

Harborough Local Plan review

Examination in Public

Hearing Statement for Matter 7 – Locating Development in the Right Place

On behalf of Ashfield Land (Harborough)

Representor Ref: ID7425

Date: October 2026 | Pegasus Ref: P23-2051

Author: SB



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ISSUE	16/10/2026	SB	SB	



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1. Introduction

- 1.1. Pegasus Group is instructed by Ashfield Land (Harborough) Limited (hereafter 'Ashfield Land') to respond to the Harborough Council Local Plan Examination 'Panel Note 8: Stage 2 Matters, Issues and Questions (MIQs)' dated 21 September 2026, which has been produced by the Inspectors appointed to hold an independent examination of the Harborough Local Plan ('the Plan') (March 2025).
- 1.2. This Statement relates to Examination in Public Matter 4 – Creating Jobs and diversifying the Economy.
- 1.3. Ashfield Land has a specific land interest east of the A5 (referred to as A5 East, or A5 East Logistics Park) totalling 16.52 hectares. The Site, which is identified on the Site Location Plan at Appendix 1, straddles the boundary between Harborough District and Rugby Borough, with the majority falling within Harborough District.
- 1.4. The Site has the capacity to deliver around 60,000sqm of Use Class B8 employment floorspace along with a roundabout access off the A5 and other benefits. It is subject to a current outline application, submitted to both Harborough District Council (ref: 25/O1543/OUT) and Rugby Borough Council (ref: R25/O936) for

'Outline planning permission (all matters reserved except for access) for up to 60,000sqm of employment floorspace within Use Class B8, a new roundabout site access off the A5, amended site access from Gibbet Lane, plus landscaping, sustainable drainage, earthworks and all other associated works and infrastructure'
- 1.5. A Site Layout Plan (ref: 23504-UMC-ZZZZ-SI-DR-A-0612) and a Parameters Plan (ref: 23504-UMC-ZZZZ-SI-DR-A-0510) are included at Appendix 2 showing how the Site can accommodate the development proposed. Representations have been made to all stages of the Harborough Local Plan in respect of the proposed development at the Site.
- 1.6. Representations have also been made to the emerging Rugby Borough Local Plan at the appropriate times.
- 1.7. This Statement provides comments that respond to the Matters Issues and Questions posed by the Inspectors in respect of Matter 4 – Creating Jobs and Diversifying the Economy with reference to whether the Plan, as submitted is sound when tested against



the 'tests of soundness' set out at Paragraph 35 of the National Planning Policy Framework (December 2023 against which the Plan is being examined).



2. Matter 7: Locating Development in the Right Place

Issue 1: Directing Development to the Right Place

Q2: given the above, how would Policy AP01 interact with Policy AP03 and AP04 in relation to development in the countryside?

- 2.1. There is no in principle objection to Policies AP01 or AP04 relating to the defined settlement hierarchy and also development in the countryside.
- 2.2. However, what Policy AP04 does not do is set out how proposals for development in the countryside where the use is not set out in the policy, will be considered. This cannot be found sound as it will not be effective as other uses may come forward to meet a need or locational requirement, and where national policy does set out relevant requirements.
- 2.3. There is therefore an easy, straightforward solution to this matter, which is contained in the August 2026 NPPF. Whilst it is appreciated that this Plan is being examined against the December 2023 NPPF, the 2026 NPPF is relevant and must be applied to the determination of all planning applications.
- 2.4. The policies in the NPPF should therefore be reflected in the Plan, with specific reference to NPPF Policies S3 and the application of the presumption in favour of sustainable development, and S5: Principle of development outside settlements. If this is not done, there is a danger that the Plan would be out of date on adoption as it is not referencing policies in the NPPF on which applications must be determined.
- 2.5. NPPF Policy S5 seeks to limit development outside settlements unless it meets a number of criteria. Policy AP04 in the emerging Harborough DC should simply make reference to that policy in terms of the acceptability of development outside of settlement boundaries. This would include for circumstances where need is identified for example, and cover all scenarios, where the current draft policy is lacking.



Appendix 1

Site Location Plan

General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipient's responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

North



Document Scale(s)

50m SCALE 1:2500



Project Name

Gibbet Lane, Shawell

Employer		Project Address	
Ashfield Land		Gibbet Lane Shawell	
RIBA Workstage		Suitability	
1 - Preparation and Brief		S2 - Information	
Drawn	Checked	Created	Size
JJM	JJM	16/06/2025	A1
UMC Project Reference		Scale	LOD LOI
23504		1:2500	1 1

Document Title

Site Location Plan

Document Reference

23504 - UMC - ZZZZ - SI - DR - A - 0511

Revision Note

Redline boundary updated

Issue Date Status Current Revision

25.07.2025

P04



Appendix 2

Site Layout Plan, Parameters Plan



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Document Scale(s)

10m SCALE 1:2000

Schedule of Accommodation

Total GIA	-	625,791 ft ²	(58,137 m ²)
Site Area	-	41.81 acres	16.92 ha
Site Density GIA	-		34.36%

Unit 100			
Warehouse Area	-	197,635 ft ²	(18,361 m ²)
Office Area (incl. GF core)	-	10,401 ft ²	(966 m ²)
Transport Office	-	2,500 ft ²	(232 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 100 GIA	-	210,836 ft ²	(19,587 m ²)

Unit 200			
Warehouse Area	-	148,906 ft ²	(13,834 m ²)
Office Area (incl. GF core)	-	7,837 ft ²	(728 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 200 GIA	-	157,043 ft ²	(14,590 m ²)

Unit 300			
Warehouse Area	-	242,357 ft ²	(22,516 m ²)
Office Area (incl. GF core)	-	12,755 ft ²	(1,185 m ²)
Transport Office	-	2,500 ft ²	(232 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 300 GIA	-	257,912 ft ²	(23,961 m ²)

Project Name

Gibbet Lane, Shawell

Employer	Project Address
Ashfield Land	Gibbet Lane Shawell

RIBA Workstage	Suitability
1 - Preparation and Brief	S2 - Information

Drawn	Checked	Created	Size
JJM	JJM	06/05/2025	A1

UMC Project Reference	Scale	LOD	LOI
23504	1:2000	1	1

Document Title

Site Layout - Gibbet Lane Option 2

Document Reference

23504 - UMC - ZZZZ - SI - DR - A - 0612

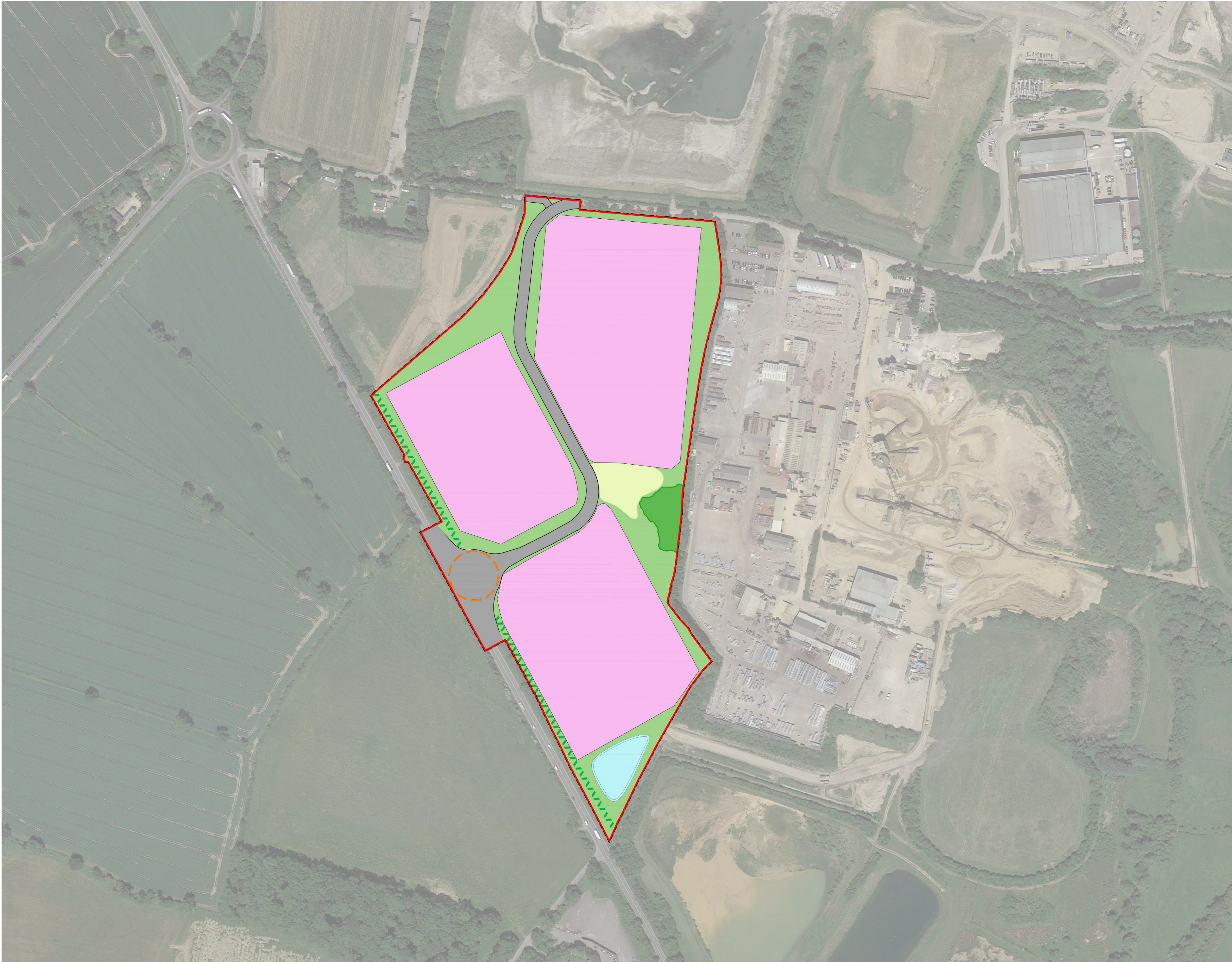
Revision Note

Annotation update and redline boundary updated

Issue Date Status Current Revision

26.07.2025

P06



- General Notes
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North

Document Scale(s)

10m SCALE 1:2000

- Key:
- Development Area (Use Class B8)
 - Landscaping zone
 - Estate road
 - Attenuation
 - Bus Terminal

Indicative boundary landscaping

Existing Woodland Retained

Proposed Highways Roundabout

Planning Site Area	16.92ha
Development Area	11.30ha
Number of Units	2 - 4
Maximum flexible industrial, storage and distribution floorspace - B8	60,000sqm
Finished Floor Level	124-126m AOD (+/- 1m)
Maximum Building Height	148m AOD (+/- 1m)

Project Name

Gibbet Lane, Shawell

Employer	Project Address
Ashfield Land	Gibbet Lane Shawell

RIBA Workstage

Suitability

1 - Preparation and Brief

S2 - Information

Drawn	Checked	Created	Size
JDS	JJM	19/05/2025	A1

UMC Project Reference	Scale	LOD	LOI
23504	1:2000	1	1

Document Title

Parameters Plan

Document Reference

23504 - UMC - ZZZZ - SI - DR - A - 0510

Revision Note

Updated to suit current layout

Issue Date

Status

Current Revision

19.05.2025

P04

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Birmingham (City)

5th Floor, 1 Newhall Street, Birmingham, B3 3NH
T 0121 308 9570
Birmingham@pegasusgroup.co.uk
Offices throughout the UK.

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