

## SS1 The spatial strategy

The spatial strategy for Harborough District to 2031 is to:

1. manage planned growth to direct development to appropriate locations, in accordance with the following settlement hierarchy:
  - a. (part of) the Leicester Principal Urban Area: Scraptoft, Thurnby and Bushby;
  - b. Sub-regional Centre: Market Harborough;
  - c. Key Centres: Lutterworth, Broughton Astley;
  - d. Rural Centres: Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth, Kibworth, Ullesthorpe;
  - e. Selected Rural Villages: Bitteswell, Church and East Langton, the Claybrookes, Dunton Bassett, Foxton, Gilmorton, Great Bowden, Great Easton (with Bringham), Hallaton, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton on the Hill, Tugby;
  - f. Other villages, rural settlements and the countryside where development will be strictly controlled.
2. enable housing and commercial development, during the period 2011- 2031, comprising:
  - a. Housing: a minimum of 12,800 dwellings (Use Class C3), comprising:
    - i. about 7,900 dwellings already completed or committed, including through planning permissions, resolutions to grant permission and allocations in made neighbourhood plans;
    - ii. about 1,500 dwellings in a strategic development area (SDA) on land east of Lutterworth ;
    - iii. about 1,200 dwellings in a SDA at Scraptoft North;
    - iv. about 1,170 dwellings on other sites allocated in this Local Plan;
    - v. about 600 dwellings on non-allocated sites or sites to be allocated in neighbourhood plans for Rural Centres and Selected Rural Villages;
    - vi. about 200 dwellings on known sites not allocated in the Development Plan;
    - vii. about 225 dwellings on windfall sites outside Rural Centres and Selected Rural Villages.
  - b. Business: safeguard important existing employment areas, identify sites to meet future economic development needs and replace losses in the stock of employment land for offices (B1(a) and (b)), industry (B1(c) and B2) and non-strategic storage and distribution (B8) as follows:
    - i. about 16.5 hectares of employment land already completed or committed, including through planning applications, resolutions to grant permissions and allocations in made neighbourhood plans;
    - ii. about 23 hectares of employment land in the east of Lutterworth SDA;
    - iii. about 35.5 hectares of employment land on other sites allocated in this Local

**Plan.**

- c. Strategic storage and distribution: safeguard existing provision at Magna Park and ensure further sites contribute towards meeting the future requirement for non rail-served land across Leicester and Leicestershire in accordance with Policy BE2.
- d. Retail:
  - i. about 4,300 sq.m. gross sales area of convenience shopping, of which about 3,100 sq.m. should be in Market Harborough and 1,000 sq.m. in Lutterworth, within the East of Lutterworth SDA;
  - ii. about 10,100 sq.m. gross sales area of comparison shopping (A1), of which about 8,000 sq.m. should be in Market Harborough and 1,500 sq.m. in Lutterworth (including within the East of Lutterworth SDA).
3. bring forward strategic development areas at East of Lutterworth and Scraptoft North and ensure that they become well-planned, high quality living environments and that they support the maintenance and improvement of employment areas, shopping centres and community facilities both within them and nearby;
4. ensure that the quantity and location of development within or adjoining the Leicester Principal Urban Area safeguards the identity of the communities of Scraptoft and Thurnby/Bushby and supports regeneration and development objectives in the neighbouring City of Leicester and Oadby and Wigston Borough;
5. consolidate Market Harborough's role as a focus for development within the District, subject to traffic and environmental constraints, while promoting its historic function as a market town and safeguarding its compact and attractive character;
6. maintain and improve the character and environment of the market town of Lutterworth and develop Broughton Astley, both as Key Centres providing housing, business, retail, leisure, and community facilities to serve each settlement and its catchment area;
7. enable Fleckney, Great Glen, and Kibworth and, to a lesser extent, Billesdon, Houghton on the Hill, Husbands Bosworth, and Ullesthorpe to operate as Rural Centres providing housing, business, retail, leisure, and community facilities to serve their needs and those of surrounding areas;
8. meet local needs in Selected Rural Villages, while protecting the character and environment of local areas; and
9. strictly control development in the countryside and on designated open space within all settlements.

## GD7 Green Wedges

1. The Leicester/Scraptoft Green Wedge and Thurnby/Leicester/Oadby Green Wedge are defined on the Policies Map with the aims of:
  - a. preventing the merging of settlements;
  - b. guiding development form;
  - c. providing access from urban areas into green spaces/open countryside; and
  - d. providing recreational opportunities.
2. Development within Green Wedges will be permitted where:
  - a. it relates to agriculture, horticulture, forestry, nature reserves, allotments, burial grounds, outdoor leisure, sporting or recreation facilities including school playing fields, cycleways, footpaths or bridleways;
  - b. it retains the open and undeveloped character of the Green Wedge;
  - c. it retains or creates additional green networks between the countryside and open spaces within the urban areas and benefits biodiversity;
  - d. it retains or enhances public access to the Green Wedge, especially for recreation; and
  - e. any built development is small scale and necessary to the operational requirements of the activity.



## GD9 Minerals Safeguarding Areas

- 1. Non-exempt development in Minerals Safeguarding Areas will be permitted where the requirements set out in the minerals safeguarding policies of the Leicestershire County Council Minerals Local Plan have been met.**



## H1 Provision of new housing

In addition to delivery of existing commitments and completions and the allowance for windfalls, land for a minimum of 4,675 new homes will be provided during the plan period to 2031 in the following locations:

1. at Scraftoft about 1,200 dwellings in a Strategic Development Area on land north of Scraftoft, in accordance with Policy SC1;
2. at Market Harborough a minimum of 1,150 dwellings, including the following allocations:
  - a. Overstone Park - about 600 dwellings in accordance with Policy MH1;
  - b. East of Blackberry Grange, Northampton Road - about 350 dwellings in accordance with Policy MH2;
  - c. Burnmill Farm - a maximum of 90 dwellings in accordance with Policy MH3;
3. at Lutterworth about 1,500 dwellings in a Strategic Development Area on land east of Lutterworth, in accordance with Policy L1;
4. at Fleckney a minimum of 300 dwellings, including the following allocation:
  - a. land at Arnesby Road - about 130 dwellings in accordance with Policy F1;
5. at the following other Rural Centres, a minimum of:
  - a. Billesdon - 10;
  - b. Great Glen - 35
  - c. Houghton on the Hill - 65;
6. at the following Selected Rural Villages, a minimum of:
  - a. Bitteswell - 30,
  - b. Church and East Langton - 30,
  - c. the Claybrookes - 50,
  - d. Dunton Bassett - 40,
  - e. Foxton - 10,
  - f. Gilmorton - 25,
  - g. Great Easton with Bringhurst - 30,
  - h. Hallaton - 30,
  - i. Lubenham - 35,
  - j. Medbourne - 30,
  - k. South Kilworth 20,
  - l. Swinford - 35,
  - m. Tilton on the Hill - 35,
  - n. Tugby - 15.





## H6 Gypsy, Traveller and Travelling Showpeople accommodation

- 1. Provision will be made for a minimum of 5 Gypsy and Traveller permanent residential pitches, and 26 plots for Travelling Showpeople.**
- 2. The following sites are allocated as Gypsy and Traveller sites:**
  - a. Land at Spinney View Farm, Claybrooke Parva (3 pitches) as shown on the Policies Map;**
  - b. Smithfields, Lutterworth Road, Dunton Bassett (additional 2 pitches within existing site boundary) as shown on the Policies Map;**
  - c. Land at Boneham's Lane, Gilmorton (10 pitches) as shown on the Policies Map as a reserve site, to meet future accommodation needs due to either:**
    - i. an increase in need of pitches arising from a change to the Planning Policy for Traveller Sites (PPTS) definition of Gypsies and Travellers; and / or**
    - ii. sufficient evidence is provided that the identified 'unknown' Gypsy and Traveller population does meet the PPTS definition of Gypsies and Travellers;**
  - d. all subject to the following criteria:**
    - i. provision of a safe access;**
    - ii. retention and improvement of all existing hedgerow boundaries;**
    - iii. provision of adequate additional landscape screening;**
    - iv. provision of a suitable drainage scheme.**
- 3. Development for non Gypsy, Traveller and Travelling Showpeople uses will not be permitted on the above sites, or on existing permitted or lawful Gypsy, Traveller and Travelling Showpeople sites.**
- 4. Development for new, and extensions/improvements to existing permitted or lawful, Gypsy and Traveller sites (including transit sites) will be permitted where:**
  - a. the development is for residential use only;**
  - b. the site is located within safe walking distance to a settlement and has access to a range of services including health and education provision;**
  - c. the size reflects the scale of the nearest settlement, its local services and infrastructure;**
  - d. there is suitable and safe highway access;**
  - e. the development provides mitigation measures, such as adequate and appropriate landscape screening, to prevent adverse impacts on the character and appearance of the locality and on neighbouring uses;**
  - f. the site conforms to current good practice design guidelines; and**
  - g. the development does not put the health and safety of occupants at risk through:**
    - i. unsafe access;**
    - ii. unacceptable noise levels or air quality from existing land uses;**
    - iii. unacceptable levels of contaminated land; or**
    - iv. flood risk.**

5. Development for new, and extensions/improvements to existing permitted or lawful, Travelling Showpeople sites will be permitted subject to:
  - a. the site meeting criteria 4b - 4g above;
  - b. the site being used exclusively for residential, storage and maintenance purposes only; and
  - c. the movement of vehicles to and from the site and the maintenance of equipment on the site not creating unacceptable noise or visual disturbance for occupants of existing land uses within the surrounding area.
6. Development of rural exception sites will be permitted for affordable Gypsy and Traveller accommodation subject to the site:
  - a. providing affordable pitches in perpetuity; and
  - b. only accommodating households who are either current residents of the District or have an existing family or employment connection with the District.
7. Provision for Caravan and Boat dwellers will be permitted subject to the proposal meeting criteria 4a - 4g above.

### BE3 Existing employment areas

1. In Key Employment Areas, as identified on the Policies Map, 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.
2. In General Employment Areas, as identified on the Policies Map, 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.
3. 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.



## RT1 Retail needs

1. During the plan period additional retail provision will be made for a minimum of 4,300 sq.m (gross) of convenience floorspace and a minimum of 10,100 sq.m (gross) of comparison floorspace.
2. Retail or mixed use developments contributing to the delivery of the following settlement-specific retail floorspace targets to 2031 will be permitted provided they are in accordance with Policy RT2:
  - a. Market Harborough: 3,100 sq.m (gross) convenience and 8,000 sq.m (gross) comparison;
  - b. Lutterworth: 1,000 sq.m (gross) convenience and 1,500 sq.m (gross) comparison; and
  - c. Broughton Astley: 200 sq.m (gross) convenience and 200 sq.m (gross) comparison.
3. Market Harborough Allocations
  - a. The Commons Car Park and adjoining retail unit as shown on the Policies Map is allocated for retail and town centre uses. Development will be permitted where it:
    - i. delivers a mixed use development including a net increase in retail floorspace of at least 1,500 sq.m (gross);
    - ii. delivers a sensitively designed comprehensive scheme which conserves and enhances the Conservation Area and complements the character of the town centre in terms of scale, height, mass, design, materials and layout;
    - iii. provides safe, attractive pedestrian linkages within the site and to the wider town centre;
    - iv. results in no net loss of public car parking spaces either on site or through additional equivalent provision elsewhere;
    - v. is sensitive to the River Welland and its role as a wildlife corridor; and
    - vi. mitigates flood risk.
  - b. Land off High Street as shown on the Policies Map is allocated for retail and town centre uses. Development will be permitted where it:
    - i. delivers a mixed use development including a net increase in retail floorspace of at least 2,000 sq.m (gross);
    - ii. delivers a sensitively designed comprehensive scheme which conserves and enhances the Conservation Area and complements the character of the town centre in terms of scale, height, mass, design, materials and layout, including a significant improvement to the appearance of the frontage onto High Street;
    - iii. ensures any development to the rear of frontage properties has suitable, prominent, safe and attractive pedestrian access from High Street; and
    - iv. mitigates flood risk.
4. East of Lutterworth SDA Allocation

- a. Of the target in 2.b. above, 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.

## RT2 Town and local centre uses and boundaries

1. The vitality and viability of the retail hierarchy of city, town, district and local centres (as set out in Table B.21 at RT2.1) will be maintained and enhanced.

### Town Centres and Primary Shopping Area

2. Within the Town Centres of Market Harborough and Lutterworth, as defined on the Policies Map, 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 either town centre will not be approved.
3. Market Harborough Primary Shopping Area, as defined on the Policies Map, will be the focus for retail uses. Development which helps maintain the existing retail function of the area, and does not lead to a concentration of non-retail uses which would undermine the vitality and viability of the area's primarily retail role, will be permitted.
4. Residential development within the defined town centres of Market Harborough and 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 centres.

### Sequential Test

5. Development, including extensions to existing facilities, for main town centre uses should be located in the defined Town Centres, then in edge of centre locations and only outside defined town centres if, following a Sequential Test, it can be demonstrated that the development, having demonstrated appropriate flexibility in form and scale, cannot be accommodated within a suitable and available centre or edge of centre location.

### Impact Assessment

6. Development of main town centre uses outside the defined Town Centres, or of retail uses within Market Harborough town centre but outside the Primary Shopping Area, will only be permitted if an Impact Assessment demonstrates that the proposal would not have a significant adverse impact on the vitality and/or viability of existing centres. An Impact Assessment will be required for development of, or in excess of:
  - a. 1,500 square metres gross in Market Harborough; and
  - b. 500 square metres gross elsewhere in the District.

### 7. Local Centres

Within the Local Centres of Fleckney, Great Glen and Kibworth, as defined on the Policies Map, proposals for shopping and business uses will be permitted provided development proposals do not detract from the character of the area in terms of design, mass, material, height or location and the amenity of neighbouring residents is not adversely affected. Proposals outside the defined Local Centre will need to apply the Sequential Test and carry out a Retail Impact Assessment in accordance with the threshold set out above.





## RT4 Tourism and leisure

1. 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.
2. New tourist accommodation, attractions and other tourism-related development will be directed to Market Harborough town centre, Key Centres and Rural Centres in accordance with the settlement hierarchy, 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 and countryside; 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.
3. Land off St Mary's Road as shown on the Policies Map is allocated for leisure, entertainment and tourism uses. Development will be permitted where it:
  - a. delivers a mixed use scheme of at least 3,000sq.m (gross) including some or all of the following uses: A3-A5 food and beverage, C1 hotel, D2 assembly and leisure;
  - b. delivers a sensitively designed comprehensive scheme which protects the Listed Buildings at 91-93 St. Mary's Road and their setting; and
  - c. mitigates flood risk.
4. The Council will support the promotion and management of Foxton Locks and the Grand Union Canal in line with the ambition for the area to be a regional tourist attraction.



## HC1 Built heritage

1. The character, quality and diversity of the District's extensive historic environment will be taken fully into account with a view to its conservation and enhancement in the context of the sustainable development of the District.
2. Development affecting heritage assets and their settings will be permitted where:
  - a. it sustains, conserves and where appropriate enhances the significance, character, appearance and setting of the asset; and
  - b. it better reveals the significance of the asset and enables its interpretation.
3. Development within or affecting a Conservation Area will be permitted where it has been informed by the relevant Conservation Area Statement and it reflects and respects the special characteristics that the Statement identifies.
4. Development which enhances the local and regional role of Foxton Locks and the former inclined plane as a tourism and recreational facility and which maintains and enhances the value, importance and integrity of these heritage assets will be permitted.
5. Development that secures the viable and sustainable future of heritage assets at risk of neglect or loss will be permitted where such development preserves or enhances the significance of the heritage asset; the Council may be prepared to accept an amount of 'enabling development' if this is demonstrably necessary.
6. In conjunction with partner organisations, the Council will:
  - a. undertake regular reviews of existing Conservation Area Statements and develop these into management plans;
  - b. where development proposals are anticipated in settlements considered to be potentially sensitive to developments, any Conservation Area Statements relating to the settlement will be prioritised for review together with the preparation of associated management plans; and
  - c. appraise opportunities to designate new Conservation Areas and support local listing or statutory listing of appropriate buildings.



### **HC3 Public houses, post offices and village shops**

- 1. Development involving the loss of an existing public house, post office or village shop selling primarily convenience goods will be permitted where:**
  - a. reasonable efforts have been made to preserve the facility (including exploring diversification options) but it would not be economically viable to retain the building or site for its existing use; and**
  - b. the public house, post office or village shop has been proactively marketed for a minimum of 12 months for its current use, free of tie and restrictive covenant and there has been no definite interest in either the freehold or leasehold.**
- 2. Development at public houses will be permitted in order to assist in their diversification, including:**
  - a. extensions and alterations to provide kitchen and restaurant facilities;**
  - b. improvements to the external environment, including children's facilities;**
  - c. conversions or extensions to provide bed & breakfast or other guest accommodation;**
  - d. a micro-brewery or similar enterprise related to the public house use;**
  - e. alterations to enable take-away food and off-licence services; and**
  - f. use of part of the premises for a local shop, post office, library, or other community function unrelated to the public house use.**
- 3. Development at village shops and post offices will be permitted in order to assist in their diversification where this would help to sustain the future of the facility.**
- 4. Development of new public houses, post offices and shops will be permitted where they are within easy and safe walking distance of the majority of the community they will serve.**



## GI2 Open space, sport and recreation

1. The District's open space, sport and recreation facilities (as shown on the Policies Map) and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use.
2. 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:
  - a. a robust assessment clearly demonstrates that the space or recreational facility is surplus to local requirements and will not be needed in the-long term in accordance with local standards; or
  - b. replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of open space in accordance with local standards; or
  - c. the proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.
3. Developments of more than 10 dwellings which would result in deficiencies in the quantity, accessibility and/or quality of existing open space, sport and recreation facilities should contribute towards:
  - a. the provision of specific new open space, sport and recreation facilities in accordance with local standards; and/or
  - b. the enhancement of identified existing facilities to meet the relevant local standards.
4. New open space, sport and recreation facilities should be provided within residential development sites (unless otherwise agreed by the Council) and should:
  - a. be accessible, usable, of high quality and good design, visible and safe and include facilities for a range of ages;
  - b. enable links to be created between new development and surrounding recreational networks and facilities (including Public Rights of Way);
  - c. provide an appropriate landscaping and landscape maintenance scheme; and
  - d. specify, prior to the commencement of development, the responsibilities for management and maintenance in-perpetuity of the open space, sport and recreation facility.





## GL4 Local Green Space

1. Local Green Spaces are allocated on the Policies Map and will retain their openness permanently. Further Local Green Space may be identified in Neighbourhood Plans providing it meets the relevant criteria in relation to scale, beauty, historic significance, recreational value, tranquillity, or ecological value and it does not conflict with the strategic policies of this Local Plan.
2. The construction of new buildings on Local Green Space will not be permitted except in very special circumstances where the potential harm to the Local Green Space, including to its openness, special character and significance to the local community, is clearly outweighed by other considerations, such as the benefits of the development in enabling or enhancing public access to and use of the Local Green Space.



## GI5 Biodiversity and geodiversity

- 1. Nationally and locally designated biodiversity and geodiversity sites, as shown on the Policies Map, will be safeguarded.**
- 2. Development will be permitted where:**
  - a. there is no adverse impact on:**
    - i. the conservation of priority species;**
    - ii. irreplaceable habitats, unless the need for, and benefits of, the development in that location clearly outweigh the impact;**
    - iii. nationally designated sites;**
    - iv. locally designated sites;**
  - b. there is no loss of any 'best and most versatile agricultural land' unless this is demonstrably necessary to facilitate the delivery of sustainable development;**
  - c. there is no net loss or sterilisation of natural resources;**
  - d. opportunities for improving habitats and for improving the water quality of local water courses to improve the aquatic habitat are incorporated;**
  - e. unavoidable loss or damage to habitats, sites or features is addressed through mitigation, relocation, or as a last resort compensation to ensure there is no net loss of environmental value.**
- 3. Development should contribute towards protecting and improving biodiversity and geodiversity through, as relevant:**
  - a. protecting and enhancing habitats and populations of priority species;**
  - b. protecting and enhancing the strategic biodiversity network and wildlife corridors, particularly river and canal corridors, disused railways and all watercourses;**
  - c. maintaining biodiversity during construction;**
  - d. providing contributions to wider biodiversity improvements in the vicinity of the development;**
  - e. including measures aimed at allowing the District's flora and fauna to adapt to climate change;**
  - f. including measures to improve the water quality of any water body as required by the Water Framework Directive; and**
  - g. protecting features and areas of geo-diversity value and enhancing them to improve connectivity of habitats, amenity use, education and interpretation.**



## CC1 Mitigating climate change

- 1. Major development will be permitted where it demonstrates:**
  - a. how carbon emissions would be minimised through passive design measures;
  - b. the extent to which it meets relevant best practice accreditation schemes to promote the improvement in environmental and energy efficiency performance;
  - c. how the development would provide and utilise renewable energy technology;
  - d. whether the building(s) would require cooling, and if so how this would be delivered without increasing carbon emissions;
  - e. how existing buildings to be retained as part of the development are to be made more energy efficient;
  - f. how demolition of existing buildings is justified in terms of optimisation of resources in comparison to their retention and re-use; and
  - g. how carbon emissions during construction will be minimised.
- 2. In Strategic Development Areas applicants should demonstrate whether a decentralised energy network is viable and, if so, the arrangements for its delivery and future management.**



### IN3 Electronic connectivity

1. Major development will only be permitted where adequate broadband services are to be made available to all residents and/or users of the development.
2. Major development should incorporate a bespoke duct network, designed and implemented in cooperation with a recognised network provider, and where viable, a fibre to the premises (FTTP) solution.
3. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included in major development and designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.
4. Applications for telecommunications development (including for prior approval) will be permitted where:
  - a. there is no significant impact on the character or appearance of the building on which, or space in which, the equipment is located, including not contributing to street clutter;
  - b. the significance, appearance, character and setting of heritage assets are conserved;
  - c. all options for sharing of existing equipment, and erecting masts on existing tall buildings or other structures have been fully explored, with the preferred approach adopted wherever possible;
  - d. they are appropriately designed, minimising size and scale and camouflaging appearance wherever possible;
  - e. all masts and additions to existing masts are self-certified to meet International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards; and
  - f. provision is made to ensure that equipment that has become obsolete or that is no longer in use is removed as soon as practicable and the site restored to its former condition.





#### IN4 Water resources and services

1. Water resources will be protected and water services provided. Development will be permitted where it would:
  - a. not adversely affect the quality of any water course into which the surface water emanating from new development flows;
  - b. not adversely affect ground water quality by preventing potential sources of water pollution within Source Protection Zones (as identified on the Policies Map);
  - c. have access to an adequate water supply to support the development proposed;
  - d. have ready access to adequate foul water treatment and disposal facilities that either already exists or can be provided in time to serve the development;
  - e. ensure the removal of any contamination from the site and that the development would not result in the migration of any contamination to a location where it could have an adverse affect upon the water environment; and
  - f. contribute to an enhanced water environment and its associated ecology wherever possible.
2. Major developments, and high or intense water use developments, should include a grey water and rainwater harvesting system, unless demonstrated to the Council's satisfaction that such a system is not feasible or practical.



## SC1 Scraftoft North Strategic Development Area

1. Land to the north of Scraftoft, as identified on the Policies Map, is allocated as a Strategic Development Area.
2. The Scraftoft North Strategic Development Area will be developed comprehensively in accordance with a masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community consultation. This masterplan will be incorporated into a Supplementary Planning Document and/or an outline planning application and supporting section 106 agreement.
3. The development framework and masterplan will create a sustainable and high quality living environment and will provide for:
 

**Housing type and mix**

  - a. approximately 1,200 dwellings during the plan period to 2031.
  - b. affordable and specialist housing in accordance with Policies H2 and H4;
  - c. a mix of house types, including serviced plots for self-build and custom homes, and housing standards in accordance with Policy H5;
  - d. a range of housing densities, with higher densities located along the central spine and lower densities towards the northern and rural boundaries of the site;

**Community facilities**

  - e. a neighbourhood centre will be in place and operational before the completion of 500 dwellings, providing a supermarket or local shops to meet the day-to-day needs of both new residents and existing communities, together with other community facilities such as a public house/café and a doctor's surgery;
  - f. a two-form entry primary school;
  - g. appropriate contributions towards local secondary education provision, as determined by the local education authorities;
  - h. a multifunctional green infrastructure network, including:
    - i. green corridors along Scraftoft Brook to retain its value as an important wildlife corridor,
    - ii. open space, sport and recreation facilities including equipped play space and sports pitches in accordance with Policy GI2, and
    - iii. a new cemetery in accordance with Policy GI3;
  - i. other new or improved community facilities, such as a community hall;

**Highways and transportation**

  - j. a minimum of two access points to the development at Hamilton Lane and Beeby Road;
  - k. well connected street patterns that deliver high quality, safe and direct walking, cycling and public transport routes in accordance with Policy IN2;
  - l. improved connections to existing cycle routes in the vicinity of the site in accordance with IN2;

- m. a minimum 20 minute frequency bus service from the site into Leicester city centre;
  - n. appropriate and necessary on-site provision of and off-site improvements to public transport infrastructure, such as bus priority measures, real time information and bus stop improvements;
  - o. a Travel Plan and a green travel package that provide an attractive alternative to private car use for residents of the new development in accordance with IN2;
  - p. a package of mitigation measures on the existing highway and transport network where adverse impacts are identified, the construction of which shall be co-ordinated and timed to minimise disruption to the local road network;
- Environment**

- q. measures to minimise potential visual impact on the nearby Scraftoft Conservation Area in accordance with Policy HC1;
  - r. retention of the area bounded by New Romney Crescent, Hamilton Lane and Scraftoft Lane as Green Wedge to prevent the merging of Leicester and Scraftoft, and to provide recreational resource for new and existing residents of the locality;
  - s. retention and enhancement of most visually important hedgerows, and boundary trees, particularly along the northern boundary of the site;
  - t. an integrated approach to surface water drainage and multifunctional greenspace, including sustainable drainage measures to improve habitat and to prevent flooding downstream in Leicester in accordance with Policy CC3;
  - u. measures to naturalise the Scraftoft Brook by removing unnecessary man-made modifications;
  - v. a comprehensive network of green infrastructure; and
  - w. retention of landscape scale habitat connectivity by enhancing or sensitively replacing the habitat value of existing hedgerows and ponds.
4. Land to the east of Houghton on the Hill, as shown on the Policies Map, is allocated for a replacement golf course subject to the following criteria:
- a. the proposal does not sever or severely disrupt the public right of way network;
  - b. a satisfactory access is provided and there is capacity in the local road network to accommodate the development;
  - c. the location and design of the buildings and the landscaping of the course minimise visual impact upon the surrounding open countryside;
  - d. all built facilities proposed are directly related to the use of the land for golf activities;
  - e. details of the course construction are submitted with the planning application;
  - f. light spillage from any proposed lighting installations is minimised.

## MH1 Overstone Park

1. Land at Overstone Park, as shown on the Policies Map, is allocated for the development of about 600 dwellings. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. proposals to be guided by a masterplan, to be subject to consultation in advance of a planning application ;
  - b. two points of vehicular access to the site from Kettering Road, and pedestrian and cycling access to Braybrooke Road and to the development to the west of the site;
  - c. land for a 2 form of entry primary school within the site, or a proportionate contribution towards education provision;
  - d. a mixed use local centre to include local retail facilities, healthcare services and community facilities;
  - e. necessary highways works and sustainable transport measures to ensure safe access into the town centre and onto the A6 including by pedestrians and cyclists;
  - f. a financial contribution to the mitigation measures outlined in the Market Harborough Transport Strategy;
  - g. identification and mitigation of any contaminated land;
  - h. archaeological and ecological assessment of the site and required mitigation, including protection of trees subject to a tree preservation order throughout the site;
  - i. an integrated approach to surface water drainage and multifunctional greenspace, including sensitive treatment of the run-off to the River Jordan, and appropriate management of surface water run-off during construction and in perpetuity;
  - j. provision of open space and recreational facilities across the site, including along the southern boundary close to the railway to protect residents' amenity, on the western boundary to connect to existing open space, and on the eastern boundary to form a landscaped edge to the countryside; and
  - k. a layout and design that is shaped by a landscape and visual impact assessment, that enhances the connection with the rest of the town, and that promotes a sense of place.



## MH2 East of Blackberry Grange

1. Land at east of Blackberry Grange off Northampton Road, as shown on the Policies Map, is allocated for the development of about 350 dwellings. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. proposals to be guided by a masterplan covering this site and the adjacent employment allocation (Policy MH6), to be subject to consultation in advance of a planning application;
  - b. two points of access to the site, including a direct access from Northampton Road via the employment site allocated in Policy MH6;
  - c. necessary highways works and sustainable transport measures, including pedestrian and cycle access within the site and to the Brampton Valley Way, the leisure centre and the town centre;
  - d. a financial contribution towards the mitigation measures outlined in the Market Harborough Transport Strategy;
  - e. identification and mitigation of any contaminated land;
  - f. archaeological and ecological assessment of the site and required mitigation, including enhancement of biodiversity along the watercourse and the Brampton Valley Way;
  - g. an integrated approach to surface water drainage and multifunctional greenspace, with improvements to the small watercourse to the south east of the site, green links to the Brampton Valley Way, and appropriate management of surface water run-off into the River Jordan during construction and in perpetuity;
  - h. provision of open space and recreational facilities across the site, including to the western boundary close to the existing and proposed employment site to protect residents' amenity, to the eastern boundary to connect to the existing Brampton Valley Way, and to the southern boundary to form a landscaped edge to the countryside; and
  - i. a layout and design that is shaped by a landscape and visual impact assessment, that protects views from key points within the site towards the Brampton Valley Way and that enhances the connection with the rest of the town and promotes a sense of place.





### MH3 Burnmill Farm

1. Land at Burnmill Farm, as shown on the Policies Map, is allocated for the development of up to 90 dwellings. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. access to the site to be provided from Kingston Way;
  - b. a financial contribution towards the mitigation measures outlined in the Market Harborough Transport Strategy;
  - c. archaeological and ecological assessment of the site and required mitigation;
  - d. retention and improvement of existing hedgerows and trees, particularly at the northern boundary of the site, with any replacement of and additional provision using native species;
  - e. an integrated approach to surface water drainage and multifunctional greenspace, with appropriate management of surface water run-off during construction and in perpetuity;
  - f. provision of open space and recreational facilities across the site, including along the southern boundary to protect residents' amenity and allow access for existing residents, and on the northern and eastern boundaries to form a landscaped edge to the countryside; and
  - g. a layout and design, including the ridge height of dwellings to the northern boundary, that is shaped by a landscape and visual impact assessment, and that respects:
    - i. the openness of the landscape and the scarp slope to the north,
    - ii. the relationship with the Grand Union Canal, and
    - iii. the views from the land to the north of Market Harborough and from Great Bowden into the site.



#### **MH4 Land at Airfield Farm**

- 1. Land at Airfield Farm, Leicester Road, as shown on the Policies Map, is allocated for a mix of Class B1, B2 and non-strategic B8 development. Development that complies with other relevant policies and meets the following requirements will be permitted:**
  - a. access to the site to be from Gallow Field Road, and subject to a transport assessment taking into account neighbouring permissions and any improvements required to the Gallow Field Road/Leicester Road/Bowden Road crossroads;**
  - b. not detrimental to the delivery of the North West Market Harborough Strategic Development Area (SDA) and in general accordance with the SDA Master Plan;**
  - c. provision of suitable footpath and cycle path links to the SDA and to services and facilities in Market Harborough;**
  - d. a financial contribution towards the mitigation measures outlined in the Market Harborough Transport Strategy;**
  - e. parking provision, including cycle parking, and servicing for each development parcel to be in accordance with Leicestershire County Council 6Cs design guidance;**
  - f. each development parcel to be subject to approval and implementation of a user-specific travel plan;**
  - g. identification and mitigation of any contaminated land;**
  - h. archaeological and ecological assessment of the site and required mitigation;**
  - i. layout and design to take account of the gas pipeline through the site;**
  - j. provision of an adequate and appropriate landscape buffer, and any necessary noise attenuation, between the site and the SDA and to the north and western boundaries of the site;**
  - k. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity;**
  - l. a layout and design that is shaped by a landscape visual impact assessment to ensure the development does not impact on wider views towards Market Harborough from Foxton village; and**
  - m. provision of a suitable lighting scheme to minimise light pollution from the development.**



## MH5 Airfield Business Park

1. Land at Airfield Business Park, Leicester Road as shown on the Policies Map, is allocated for Class B1, B2 and non-strategic B8 development. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. access via the existing Airfield Farm Business Park access road from Leicester Road;
  - b. not detrimental to the delivery of the North West Market Harborough Strategic Development Area (SDA) and in general accordance with the SDA Master Plan;
  - c. provision of footpath and cycle path links to the SDA and to services and facilities in Market Harborough;
  - d. provision of transport infrastructure and other measures as identified by a transport assessment and travel plan;
  - e. a financial contribution towards the mitigation measures outlined in the Market Harborough Transport Strategy;
  - f. parking provision, including cycle parking, and servicing for each development parcel to be in accordance with Leicestershire County Council 6Cs design guidance;
  - g. each development parcel to be subject to approval and implementation of a user-specific travel plan;
  - h. identification and mitigation of any contaminated land;
  - i. archaeological and ecological assessment and mitigation;
  - j. provision of an adequate and appropriate landscape buffer, and any necessary noise attenuation, between the site and the SDA and between the site and Greenacres Caravan Park;
  - k. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity;
  - l. protection of the ecological significance of the Grand Union Canal;
  - m. layout and design that is in keeping with the scale, character and appearance of the existing Airfield Farm Business Park, with proposed buildings no higher than two storeys at a maximum of 10m to the ridge height; and
  - n. provision of a suitable lighting scheme to minimise light pollution from the development.



## MH6 Compass Point Business Park

1. Land at Compass Point Business Park to the east of Northampton Road, as shown on the Policies Map, is allocated for Class B1 (business/light industrial) development. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. proposals to be guided by a masterplan to cover this site and the adjacent housing allocation (Policy MH2), to be subject to consultation in advance of a planning application;
  - b. access from Northampton Road and the existing spine road;
  - c. provision of transport infrastructure and other measures as identified by a transport assessment and travel plan;
  - d. a financial contribution towards the mitigation measures outlined in the Market Harborough Transport Strategy;
  - e. parking provision, including cycle parking, and servicing for each development parcel to be in accordance with Leicestershire County Council 6Cs design guidance;
  - f. each development parcel to be subject to approval and implementation of a user-specific travel plan;
  - g. footpath and cycle provision, linking the development with local services, residential areas and the wider rights of way network, including to the the Brampton Valley Way footpath and cycleway;
  - h. identification and mitigation of any contaminated land;
  - i. archaeological and ecological assessment and mitigation, including measures to protect any valuable habitats and species and to enhance the ecological interest of the adjacent Brampton Valley Way;
  - j. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity;
  - k. provision of an adequate and appropriate landscape buffer between the development and the residential areas to the north at Moseley Avenue and the housing allocation in Policy MH2 (East of Blackberry Grange), in order to protect residential amenity;
  - l. layout and design in keeping with the scale, character and appearance of the existing Compass Point Business Park, with proposed buildings no higher than 2 storeys; and
  - m. provision of a suitable lighting scheme to minimise light pollution from the development.





## L1 East of Lutterworth Strategic Development Area

1. Land to the east of Lutterworth, as identified on the Policies Map, is allocated as a Strategic Development Area (SDA). This new community should be developed comprehensively in accordance with a masterplan, including delivery and phasing arrangements and informed by key design principles, an independent design review and community consultation. This masterplan will be incorporated into a Supplementary Planning Document and/or an outline planning application and supporting section 106 agreement.

2. The development framework and masterplan should aim to create a sustainable, high quality and largely self-sufficient settlement and an attractive environment for living, working and recreation. It should provide for:

### Housing

- a. about 2,750 dwellings of which about 1,500 dwellings will meet housing requirements in the plan period and the remaining dwellings will meet requirements after 2031, all to be located east of the M1 and north of the A4304;
- b. affordable and specialist housing in accordance with Policies H2 and H4;
- c. a mix of house types, including serviced plots for self-build and custom homes, and housing standards in accordance with Policy H5;
- d. a range of housing densities, with higher densities located near the proposed local centre and along the spine road and lower densities towards the rural boundaries to the north, east and south of the site;

### Business and Employment

- e. 13 hectares of non-strategic storage and distribution (B8) uses on land to the south of the A4304, subject to:
  - i. access from the A4304 that is separate from that to the rest of the SDA to the north; and
  - ii. a comprehensive landscaping scheme planted in advance so as to provide adequate screening of the development by the time of completion;
- f. 10 hectares of business uses within Use Class Orders B1 and B2 on land between the spine road and the M1;

### Community facilities

- g. two 2 form entry primary schools to be provided in parallel with the progress of housing development, with at least a one form entry primary school available soon after the completion of 300 dwellings, or as otherwise agreed by the education authority;
- h. appropriate contributions towards local secondary education provision if necessary;
- i. a new neighbourhood centre as a social and retail hub for the new community to be provided before the completion of 700 dwellings, or as otherwise agreed by the Council, to include some or all of the following:
  - i. a supermarket or shops to meet local convenience needs;

- ii. a public house/café;
- iii. a doctors surgery;
- iv. a community hall; and
- v. other community facilities;
- j. a network of multifunctional green infrastructure, including:
  - i. greenways for walking, cycling and horse riding, as part of a central green spine distributor route through and beyond the site, to provide structure to the distribution of development and incorporate most existing hedgerows, trees, field ponds, and footpaths;
  - ii. a community park containing outdoor sports facilities is to be provided before completion of 300 dwellings or as otherwise agreed by the Council;
  - iii. natural and semi-natural greenspace (including the existing woodland and Misterton Marshes SSSI which is to be protected as non-accessible open space);
  - iv. a cemetery (in accordance with Policy GI3) and allotments;
  - v. local public open space, including equipped play space and multi-use games areas, in accordance with Policy GI4 as the residential development progresses;
- k. land for a replacement leisure centre to serve Lutterworth, towards the end of the plan period;
- Highways and transportation
- l. access to be taken from separate junctions on the A4304 to serve the southern part of the main site and the employment uses to the south of the A4304, from Gilmorton Road, and from the A426 to serve the northern part of the site;
- m. a spine road providing a clear legible route between the A426 north of Lutterworth and the A4304 east of M1 junction 20, including a bridge over the M1 motorway and a link to the A426 to be constructed before the completion of 1,250 dwellings or as otherwise agreed by the Council;
- n. following completion of the spine road, conversion of the Gilmorton Road crossing over the M1 to use by public transport, cyclists, pedestrians and emergency vehicles only;
- o. a workable, legible, and easily navigable hierarchy of interconnected primary and secondary streets and shared surface lanes that provide high quality, safe and direct routes within permeable development in accordance with Policy IN2 and the following:
  - i. adopted highway standards;
  - ii. sensitive design of the street environment, avoiding 'over engineering' and minimising signage and street clutter;
  - iii. sympathetic traffic calming measures and carefully devised road alignments to help reduce vehicle speeds and create a safe environment;
- p. a network of convenient, safe and attractive walking and cycling routes including

dedicated connections to the local centre and employment uses within the SDA, to facilities within Lutterworth across the M1 and to existing cycle routes, bridleways and footpaths, including the National Cycle Network, in accordance with Policy IN2;

- q. a regular and frequent bus service to all parts of the SDA as they are developed to meet the needs of the community and employees, together with convenient bus stops and real-time information to encourage its use;
- r. in addition to junctions on the A4034 and A426 to serve the site, the following off-site highways improvements, the construction of which shall be co-ordinated and timed to minimise disruption to the strategic and local road network:
  - i. traffic signals and other necessary improvements to junction 20 on the M1;
  - ii. reconstruction and signalisation of the junction of the A426 with the A4303 south of Lutterworth (the 'Frank Whittle roundabout') and a new roundabout to the north;
  - iii. necessary improvements to the junction of the A426 with Bill Crane Way;
- s. a travel plans and green travel packages that provide an attractive alternative to private car use for residents of and employees in the new development in accordance with Policy IN2;
- t. a parking strategy to determine the location of parked cars to ensure that they can be accommodated without dominating the built environment;

#### Environment

- u. conservation, enhancement and adequate mitigation of any impact on the Misterton Marshes SSSI in accordance with a methodology to be agreed by Natural England before the development commences;
  - v. sustainable drainage and flood storage measures to be agreed with the Environment Agency and Lead Local Flood Authority to prevent flooding downstream in accordance with Policy CC3 and CC4 and to ensure no adverse impact by flooding on the hydrology which underpins the health of the SSSI;
  - w. facilities for recycling and waste collection;
  - x. consideration of the feasibility of providing decentralised renewable energy;
  - y. noise and air quality mitigation measures for proposed dwellings adjoining the M1 to the satisfaction of the Council;
  - z. structural planting along the northern, eastern and southern boundaries to provide a sympathetic urban-rural transition and relate well to surrounding countryside; and
  - aa. a housing layout and design code that reflects local distinctiveness and creates a distinctive environment incorporating landmark features or points of focus, such as public squares, pocket parks, prominent buildings, street trees and public art.
3. The area shown on the Policies Map is safeguarded for the provision of the northern access to the site from the A426 via a new bridge over the M1 motor
  4. Following **completion of the spine road**, in partnership with County Highway

Authority and the SDA promoters, the Council will develop traffic management measures that remove or minimise the passage of heavy goods vehicles through the centre of Lutterworth

Confidential

## **L2 Land south of Lutterworth Road / Coventry Road**

- 1. Land to the south of Lutterworth Road (A4303)/ Coventry Road, Lutterworth, as shown on the Policies Map, is allocated for Class B1 (business/ light industrial). Development that complies with other relevant policies and meets the following requirements will be permitted:**
  - a. access from the existing Fairacres Road off Lutterworth Road;**
  - b. provision of transport infrastructure and other measures as identified by a transport assessment and travel plan, including road and junction improvements and necessary pedestrian crossings to the Coventry Road roundabout;**
  - c. provision of footpath and cycle path links to local services, residential areas and the wider rights of way network;**
  - d. identification and mitigation of any contaminated land;**
  - e. archaeological and ecological assessment of the site and required mitigation, including the retention of existing hedgerows and protection of habitats and species;**
  - f. provision of an adequate and appropriate landscaping buffer, and any necessary noise attenuation, to protect the residential amenity of the occupiers of the adjacent Fairacres Travelling Showpeople site;**
  - g. the retention of green corridors throughout the site and at least a 10m buffer between the Bitteswell Brook and the development;**
  - h. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity;**
  - i. mitigation of any landscape impacts as identified by a landscape visual impact assessment; and**
  - j. provision of a suitable lighting scheme to minimise light pollution from the development.**



## F1 Land off Arnesby Road

1. Land off Arnesby Road, as shown on the Policies Map, is allocated for the development of about 130 dwellings. Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. access to the site to be provided from Arnesby Road;
  - b. necessary highways works and sustainable transport measures in accordance with an approved transport assessment and travel plan, including integrating public footpaths crossing the site into the design and layout of the site linking to Sustrans Cycle Network Route 6;
  - c. identification and mitigation of any contaminated land;
  - d. archaeological and ecological assessment of the site and required mitigation;
  - e. an integrated approach to surface water drainage and multifunctional greenspace, incorporating the Fleckney Brook, the various ponds and smaller watercourses, but avoiding large retention ponds, with appropriate management of surface water run-off during construction and in perpetuity;
  - f. enhancement of biodiversity and water quality along the Fleckney Brook and at field ponds;
  - g. retention and improvement of existing hedgerows and trees, particularly at the boundary of the site and around the existing pond, with replacement and additional provision using native species;
  - h. additional landscaping to the western and northern boundaries of the site and retention and enhancement of the existing public right of way to the eastern edge of the site; and
  - i. provision of open space and recreational facilities across the site, including on the eastern boundary close to the public right of way and to protect residents' amenity, and on the western and southern boundaries to form a landscaped edge to the countryside.





## F2 Land off Marlborough Drive

1. Land off Marlborough Drive, Fleckney, as shown on the Policies Map, is allocated for Use Classes B1c, B2 and non-strategic B8 (industrial and commercial development). Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. access, including by sustainable modes, to be taken through the existing industrial estate at Marlborough Drive;
  - b. necessary highway works and sustainable transport measures, as identified by a transport assessment and travel plan, in order to ensure highway, cyclist and pedestrian safety;
  - c. provision for parking, including cycle parking, and servicing for each development parcel to be in accordance with Leicestershire County Council 6Cs design guidance;
  - d. identification and mitigation of any contaminated land;
  - e. archaeological and ecological assessment of the site and required mitigation;
  - f. adequate and appropriate landscaping to screen the development from the residential area to the north west, including noise attenuation measures to protect the amenities of houses at Cobwells Close;
  - g. layout and design to be in keeping with the scale, character and appearance of the existing industrial estate, to be sympathetic to the rural character of the surroundings and to incorporate adequate amenity space;
  - h. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity; and
  - i. provision of a suitable lighting scheme to minimise light pollution.



## K1 Land south and west of Priory Business Park

1. The area of land south and west of Priory Business Park, Kibworth, as shown on the Policies Map, is allocated for a mix of business and light industrial development (Use Classes B1a, B1b, B1c, B2). Development that complies with other relevant policies and meets the following requirements will be permitted:
  - a. access, including by sustainable modes, to be through two access points off Wistow Road and Warwick Road;
  - b. necessary highway improvements and sustainable transport measures as identified by a transport assessment and travel plan;
  - c. provision of a new cycleway to create convenient access to the development and the extension of the footway on the south side of Wistow Road to the Wistow Road / Warwick Road roundabout in order to connect the development to Kibworth village centre and to ensure highway, cyclist and pedestrian safety;
  - d. provision for parking, including cycle parking, and servicing for each development parcel to be in accordance with Leicestershire County Council 6Cs design guidance;
  - e. identification and mitigation of any contaminated land;
  - f. respect for and integration with features of archaeological interest as identified by an archaeological assessment of the site and a heritage impact assessment;
  - g. ecological assessment of the site and required mitigation, including the retention of important hedgerows / trees and an attenuation pond, to create opportunities for biodiversity enhancement;
  - h. provision of formal and informal public open space, and green infrastructure linkages;
  - i. the inclusion of adequate and appropriate landscaping including noise attenuation measures: along the railway corridor, to the south and west of the site to minimise adverse landscape impact, and to screen and protect the residential amenity of existing properties on 'Kibworth Meadows';
  - j. layout and design that sympathetically integrates into the rural character of the surroundings and has buildings no higher than 2 storeys at a maximum height appropriate in relation to adjoining properties and the wider surroundings;
  - k. provision of any required flood mitigation measures as identified by a flood risk assessment, together with a sustainable drainage system (SuDs) and the appropriate management of surface water run-off during construction and in perpetuity; and
  - l. provision of a suitable lighting scheme to minimise light pollution.

