the family*

Lutterworth - *Home of Wycliffe and Whittle*

The Blueprint lists several actions for Lutterworth grouped under 'destination', 'positioning', 'people' and 'intelligence'. Actions include:

- Develop and improve the appearance, cleanliness and attractiveness of the town centre.
- Review and take action as necessary on access, parking, signage, toilets and visitor orientation.
- Review and take action as necessary on facilities for groups and visiting coaches.
- Improve access to and exposure of locations, attractions and artefacts supporting the 'Wycliffe' and 'Whittle' connections.
- Support and encourage an active town partnership to develop and deliver a regular programme of events and activity to increase footfall and improve marketability.
- Identify and tackle 'grot spots' including vacant units.
- Position graded accommodation alongside other relevant properties in the district in targeted value-driven short break packages.
- Improve representation on 'goleicestershire.com'.
- Increase online bookable product range.
- Consider 'welcome to Lutterworth' activity to promote highest standards of customer service and care.
- Look to reward excellence in customer service.
- Review and improve visitor literature and online resources to support the proposition.
- Encourage active participation in training and development opportunities designed to improve the customer experience.
- Listen to and act upon feedback.

- Measure footfall in order to evaluate progress.
- Use local college students to undertake quarterly visitor surveys to understand views and opinions and product weaknesses/new opportunities.
- Work with other partners to fund STEAM volume and value research every three years.

Strategic Housing Land Availability Assessment

The Harborough District 2016 update to the Strategic Housing Land Availability Assessment (SHLAA) identifies sites with potential for housing, assesses their potential and when they are likely to be developed. The process follows national planning policy and guidance.

For Lutterworth, housing capacity for up to 296 dwellings is identified, coming forward from years 6-16+ (i.e. none in years 0-5).

SHLAA Ref	Settlement	Site Address	Site Area (Ha)	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable?	Is the Site Deliverable or Developable as defined by NPPF footnotes 11 & 12?	Total Site Area Available(Ha)	Potential Number of Dwellings	0-5 years	6-10 years	11-15 years	16+ years
A/LT/HSG/03	Lutterworth	Field south of Gilmorton Road/west of M1	4.61	Potentially Suitable	Potentially Available	Potentially Achievable	Developable in the next 6 - 10 yrs	4.61	86	0	86	0	0
A/LT/HSG/06	Lutterworth	Land west of Gilmorton Road	1.55	Suitable	Potentially Available	Potentially Achievable	Developable in the next 6 - 10 yrs	1.55	38	0	38	0	0
A/LT/HSG/07	Lutterworth	The Rectory, Coventry Road	0.22	Suitable	Potentially Available	Potentially Achievable	Developable in the next 6 - 10 yrs	0.22	7	0	7	0	0
A/LT/HSG/14	Lutterworth	James Bond Caravan Park	1.36	Suitable	Not Currently Available	Not Currently Achievable	Developable in the next 16+ yrs	1.36	34	0	0	0	34
A/LT/HSG/16	Lutterworth	Land off Brookfield Way	7	Suitable	Potentially Available	Potentially Achievable	Developable in the next 11 - 15yrs	7	131	0	0	131	0
A/LT/MXD/03 and A/LT/HSG/15	Lutterworth	Land east of Lutterworth	204 on its own; 217 including A/LT/HSG/15	Potentially Suitable	Available	Potentially Achievable	Developable in the next 6 - 10 yrs	84.5	2704	0	390	750	1564
Totals for Lutterworth									3000	0	521	881	1598

Strategic Employment Land Availability Assessment

The Harborough District March 2017 update to the Strategic Employment Land Availability Assessment (SELAA) provides information on the range of sites available to meet needs, but

does not determine whether a site should be allocated or granted permission for development. Sites were identified through a 'call for sites' exercise in 2015.

Five deliverable/potentially deliverable sites were identified in Lutterworth with a total area of 32.2 hectares and estimated floorspace of 126,526 sq m:

HDC ELAA Ref	Hierarchy	Settlement	Site Address	Site Area (Ha) Assessed	Is the Site Suitable?	Is the Site Available?	Is the Site Achievable?	Is the Site Deliverable or Developable as defined by NPPF footnotes 11 & 12?	Total Site Area Available for Development (Ha)	Estimated Total Capacity (sq. m)	Likely Use Class	Next 5 Yrs	6-10 Yrs	11 - 15 Yrs	
E/001LT/11	Key Centre	Lutterworth	Land south of Lutterworth Rd / Coventry Rd	3.4	Suitable	Available	Achievable	Deliverable in 0-5 yrs	3.4	12,750	B1/B8 (small)		3.4	0	0
E/004LT/11	Key Centre	Lutterworth	Land North of Lutterworth Road	3.5	Suitable	Available	Achievable	Deliverable in 0-5 yrs	2.6	10,660	B1c/B2/B8	2.6	0	0	
E/005LT/11	Key Centre	Lutterworth	Land South of Lutterworth Road	4.1	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	2.5	9,375	B1/B8 (small)	0	2.5	0	
E/006LT/15(A)	Key Centre	Lutterworth	East of Lutterworth SDA - Land adjacent to M1	10.6	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	10.6	41,340	B1/B2/B8	0	10.6	0	
E/006LT/15(B)	Key Centre	Lutterworth	East of Lutterworth SDA: Land south of A4304)	13.1	Potentially Suitable	Potentially available	Potentially achievable	Developable in 6-10 yrs	13.1	52,400	B8	0	13.1	0	

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The Development Plan for Harborough comprises:

- The Harborough Local Plan 2019
- Made Neighbourhood Plans.

Material considerations include any consideration relevant in the circumstances which has a bearing on the use or development of land. The material considerations to be taken into account in considering the merits of these applications include the Development Plan, the National Planning Policy Framework and the Planning Practice Guidance, together with responses from consultees and representations received from all other interested parties in relation to material planning matters.

Harborough Local Plan 2019

The Harborough Local Plan 2011-2031 sets out the strategy for the future development of Harborough District up to 2031 and replaces policies in the Core Strategy and 2001 Local Plan. The Local Plan was submitted to the Secretary of State in March 2018. Hearing sessions forming part of the formal examination process commenced in October 2018 and the Plan was adopted on the 30th April 2019.

Policy SS1 The Spatial Strategy

The spatial strategy for Harborough District to 2031 is to manage planned growth to direct development to appropriate locations, in accordance with a settlement hierarchy. Lutterworth is a Key Centre in the hierarchy, along with Broughton Astley. A Strategic Development Area (SDA) is proposed on land east of Lutterworth for approximately 1,260 dwellings to 2031. Important existing employment areas will be safeguarded and sites will be identified to meet future economic development needs and replace losses in the stock of employment land. Approximately 1,000 sq m convenience shopping floorspace (gross sales area) should be identified in Lutterworth, within the SDA. Approximately 1,500 sq m comparison shopping floorspace (gross sales area) should be identified in Lutterworth, including within the SDA.

Policy SS1 also seeks to maintain and improve the character and environment of the market town of Lutterworth and develop it as a Key Centre providing housing, business, retail, leisure, and community facilities to serve the settlement and its catchment area.

Policy GD5 Landscape and Townscape Character

Development will be located and designed in a way that is sensitive to its landscape and/or townscape setting and landscape character area and will be permitted where it:

- a) Respects and, where possible, enhances local landscape and/or townscape, the landscape setting of settlements, and settlement distinctiveness;
- b) Avoids the loss of or substantial harm to features of landscape, townscape, historic/heritage, wildlife or geological importance, whether of national or local significance;
- c) Safeguards important public views, skylines and landmarks; and
- d) Restores or provides equivalent mitigation for damaged features and/or landscapes/townscapes in poor or degraded condition.

Policy GD8 Good Design in Development

1. Development will be permitted where it achieves a high standard of design, including meeting the following criteria:

- a) Being inspired by, respecting and enhancing both the local character and

- distinctiveness of the settlement concerned;
- b) Where appropriate, being individual and innovative, yet sympathetic to the local vernacular, including in terms of building materials;
 - c) In areas with high heritage value (Conservation Areas and in proximity to Listed Buildings, Scheduled Monuments and other heritage assets and their settings), reflecting those characteristics that make these places special;
 - d) Respecting the context and characteristics of the individual site, street scene and the wider local environment to ensure that it is integrated as far as possible into the existing built form;
 - e) Being designed to minimise impact on the amenity of existing and future residents by:
 - i. not having a significant adverse effect on the living conditions of existing and new residents through loss of privacy, overshadowing and overbearing impact, and
 - ii. not generating a level of activity, noise, vibration, pollution or unpleasant odour emission, which cannot be mitigated to an appropriate standard and so would have an adverse impact on amenity and living conditions;
 - f) Minimising the amount of water consumption;
 - g) Minimising pollution from glare or spillage of light from external lighting;
 - h) Minimising opportunity for crime and maximising natural surveillance;
 - i) Protecting and enhancing existing landscape features, wildlife habitats and natural assets (including trees, hedges and watercourses) as an integral part of the development;
 - j) Enhancing the public realm, including high quality open spaces and links to the wider green infrastructure network to promote healthy lifestyles;
 - k) Making provision for the needs of specific groups in the community such as the elderly and those with disabilities;
 - l) Ensuring safe access, adequate parking and servicing areas including for refuse collection in new residential development;
 - m) Ensuring the safe, efficient and convenient movement of all highway users, including bus passengers, cyclists, pedestrians and horse riders; and
 - n) Where the site has previously been developed:
 - i. Identifying the need for any decontamination and implementing this to an agreed programme; and
 - ii. Ensuring that any contamination is not relocated elsewhere to a location where it could adversely affect the water environment or other wildlife habitats.

Land for a minimum of 4,660 new homes will be provided during the plan period to 2031. In Lutterworth housing will be directed to the SDA with approximately 1,260 dwellings in a Strategic Development Area on land east of Lutterworth, in accordance with Policy L1.

Policy BE1 Provision of New Business Development

In Lutterworth, a minimum of 26 hectares employment land (B use classes) will be provided through allocations:

- i. 10 hectares of business use (B1 and B2) as part of the SDA in accordance with Policy L1;
- ii. 13 hectares of storage and distribution (B8) on land to the south of the A4304 as part of the SDA, in accordance with Policy L1;
- iii. Land south of Lutterworth Road/Coventry Road - about 3 hectares in accordance with Policy L2.

Policy BE2 Strategic Distribution

Magna Park, to the west of Lutterworth, is safeguarded for strategic storage and distribution (Class B8). Proposals for redevelopment at the existing site will be permitted subject to meeting criteria regarding the size and use of development. Additional development of up to 700,000 sq m for non rail-served strategic storage and distribution (Class B8) use will be in the following locations:

- a. 380,000sqm already committed on two sites; and
- b. 320,000sqm on land north and west of Magna Park.

Policy BE3 Existing Employment Areas

Several employment areas are identified outside Lutterworth town centre. In Key Employment Areas development will only be permitted where it:

- a) Is for business use (Use Classes B1, B2, B8); or
- b) Is for small-scale uses providing services to support the business use; and
- c) Would not be detrimental to the quality and attractiveness of the Key Employment Area.

In General Employment Areas development will be permitted where it:

- a) Is for business use (Use Classes B1, B2, B8) or non-B class economic development uses subject to Policy RT2; or
- b) Is for small scale uses providing services to support the business or non-B class economic development use; and
- c) Would not prejudice the wider redevelopment or regeneration of the area;
- d) Would not result in any significant loss in employment;
- e) Would, where possible, enhance the quality and attractiveness of the General Employment Area; and

- f) Would not, alone or cumulatively, result in the General Employment Area ceasing to be predominantly in B class use.

The policy adds that development of starter homes on industrial and commercial land that is considered under-used or unviable for future commercial uses and suitable for housing will be permitted providing that:

- a) Any such provision does not prejudice the use of other well-used or viable employment land or premises; and
 b) The development would not result in unsatisfactory residential amenity for future residents.

Policy RT1 Provision of New Retail Uses

During the plan period additional retail provision will be made for up to 1,000 sq m (gross) convenience and 1,500 sq m (gross) comparison in Lutterworth. Of this target, about 1,000 sq m (gross) of convenience floorspace and about 500 sq m (gross) of comparison floorspace shall be provided as a neighbourhood centre within the East of Lutterworth SDA in accordance with Policy L1 to meet the needs of the expanding community.

Policy RT1 provides convenience and comparison retail floorspace projections in five-year blocks up to 2031:

Table B.18 Convenience Goods Retail Floorspace Projections to 2031

Centre	Additional Retail Floorspace sq.m <u>Gross</u> (1) (assuming net to gross ratio of 70%)			
	Up to 2021	2021-2026	2026-2031	Total Up 2031
Market Harborough	1,800 sq.m.	600 sq.m.	700 sq.m.	3,100 sq.m.
Lutterworth	400 sq.m.	300 sq.m.	300 sq.m.	1,000 sq.m.
Broughton Astley	100 sq.m.	100 sq.m.	-	200 sq.m.
Other (2)	-	-	-	-
Total	2,300 sq.m.	1,000 sq.m.	1,000 sq.m.	4,300 sq.m.

(1) Over and above commitments. (2) Negative floorspace projections excluded

Table B.19 Comparison Goods Retail Floorspace Projections to 2031

Centre	Additional Retail Floorspace sq.m <u>Gross</u> (1) (assuming net to gross ratio of 75%)			
	Up to 2021	2021-2026	2026-2031	Total Up to 2031
Market Harborough	900 sq.m.	3,200 sq.m.	3,900 sq.m.	8,000 sq.m.
Lutterworth	500 sq.m.	500 sq.m.	500 sq.m.	1,500 sq.m.
Broughton Astley	-	100 sq.m.	100 sq.m.	200 sq.m.
Other	100 sq.m.	100 sq.m.	200 sq.m.	400 sq.m.
Total	1,500 sq.m.	3,900 sq.m.	4,700 sq.m.	10,100 sq.m.

(1) Over and above commitments (2) Negative floorspace projections excluded

Policy RT2 Town and Local Centres

Lutterworth is listed as a Town Centre along with Market Harborough. The vitality and viability of the town centre will be maintained and enhanced. Development proposals for main town centre uses will be permitted providing their scale and design reflects the role, function, distinctive qualities and historic/architectural heritage of the town centre. Development that would harm the vitality and viability of Lutterworth town centre will not be approved.

Residential development within the defined town centre of Lutterworth will be permitted, subject to the creation of a satisfactory residential environment and so long as it does not undermine the functionality and heritage of the town centre. Policy RT2 proceeds to summarise the sequential and impact assessment tests for town centres, as set out in paragraphs 86-90 of the NPPF. An impact assessment will be required for development of, or in excess of 500 sq m gross in Lutterworth.

Policy RT3 Shop Fronts and Advertisements

New shop fronts will be permitted where they relate well in scale, proportion, material and decorative treatment to the façade of the building and its neighbours. In Conservation Areas such as Lutterworth, changes to shop fronts will only be permitted where they contribute to the conservation and enhancement of the area's character or appearance.

Advertisement designs should respect the character and architectural details of the buildings on which they are proposed and their surroundings, in terms of scale, siting, materials, colour and lettering and method and intensity of illumination. New shop fronts should, where possible, improve accessibility and make provision for the needs of specific groups in the community such as the elderly and those with disabilities. Internally illuminated signs and advertisements will be resisted in Conservation Areas, including Lutterworth.

Policy RT4 Tourism and Leisure

The potential of tourism in the District will be maximised and tourism and leisure opportunities for visitors and residents will be increased by:

- a) Supporting the retention, enhancement and expansion of existing tourism and leisure attractions and tourist accommodation;
- b) Permitting development of tourism and leisure attractions and tourist accommodation that are well connected to other leisure destinations and amenities, particularly by public transport, walking and cycling;
- c) Encouraging enhancement of the environment and local distinctiveness, including

heritage and landscapes, which will increase the attractiveness of the District to visitors and increase tourism.

New tourist accommodation, attractions and other tourism-related development will be directed to Market Harborough town centre, Key Centres such as Lutterworth and Rural Centres, except where:

- a) An initiative requires a countryside location or setting or it is directly related to a specific tourist destination and, where possible, it re-uses previously developed land and existing buildings; or
- b) It involves the diversification of agricultural uses or otherwise benefits rural businesses and communities; and
- c) Its scale and appearance respects the character of the countryside, the local landscape and the surrounding environment; and
- d) It does not adversely affect the local transport infrastructure.

The review of commercial and leisure uses undertaken by the Retail Study Update, 2017, identified a need for food and beverage uses and other commercial leisure facilities (including a small cinema and health and fitness facilities).

Table B.24 Food and Beverage Floorspace Projections to 2031

Centre	Additional Food and Beverage Floorspace (sq.m Gross)			
	Up to 2021	2021-2026	2026-2031	Total Up to 2031
Market Harborough	800 sq.m.	700 sq.m.	700 sq.m.	2,200 sq.m.
Lutterworth	200 sq.m.	200 sq.m.	200 sq.m.	600 sq.m.
Broughton Astley	100 sq.m.	-	100 sq.m.	200 sq.m.
Other	300 sq.m.	300 sq.m.	300 sq.m.	900 sq.m.
Total	1,400 sq.m.	1,200 sq.m.	1,300 sq.m.	3,900 sq.m.

Policy G11 Green Infrastructure Networks

Development will be permitted where it ensures green infrastructure is fully integrated into the proposal, maximising existing green assets and creating new green space. Green infrastructure assets will be safeguarded by ensuring that:

- a) Development does not compromise their integrity or value;
- b) Development contributes wherever appropriate to improvements in their quality, use and multi-functionality; and
- c) Opportunities to add to the green infrastructure network are maximised through partnership working.

Development which supports the potential of the following strategic green infrastructure assets to contribute to the aims of the wider green infrastructure network will be permitted:

- a) Welland, Sence, Soar, Swift and Avon river corridors;

- b) Grand Union Canal;
- c) Dismantled railway lines;
- d) Saddington, Stanford and Eyebrook reservoirs; and
- e) Traffic free cycle routes, and long distance recreational footpath and bridleway routes

Policy GI2 Open Space, Sport and Recreation

The District's open space, sport and recreation facilities and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use. Development resulting in the loss of or reduction in public and private open spaces and recreation spaces will not be permitted unless it can be clearly demonstrated that certain criteria are met regarding the availability/surplus of open space, the type and quality of any replacement provision. This follows paragraph 97 of the NPPF.

Developments of more than 10 dwellings may need to contribute towards open space provision, subject to an assessment of quantity, accessibility and/or quality of existing provision. New facilities should be provided within residential development sites (unless otherwise agreed by the Council) and should satisfy criteria regarding its accessibility, design, quality and management responsibilities. :

Policy IN1 Infrastructure Provision

Major development will be permitted where there is, or will be when needed, sufficient infrastructure capacity to support and meet all the requirements arising from it, including those away from the site and its immediate vicinity, whether within Harborough District or outside.

Direct provision and/or financial contributions towards meeting all the eligible costs of infrastructure directly required by a major development (or cumulatively with other major developments within Harborough District or outside) will be sought from the scheme promoter whenever this is necessary. Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) will be required taking into account the viability of the development. This will be in addition to the affordable housing requirement as set out in Policy H2.

Policy L1 East of Lutterworth Strategic Development Area (SDA)

As referenced in other policies, the emerging Local Plan proposes an SDA on land to the east of Lutterworth which will include a retail centre to support up to 2,750 dwellings and 23 hectares of employment land in the long term (the centre to be provided in accordance with

a phasing plan to be agreed). Other proposed uses include employment land, community facilities (two 2 form entry primary schools and a neighbourhood centre) and multifunctional green space. Highways and environmental measures are also set out in this policy. The relationship and function of this centre will need to be considered in the future strategy for Lutterworth town centre.

Lutterworth Town Plan (2013)

The Lutterworth Town Plan (2013) presented the Town Council's aspirations for the town. Several projects were listed and relevant town centre proposals included retaining and enhancing the town character; improving the quality of the streetscape; improving facilities; encouraging new investment into the town centre and more shops (including quality specialist and independent stores), services and affordable business property; maintaining the existing markets and further occasional themed markets; promoting a rural market town brand identity and diversifying evening uses (night-time economy); increase tree/floral planting; making the town centre more pedestrian focussed and linked up; improving accessibility for disabled people; improving the quality of car parks; extending cycle tracks and improving walking and cycling links.