

**Further Statement by Turley Regarding Policy
GI4 – Local Green Space/River Swift
Floodplain (LGS/LUTT/5)**

Objector ref ID6057 (Thompson K)

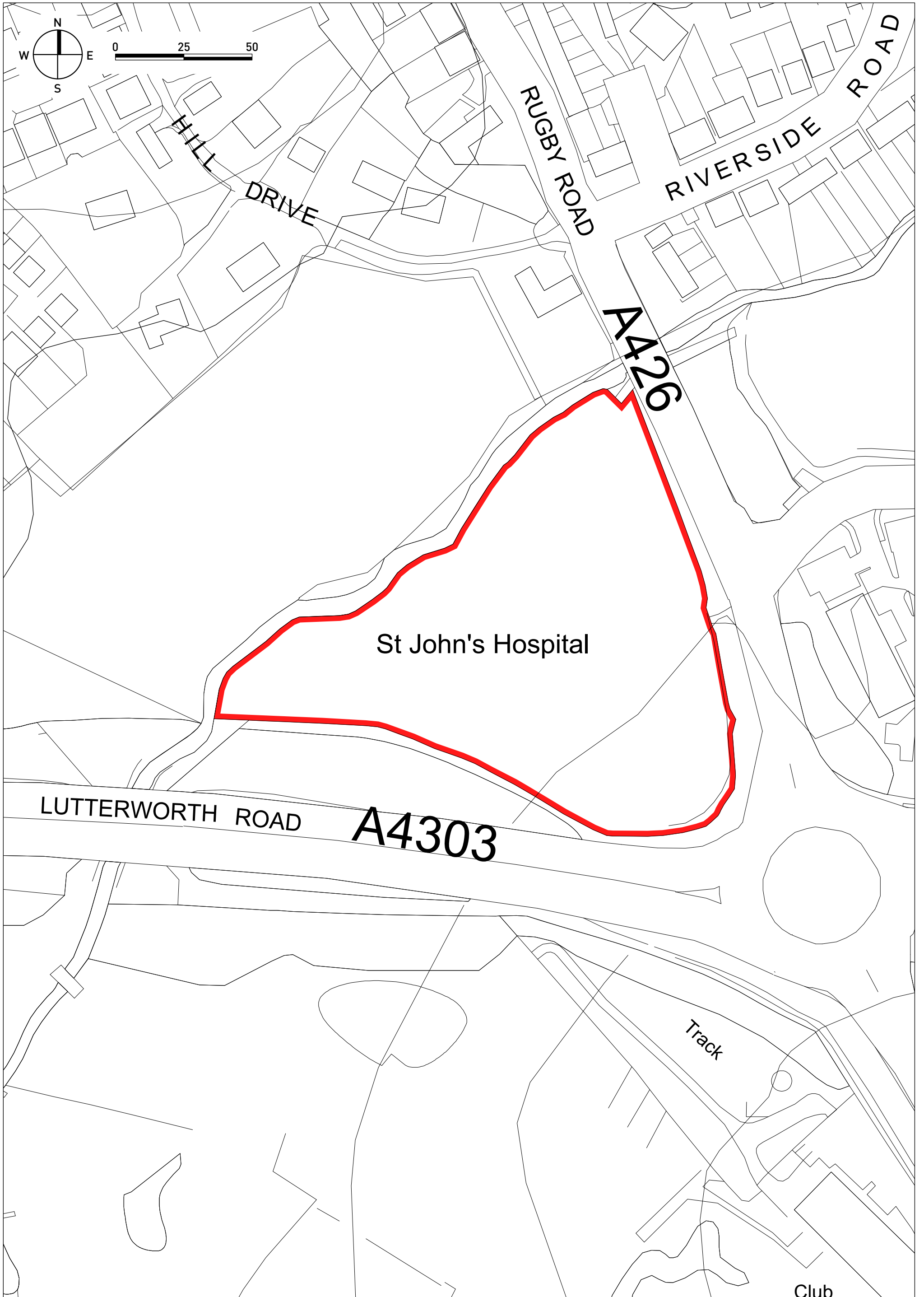
Land off Rugby Road, Lutterworth

October 2018

1. Subsequent to the submission of further representations on behalf of objector ref ID6057 on 18 September 2018, Turley has met the LPA (on 27 September 2018) to discuss the scope of the objections relating to the proposed designation of (part of) the site referenced LGS/LUTT/5 River Swift Floodplain as Local Green Space (LGS) under Policy GI4. The discussion was in the context of a pre-application consultation meeting with the LPA regarding a proposed development by Aldi Stores Ltd for a new discount foodstore on part of the proposed LGS allocation site, which would be built within the site shown on the Plan attached as **Appendix 1** to this document.
2. Further context is provided by representation ref 7415 submitted by objector ref ID6057 which seeks the alternative allocation of land within the proposed LGS allocation site for either B1 business or A1 retail use. While not specifically a topic to be addressed within the EIP Hearing sessions, those representations are nevertheless a material consideration to be addressed by the Inspector when completing his report on the EIP.
3. This additional statement reflects the discussions at the aforementioned pre-application meeting and proposes a way forward on the issue of the Local Green Space designation that is intended to meet the aspirations of both the LPA and the landowner. It is hoped that this document could form the basis of a Statement of Common Ground on the relevant issues, although the short period between the pre-application meeting and the Hearing session has prevented the formal processes required to enable that to happen.
4. The purpose of this document is not to discuss the specific merits of the proposed foodstore development, or the proposed re-allocation of the site for employment or retail purposes. It is to address the scope of potential common ground between objector ref ID6057 and the LPA in respect of the designation of the site identified at Appendix 1 as LGS, in the context of the evidence already put forward by the objector and the LPA.
5. The first point which needs to be clarified is the extent of the site to which the objections are intended to apply. The LPA indicates, in its response to the Inspector's question ref IC6, that the proposed LGS allocation encompasses a site of some 3.6 ha. It is contended by Turley that the figure of 3.6 ha relates only to the area of proposed LGS to the west of Rugby Road and that the full extent of the proposed River Swift Floodplain LGS is circa 5.5 ha, incorporating the designation shown on the Proposals Map to the east of the River Swift.
6. The area of land which the objector is seeking to be removed from the LGS allocation (hereafter referred to as the subject site) is that shown on the plan at Appendix 1, this being approx. 1.65 ha, representing some 30% of the proposed LGS allocation. It is contended by Turley that the removal of LGS designation from the subject site will not compromise the allocation (as LGS) of the remaining 3.85 ha of land shown on the draft Proposals Map as the River Swift Floodplain LGS.
7. It is contended by Turley that on the balance of the available evidence, there is insufficient justification for the designation of the subject site as LGS in the context of the advice on the allocation of such land set out in Para 100 of the NPPF.

8. In terms of the principle of the proposed alternative uses for the land edged red, it is contended by Turley that the land has the potential for accommodating some form of built development in the future, in the context of the built uses already constructed on the eastern side of Rugby Road and the site's location close to the town centre. Planning permission for such future development would be subject to compliance with all other relevant policies of the Local Plan, including, in the case of retail development, those set out in Policies RT1 and RT2.
9. It is agreed between the parties that due to the existence of flood plain constraints (part of the site within the red line closest to the River Swift falls within Flood Zones 2 and 3), there are limitations on the extent of built development that can be practically accommodated on the subject site. Currently no public access to that land is allowed. It is proposed by Turley that this undevelopable area of land could be brought into a positive management regime (with a management plan secured as a condition, or planning obligation, attached to any future planning consent on the site) to enhance its habitat value. Future development on the subject site could also provide public access to this area (as ecologically appropriate) for informal recreation purposes via a dedicated access point linking directly to Rugby Road. Again, any future maintenance responsibilities associated with such activities would be assumed by the developer/future landowner by way of condition or planning obligation attached to any relevant consent. It is contended by Turley that the potential enhancements to habitat value and public access described above would be consistent with the aims of Part 2 of Policy GI4.
10. As identified in the representations submitted (by Turley) on 18 September 2018, there is a public footpath which crosses part of the subject site, linking from Rugby Road to Lutterworth Road (A4303) before crossing Lutterworth Road (at surface level) and thereafter traversing Lutterworth Golf Course. It is agreed between the parties that any future development of the land within the subject site would be required to provide a suitable footpath diversion route to be agreed with the LPA.
11. It is also agreed between the parties that any development within the subject site would need to ensure the provision of a suitable landscape scheme on land fronting onto the roundabout junction of Rugby Road and Lutterworth Road, including retention of existing vegetation where appropriate.
12. It is contended that subject to the LPA agreeing the substance of the points made above, the land identified at Appendix 1 can be removed from the proposed River Swift Floodplain LGS designation and retained as 'white land' on the Proposals Map of the Harborough Local Plan 2011-2031 [also subject to the decision of the Inspector regarding submitted objections under ref ID6057 seeking alternative allocations for the future use of the subject site].
13. It is also agreed between the parties that should such an amendment to the Local Plan Proposals Map be made, no changes would be required to the wording of Policy GI4 or to its supporting text.

Appendix 1: Site Location Plan



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