The policies which have been adopted in the design of the development and access proposals are referenced and briefly summarised in this section of the DAS.

CONTENTS | SECTION 03 - PLANNING POLICY

<table>
<thead>
<tr>
<th>SECTION 03</th>
<th>page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 The Relevant Policies</td>
<td>30</td>
</tr>
<tr>
<td>3.2 Core Strategy 2007 - 2028</td>
<td>32</td>
</tr>
<tr>
<td>3.3 Saved Local Plan Policies</td>
<td>34</td>
</tr>
<tr>
<td>3.4 Revised Planning Policy Framework (RPPF)</td>
<td>35</td>
</tr>
<tr>
<td>3.5 Revised Planning Practice Guidance (PPG)</td>
<td>38</td>
</tr>
</tbody>
</table>
3.1 The Relevant Policies

3.1.1 At the national level, the relevant design policies are set out in the National Planning Policy Framework and in Planning Practice Guidance.

Locally, the relevant policies are those of the development plan – the 2011-adopted HDC Core Strategy 2016-2028 and the saved policies of the 2007 Local Plan.

3.1.2 For landscape, the additional policy considerations are:
- At a national level, the National Character Area (NCA) Profile 94 Leicestershire Vales, February 2014 (Natural England);
- At a regional level, the East Midlands Landscape Character Assessment, March 2009 (East Midlands Landscape Partnership);
- At county level, the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy, February 2001 and Addendum February 2006 (Leicestershire County Council), the Leicestershire and Rutland Historic Landscape Characterisation Project, 2010; The Warwickshire Landscape Guidelines Dunsmore, High Cross Plateau, Mease Lowlands, 1993 (Warwickshire County Council, Countryside Commission); and
- At district level, the Harborough District Landscape Character Assessment, September 2007 (Atkins), the Landscape Character Assessment and Landscape Capacity Study for HDC, 2011 (The Landscape Partnership), the Harborough Rural Centres Landscape Character Assessment and Landscape Character Study, 2014 (The Landscape Partnership) and the Landscape Assessment of the Borough of Rugby, Sensitivity and Condition Study, 2006 (Environmental Design Group).

3.1.3 For access, the additional local design policy consideration is the 6Cs Design Guide (which covers the areas for which Leicester, Leicestershire, Derby, Derbyshire and Nottinghamshire are the highway authorities). Part 3 provides the design guidance. The document is “live” and was last updated in March 2015.

3.1.4 For water management, local design guidance is set out in Appendix 3 of the Leicestershire County Council Flood Management Strategy (October 2014).

3.1.5 The development plan for the purposes of determining the planning application is HDC’s Core Strategy 2011 and the saved policies of the Harborough District Local Plan 2001. HDC also adopted in 2003 a series of supplementary guidance documents (SPG), four of which are relevant.

3.1.6 As set out in detail in the Planning Statement, the principle of the application development is contrary to the development plan – Core Strategy policy CS7 (CS7h and CS7f). CS7h precludes (does not support) the expansion of Magna Park beyond its existing footprint, and CS7f precludes development in the countryside outside the boundaries of existing settlements (save under circumstances which do not apply to the application proposals). By inference, CS7f also precludes development in the countryside adjoining Magna Park.

3.1.7 Beyond the conflict of the principle of Magna Park’s expansion, the application proposals comply with, or contribute to achieving the objects of, all of the other provisions of the development plan and guidance upon it.

3.1.8 The relevant provisions are summarised over the page. Each has been adopted in the design of the application proposals.

Section 5 of the DAS, following the description of the application site in Section 4, details the design concepts and principles which have also been embraced. Section 6 then explains the part played by the design concepts in the pre-application stage and community engagement. Finally, Section 7 is comprised of all of the details of the development, landscape and access proposals.
0.3. Core Strategy: 2006 - 2028

103

MAGNA PARK
Lutterworth

Core Strategy - 2007 - 2028

“...aims to maintain the District’s ‘unique rural character’ whilst ensuring the needs of the community are met through sustainable growth and suitable access to services.”

• Policy CS1: Adopted 14 November 2011

Core Strategy
2006 - 2028

IDGazeley
Brookfield Logistics Properties

03. PLANNING POLICY AND GUIDANCE ON DESIGN

3.2 Core Strategy 2007-2028

- Planning Policy.” This sentence is not fully visible due to the image cropping.

- The Core Strategy contains no policy for adding land for business development in Lutterworth which require access by heavy goods vehicle should be located for business development in Lutterworth which require access by heavy goods vehicle should be located in locations where such traffic does not need to travel through the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14d says that any additional proposals that would result in additional HGVs passing through the town centre accomplishing a study for the impacts of traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14b

- MAGNA PARK

Lutterworth

Core Strategy - 2007 - 2028

“...aims to maintain the District’s ‘unique rural character’ whilst ensuring the needs of the community are met through sustainable growth and suitable access to services.”

• Policy CS1: Adopted 14 November 2011

Core Strategy
2006 - 2028

IDGazeley
Brookfield Logistics Properties

03. PLANNING POLICY AND GUIDANCE ON DESIGN

3.2 Core Strategy 2007-2028

- Planning Policy.” This sentence is not fully visible due to the image cropping.

- The Core Strategy contains no policy for adding land for business development in Lutterworth which require access by heavy goods vehicle should be located for business development in Lutterworth which require access by heavy goods vehicle should be located in locations where such traffic does not need to travel through the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14d says that any additional proposals that would result in additional HGVs passing through the town centre accomplishing a study for the impacts of traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14b

- MAGNA PARK

Lutterworth

Core Strategy - 2007 - 2028

“...aims to maintain the District’s ‘unique rural character’ whilst ensuring the needs of the community are met through sustainable growth and suitable access to services.”

• Policy CS1: Adopted 14 November 2011

Core Strategy
2006 - 2028

IDGazeley
Brookfield Logistics Properties

03. PLANNING POLICY AND GUIDANCE ON DESIGN

3.2 Core Strategy 2007-2028

- Planning Policy.” This sentence is not fully visible due to the image cropping.

- The Core Strategy contains no policy for adding land for business development in Lutterworth which require access by heavy goods vehicle should be located for business development in Lutterworth which require access by heavy goods vehicle should be located in locations where such traffic does not need to travel through the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14d says that any additional proposals that would result in additional HGVs passing through the town centre accomplishing a study for the impacts of traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre – which is to be avoided in order to manage traffic flow in the town centre. CS14b
3.3 Design of the application proposals:

Overtaken by the Core Strategy, the provisions of the following documents: HDC: Supplementary Planning Guidance

- SPG 7 Industrial and Commercial Layout: the guidance on the design of new developments, including the siting of factories and warehouses to consider both the economic and environmental consequences for local residents and the environment. The HDC should aim to contribute to the achievement of sustainable development.

- SPG 12 Trees and Development: states that the Council will require (for new developments) a tree survey to be carried out; this should be fixed to warehouses; contains guidance specific to Magna Park that applies to both lighting for new warehouses and replacement lighting on existing units.

- SPG 13 Lighting in the Town and Country Environment: states that the orange glow that is so contentious. See the note on the guidance that requires “high visual impact” to be reduced. The External Lighting Strategy should be designed to minimise glare and external spillage; and provide an acceptable level of illumination to the external view; lighting should be designed to improve the appearance of the area.

- SPG 14 Landscaping: the guidance includes the need for hedges to be retained, due care and attention to be given to the retention of hedges, and the design of the new development. The planning system should play an active role in guiding development to sustainable solutions.
3. PLANNING POLICY AND GUIDANCE ON DESIGN

Providing healthy communities

3.4.10 NPPF Paragraph 69 states that planning policies and decisions should aim to ensure that developments contribute to high quality and accessible public space.

Planning for healthy communities...

Conserving and enhancing the natural environment

3.4.16 NPPF Paragraph 186 states that planning policies and decisions should aim to ensure that developments do not undermine quality of life, contribute to, or be put at risk from, unacceptable levels of soil, air, water or noise pollution and land instability.

Promoting biodiversity

3.4.18 NPPF Paragraph 195 states that planning policies and decisions should aim to ensure that developments...

Meeting the challenge of climate change, flooding and sustainable drainage

3.4.19 NPPF Paragraph 196 states that planning policies and decisions should aim to ensure that developments...

MAGNA PARK Lutterworth

National Planning Policy Framework (NPPF)

IDGazeley
Brookfield Suggest Properties

www.brookfieldlogisticsproperties.com
3.5.8 Paragraph 9 (ID 26-009-20140306) states that planning can provide opportunities for, and encourage energy development and premises requirements of particular types of business. In forecasting future trends, the paragraph states that energy use and technology is known to change rapidly and that the details and decorative features – and that it is vital to consider forward trends in technology and the way they come together.

Paragraph 26 (ID 26-028-020140306) states that a DAS should not duplicate material in the Historic Environment Character Assessment prepared for the application. The paragraph advises that landscape and heritage considerations should inform the development. In determining the quantum of impacts, the paragraph states that the Historic Environment Character Assessment should be considered.

Paragraph 3 (ID 30-003-20140306) states that the built context provided by Magna Park, a combination of open space and urban elements, is an important contribution to the open space of the area, and that the visual impact of open space should be considered.

Paragraph 12 (ID 18a-012-20140306) states that the Historic Environment Character Assessment has been prepared and the historic environment is included as an aspect of the application process. The paragraph advises that landscape and heritage considerations are important and that the Historic Environment Character Assessment should be considered in determining the quantum of impacts.

Paragraph 16 (ID 12-009-20140306) states that the Historic Environment Character Assessment has been prepared and the historic environment is included as an aspect of the application process. The paragraph advises that landscape and heritage considerations are important and that the Historic Environment Character Assessment should be considered in determining the quantum of impacts.
Upper Soar
3.5.23. The key published landscape characteristics of the Upper Soar present in the context of the application site to the north-west of Mere Lane include:

- a small area of partly open rolling landscape and arable farmland with moderately fertile loamy and clayey soils with some impeded drainage;
- the land is partly dissected by ditches;
- in the wider context is the historic site of the medieval village of Bittesby which is recognised as a valued heritage asset. This is located in the main tributary valley, off site, to the west;
- there are some small and modestly sized areas of recently planted broadleaf woodland and copses on sloping ground;
- there are some hedgerows with oak and ash hedgerow trees and some further boundary hedges and ditches that define a medium to large scale field pattern;
- there are also some small areas of wet woodland along ditches and streams that contribute to a treed character;
- there are adjacent visually apparent built influences including Magna Park and the A5;
- there are otherwise limited visual influences to adjacent character areas outside the Upper Soar LCA, however, but it is recognised that there are some longer views toward Long Spinney in the High Cross plateau in the Borough of Rugby;
- other views to the north to other character areas are partial and over a very long distance; and
- the localised influence of estates is also identified as a published landscape characteristic. Bittesby House, off site to the north-west, was the centre of a small estate which included the application site.

High Cross Plateau
3.5.24. The key published sensitivities of this landscape which are of relevance, in terms of indirect effects, include:

3.5.25. Rugby Borough Council Sensitivity and Condition Study, April 2006

- ‘Wide views and a strong impression of emptiness and space’ reinforced by ‘an absence of roads and settlements with sparsely populated hamlets and farmsteads prevailing’;
- ‘The eye is drawn to distant skylines rather than foreground views’;

3.5.26. The Warwickshire Landscape Guidelines, Nov 1993

- A sensitivity of the High Cross Plateau, to urban expansion in the countryside, has been identified and was used as the key policy on the High Cross Plateau in Planning for Rural Growth in the Borough of Rugby;
- other views to the north to other character areas tend to be quite long and distant;
- there are adjacent visually apparent built influences including Magna Park and the A5;
- there are otherwise limited visual influences to adjacent character areas outside the Upper Soar LCA, however, but it is recognised that there are some longer views toward Long Spinney in the High Cross plateau in the Borough of Rugby;
- other views to the north to other character areas tend to be quite long and distant; and
- the localised influence of estates is also identified as a published landscape characteristic. Bittesby House, off site to the north-west, was the centre of a small estate which included the application site.

3.5.27. Leicestershire County Council (LCC) Highways – The 6 Cs Design Guide

The 6 Cs Design Guide sets out the details of the design standards to be met in the county for highways, pedestrian, cycle and bridleways together with the standards for landscape, drainage, light and signage. Private roads are also encouraged to be designed to adopted standards.

3.5.28. Relevant policies include:

- the retention of open watercourses unless there are compelling reasons to prefer culverted channels instead;
- where culverts are unavoidable (e.g., where a road must cross a watercourse) to keep the culvert to the minimum required and provide for appropriate mitigation;
- creation of new open watercourses to support wildlife and provide valuable open land within developed areas;
- removal of culverts and restoring open watercourses wherever possible;
- use of permeable paving materials wherever possible.

3.5.29. Lead Local Flood Authority (LLFA)

Leicestershire County Council is the LLFA, and sets out its Local Flood Risk Management Strategy (October 2014). HDC is obliged to consult Leicestershire CC) on the management of surface water, satisfy themselves that the proposed minimum standards of operation are appropriate and to ensure through the planning obligations that there is no unacceptable risk of acting contrary to the defence of the development and sustainable drainage systems are designed to an expected level of performance that is operationally and environmentally sustainable.

3.5.30. Public houses include:

- an absence of roads and settlements with sparsely populated hamlets and farmsteads prevailing.”
About IDI Gazeley
IDI Gazeley (Brookfield Logistics Properties) is one of the world’s leading investors and developers of logistics warehouses and distribution parks with 59 million square feet of premier assets under management and additional prime land sites to develop another 55 million square feet of distribution facilities near major markets and transport routes in North America, Europe and China. As part of Brookfield Property Partners, we belong to one of the world’s largest and most sophisticated owners, operators and investors in real estate.

For further information, please visit www.brookfieldlogisticsproperties.com

About Brookfield
Brookfield Property Partners is one of the world’s largest commercial real estate companies. Our goal is to be the leading global owner, operator and investor in best-in-class commercial property assets. Our diversified portfolio includes interests in over 100 premier office properties and over 150 best-in-class retail malls around the globe. We also hold interests in multifamily, industrial, hotel and triple net lease assets through Brookfield-managed private funds.

For information, please visit www.brookfieldpropertypartners.com