

Statement in Respect of the Harborough District Local Plan Examination Matter 6 – Strategic Infrastructure

On behalf of Leicestershire County Council (Strategic
Property Services) (ID: 6932)

Lutterworth East Strategic Development Area

October 2026



1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Marrons on behalf of Leicestershire County Council (Strategic Property Services) (ID 6932) with respect to Matter 6 – Strategic Infrastructure. Leicestershire County Council (Strategic Property Services) control the Lutterworth East Strategic Development Area.

2. MATTER 6 – Strategic Infrastructure

Issue 1: Supporting Strategic Infrastructure

Policy DS05 Development Strategy: Supporting Strategic Infrastructure

Question 1. How do existing commitments, such as the East of Lutterworth SDA impact on infrastructure provision over the lifetime of the submitted Plan, and is the requisite infrastructure funded?

- 2.1 Implementation of development of the Site is expected to commence in the winter months of 2026/2027 through the construction of an initial access road south of the A4304. A number of key milestones have been achieved to support delivery of the SDA and its associated infrastructure, including the discharge of several pre-commencement conditions and the submission and determination of various applications to vary planning conditions. Work has also commenced on the delivery strategy for the B8 element of the scheme, with procurement activities anticipated to begin in 2027.
- 2.2 It is anticipated that the commercial development adjacent to the A4304 will facilitate access and infrastructure provision for the wider SDA. Options for the delivery of the remaining phases of Lutterworth East are currently being actively explored and progressed.
- 2.3 The infrastructure required to support the development is secured through the planning permission and associated legal agreements, with delivery being progressed alongside the phased implementation of the scheme. As such, the SDA is expected to make a positive contribution to infrastructure provision over the lifetime of the Plan and does not present a risk to the delivery of the Plan's wider growth strategy.