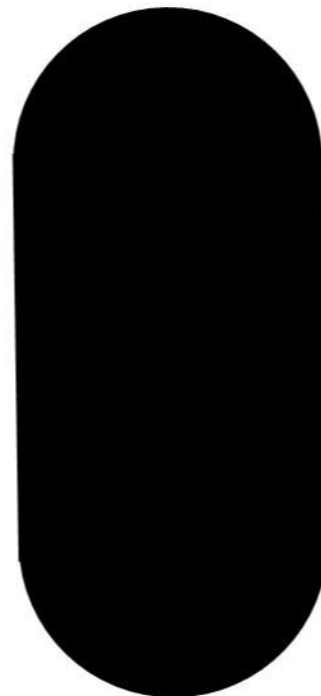
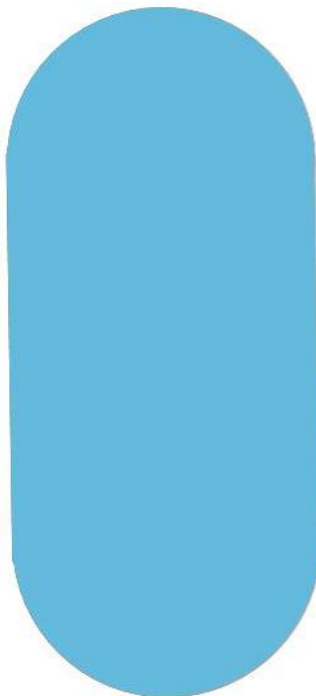
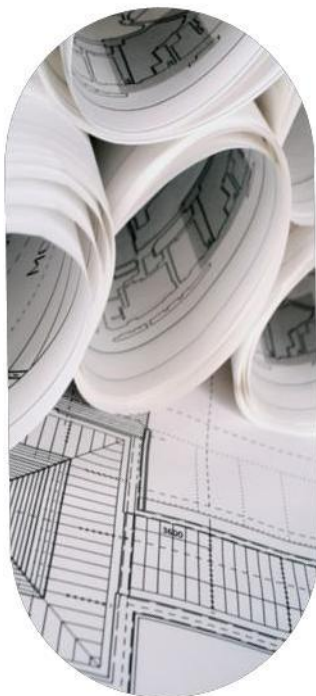


East of Lutterworth Strategic Development Area

Statement of Community Involvement

February 2019





Version Control and Approval

Version	Date	Issued By
A	08/02/19	GS
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CONTENTS

	Page No
1. Introduction	4
2. The Stakeholder Day	5
3. The Exhibition	6
4. Attendance and Feedback	8
5. Responses to the Comments Raised	9

APPENDICES

Appendix 1 Stakeholder Invitation

Appendix 2 List of Stakeholder Day Attendees

Appendix 3 Stakeholder Comments

Appendix 4 Public Notice

Appendix 5 Media Release

Appendix 6 Distribution Map

Appendix 7 Leaflet Sent to Residents

Appendix 8 Exhibition Boards

Appendix 9 Example Comment Form

1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Marrons Planning on behalf of Leicestershire County Council (“the Applicant”) and forms part of its hybrid planning application for development at Land East of Lutterworth (“the Site”) for:
- 1.2 Local Plan Policy L1 requires community consultation on the masterplan. The pre-application public consultation process has therefore sought to make local residents and stakeholders aware of the Applicant’s proposals for the Site and to provide an opportunity for them to comment on the proposals. The feedback from the various public consultation events has informed the proposals which have been brought forward as part of the planning application.
- 1.3 The purpose of this SCI is to how the planning application has been informed by consultation with stakeholders and the local community. This report explains the consultation process undertaken, in terms of engagement with local residents and stakeholders; the method used to publicise events; the information presented; the method used to gather feedback on the proposals; and, a summary of the responses received during and after the public consultation events.

2. THE STAKEHOLDER DAY

- 2.1 A Stakeholder Day was held at the Wycliffe Rooms, George Street, Lutterworth LE17 4ED on Thursday 20th September 2018 from 9:30am – 3:30pm.
- 2.2 The Stakeholder Day comprised of a workshop with local representatives, stakeholders and statutory consultees. The Applicant's technical team presented the work that had been undertaken so far and set out the draft proposals, timescales and next steps.
- 2.3 Letters of invitation were sent to the stakeholders. A copy of the invitation letter is attached as APPENDIX 1. A total of 27 stakeholders attended the event, a list of attendees is attached as APPENDIX 2.
- 2.4 This event allowed for the stakeholders to comment on the proposals, identify issues and potential problems with the plans, and discuss these with the technical team.
- 2.5 The main comments from the stakeholder consultation can be found within Section 6. A full list of comments can be seen in APPENDIX 3.

3. THE EXHIBITION

- 3.1 A public exhibition was held at the Wycliffe Rooms, George Street, Lutterworth LE17 4ED on Friday 21st September and Saturday 22nd September 2018 from 10am – 4pm.
- 3.2 In an attempt to generate the maximum possible attendance by members of the local community at a time most convenient to them, the Applicant carried out a two day event during a week day and at the weekend. Publicity was arranged in various forms in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 3.3 The exhibition was advertised locally prior to the event in the Swift Flash and by leaflet invitations sent out to 5,506 residential and business addresses in the area. A copy of the public notice can be seen at APPENDIX 4 and the press release sent out by Leicestershire County Council can be seen at APPENDIX 5. A map of the distribution area is attached as APPENDIX 6. The leaflet included a site location plan, details for the proposed public exhibition; and, displayed the date, time and venue. A copy of the leaflet sent to local properties is attached as APPENDIX 7.
- 3.4 Posters advertising the exhibition were displayed at the Wycliffe Rooms, Lutterworth Library and Lutterworth Town Council Offices.
- 3.5 Intended to inform and stimulate discussion with the local community, a series of exhibition boards were displayed. Copies of the exhibition material are appended to this SCI in APPENDIX 8.

3.6 From the start of the Public Exhibition, the presentation boards were made available at www.leicestershire.gov.uk/lutterworth-east for attendees to view, and to allow residents and stakeholders unable to attend to provide their comments.

3.7 The exhibition was attended and overseen by representatives of the Applicant and their consultancy team. This also gave the public opportunity to ask questions of the technical team.



4. ATTENDANCE AND FEEDBACK

- 4.1 The exhibition event was attended by approximately 950 visitors in total.
- 4.2 Comment forms were provided at the exhibition, attendees were given the opportunity to submit comments during the event or to take comment forms away, enabling for them to reflect on the proposals and submit comments afterwards. The comment form is attached in APPENDIX 9.
- 4.3 An email address dedicated to the project was set up for local residents and stakeholders to contact the consultant team and submit comments electronically. The email address [was: lutterworth-east@marrons-planning.co.uk](mailto:lutterworth-east@marrons-planning.co.uk)
- 4.4 A total of 252 completed forms were received both during and following the public exhibition.

5. RESPONSE TO THE COMMENTS RAISED

- 5.1 A summary of the response to the comments raised by topic is provided below. The right hand column explains how the issues raised have been addressed in the planning application or how it will be addressed through the planning process.

Masterplan

Comments	Response
Industrial units of 5,000 to 15,000 sq. foot are needed for local businesses. Only massive or small units are available.	Unit size will not be determined at this stage of the planning process.
Originally sold as a stand-alone area, the development will be just suburbs for Lutterworth to factor in.	Paragraph 15.2.4 of the Local Plan states <i>'The SDA is expected to be sustainable at the neighbourhood level and to provide for the day-to-day needs of its residents, including provision of primary schools, a local centre and employment within it the site. However, its residents will need to access facilities within the existing part of Lutterworth for secondary schools, leisure and health facilities as well as for wider employment opportunities.'</i>
Development is a separate entity.	The proposed development will be connected to the existing town as shown on the masterplan.
There should be no commercial units on this site if a community is to exist.	As required in Policy L1 of the Local Plan, the B8 Use Class commercial units are to be located to the south of the proposed development. The B1 and B2 Use Class commercial units are to be



	located to the north of the site near the proposed bridge for the new spine road. This is separated from the residential areas.
Proposals are far too large.	The masterplan is in accordance with the Harborough Local Plan allocation.
Originally very worried that SSSI would become a ghetto for the protected species but more reassured by the masterplan, which shows connectivity.	The SSSI will be protected. The Ecological Appraisal demonstrates how the SSSI will be conserved and enhanced.
Timescale of completion would be nice.	As detailed in Policy L1 of the Local Plan, an estimated 1,260 dwellings will be built during the plan period up to 2031 and the remaining 1,490 dwellings will be built to meet the housing requirements after the plan period has ended.
Greater detail needed regarding building on the Rye Hills.	The masterplan does not propose development on the Rye Hills.
Creation of Lutterworth East will provide a psychological divide around the M1 as well as being a physical barrier.	Criteria 3 of Policy L1 states that the issue of community severance resulting from the presence of the M1 will be addressed and overcome in order for a psychological and physical barrier to be avoided. The masterplan illustrates the connectivity between the proposed development and Lutterworth town centre.
Phase 1 and 2 will be built without planned traffic easements.	The phasing plan has been revised, infrastructure will be provided in accordance with the delivery of development and phasing plan as necessary.

Naming of the town? Name needs to be considered very carefully.	The indicative 'name' of the new development can be seen on the submitted masterplan and associated plans. However this is not a material planning consideration.
New developments are usually visually ugly, especially warehousing and industrial buildings. Focus should be on design and landscaping.	The design and landscaping of the proposed development will be discussed at reserved matters stage.
How will the two communities interact? Why would anyone cross the M1?	The two communities will interact as the new residents on the proposed development will come into Lutterworth to use its services and facilities, and existing Lutterworth residents would be able to use the proposed facilities on the new development. Policy L1 states that there will be a minimum of 5 crossings which provide dedicated walking and cycling connections into Lutterworth across the M1. These will be direct, safe and attractive for both pedestrians and cyclists.
Community Hub is a good idea but is there enough space for everything planned?	The details of what is to be within the community hub have not been finalised and will make up the detailed reserved matters application. The masterplan shows 2 ha allocated for the Community Hub. This has increased from the plan that was shown to stakeholders and members of the public at the public consultation events.
Make green infrastructure and open space provision at least 50% of the overall land take.	Over 50% of the Site is made up of green infrastructure.

Easy access to town centre must be maintained and improved otherwise the town centre will die.	There will be easy access both to and from the town centre via footpaths and the Gilmorton Road from the proposed development as shown on the masterplan. These footpaths will be of a high quality design and will be safe.
Delay cemetery.	The Local Plan proposes the provision of a cemetery towards the end of the development.
Nothing should be built until the infrastructure is built.	It would not be viable to require all infrastructure to be in place before the dwellings are built. The infrastructure will be built alongside the dwellings in accordance with Policy L1 of the Local Plan.
Map looks like there are plenty of green spaces – this is good and important for local area and health appointments i.e. walking and cycling.	The proposed development is made up of more than 50% green space.
Developing an 'attractive' Lutterworth East would turn the existing town into a poor relation to the new development.	The increase in population arising from the development will result in greater investment in the town.
Proposed area will destroy walking routes.	The existing footpaths in the proposed development are to be retained and enhanced along with the provision of new routes.

Highways – Lutterworth Town Centre

Comments	Response
No increase in car parking in Lutterworth.	The application does not propose any changes to parking in the town centre.

Restricted access weight limits or shared surface at Church Street crossing would help Lutterworth. HGVs need to be restricted from accessing the town.	The spine road offers an alternative route for HGVs, away from the town centre. Restrictions on access to the town centre once the spine road is open would need to be considered by the relevant authorities in consultation with local stakeholders.
Reduction in traffic is an ideal opportunity to pedestrianise the town centre.	Pedestrianisation of the town centre once the spine road is open would need to be considered by the relevant authorities in consultation with local stakeholders.
Parking in Lutterworth is difficult.	There will be alternative means of accessing the town centre to the private car, including public transport.
Bus service needs to be improved	The proposed development will provide a regular, frequent bus service in order to encourage the use of public transport in accordance with Policy L1 of the Local Plan.
Site access points near Misterton and on Leicester Road are inadequate for a development of this size.	The Transport Assessment demonstrates that the site accesses are appropriate for the proposed development.
Width restriction on the outskirts of Lutterworth to encourage HGVs to use the spine road.	Restrictions on road around the town once the spine road is open would need to be considered by the relevant authorities in consultation with local stakeholders.
Free parking area by the motorway with a park and ride into town to ease congestion.	This has not been included within Policy L1 of the Local Plan. A regular and frequent bus service has been proposed as part of the proposed development and this will help to ease congestion and

	parking issues within Lutterworth town centre.
Major concern over bottleneck of cars into Lutterworth where there are already issues with traffic through town.	The spine road offers an alternative route for HGVs and other traffic away from Lutterworth town centre.

Highways – Phasing / Spine Road

Comment	Response
A spine relief road is not a relief road. What benefit will the main road through Lutterworth have?	The Transport Assessment provides details as to the effects of the implementation of the spine road.
Signage from the motorway to the spine road will be required.	Signage once the spine road is open would need to be considered by the relevant authorities.
Spine road will not be delivered until Phase 2 and no guarantee on delivery.	The spine road will be delivered in phases in parallel with the development, and there will be a trigger point beyond which no further development can take place without the spine road being completed.
Why is the proposed road only a single carriageway?	Policy L1 of the Local Plan states that the proposed road will be a single carriageway. The Transport Assessment demonstrates a single carriageway provides sufficient capacity in order to serve the development and accommodate through traffic.
What happened to the original proposal for a new M1 junction north of Lutterworth?	A new M1 junction north of Lutterworth is not associated with this proposal. However the Leicester and Leicestershire Strategic Growth Plan states that as part of the A46 Priority

	Growth Corridor (the 'expressway'), a new junction is proposed on the M1 (Junction 20a).
Every new home will have a commuter.	The Transport Assessment has made assumptions about the level of traffic generated by the proposed development.

Highways – Junctions

Comment	Response
Concerns about traffic flow at the M1 and Frank Whittle roundabout.	The Transport Assessment demonstrates that whilst the traffic flows at the M1 and the Frank Whittle roundabout will increase, it can be accommodated with appropriate mitigation.
Improvements to Bill Crane Way and A426 junction will make it much easier to use this route to Magna Park, thereby increasing traffic past Beaumont Close and other residential streets near Bill Crane Way.	The Transport Assessment provides details as to the effects of the implementation of the spine road and junction improvements on local roads.

Highways – Other Roads

Comment	Response
Concerns over current speed limit, particularly at Bonhams Lane Junction.	The Transport Assessment utilises the Leicester and Leicestershire Integrated Traffic Model (LLITM) which takes account of existing and predicted background traffic across the entire area.

No consideration of traffic issues beyond Lutterworth. The A5 from Rugby is gridlocked at rush hour. Roads need to be upgraded.	The Transport Assessment utilises the Leicester and Leicestershire Integrated Traffic Model which takes into account the existing and the predicted background traffic across the entire area.
Closing of road over the M1 to Gilmorton is not helpful, will make access to amenities more difficult.	The Transport Assessment demonstrates that the closure of the Gilmorton Road is needed in order to ensure the safe operation of Gilmorton Road junction with Leicester Road.
Traffic lights at any point along Leicester Road would slow / restrict traffic flow even further.	The Transport Assessment demonstrates that lights at the A426 / Leicester Road access are necessary and will operate effectively.
A5 should be made into a dual carriageway from M1 Junction 18 to M69.	This is not in accordance with the Local Plan.
A road from Magna Park from A426 built much further north of residential outskirts of Lutterworth.	This is not in accordance with the Local Plan.
Expansion to the west with ring road to the north of the town would make sense and retain cohesion of the town without allowing expansion and additional housing.	This is not in accordance with the Local Plan.
Put a rail link between Leicester, Lutterworth and Rugby. Reopen the old line that closed in 1964.	This is not in accordance with the Local Plan.
The work needed to complete the site will cause major congestion to people trying to get on the M1.	The Transport Assessment has assessed the effects of construction traffic on the highway network.

Education

Comments	Response
No thought how development integrates with existing schools.	<p>The Local Plan has considered this. At 30 pupils per 100 homes the full SDA will yield 825 primary school pupils. School sizes range from 1 single form intake of 210 to 3 form intake of 360. A 4 form intake is too big, hence the need for 2 new primary schools.</p> <p>The capacity in existing primary schools has not been taken into account and is not a material consideration because by the time the SDA is developed, other developments planned in the area will have yielded pupils that bring the existing schools to capacity.</p>
What about secondary schools? College and high school won't be able to cope with the additional numbers.	<p>At 16.7 pupils / dwelling for 11 – 16 and 3.3 pupils / dwelling for post 16, the SDA will yield 550 pupils. This is too small for a new school. There is capacity at the existing secondary schools to expand to accommodate these pupils. Travel to school patterns mean that the existing schools can legitimately service the SDA.</p>
College could extend on the former site of Little Rainbows instead of the detriment of residents losing their local leisure facilities.	<p>How the College expands is not included in Policy L1 and it is down to the College and Local Education Authority to propose any extensions or improvements to this. The proposed development includes land for leisure</p>

	uses rather than a replacement leisure centre in accordance with the revised Policy L1 of the Local Plan.
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Amenities

Comments	Response
Provision of retail and health facility seems low.	There will be retail and health facilities on the new development in accordance with the Local Plan Policy L1. The masterplan shows 2ha allocated for the Community Hub. This has increased from the plan that was shown to stakeholders and members of the public at the public consultation events.
Current facilities are already pushed to the max.	The proposed development includes additional facilities to address the increase in population.
Lutterworth East residents would be using Lutterworth too.	That is what is envisaged in order to generate investment in the services and facilities within the town.
Support for vulnerable families, currently doesn't meet the need, this will increase.	There will be a variety of house types included within the proposed development. These will range from market housing, affordable rental properties, shared ownership and the properties will be of a variety of sizes. This will help to support vulnerable families in terms of housing provision.
Is the Library being moved too?	The Library is not being relocated.
Facilities are being taken away from Lutterworth.	There will be new facilities on the proposed development within the community hub.

Benefits will only occur to the new residents.	The proposed development will provide substantial benefits to the existing residents of Lutterworth. There will be high quality houses provided and new employment opportunities for local residents. The connectivity of the proposed development to the town centre for both cyclists and pedestrians will be increased and there will be a community park for local residents to enjoy. There will be increased footfall in the area and therefore increased spending which will boost the local economy and have a positive impact on local businesses.
Concerns for actual amenities i.e. doctors, dentists, schools and leisure facilities.	2 primary schools are proposed within the proposed development, along with a financial contribution to the provision of secondary education. Leisure and health facilities are also included in the proposed development as detailed in Policy L1 of the Local Plan.
Insufficient thinking about investing in town centre shopping / recreational facilities. Would like the same level of investment Harborough has had.	There will be an increased spend in Lutterworth as a result of the new residents living on the proposed development that may lead to new investment in services.
Closure of the Police Station and threatened closure of the Cottage Hospital, Lutterworth would not be able to cope with 7,000 or more people.	Improved or new community facilities will be required as part of the development. The specific details will be agreed prior to the granting of permission to ensure the local services can cater for an increase in population.

More retail needed for the amount of houses being built.	The masterplan proposes a community hub. This will comprise of a supermarket or shops to meet the local need and a public house / café. Paragraph 15.2.4 states that the SDA is expected to be sustainable at the neighbourhood level and to provide for the day-to-day needs of its residents.
Current GP services cannot recruit doctors, what assurances are there that these services will be provisioned?	The masterplan identifies land for health uses.
New school and facilities at Lutterworth East would reduce use of the current town facilities.	The proposed facilities will be for day to day needs, and residents will utilise the wider facilities and services in the town.
Another supermarket is needed.	Policy RT1 of the Local Plan allocates 1,000 sq.m (gross) of convenience floorspace and 500 sq.m (gross) of comparison floorspace. Policy L1 allows for a supermarket to meet local convenience needs. It has not yet been confirmed what form of retail will be on the Site however this will form part of a subsequent reserved matters application.
Is there going to be a Police Station and a Fire Service?	There is no requirement in the Local Plan Policy L1, however there would be the potential to accommodate such uses.
There should be a full minor injuries unit.	There is no requirement in the Local Plan Policy L1 for a minor injuries unit.
Barclays is closing at the end of 2018 leaving just Lloyds Bank which has a very small counter service.	Noted.

New housing needs to be self sufficient.	Agreed, and paragraph 15.2.4 of the Local Plan states that the SDA is expected to be sustainable at the neighbourhood level and to provide for the day-to-day needs of its residents.
Has a church been considered?	Provision specifically for a church has not been included within Policy L1 however such a use could potentially be accommodated within the community hub.

Ecology

Comments	Response
Modern towns should support green initiatives – none apparent.	Over 50% of the proposed development is green space. The SSSI and the Spinney are going to be protected and enhanced.
Building will cause great disruption to the breeds grazing here to preserve the site.	The Ecological Assessment within the Environmental Statement demonstrates that any harm to species can be mitigated.
Removal of open space, area used by local residents.	The majority of the application site is not currently public open space, and access is only available along public footpaths.
How much longer can we destroy the green fields which have been here since time began?	The land is allocated for development within the Local Plan.
Needs to be provision of walking in the countryside and not housing estates.	The Swift Valley Community Park will provide footpaths and cycle paths for access to the countryside. The footpaths within the site continue

	beyond the proposed development and into the countryside.
Make sure wildlife has its place and is not an isolated compartment.	Misterton Marshes SSSI and the Swift Valley Community Park will ensure that wildlife has the opportunity to thrive and they will not be in an isolated compartment within the site.
Existing spinneys and woods have not been given enough consideration.	The existing spinneys and woods have been considered and ecological assessments and arboricultural assessments have been undertaken.
Plant as many trees as possible.	Noted.
Major need for green potential to be highlighted.	This can be seen on the masterplan.
Misterton Marshes SSSI should be protected at all costs. How will this be achieved if it is in the middle of the housing development?	Misterton Marshes SSSI is to be retained and protected to ensure that wildlife has the opportunity to thrive.
Why spoil an area of outstanding natural beauty?	The proposed development is not located within a designated Area of Outstanding Natural Beauty.
The English Broad Oak trees have not been replaced (the annihilation of trees along the swift).	This is not associated with the proposed development.
Glad to see so much green area preserved.	Noted.
Surely, the presence of the SSSI warrants a very high level of green space and green infrastructure provision.	Over 50% of the proposed development will be made up of green space and infrastructure.

Drainage and Flooding

Comments	Response
The plan states no building on floodplains but the plan shows the floodplain area compromised.	The masterplan avoids development within the floodplain.
There is a spring that arises in the Rye Hill that flows down the River Swift.	Noted.
Description of 'detention basins' for water is set in the last century. Much of the land is heavy clay therefore a good SUDs design is critical.	The drainage assessment proposes appropriate methods for the SUDs design.
Adequate swales and an up to date 21 st Century approach to SUDs is critical.	Noted.
What happens if the 'proposals' fail and Lutterworth starts flooding on a regular basis?	The drainage features will be designed and constructed so as to minimise any risk of failure.
A full review of the floodplain has not been done. It floods more than mentioned. Building on this land will have a knock on effect at houses further down the river. Since the building at the bottom of Rye Hill M1 Junction 20, the river floods more.	A full review of the floodplain has been carried out and it is included in the Flood Risk Assessment which has been submitted alongside this application.
When Orange Hill was built the houses flooded, the same will happen again.	The drainage features will be designed and constructed so as to avoid flooding.
SUDs features must be an integral part of both the green infrastructure and the areas allocated for housing.	SUDs will be an integral part of the proposed development.
Your proposal to build in a boggy area with known springs of water requires greater consideration.	The masterplan has been informed by ground condition surveys and a flood risk assessment.

Air Quality and Noise

Comments	Response
Increase in CO ₂ emissions in town centre (bypass not until Phase 3).	An Air Quality Assessment demonstrates there will be no significant adverse impacts within the town centre arising from the development.
Concerned about traffic noise.	The Noise Impact Assessment has assessed the impact of the proposed development on noise levels.
Bill Crane Way – we can't sleep with our windows open due to increased traffic from A426 to Magna Park via Bill Crane Way, especially during shift changes (11pm and 5:30am).	The Noise Impact Assessment has assessed the impact of the proposed development on noise levels.
Noise level of the traffic from the motorway will become unacceptable.	The Noise Impact Assessment advises on the mitigation measures necessary to mitigate the impact of noise from the M1 on residential properties.
Prevailing wind from the south west will bring all the noise and fumes from the M1 over the site.	Noise and air quality levels have been monitored within the site to assess the effects from the M1.
Will the area become CO ₂ neutral?	The proposed development will accord with the policies of the Local Plan with respect to energy use.
Noise and pollution issues associated with the M1 could be addressed in more detail.	Mitigation measures are provided within the application, and the detail will be agreed at reserved matters stage.
Sound proofing on the town side (west).	This is not a requirement of the Local Plan, although there will be some benefit arising from traffic using the spine road instead of the town centre.

Heritage

Comment	Response
Rev. John Wycliffe's incarcerated bones were thrown into the River Swift at the bottom of Rye Hill – this makes it an important historical site, as John Wycliffe first translated the Latin Bible into English.	There are no proposals to change the River Swift, and Rye Hills is to remain open space in accordance with its designation as Local Green Space.
Concerned about Misterton Hall and Misterton Church.	The impact on these assets has been carefully assessed within the Archaeological and Heritage Assessment. This included considering the location of development in relation to the setting of the Grade II* Misterton Church and views towards the Grade I Lutterworth Church. The impact of any development on these views will be mitigated as far as possible through new planting.

Housing

Comment	Response
Why more building work for Lutterworth?	The Site is allocated as a Strategic Development Area (SDA) in the Harborough Local Plan 2011 – 2031.
Make sure infrastructure goes up at the same time as the housing stock is completed.	The infrastructure will be provided in parallel with the housing development.
Pleased to hear the proposal is 40% 'affordable'. Could be very positive for younger people and families wanting to stay	Noted.

in the Lutterworth area – and also to move here.	
Housing allocation is too high.	The housing allocation for the proposed development has been identified by Harborough District Council who have to deliver a minimum of 4,660 new houses within the Local Plan period of 2011 – 2031.
Agree we need more homes.	Noted.
Very happy with the new houses but not just the 4 / 5 bedroom expensive homes.	The development will provide a range of housing types, sizes and tenures. This will form part of the reserved matters application should outline planning consent be granted.
Would be good to have some more bungalows with small south facing gardens so that older people would be prepared to downsize and vacate their family homes.	The development will provide a range of housing types, sizes and tenures, including bungalows. This will form part of the reserved matters applications.
Loss of green space and farmland. Multiple brownfield sites are available which are able to hold well over the 2,750 homes proposed.	Harborough District Council have considered the availability and suitability of developing brownfield land when preparing their Local Plan, but determined the Lutterworth East SDA is still necessary.
Will people want to buy houses that are close to the M1 and more industrial estates and a new busy bypass?	Housing assessments demonstrate a need for further housing in the District, and the dwellings will be attractive and have appropriate standards of amenity.
Consider a much smaller residential area or no development on this site.	The proposed development is in accordance with the Local Plan requirements.

Future-proof the housing designs by incorporating renewable energies such as solar panelling, partnered with home energy storage.	The inclusion of renewable energy into the housing design will be considered at the reserved matters stage.
Incorporate electric car charging infrastructure throughout the development.	The inclusion of electric car charging points into the housing design will be considered at the reserved matters stage.
Make sure there is a fair mix of social and affordable housing.	Policy L1 of the emerging Local Plan states that the development must include a mix of affordable and social housing. The quantities of this have not yet been finalised and this will form part of the reserved matters applications.
Another care home is needed for the elderly.	The masterplan includes space for a Care Home (Use Class C2) within the Community Hub.
Devaluing of existing properties.	This is not a material consideration in determining the planning application.

Employment

Comment	Response
Empty units on Junction 20 and Magna Park.	There will always be an element of vacancy and churn in employment land, but the proposed development is to meet needs for the period up to 2031.
Potential jobs are highly speculative, unlikely jobs will be taken by Lutterworth residents – Magna Park commuters already clog up the roads.	Collocating employment with homes can mean people are able to work where they live.
Idea that warehousing creates jobs is mad, most warehouses are now automated.	There are many different job roles in warehouses, these range from finance,

	HR, marketing and warehouse operatives.
Is there really a need for warehousing?	The Local Plan evidence identifies that there is a need for warehousing for the period up to 2031.
Instead of warehousing why can't you encourage skilled jobs to come to Lutterworth? Someone like IBM?	The development includes business / office and general industrial uses as well as warehousing.
Move distribution to a different location.	The location of the distribution (Use Class B8) employment area is situated on land to the south of the A4304 as set out in Policy L1 of the Local Plan. This is so that access is separate from the rest of the SDA development.
What are you doing to forestall future developments preferring to locate in the new town? Shops, businesses etc. will surely prefer to move.	Businesses can choose to relocate within the town.
No information on effect to existing local businesses.	There will be a positive effect on the local businesses due to an increased footfall within the town. The Environmental Statement Population Chapter demonstrates an increase in spend within Lutterworth.
Further business hub is only desirable to existing residents providing it does not become a breeding ground for large corporation franchises.	The planning system cannot control which businesses occupy the employment premises.
Some of the new jobs referred to seem to be in the distribution warehouse proposals; this will increase HGVs and increase pollution locally and nationally.	The Transport Assessment and Air Quality Assessment have taken into account the environmental effects of the warehousing development.

Leisure Centre

Comment	Response
Why does the leisure centre need to be moved? It will lead to people using their cars more to get to the new one.	The Main Modifications of the Local Plan has taken out reference to a replacement leisure centre in Policy L1. It now states that there will be land safeguarded for a potential new leisure centre to serve Lutterworth.
Leisure centre could be demolished and built to a much better design.	This does not form part of the proposed development.
What is the plan for the existing site?	The existing site of the Leisure Centre does not form part of this application and the Applicant is not involved in the future of this Site.
Leisure centre needs to be accessible for all.	Noted.
New site will be unsafe for mothers with small children and therefore will increase pollution.	The detailed design of any new leisure centre will provide safe access.
Turn existing leisure centre into a car park.	This is not in relation to the proposed development site.
New leisure centre needs to be by new playing fields.	An area of land within the Community Hub has been safeguarded for the potential new leisure centre. This is away from the sports pitches however there will be a pavilion with changing facilities located on the sports pitches.
Expand the Lutterworth College site to incorporate the current leisure centre enabling for the current facilities to be maintained.	This does not form part of the Policy L1 allocation in the emerging Local Plan and is not part of the red line for the proposed development.

Footpaths and Cycle Paths

Comment	Response
Cycle paths are the usual appeasement, existing network in town is disjointed and incomplete.	The cycle paths that are proposed will be of a high standard and will connect with existing cycle paths and the National Cycle Network.
Walking across the M1 is unpleasant.	The proposed development will include proposals to make the crossing of the M1 more appealing in accordance with Policy L1.
'Enhanced Travel Plan' to encourage walking, cycling and bus use – nobody has managed to do that before – what are your ideas to enable this?	The Transport Assessment includes a Framework Travel Plan which provides details of the measures to encourage walking, cycling and public transport.
Limited foot links to the new area – needs increasing.	In accordance with Policy L1 of the emerging Local Plan, a minimum of 5 crossings are proposed which will provide dedicated walking and cycling connections to and from Lutterworth across the M1.
Propose a network of cycle / pedestrian routes totally separated from the roads.	The masterplan shows a network of safe and attractive cycle and pedestrian routes proposed within the development. They will be well lit, surfaced and will have good natural surveillance and connect Lutterworth with the new development.

Local Authorities

Comment	Response
Leicestershire County Council should show more impartiality rather than promoting the project.	Leicestershire County Council are acting as a developer in order to secure high quality and affordable development. The profits made from the proposed development can be ploughed back into Council services.
Local Authorities do not have the funds to improve the current facilities so no improvements will be made.	The profits made from the proposed development can be ploughed back into Council services. The planning permission will require improvements to current facilities where the proposed development has an impact.
Sizable proportion of the £30m generated should be allocated to improving the public health in Lutterworth.	How any profits are spent will be determined by Leicestershire County Council. Separate to this the Local Planning Authority – Harborough District Council – may require improvements to health to make the development acceptable in planning terms.
Timings of the proposals seem inconsistent, planning approval is scheduled for 2019, yet funding of the road development is not due to be confirmed before 2020. If the road development is not funded by the Government, will the rest of the proposals go ahead?	If funding is not secured from Homes England, the receipts from development will help to deliver the road.
Will the possible change to a Unitary Council affect the planning process and how much influence would the Department of	Harborough District Council will be the Local Planning Authority for the determination of the planning application. The Department of



Education have on the various possible outcomes?	Education may assist in the delivery of school places.
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Existing Lutterworth Community and Amenities

Comment	Response
Lutterworth must benefit from S106 monies – particularly for infrastructure, open space including parks and gardens. S106 monies should not be limited to the new development.	Requests for contributions towards improved facilities within the town will be considered as part of the planning application process.
Lutterworth Golf Club sees that the site fits in well with the proposed extra facilities to the club given the increase in homes and enhancing of services to the local community.	Noted.

Utilities

Comment	Response
Where is the water, electric coming from with all these developments plus sewerage?	A Services Statement has been prepared which assesses the need for improvements to utilities.



APPENDIX 1

4th September 2018

Dear stakeholder

East of Lutterworth Strategic Development Area – Stakeholder Event

Thursday 20th September, Wycliffe Rooms, Lutterworth

9.30am for 10am start; finish around 3.30pm; lunch and refreshments to be provided

I'm writing to invite you to a workshop, with fellow local partners, stakeholders and statutory consultees, on proposals for development of land to the east of Lutterworth. The proposals are being put forward by Leicestershire County Council.

Harborough District Council's emerging Local Plan includes a proposal for around 2,750 homes on land east of Lutterworth. Commercial premises and shops, along with play areas, new schools, a country park and road improvements are also proposed.

The aim of the event is to present the work undertaken so far and set out the draft proposals, timescales and next steps, providing an opportunity for you to comment, identify issues and collaborate with the technical team.

Following on from this event, there will be a public exhibition on 21st and 22nd September and we will be notifying residents about this shortly. Subject to consultation and further technical work, a planning application is due to be submitted to Harborough District Council in the New Year.

In order to confirm catering requirements, I would be grateful if you could rsvp by Monday 10th September, including any special dietary requirements. Further details of the event will be provided nearer the time. The following website provides further information about the venue: www.thewycliffrooms.com

If you have any questions please get in touch.

Yours faithfully



**Daniel Robinson-
Wells Senior Planner**



APPENDIX 2

Name	Organisation
David Hunt	LCC Highways
Derek Buchanan	LCC Highways
Kiran Kaur	LCC Highways
Sue Timms	LCC Ecology
Paul Limb	LCC Education
Peter Merrick	LCC LLFA
Ian Bartlett	HDC Environmental Services
Elaine Bird	HDC Environmental Services
Gareth Rees	HDC Environmental Services
Matthew Bills	HDC Green Space Officer
David Atkinson	HDC Head of Planning
Rob Thornhill	Planning Policy Manager
Andrew Senior	HDC Strategic Development Officer
Dylan Jones	HDC Strategic Development Officer
Jonathan Billingsley	The Landscape Partnership
Nick Wakefield	Environment Agency
Chris Lyons	CCG - East Leics & Rutland
Steve Beard	Sport England
Mr Andy Ellis	Lutterworth Town Council (Town Clerk)
Cllr Mike Perks	Lutterworth Town Council
Cllr David Gair	Lutterworth Town Council
Cllr Elizabeth Marsh	Misterton with Walcote Parish Council
David Findlay	Office of Alberto Costa MP
Phillip King	HDC Deputy Leader
Janette Ackerley	HDC Lutterworth Swift
Geraldine Robinson	HDC Lutterworth Orchard
Rosita Page	HDC Ullesthorpe & County Councillor

Presenters/Facilitators

Mohamad Jamous	Aecom
Dan Robinson-Wells	Marrons Planning
Gary Stephens	Marrons Planning

Becky Pull	Marrons Planning	Leicestershire County Council
Andrew Winnington		
Jon Bennett	Leicestershire County Council	
Sarah Kirby	PBA	
Ed Turner	PBA	
Lawrence		
Truslove	PBA	
Brett Coles	FPCR	
Elizabeth Fry	FPCR	
Kurt Goodman	FPCR	



APPENDIX 3

Stakeholder Consultation

Issue	Comments
Masterplan	<ul style="list-style-type: none"> - Power line on the site - Employment to the south of the site, size of a shed / colour of a shed? - Links from the town to the development - Move local centre to the other side and residential adjacent to M1 - Move power lines underground - Design the site to be 4 separate parcels but allow for ease of movement between them - Make use of existing bridges – improve - Can the links under the M1 be enhanced? - Wide footpath link - Footpath through cemetery – would it be used? - Links are minimal, especially in the winter - Good provision of green space - Sensible location for employment - Local Centre would be better situated on the other side of the spine road - Movement within the site is fine. Need to look at connecting outside to Lutterworth - An area for self-build homes would be good - Allow some development to west of M1 – residential - Schools – links from plots to east of SSSI? - Size and location of schools is ok - Phasing – to keep triggers under review - Footpath under / over spine road - Eastern plot – needs to feel connected to the rest of the development. Own row of shops, etc? - 3 separate 'village' type identities, therefore 3 centres? - Not a soulless 'new estate' - New development to eventually be Lutterworth? - Service area provision in B8 Use to south, McDonald's, Costa? - 2 FE x2. 2ha. 60 per gr group – future proof by potential for 3ha 3FE. But careful not to overprovide – don't want all people travelling from further development into site - Pylons a visual / health issue; a concern of users beneath power lines. Can they be buried? Is more economic benefit in terms of higher house priced? - Fields Farm – could this be incorporated as a community facility? E.g. Café? - Public Right of Way links beyond red line – need to ensure these work - Proximity of Public Right of Way and housing to bus route – particularly the south east portion of the site - Cemetery in narrow parcel west of M1; considered that this could be left until later on – is this still a requirement / needed? - Access to primary schools; particularly northern school - Views / vistas towards Misterton Church to be factored in - Views to Field Farm (if retained as part of development) - Sense of place - Community hall / facility in The Hub; phone line to main TC Office to report any issues quickly - Cycling – key provision to be encouraged but be safe and segregated - School access, encourage walking and cycling – 1 or 2 routes needed (including cycle bridge following new M1 bridge) from Lutterworth - Allotments not shown on masterplan - Does the green space between Lutterworth and new development increase separation? - Will the access impact adversely on settlements to east? - What has been done to 'future proof' the site? - What is the provision at Lutterworth end of Gilmorton Road for turning etc? - Does each settlement need a hub? - Should housing at South of Phase 2 swap with community facilities?

Highways	<ul style="list-style-type: none"> - Bypass or no bypass (relief road) - Traffic using alternative roads - Run link road adjacent to M1. Look to then have a spine road through the development - Move spine road to western boundary to use as a bypass. This would allow for increased road speed - Road speed existing Lutterworth 40mph most of way down - HGV restriction through Lutterworth town centre - Spine road needs to relieve congestion in town and pollution (lorries); if this happens, the town will be behind the new development - Spine road needs to be done first - Smart Motorway – liaise with Highways to ensure exiting M1 embankment vegetation is retained as important buffer - Junction with A426 close to Bill Crane Way – these should be looked at in tandem - Character of road link from A426 and M1 road bridge will need planting and drainage forming part of overall space - Spine road – is this creating some issues on A426 in Lutterworth? - Should spine road be more of a bypass; 40 mph? - Character of road? Strong avenue (green) or more urban? - Why is the spine road not a bypass? It is not sufficient - Could link from Gilmorton Road go south through red land - Nodal point on Gilmorton Road - Potential for connectivity to rear of employment area of Leicester Road - Making the spine road as attractive as possible - Junctions on spine road – limit – reduce access points? - Tucking it nearer to the M1 - De-classification of A426 Town Centre - A426 Junction – priority route to use spine road - Pedestrian connectivity across spine road should not be missed - Cycle crossing points on M1 Junction 20 needed - Alternative for cyclists from A4304 to Town Centre - Mental map needs to change about route - Fifth arm to M1 Junction 20 - Buses – ‘loss – leader’ – needs to be attractive - Long bus route on loop – could be distinctive - <u>Could be attractive given improvements</u>
<ul style="list-style-type: none"> - Sports pitches nearer to Leisure Centre? - Concern over link to Misterton being moved - Extend Swift Valley Park eastwards? - Mitigate trespass to remaining farms - Consider designing roundabout on A426 to make the spine road look like ‘straight on’ and into town centre. Feels like turning - Make all A426 in Lutterworth 30 mph. - Location of Community Hub, should it be east of spine? - Is leisure centre larger as the population will be bigger? - Are the impact of other developments in the wider area being considered? - Are there sufficient links to town centre? - We like the Leisure Centre and how it links to the town - Look beyond ‘red line’ for connectivity - Cemetery may feel too separate from new development. - Sport ground active design guidance - North point move centre - Location of Leisure Centre near to sports facilities - Don’t know yet size requirements for Leisure Centre (mid next year) - Primary School locations – maybe move one to south east parcel - Residential to M1 not supported – not supported use of mechanical ventilation - Footpaths – look at direct routes - Look at footpaths in flood plain – could they be improved? 	

	<ul style="list-style-type: none"> - Late night schedules
Ecology	<ul style="list-style-type: none"> - Construction impact on the River Swift - Remove some of the internal hedgerows to allow larger development parcels - Masterplan needs to define area of green space - Reduce woodland planting for meadow (grassland) / orchard - Managed access to SSSI – could this be considered? - Ecological value e.g. Berms / Riffles – creating mediating watercourse – water quality improvements - SSSI could be educational resource for schools / interception boards - Swift Valley – keep as natural as possible. Informal trees / paths - Meadow land setting / educational opportunities - Not formal recreation - Spine road – trees filter out particulates – but contain pollution. Dispersion necessary - Tree planting – set wider back but plant as many as you can
Drainage & Flooding	<ul style="list-style-type: none"> - Flooding – The Bungalow – Culvert under capacity? - Opportunity to upsize / provide bufferment - Source control measures – SUDS - Swale along spine road – acts as barrier between road and cycleway - LFRMS – other options to culverts - Watercourses – positive, could be used to deliver improvements to watercourses - Use of Swales for attenuation (not pipes) can improve habitat - Could have improvements to water quality
Air Quality & Noise	<ul style="list-style-type: none"> - Proximity of the M1 to the houses - 4 lane motorway – noise constraint, maybe increase through res removal - Areas along M1 – problem for residential / Public Open Space / Local Centre - Phasing of development – effects on air quality prior to spine road - Early delivery of spine road has most air quality benefits - Air quality issues with cemetery use
Heritage	<ul style="list-style-type: none"> - Misterton Church
Residential	<ul style="list-style-type: none"> - Southern area is badly spaced – change for employment (office with flats above) - Residential parcel at southern edge – near M1 and Misterton will it impact on characters of hamlet: who is going to live there – will it be high end or affordable? What is appropriate? Needs to relate well to Misterton / links to school; no fps provision?
Employment	<ul style="list-style-type: none"> - Sensible location - Where will people living in the development really work? - Lutterworth 100% employment
Lutterworth	<ul style="list-style-type: none"> - Improve the town centre – put town centre enhancement package together - Town Council supportive of scheme in principle - Little parking in town, nowhere else to put a car park- possible leisure centre site (exts) – how about a park and ride system on site (transit van size) - Station Road – scope for regeneration and improvements - Orange Hill Footpath – foot / cycle link under M1 bridge to River Swift - Land next to M1 – Cemetery / semi / natural / gardens / trees – space to move through area - Link between masterplan and town
Local Plan	<ul style="list-style-type: none"> - Allocated site - What happens if bid is not successful – delay spine road



APPENDIX 4

PUBLIC EXHIBITION



East of Lutterworth Strategic Development Area

WHEN?

10am - 4pm

Friday 21 & Saturday 22
September 2018

WHERE?

Wycliffe Rooms,
George Street,
Lutterworth
LE17 4ED.



More Information: Tel: 01789 416421
leicestershire.gov.uk/lutterworth-east

Building Business. Boosting Communities.



APPENDIX 5

Media release

12 September
2018 PR 9821

Give your views on housing proposals

Residents can find out more about plans for new homes, community facilities and business space near Lutterworth at an exhibition later this month.

The drop-in event on 21 and 22 September is an opportunity to view plans, ask questions and comment on proposals for around 2,750 homes on 516 acres of land east of Lutterworth.

The proposals - put forward by Leicestershire County Council as the main landowner – will provide new homes, schools, a country park and other community facilities, over 2,500 jobs and protect green spaces.

Developing the site would also raise tens of millions of pounds for the council, helping to support vital front line services, including social care, and offset the impact of national funding reductions.

Deputy leader of the county council, Byron Rhodes, said: “The proposal enables us to provide much-needed new homes, and ease pressure for further development in other, less suitable parts of Harborough district.

“We remain the lowest funded county in the country and the development would also generate vital income for front line services, including those supporting vulnerable people.

“We’re committed to clear and ongoing engagement with residents and encourage people to visit the exhibition and have their say.”

The exhibition is open from 10am to 4pm on 21 and 22 September, at the Wycliffe Rooms, George Street, Lutterworth, LE17 4ED.

From 21 September, people can also find out more and comment online: www.leicestershire.gov.uk/lutterworth-east

The proposal – known as a strategic development area – is included in Harborough District Council’s local plan, which sets out how land is used and what is built where.

Subject to consultation, a planning application is due to be submitted to Harborough District Council in the New Year.

By investing in property, Leicestershire County Council is generating extra cash to support front line services – including pot holes and social care - reducing the impact of national funding reductions.

New figures show the approach generated £2.7m in the last 12 months – and this is set to rise to £10m a year by 2022.

Ends

Media Team

Leicestershire County Council

County Hall, Glenfield, Leicestershire, LE3 8RA

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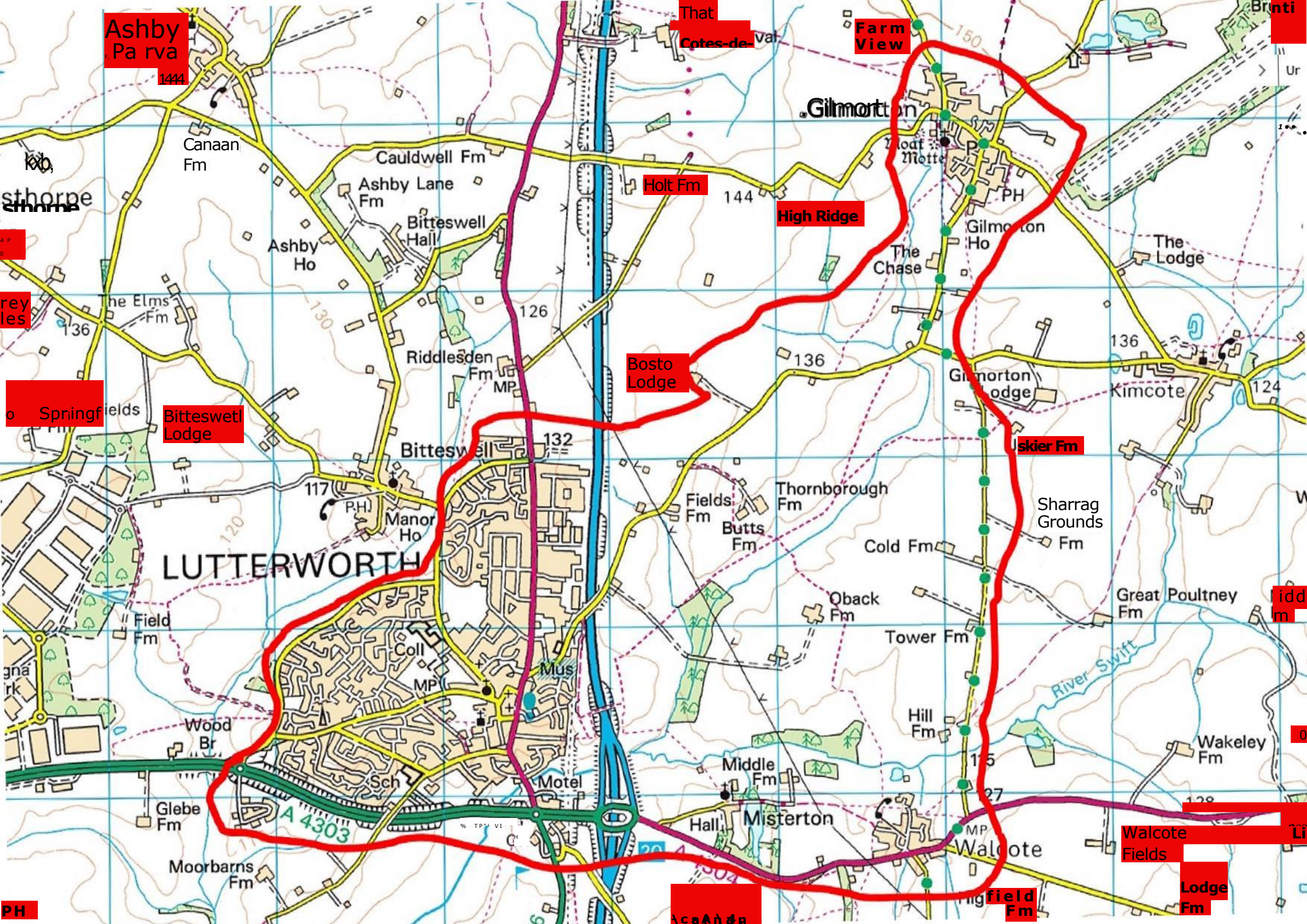
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APPENDIX 6





APPENDIX 7

PUBLIC EXHIBITION

East of Lutterworth Strategic Development Area



Building Business. Boosting Communities.

PUBLIC EXHIBITION

East of Lutterworth Strategic Development Area

You are invited to a public exhibition of proposals for the development of land to the east of Lutterworth.

Harborough District Council's emerging Local Plan - setting out how land is used and what is built where - includes a proposal for around 2,750 homes on land east of Lutterworth. Commercial premises and shops, along with play areas, new schools, a country park and road improvements are also proposed, which could help improve traffic congestion in Lutterworth town centre.

The proposals are being put forward by Leicestershire County Council. Officers and representatives working on their behalf will be available at the exhibition to answer any questions you may have.

You will be able to comment on the proposals by filling in a questionnaire available at the exhibition.

You can also comment at leicestershire.gov.uk/lutterworth-east (from 21 September). Find out more: lutterworth-east@marrons-planning.co.uk or call 01789 416421.

Subject to consultation, a planning application is due to be submitted to Harborough District Council in the New Year.

WHEN? Friday 21 & Saturday 22 September 2018, 10am - 4pm

WHERE? Wycliffe Rooms, George Street, Lutterworth LE17 4ED.





APPENDIX 8



APPENDIX 9

East of Lutterworth – Your Views

Thank you for taking the time to visit the exhibition. This feedback form enables you to give us your views on the exhibition and express your thoughts in more detail. Your answers will be taken into account in the formulation of the proposed development.

The display boards at today's exhibition can be viewed at [www.leicestershire.gov.uk/lutterworth-](http://www.leicestershire.gov.uk/lutterworth-east)

[east](#) Please provide your contacts details below if you wish to be kept updated.

Name:.....

Address:

Email:

1. Do you have any comments on the proposals?

2. Do you have any suggestions on how the proposals could be improved?

3. Are there any other opportunities or constraints, including environmental issues, which we may have overlooked?

4. If you have any further comments, please detail them here:

Thank you for taking the time to complete this feedback form. All the comments received will be taken into account as part of the preparation of the planning application. There will be further opportunities to comment when the planning application is submitted to Harborough District Council, which is intended for early next year.

By submitting this form you agree to us using your information for the purposes of preparing the planning application in relation to East of Lutterworth SDA. We will not share your personal info

There are 4 ways to return your form:

1. Drop in the Comments Box at the exhibition
2. Hand in at Lutterworth Library
3. By post to: Marrons Planning, Bridgeway House, Bridgeway, Stratford-Upon-Avon, CV37 6YX
4. Via email [to: lutterworth-east@marrons-planning.co.uk](mailto:lutterworth-east@marrons-planning.co.uk)



Please return your comments by Monday 15th October 2018