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Harborough Local Plan Examination

Matter 5 Statement

Iceni Projects Limited on behalf of
Marq Logistics (formerly GLP)

October 2026

ICENI PROJECTS LIMITED
ON BEHALF OF MARQ
LOGISTICS (FORMERLY
GLP)

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MATTER 5 STATEMENT

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1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Icen Projects on behalf of Marq Logistics (formerly GLP) who hold commercial land interests at Magna Park, Lutterworth, including Mere Lane and south of George House, identified as allocations MP1 & MP2 in the draft Local Plan.
- 1.2 Marq Logistics is one of the UK's leading industrial and logistics providers and have a long history of delivering successful employment schemes in the Midlands. Magna Park in Harborough is their flagship scheme and is considered to be one of the most successful employment schemes in Europe, accommodating strategic warehousing developments which are occupied by some of the world's leading distribution operators, providing significant local employment and economic benefits.
- 1.3 GLP submitted representations on the Harborough Local Plan, including at the Regulation 19 stage, classified under Representor ID 8357.
- 1.4 This Statement builds upon those previous representations in response to the Inspectors' Matter 5, Issue 2 questions.

2. MATTER 5 – CLIMATE AND ENVIRONMENT

Issue 2: Heritage and Rural Character

Policy DS04 Development Strategy: Preserving and Enhancing our Heritage and Rural Character

5. Is the requirement in criterion 2 of Policy DS04 for development in Areas of Separation to avoid coalescence and preserve the existing visual and physical separation between settlements compatible with the extent and delivery of the following site allocations, which partly overlap Areas of Separation in the Plan:

2d) between Ullesthorpe and Magna Park – Magna Park, Site MP2: Land at Mere Lane (122 Ha Strategic Warehousing B8 land)

- 2.1 As shown on the Policies Map and explained in the Council's Topic Paper (TPC-NLP 11), there is an overlap between the proposed Area of Separation between Ullesthorpe and Magna Park and the MP2 allocation. Accordingly, within this part of the allocation, development proposals are required by Policy DS04 to avoid coalescence and preserve the existing visual and physical separation. In addition, Policy AP04 requires development proposals within this area to not compromise the effectiveness of the Area of Separation in protecting the identity and distinctiveness of Ullesthorpe.
- 2.2 The proposed Area of Separation has been carefully factored into Marq's proposals for the MP2 allocation (as highlighted in our representations at Regulation 19 stage), and we can confirm that this designation is entirely compatible with the masterplan prepared for this site. Marq submitted a planning application in March 2026 (application reference 26/00574/OUT) for an extension of Magna Park pursuant to draft allocation MP2. The proposals include a 23ha extension to Bittesby Country Park, as well as significant structural landscaping, which aligns with the part of MP2 affected by the Area of Separation. Accordingly, no built development is proposed within the Area of Separation.
- 2.3 The submitted parameter plan and illustrative masterplans, supported by extensive technical work (including a Landscape & Visual Impact Assessment), thus demonstrate that the allocation can be suitably developed for the proposed uses (including up to 300,000 sqm of employment floorspace) whilst delivering a country park extension and structural landscaping within the Area of Separation. Accordingly, the submitted proposals demonstrate that the existing visual and physical separation to Ullesthorpe can be preserved as part of the extension of Magna Park set out in MP2.
- 2.4 Marq Logistics therefore considers that the proposed Area of Separation is compatible with the extent and delivery of the MP2 site allocation and indeed reflects its vision for the site.