

## ADDENDUM

### Warehouse availability

The 2014 LLEP Strategic Distribution Sector Study estimated that the additional growth (i.e non-replacement) requirement for large (9000 + sq.m.) warehousing/distribution facilities in Leicester and Leicestershire up to 2031 is a minimum of 185,000 square metres. This figure was confirmed in 2016 but has already been exceeded many times over. The following figures are for starts, existing vacant spaces, approvals in outline or in full and yet to be completed, since publication of the 2014 report. They also include:

- (1) one scheme which pre-dates 2014 but, while having been advertised for many years, still is not built (Ashby de la Zouch)
- (2) post-2014 schemes outside the district but within 10-12 miles of Magna Park and
- (3) applications which are awaiting a decision by planning authorities in Leicestershire and an expected application for a national SRFI yet to be submitted (and on which no assumption is made)

These figures were checked on 3 December 2018. All figures are in square metres (sq.m.). They are taken from developers', agents' or local planning authorities' websites and, if anything, are an underestimate.

### Summary of warehouse availability

Location	Square Metres
Total rail and non-rail-linked in Leicestershire, approved in full or outline since 2014, awaiting decision, or long term vacant since before 2014 A + C + D	2376679
” Total rail and non-rail linked up to 12 miles of Magna Park, approved in full or outline since 2014, awaiting decision or long term vacant since before 2014 E + F	1,108,187
Applications pending B	<u>850,000</u>
<b>Total (potential minimum availability of warehouse space)</b>	<b><u>4,334,866</u></b>

### Details of warehouse availability

Location	Square Metres
<i>A: Rail linked in Leicestershire</i>	
East Midlands Gateway NSRFI (Clowes). Consent granted by Secretary of State in January 2016	547,414
East Midlands Distribution Centre (Roxhill)	230,000 (50,911 still available)
North West Leics., Ashby de la Zouch (Gazeley). Rail linked, still undeveloped and advertised for many years.	<79,000
<b>A Total</b>	<b><u>856,414</u></b>



**B: Rail-linked applications pending**

Burbage/Stoney Stanton NSRFI (dbSymmetry proposal)	<850,000
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<b><u>B Total</u></b>	<b><u>&lt;850,000</u></b>
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**C: Non-rail linked in Leicestershire**

Leicester Distribution Park (Blaby)	69,677 Completion expected 2019
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Hinckley for DPD	30,658 opened Sept. 2015
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Hinckley for DPD	25,083 approved 2018
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Hinckley Park (beside A5)	49,424 speculative build underway
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Magna Park Lutterworth (dbSymmetry)	278,709 approved 2017
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Magna Park Lutterworth (Gazeley)	100,844 approved 2016, under construction
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Lutterworth adjoining J.20 of the M1	11,947 speculative build approved in 2016. Currently advertised.
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Crosslink 646, Rothley Lodge, LE7	<18,580 currently advertised.
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North West Leics. (Bardon - Mountpark Phase I)	133,735
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North West Leics. (Bardon – Mountpark Phase II)	120,773 outline approved
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Watermead Business Park, Syston	<14,000 currently advertised
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<b><u>C Total</u></b>	<b><u>853,430</u></b>
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**D: Applications awaiting decision**

Magna Park Gazeley 15/01531/OUT	319,800
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North West Leics at Appleby Magna	334,450
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North West Leics at Bardon Road, Coalville	12,585
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<b><u>D Total</u></b>	<b><u>666,835</u></b>
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**E: Rail-linked adjoining Leicestershire and within 10 miles of Magna Park**

Daventry International Rail-Freight Terminal (DIRFT) expansion (Prologis)	793,751 approved, some in outline, some in full.
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<b><u>E Total</u></b>	<b><u>793,751</u></b>
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***F: New build (non-rail linked) outside  
Leicestershire but within 12 miles of Magna Park***

Rugby Gateway (Roxhill)	113,249 completed since late 2014 (16,722 still vacant)
Rugby Central Park	14,687 new build and vacant
Rugby, Symmetry Park	186,500 outline
<b><u>F Total</u></b>	<b><u>314436</u></b>

Comments on the Iceni report (December 2018)

The Iceni report, commissioned by the Council in order to assist it respond to the Local Plan Inspector on the matter of Policy BE2, uses a quite different set of figures in justifying its support for the Plan's allowance of 700,000 sq.m. adjoining Magna Park. While it also uses the 2014 Strategic Distribution Sector Study forecast for 2031, it conflates replacement build and growth, resulting in a figure of 1,445,000, while we have adhered solely to the growth figures, given that the Policy BE2 is about growth, not replacement. Growth forecast for the whole of Leicestershire is for a minimum of 185,000 sq.m., and 700,000 growth *in just one district* is almost 4 times that figure. By limiting growth in the Local Plan to what has recently been approved at Magna Park (379,553 sq.m.) and which cannot now be reversed, Harborough will still meet twice the minimum forecast for the whole of the county while preventing possible further delay in obtaining approval of the entire Plan.