

BE2 Strategic distribution

1. Magna Park, as identified on the Policies Map, is safeguarded for strategic storage and distribution (Class B8). Proposals for redevelopment at the existing site will be permitted where:

- a. each unit has at least 9,000 sq.m. gross floorspace; and
- b. any new building or the change of use of an existing building(s) is for Class B8 and ancillary use only; or
- c. the proposal for any non-strategic storage and distribution use is small-scale, proportionate in scale to the strategic storage and distribution use and ancillary to the use of individual plots.

2. Additional development of up to 700,000 sq.m. for non rail-served strategic storage and distribution (Class B8) use will be permitted where it would:

- a. form an extension of, or a new distribution park on a site well related to, Magna Park;
- b. support or at least have no adverse impact on the viability and deliverability of existing or further Strategic Rail Freight Interchanges (SFRI's) within or serving the HMA and neighbouring authorities;
- c. include measures to enable and increase the proportion of the workforce commuting from locations within Harborough District; and
- d. not lead to excessive traffic congestion anywhere on the nearby strategic and local road network, particularly the A5, whether within Harborough District or outside.