

Summary of Evidence – Council 18th December 2018

Members considered the content of the Local Plan and agreed to submit it to Government for Examination in March 2018. The Examination remains open until the Inspector issues his final report.

Below is a summary of the additional evidence that has been produced in relation to Policy BE2 Strategic Distribution. The evidence includes an assessment of need, demand and impact (Appendix A), drawing on the latest information on the logistics property market produced by Savills. Savills were commissioned by IDI Gazeley to provide up-to-date market information for the Local Plan Examination. This is the latest market information available and has therefore been considered.

Amount of Floorspace

The submitted Local Plan allows up to 700,000sq.m of additional strategic distribution floorspace at or adjoining Magna Park. The new evidence demonstrates that there is a clear need to bring forward additional strategic distribution floorspace, which would support the provision of 700,000 sq.m in the submitted Local Plan (Appendix A). The evidence shows that there is sufficient headroom in demand to accommodate 700,000sq.m without undermining other plans/programmes.

Therefore, there is no justification for changing the amount of floorspace in the submitted Local Plan. Departing from the submitted Local Plan without clear evidence at this stage, could jeopardise the Council's ability to get a sound plan in place.

The advice in the report to Council therefore remains the same – that Council should agree to allocate land adjoining Magna Park to meet the 700,000sq.m limit in the submitted plan. 380,000sq.m of this already has planning permission.

Location

The Site Identification and Selection Paper (Appendix B) shows that there is a limited pool of sites to choose from and the most appropriate site is Land North & West of Magna Park, which is the site subject to appeal in March 2019. Paragraph 4.12-4.13 of the report to Council explains why allocating land in this area would not prevent the Council from defending the appeal.

The evidence that supported the planning application can be used to help allocate an appropriate site. This evidence is already in the public domain and was considered by full Council on 10th January 2018. The most relevant parts of it for a Local Plan allocation are available [here](#).

Next Steps

It is important to bear in mind that the Local Plan Examination remains open. Therefore subject to Council agreement, Policy BE2 will be amended to allocate the site at Magna Park and will then be submitted to the Inspector (along with the evidence) for his consideration. A short summary will also be provided to the Inspector. A six week consultation period will follow on all main modifications required to make the plan sound. All responses received will be considered by the Inspector before writing his final report. In this respect, the Examination process allows for the new evidence to be independently tested and for the views of the local community to be independently considered before the Local Plan can be adopted.