
A3. SPRINGFIELD FARM VISION DOCUMENT

MAGNA PARK LUTTERWORTH EXTENSION

MAY 2025



GLP 

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1 Executive Summary

The proposed Magna Park Lutterworth (MPL) extension is a strategic expansion of Europe's largest dedicated distribution park, supporting sustainable economic growth and job creation. Situated in the UK's 'Golden Triangle' for logistics, the Site has recently been put forward as a draft employment allocation (Ref: MP2) in the emerging Harborough Local Plan 2020 – 2041 where it aims to provide approximately 123ha of Strategic B8 warehousing, building on MPL's proven success, leveraging existing infrastructure and strong transport links.

The proposed development includes an extension to Bitteswell Country Park to enhance biodiversity and public access, alongside high-quality logistics facilities designed to meet growing demand while achieving best-in-class sustainability standards. Key benefits of the proposal include improved connectivity, renewed local investment, local job opportunities, and community initiatives.

This Vision Document will provide a summary of GLP's intentions for the Site as well as demonstrate how the project will contribute and drive long-term value and investment in Harborough and the East Midlands by addressing an established need for strategic warehousing / logistics development.

2 Introduction

GLP is one of the UK's leading industrial and logistics providers specialising in logistics, real estate and infrastructure. The company develops and manages high-quality, sustainable commercial assets that support modern supply chains and urban development, driving long-term value for investors, customers, and local communities. GLP has a 1.54 million sqm (16.6 million sqft) portfolio across the UK. GLP has a strong track record of delivering successful employment schemes around the world, with a number of successful developments in the UK, particularly in the Midlands.

Established in 1987, Magna Park, Lutterworth (MPL) is the UK's first and Europe's largest dedicated distribution location, with 1.2m sqm of sustainable logistics floorspace across 50+ separate units with 30+ different blue chip businesses. It is GLP's flagship distribution park, home to some of the UK and Europe's most recognisable brands including Toyota, BT, Asda Walmart, Amazon, DHL and Britvic and therefore has contributed significantly to the development of the local economy and infrastructure.

The existing Magna Park (Central) and its subsequent expansions (North and South) have made a significant contribution to local and regional employment levels. Additionally, MPL continues to provide essential skills training and financial support to the local community, including establishing the Lutterworth Area Community

Projects Limited as a means to administer and manage the distribution of financial contributions. As of February 2025, the fund has donated over £1.1m to over 90 local organisations and charities.

The Centre for Logistics Education and Research (CLEAR) is a prime example of the social value that Magna Park provides. The partnership between GLP, North Warwickshire and South Leicestershire College and Wincanton offers skills training and professional development at all levels across the spectrum of logistics and supply chain roles as well as applied research and associated facilities for up to 1,000 students. In addition, Magna Park is home to Creating Tomorrow College which is a Specialist Post-16 Institution for 16-25-year-old adults with SEND. Planning permission has been granted for a truck parking / services facility. Planning permission is also being sought for an Innovation Centre.

Buildings within MPL have also been designed to ensure that any environmental impacts are reduced with the site being set within a fully landscaped parkland with stringent measures in place to preserve natural habitat and wildlife. This includes the planting of over 1.5 million trees across the Magna Park campus as well as a partnership with the British Beekeepers Association which lead to GLP's third and fourth UK apiary sites being installed at MPL in July 2020. Furthermore, Unit MPS9 (33,583sqm) has recently been awarded a BREEAM Outstanding rating of 97.8% making

it the highest scoring industrial BREEAM rated building in the UK as of June 2024. This demonstrates that Magna Park remains at the forefront of logistics sector, delivering buildings that are both functional for operators and beneficial to the environment.

The new proposals to extend MPL will build on the established principles underpinning the existing distribution park, ensuring the site remains a benchmark for modern logistics while maintaining its strong environmental and community-focused approach.





3 Background

Since the original Magna Park application was granted approval in 1987, the context of the area has changed significantly with the area now seen as a strategic hub for distribution and logistics operations. The site of the development now known as Magna Park Lutterworth was previously occupied by Bitteswell Aerodrome, which was originally established for military purposes prior to World War II. It was later used for civilian aircraft servicing and testing which ceased in the early 1980s. The creation of Bitteswell Airfield which led to clearance of farmland and rerouting of Mere Lane from 1939 to 1988. As an airfield large hangars to house aircraft and Hawker Siddeley Aviation industry were introduced.

The Magna Park campus has grown steadily over the last 38 years as the requirement for high quality strategic distribution / logistics development within the region has grown.

A southern extension (Magna Park South) was granted outline permission in July 2018 and the site has now been fully developed out.

A northern expansion (Magna Park North) was granted hybrid permission in April 2019 and five of the eight plots have been developed with one plot currently under construction. Leaving only two undeveloped plots remaining. The Magna Park North extension included the delivery of the popular Bitteswell Country Park, extending to 81 hectares. Once fully developed the Magna Park campus will extend to 14.8m sqm.

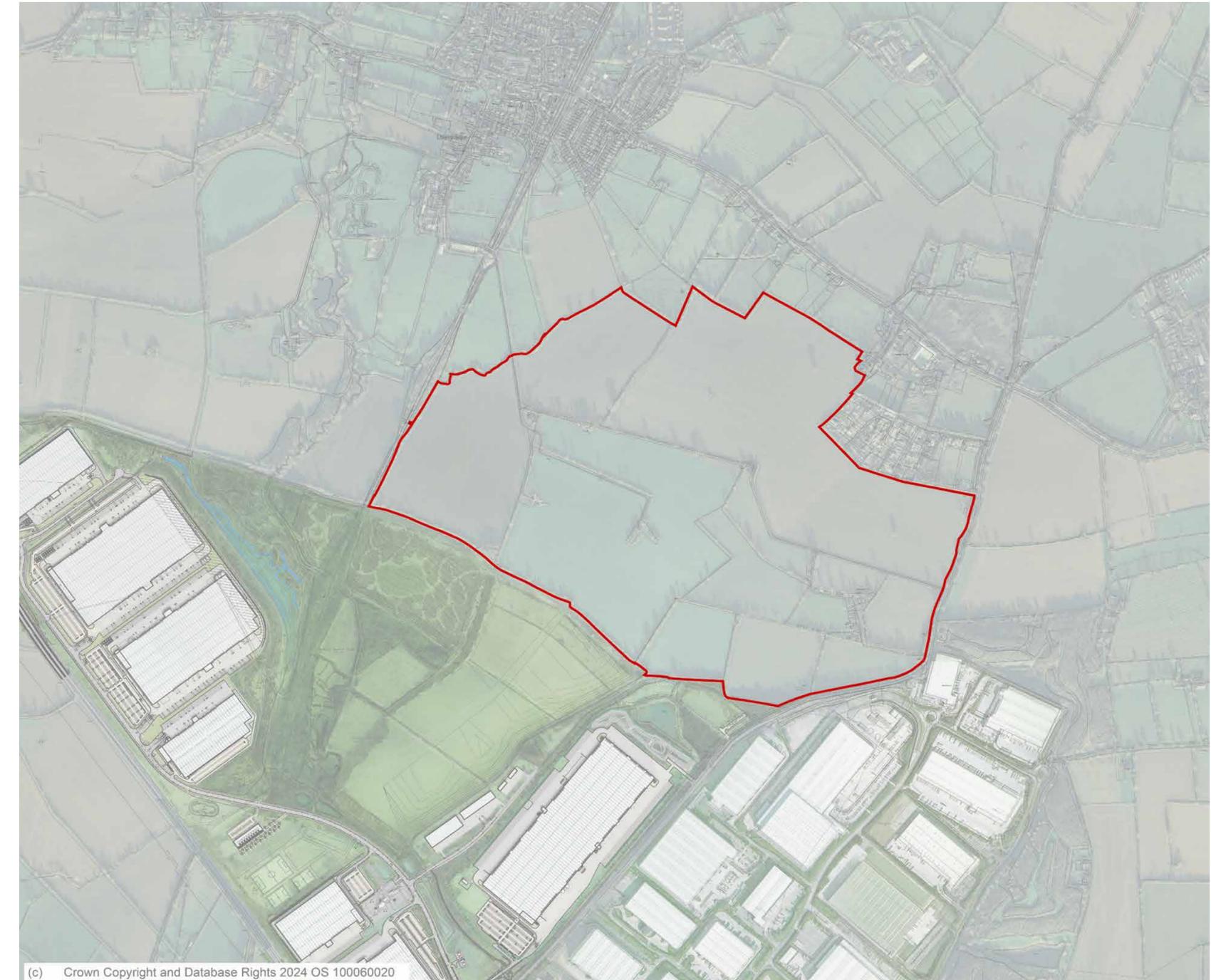
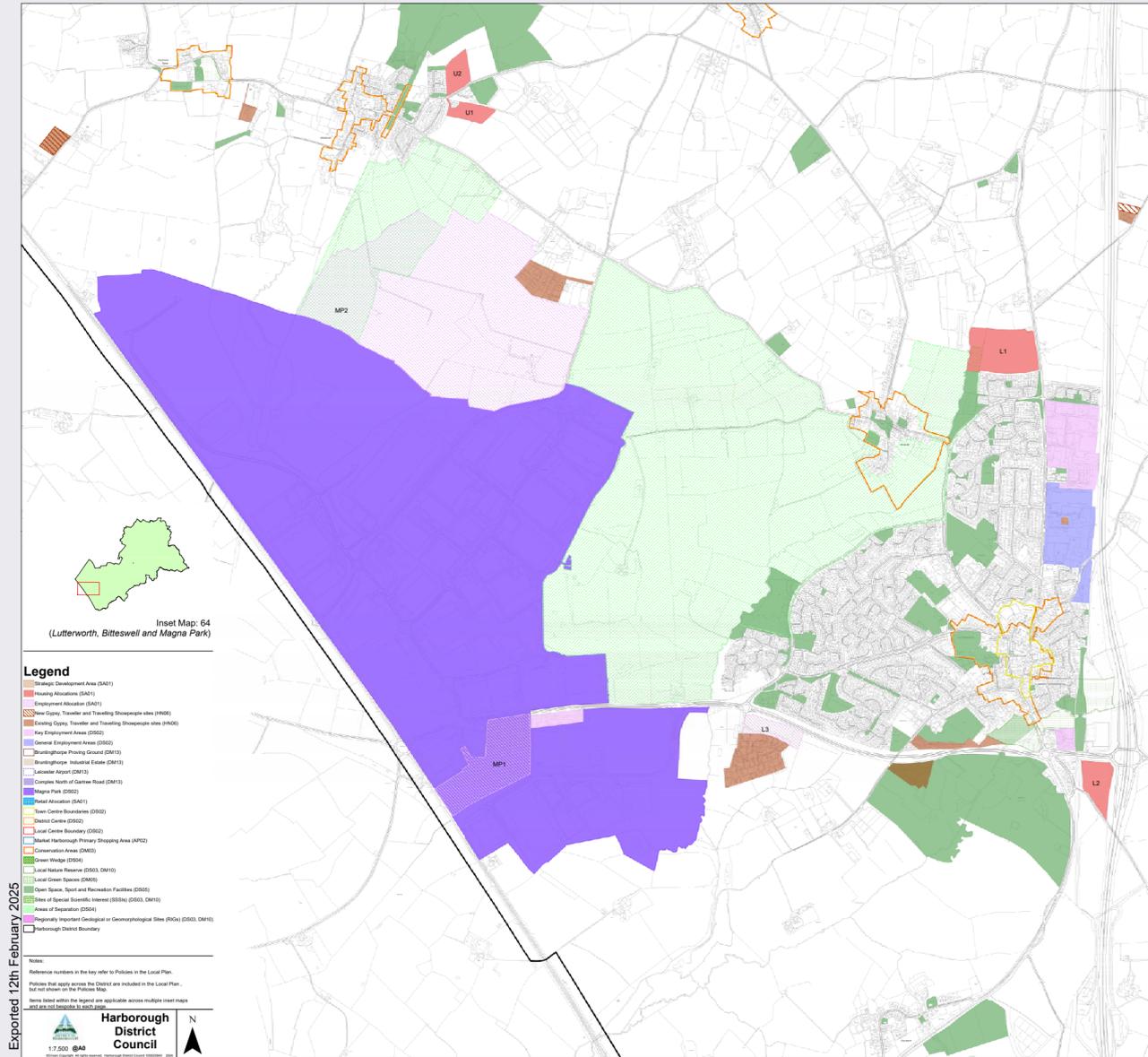
3.1 Opportunity and Demand

The evidence produced by the Leicestershire authorities in recent years indicates a significant and growing demand for new strategic logistics development across the sub-region.

The 2021 Warehousing and Logistics in Leicester and Leicestershire Study identified a need for 2.6 million sqm of additional strategic B8 floorspace by 2041.

Since then, demand has increased further, and the 2024 Strategic B8 Needs Sensitivity Report published by Harborough District Council to inform their emerging Local Plan indicates that this need has increased to 3.8 – 5.1 million sqm.

In order to meet a proportionate share of this need, Harborough District Council is seeking to allocate additional land for strategic logistics development, with Magna Park playing a key role in meeting this additional need identified through the proposed extension.



4

The Site

Given the unique opportunity that this Site presents, GLP is advancing plans to develop it as an extension to the existing Magna Park complex for strategic distribution purposes. A preliminary masterplan has been developed, indicating the potential to deliver approximately 300,000 sqm as an extension to Magna Park as well as an expansion of the existing Bittesby Country Park.

The site comprises 123ha of agricultural land which borders the existing Magna Park allocation to the north west. The site is undeveloped and surrounded by thick tree boundaries which effectively shield it from Ullesthorpe to the north and the Mere Lane and the Mere Farm Gypsy, Traveller and Travelling Show People allocation to the east. A watercourse forms the western boundary of the site.

4.1 Opportunities and Constraints:

Draft Policy SA01 (Site Allocations) of the emerging Local Plan provides an assessment for each of the council's draft allocations and lists the key policy requirements / technical constraints of each site. As with the MPL North and MPL South extensions, a comprehensive and pragmatic response will be a central part of GLP's strategy for the development of this site with the following steps expected to be taken going forward:

Heritage

The site is situated between Lutterworth, Bitteswell, Willey, and Ullesthorpe, several of which feature listed buildings or heritage assets. Accordingly, the development at the site will be sensitively designed and carefully considered, with the benefit of appropriate heritage assessment work, to appropriately respond to these assets.

Ecology and Biodiversity

The site has no ecological designations, but is approximately 8.5km from Burbage Wood and Aston Firs SSSI and 4km from Misterton Marshes.

The habitats and ecological value of the site will be appropriately assessed through an Ecological Impact Assessment, with the potential to achieve notable enhancements through the proposed extension to Bittesby Country Park. This will positively respond to the biodiversity net gain requirement and deliver significant benefits to wildlife and local residents / employees through a considered landscaping approach. The proposals will seek to maximise BNG provision within the site/ within GLP landholding.

Flood Risk and Drainage

The Site is primarily situated within Flood Zone 1, indicating a low probability of river or sea flooding. However, certain areas within the park are susceptible to surface water flooding, particularly during intense rainfall events. The development proposals will respond positively to this by following the recommendations outlined in the draft policy and undertaking a site specific Flood Risk Assessment as well as providing a carefully considered sustainable drainage design. This will include a site-specific Surface Water Drainage Strategy and a SuDS maintenance and management plan.

Landscaping

The site is surrounded by existing hedgerows and trees which, along with a c.300m separation, provided adequate distance / shielding from the village of Ullesthorpe of the north. The submission will include a comprehensive landscaping strategy which will address all landscape concerns, identify

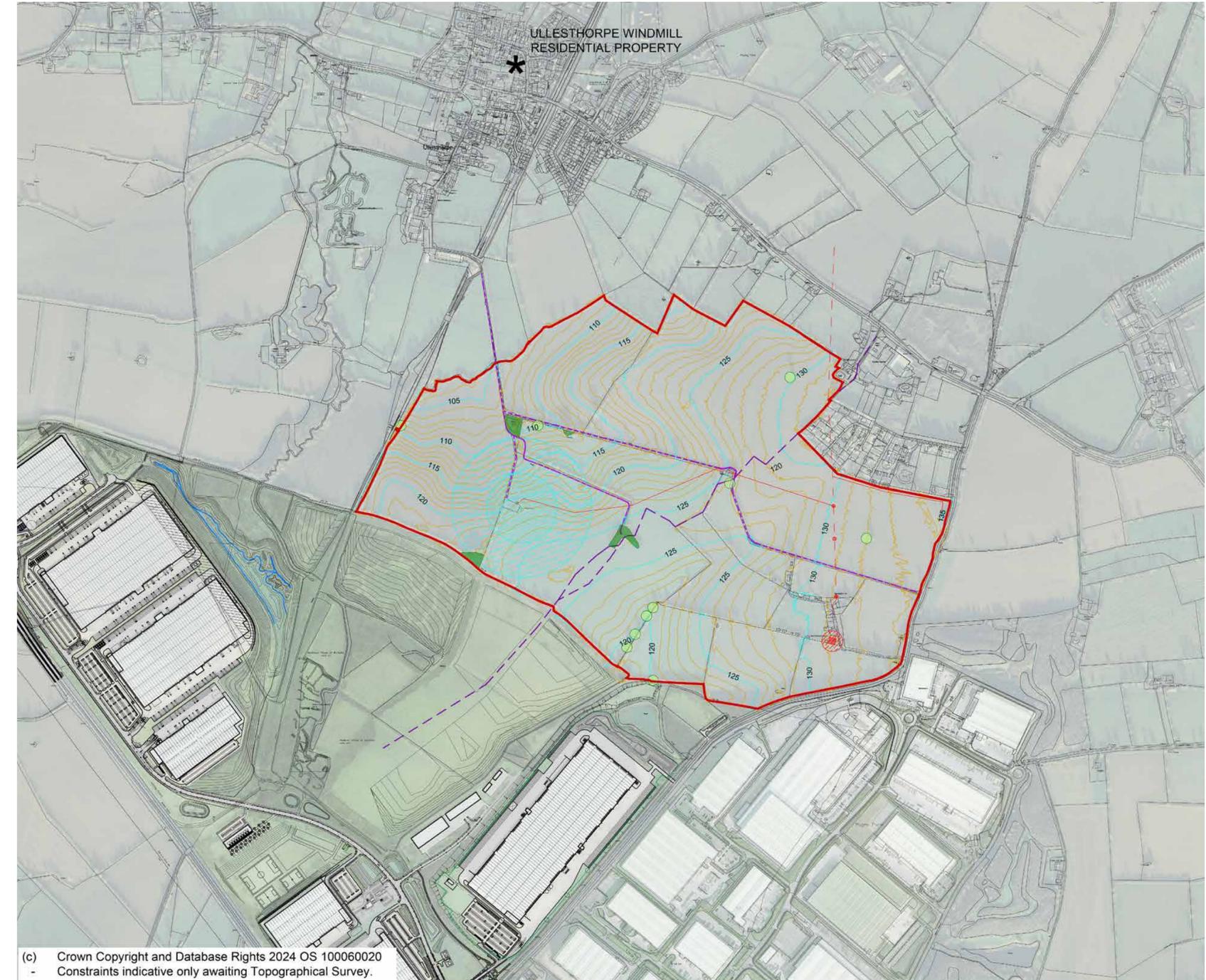
retained category A trees and outline mitigation measures for the possible redirection of the existing Public Right of Way (PROW) route which cuts through the site from north to south.

Wind Turbine

The existing on site wind turbine and associated infrastructure will be retained and the proposed development will consider and incorporate ongoing operation of the wind turbine.

Phone Mast

The existing phone mast will be relocated to the perimeter of the development in a location that provides the mobile coverage as currently provided, relocation will happen in the early phases of development to maintain ongoing signal.



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- Constraints indicative only awaiting Topographical Survey.

5 Development Proposals

5.1 The Magna Park Extension

The indicative development plan shows the site could be developed for approximately 300,000 sqm Use Class B8 floorspace. The site area is 123ha. Further detailed due diligence is required to further inform the indicative masterplan and a parameters plan.

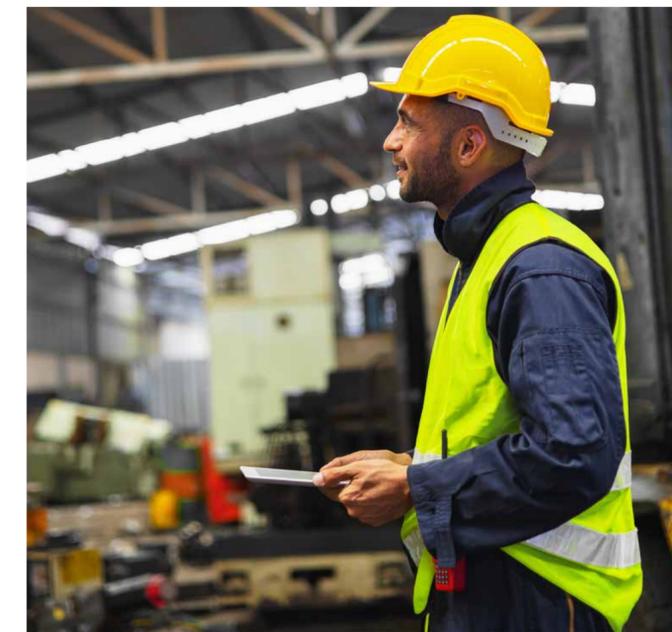
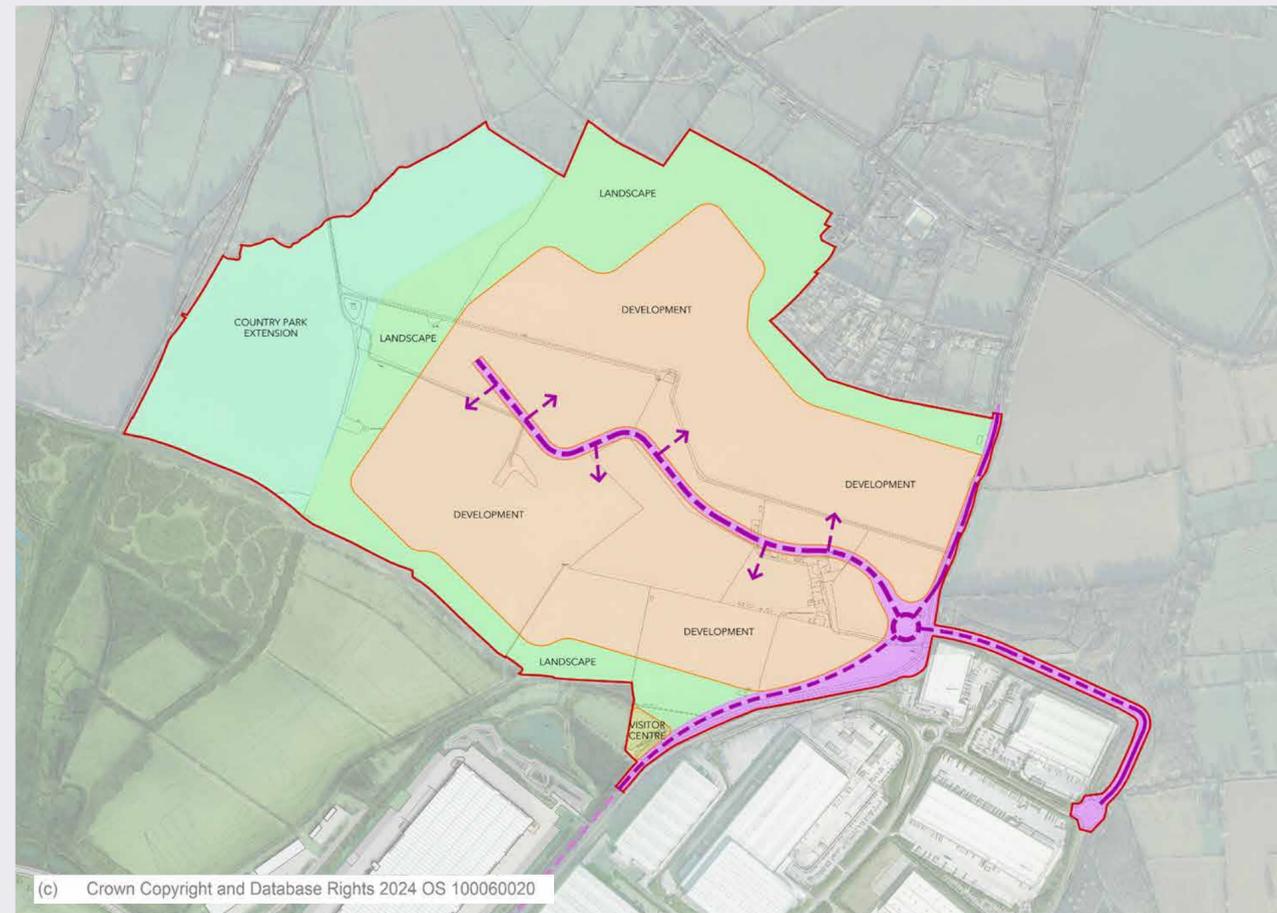
The site is located adjacent to Mere Lane and to the north of the existing Magna Park Central and the Magna Park North extension. Development at Magna Park abuts the southern and eastern site boundaries. The site forms a logical further extension to Magna Park. The opportunity also exists to extend the new Bittesby Country Park that abuts the southern site boundary.

Access to the land is proposed via the A5 via improvements to Mere Lane and a direct new access extension to Harrier Parkway as the main estate road to Magna Park Central. This direct connection to Magna Park Central enables direct access to the A4303 in both directions.

Magna Park North, Central and South Lutterworth is widely acclaimed within the industry for setting new standards in terms of design; environmental management; sustainability; occupier efficiency and local job creation. The Magna Park concept is GLP's blueprint for the development of successful large-scale logistics parks around the world. The proposed park extension will continue and build on these fundamental principles.

The buildings GLP develops are designed to reduce impact on the environment and at the same time provide efficient buildings and meet customer needs.

The site will be set in a fully landscaped, park-land environment with stringent measures in place to preserve natural habitat and wildlife. Buildings will feature energy saving, sustainable features which are designed to reduce and recycle energy usage and natural resources as much as possible.



Community Engagement

Since 2016, GLP has run a Community Liaison Group (CLG) at Magna Park Lutterworth, which holds in person or online meetings up to four times a year.

In advance of the promotion of the Magna Park extension site through the draft Harborough Local Plan, GLP convened a special meeting of the CLG on 24th February 2025 to provide representatives of the community with an overview of the plans.

Members of the a number of local parishes attended, along with representatives from Rugby Borough and Warwickshire County Council.

A representative of National Highways also attended the meeting to provide an update on works to the A5/ Gibbet Hill roundabout.

During the meeting, attendees were provided with a presentation showing the site location, an overview of what could be provided on the site and an outline timeline for the site coming forward.

GLP also held a meeting with the ward member for the site, Cllr Rosita Page, to provide an update on the proposals.

Following this initial engagement, GLP will maintain ongoing contact with the local community as the plans progress, both through the CLG and via a pre-submission public consultation.

Employment

The potential expansion will create a range of employment opportunities depending on the final occupants of the floorspace, but is likely to include roles in warehousing and distribution, wholesale, business administration, IT and professional services.

Research has shown that generally 50% of employees within logistics buildings worked on the warehouse floor, with office staff making up 25%, drivers representing a further 10% and managerial staff accounting for 15%.

Industrial and Logistics (I&L) facilities and their supply chains support the functioning of our economy and the way we live our lives. The food we eat, the products and services we purchase, the materials used to build new homes and new infrastructure, essential vaccines and medicines, manufactured and distributed from warehouses and factories to 'us' the end customer. Without these facilities and the increasingly efficient supply chains that link them up with suppliers and end customers, the delivery of our purchases would be much slower, more expensive and we would have less choice.

The Industrial and Logistics (I&L) sector continued growth is critical to the UK's future prosperity. The sector is a significant employer of at least 3.8 million people. However, the true number of jobs is likely much higher as this only relates to 'manufacturing, transportation and storage' activities. The wider supply chains of I&L businesses include other types of jobs not covered by this statistical classification. For instance, office-based roles and professions such as product design, research & development and engineering are routinely found in I&L companies but fall within the 'professional services' classification.

Landscape Design Features and Proposals

The proposals will comprise a framework of landscape and habitat areas and corridors. These incorporate new woodland, scrub, hedgerows, grasslands and wetland features, alongside new public access and links to existing public rights of way. Existing public rights of way links through the site will be maintained within new landscape corridors.

Carefully balanced alongside the new planting and biodiversity proposals will be the new public access and informal recreation proposals. These will include a number of footpaths/ trails with opportunities for fitness and activity routes throughout the outer (Country Park extension) landscape area in the north west and west of the site.

High quality, robust and bespoke park furniture and features, including timber boardwalks, footbridges and waterside decking and bird hides will add to the creation of the extension to the Country Park. Seating, signage and interpretation and public art initiatives can also be sympathetically integrated within the park extension.

The proposed park extension will also incorporate a new visitors center that will include welfare facilities and provide informative information on the sites history and surrounding area.

Overall, the landscape and GI proposals will extend to approximately c.20% of the total site area and will deliver valuable biodiversity, landscape and health and well-being benefits. This represents an important aspect and 'Placemaking' element of the scheme.



Buildings In The Landscape

In addition to the high quality and extensive nature of the landscape proposals and the valuable GI and biodiversity benefits that these areas and corridors will bring to the scheme, the design of the new buildings will also be underpinned by a strong emphasis on the landscape.

This building design process will entail close collaboration between the architects, landscape architects and other professionals, with the overriding aim to maintain a market leading employment park. We recognise that the types of buildings proposed require care and attention in relation to their landscape context and views.



Exemplar Buildings

The buildings will achieve a BREEAM Excellent certification and have an EPC A rating, they will be water efficient through the incorporation of low flow appliances and rainwater harvesting. Carbon will be measured throughout the process. This scheme will save embodied carbon (the upfront carbon spent during manufacture and construction) compared to the industry standard and this will be achieved through design efficiencies and material choices.

The buildings designed will demonstrate operational energy savings compared with an industry standard building. This is achieved through excellent airtightness and incorporation of air source heat pumps and solar thermal water heating; they will have built in BEA (Built Environment Analytics) Systems to assist occupants in managing the building efficiently post-handover.



5.2 The Bitteswell Country Park Extension

5.2.1 Existing Bittesby Country Park

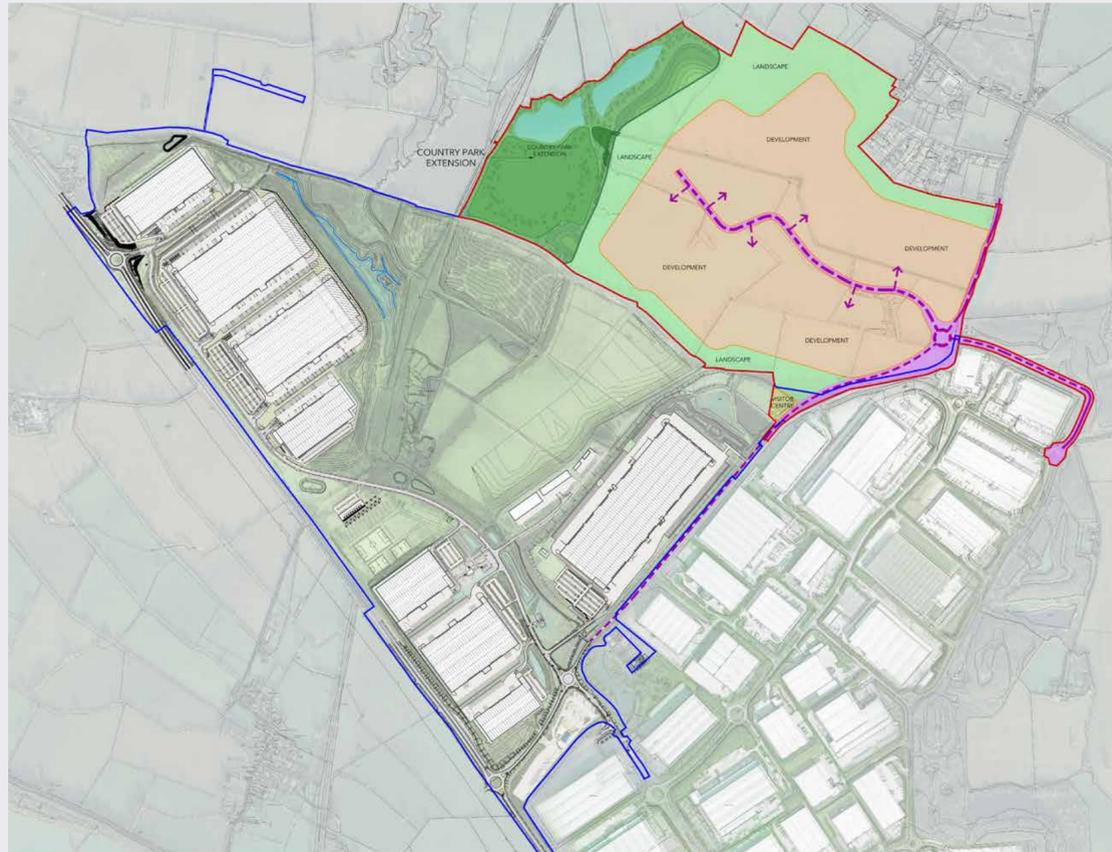
The proposed development seeks to extend by c.24 acres (30% increase) the existing Bittesby Country Park that was created as part of the Magna Park North permission.

Bittesby Country Park extending to c.81 acres is a harmonious blend of diverse wildlife habitats, agricultural, community space, and educational engagement. Over half of Magna Park North was dedicated to Bittesby Country Park and open green public spaces, including woodlands, meadows, and wetlands integrated as part of a sustainable drainage system (SuDS). This creates a habitat for diverse wildlife, providing a sanctuary for both nature enthusiasts and the wider community.

Bittesby Country Park incorporates grazing areas, orchards, and forest gardens, all woven seamlessly into the historical fabric of the rich heritage and archaeology across the site alongside the deserted medieval village scheduled monument.

Pathways traverse the park's interconnected green corridors, following the permissive paths that intertwine with existing public rights of way. These routes offer an array of experiences, from invigorating ridge walks to tranquil strolls along stream corridors. Explore the species rich meadows, lakeside edges, and diverse woodlands, or embark on a longer journey to immerse yourself in the park's natural richness through the foraging woodland and orchards.

The existing Park is not just a picturesque escape but also an educational haven. With interpretive resources and educational facilities located at key vantage points, it aims to foster an understanding of ecological resilience, climate adaptation, and the importance of sustainable landscapes.



Welcome to Bittesby Country Park

Welcome to Bittesby Country Park, a harmonious blend of diverse wildlife habitats, agricultural, community space, and educational engagement.

Nature's Embrace

With a landscape led masterplan, over half of Magna Park North is dedicated to Bittesby Country Park and open green public spaces, including woodlands, meadows, and wetlands integrated as part of a sustainable drainage system (SuDS). This creates a habitat for diverse wildlife, providing a sanctuary for both nature enthusiasts and the wider community.

Preserving Heritage

Bittesby Country Park stays true to its agricultural roots, incorporating grazing areas, orchards, and forest gardens, all woven seamlessly into the historical fabric of the rich heritage and archaeology across the site alongside the deserted medieval village scheduled monument.

Enchanting Pathways

Traverse the park's interconnected green corridors, following the permissive paths that intertwine with existing public rights of way. These routes offer an array of experiences, from invigorating ridge walks to tranquil strolls along stream corridors. Explore the species rich meadows, lakeside edges and diverse woodlands, or embark on a longer journey to immerse yourself in the park's natural richness through the foraging woodland and orchards.

Educational Adventure

Bittesby Country Park is not just a picturesque escape but also an educational haven. With interpretive resources and educational facilities located at key vantage points, it aims to foster an understanding of ecological resilience, climate adaptation, and the importance of sustainable landscapes.

Bittesby Country Park is a testament to GLP's commitment to sustainable development, harmonizing the needs of the present with a lasting legacy for the future.

Legend

- Information Board Locations
- Native Coppicing Working Woodland
- Pan Age & Roman Archaeology
- Wetland Habitats
- Water Weir Habitat
- Water Weir Habitat Viewpoint
- Wetland Animal Species
- Native Woodlands
- Medieval & Post-Medieval Heritage (Magna Park, Magna Park, Magna Park)
- Sustainable Drainage System
- Wetland Plant Species
- Foraging Woodland
- Agricultural Heron's, Lesser Whitewell, Awdreth
- Pan Age & Roman Excavations, Bittesby House and Post Medieval Parish
- Deserted Medieval Village Scheduled Monument

Icons

- Bench Locations
- Parking Areas
- Scheduled Monument
- Bridge Crossing Points
- Bird Hide
- Viewing Platforms
- Woodland Trails
- Boardwalks and Viewing Decks
- Orchards
- Coppice Working Woodland
- Foraging Woodland
- Wetland Habitat Exploration
- Wetland Species Exploration
- Wetland Species Habitat
- Water Voles
- Livestock Grazing
- Wildflower Pollinator Habitats
- Hibernaculum Habitat Enhancements

Connections

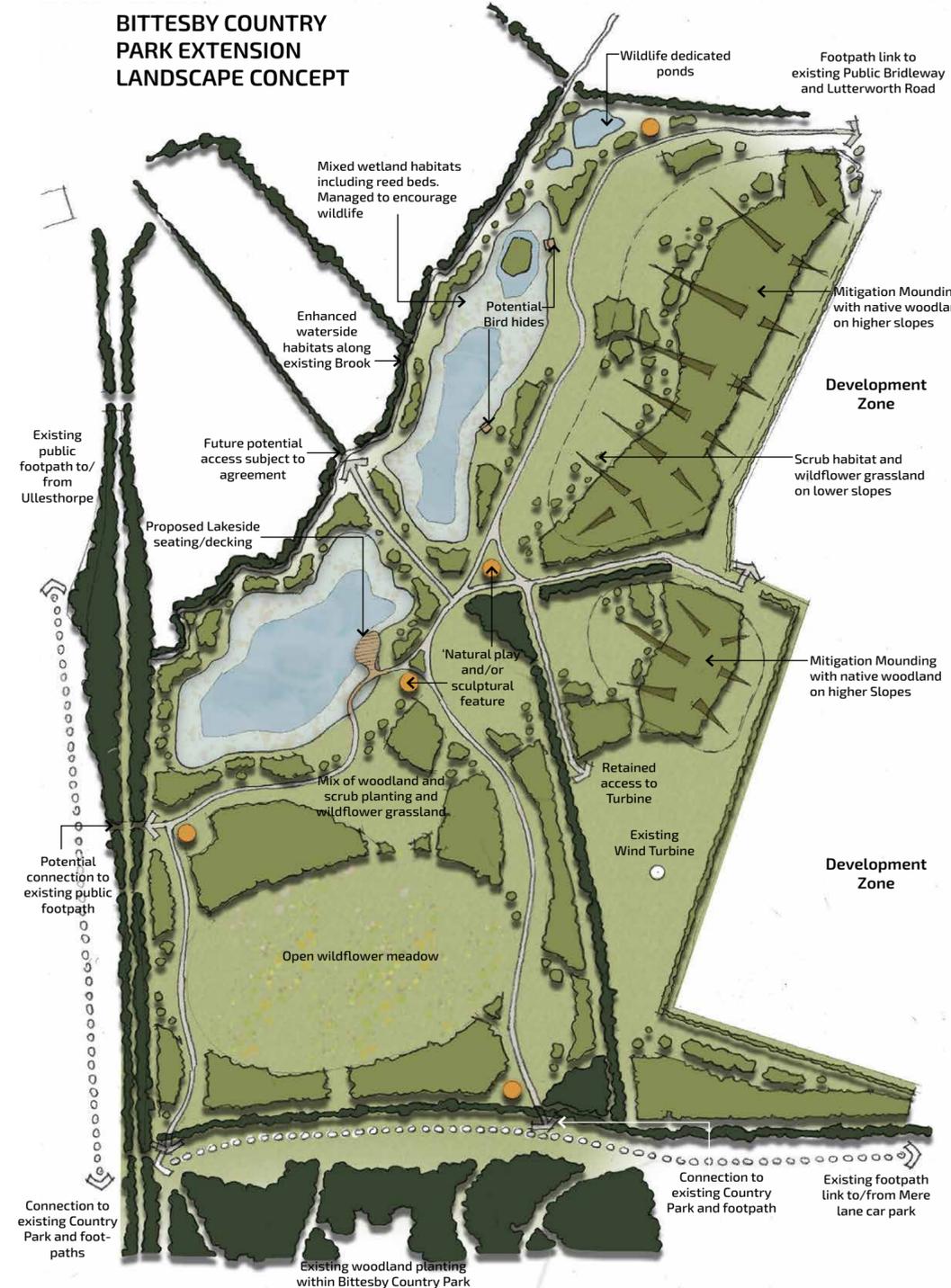
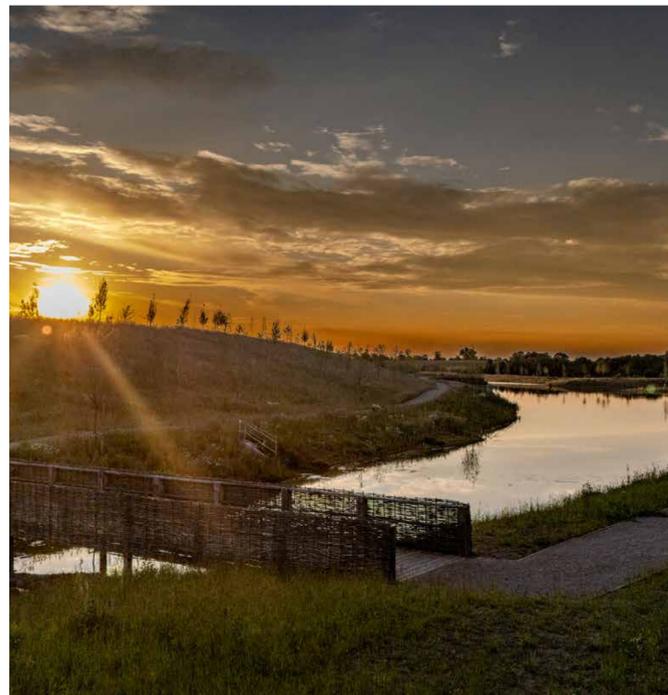
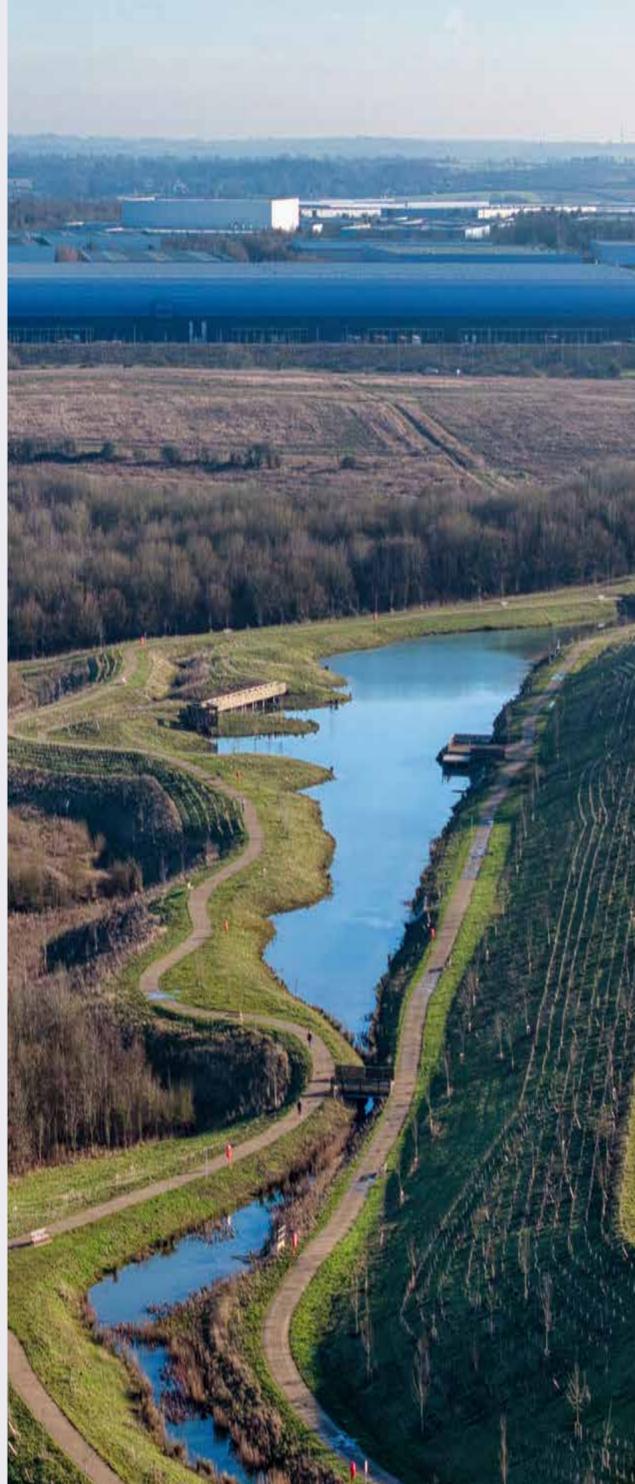
- PROW Bridgeway
- Accessible Bound Gravel Paths
- Permissive Green Footpaths & Trails
- Pegasus Road Crossing
- Water courses



Landscape Infrastructure

The general objectives of the landscape and GI design approach can be summarised as:

- Provide a connected framework of multi-functional green spaces as an extension to the existing recently established Country Park;
- Increasing the size of the country park to provide more access to public open landscaping that can be enjoyed and utilised by the local community and Magna Park employees.
- Mitigate and minimise as far as practicable the potential landscape and visual and other environmental effects arising from the proposed development.
- Seek to maximise opportunities for biodiversity and a 10% net gain.



5.3 Technical Matters Sustainability

GLP launched its first building 'Eco Template' in 2004 based on a growing consciousness that the company must take measures to mitigate and eventually reverse the environmental impact of its activities. All projects are certified by recognised labels such as LEED, BREEAM, or local entities such as DGNB. In August 2020 GLP delivered Magnitude 314 at Magna Park Milton Keynes, the world's first building to be verified as Net Zero Carbon for construction, in accordance with the UK Green Building Council framework definition.

GLP customers require their warehouse buildings to demonstrate excellent environmental performance. GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations throughout.

We know what makes the difference

Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities makes the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'We're more than a logistics park'.

G-Plus highlights*

- Staff and building security
- Fast car charging (EV)
- Country park
- Exceptional transport links
- Bees, apiaries & honey production
- Community fund
- Training Academy (CLEAR)
- Maintained landscape
- Public transport
- Tree planting
- Designated Estate Manager
- Pedestrian safe walking
- Maintained private roads
- Park radio station
- Local school partnerships
- Charity bike ride
- Community liaison group
- High levels of biodiversity
- Footpaths & bridleways
- Honouring local heritage
- Fishing lake
- Dedicated park website
- Community fun day
- Liftshare scheme

G+Plus

Building Communities & Wellbeing

*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

MAGNA PARK Lutterworth

Indicative build-to-suit development opportunities

Unit	Total GIA	Total GIA
MPN 6	857,781 sq ft	79,691 sq m
MPN 7	411,997 sq ft	38,239 sq m
MPS 12*	466,162 sq ft	40,308 sq m
MPS 13*	286,759 sq ft	26,641 sq m
Total	2,022,299 sq ft	184,879 sq m

*Subject to planning



Speculative developments

Available now	Warehouse	Warehouse undercroft	Ground floor	Offices	Plant deck	Transport office 1	Transport office 2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
MPS 187	172,694 sq ft, 16,044 sq m	-	-	14,269 sq ft, 1,325 sq m	-	-	-	290 sq ft, 27 sq m	187,253 sq ft, 17,396 sq m	144	15m	18	2
MPS 10	124,429 sq ft, 11,560 sq m	-	-	12,548 sq ft, 1,147 sq m	-	-	-	245 sq ft, 22 sq m	137,122 sq ft, 12,739 sq m	95	15m	14	2
MPS 11	186,629 sq ft, 17,292 sq m	-	-	18,646 sq ft, 1,729 sq m	-	-	-	345 sq ft, 32 sq m	199,620 sq ft, 18,379 sq m	97	15m	12	2
Available Q2 2025													
MPN 781	716,662 sq ft, 66,580 sq m	8,202 sq ft, 762 sq m	1,237 sq ft, 115 sq m	18,584 sq ft, 1,726 sq m	1,615 sq ft, 150 sq m	7,523 sq ft, 699 sq m	7,523 sq ft, 699 sq m	215 sq ft, 20 sq m	761,361 sq ft, 70,733 sq m	525	18m	88*	10
Total	1,122,414 sq ft, 104,276 sq m	8,202 sq ft, 762 sq m	1,237 sq ft, 115 sq m	35,647 sq ft, 3,299 sq m	1,615 sq ft, 150 sq m	7,523 sq ft, 699 sq m	7,523 sq ft, 699 sq m	1,195 sq ft, 111 sq m	1,205,356 sq ft, 111,981 sq m	-	-	-	-

*Includes 8 large dock doors

Transport

Magna Park Lutterworth, located in Harborough, UK, is strategically positioned within the Midlands “Golden Triangle” of logistics, offering excellent connectivity to major motorways such as the M1, M6, and M69. This prime location enables access to approximately 85% of the UK population within a four-hour truck drive-time.

High level analysis has been undertaken of the potential transport impacts of a development for B2/B8 use which would total up to 300,000 sqm of floorspace at Springfield Farm, Lutterworth. The scheme would have a single proposed access from Mere Lane via a new roundabout junction.

This considered the capacity of the network for accommodating the forecast vehicle movements of the scheme. This considered the key route to the M1 via the A5 and A4303 corridors.

It was concluded that the proposed development would not have a severe impact on the operation of the highway network, in accordance with paragraph 116 of the NPPF.

Ecology and Biodiversity Net Gain

The site has no ecological designations and is classified by Natural England as having “good to moderate” agricultural land quality. It also falls within the outer SSSI Impact Risk Zone for Burbage Wood and Aston Firs, approximately 8.5km to the west, and Misterton Marshes, around 4km to the east.

The proposals will seek to deliver a 10% uplift to the existing biodiversity on site. It is proposed that this will be delivered mainly through the extension to Bittesby Country Park.



Drainage/Flood Risk

The drainage strategy will be carefully designed to mimic the existing on-site drainage scenario whereby the surface water discharges to a brook running along the northwestern boundary of the site. The site is located in Flood Zone 1, having a less than 1 in 1000 annual probability of flooding from rivers or sea. However, in the event of heavy rainfall the development will incorporate Sustainable Drainage Systems (SuDS) features in the form of two large ponds. These ponds will act as temporary storage, reducing the risk of downstream flooding by discharging the water into the brook at a reduced flow rate compared to pre-development. The ponds also have the advantage of filtering pollutants and sediments and therefore improving water quality whilst supporting the eco system by providing a habitat for the local flora and fauna.

Built Heritage & Archaeology

A robust heritage strategy remains central to GLP's proposals for the Magna Park Extension and as such, RPS have been instructed to conduct an initial heritage and archaeology assessment to support this submission. The report assesses the impact of proposals on local heritage assets and anticipates that the proposed development will have a minimal impact on heritage assets, with most impacts being “low” and “less than substantial”. It considers that any heritage and archaeological impacts can be successfully mitigated through careful design, building orientation, and landscaping.

Whilst further detailed assessments will be required to fully evaluate the impacts of the proposals, the development is expected to have a low impact on heritage assets with any potential harm expected to be outweighed by the substantial public benefits being proposed.



6 Benefits



Responds To Specifically Identified Needs: Unit Sizes, Heights, Location

The Site's location in the Golden Logistics Triangle is regarded as a strategic hub for distribution and logistics operations. Research indicates that this area provides access to 95% of the British population, making it an ideal location for same-day and next-day delivery services.



Expansion Of The Existing Bittesby Country Park

Access to parks and greenspaces is linked to increased physical activity and exercise, which helps to reduce obesity, diabetes and heart disease. The Site is located within Ullesthorpe Ward, which according to Department of Health & Social Care data, has an above average prevalence of obesity amongst reception aged children (13.3% are considered obese, compared to 9.6% in England). Accessing parks can also increase wellbeing and reduce stress.



Job Creation – Construction

The proposed extension will create substantial job opportunities in the local area, both during the construction and operation phases.

During the construction phase, it is estimated that around 1,750 direct construction jobs will be supported per annum, across a wide range of trades and sub-sectors. It is anticipated that the Proposed Development will lead to opportunities for apprenticeships and training during the construction phase, alongside opportunities for existing local contractors. The GVA benefit of the direct construction phase will exceed £100m.

The Proposed Development will also support a further indirect and induced additional jobs at the local and wider regional level during the construction phase, equivalent to around further 900 jobs supported through the development process. Total national GVA benefits of the construction phase would be expected to exceed £250m.



Job Creation – Operational

Once operational, the Proposed Development will support permanent employment opportunities in Harborough.

The proposals for around 300,000sqm are expected to generate around 3,050 jobs, assuming employment densities in line with the existing Magna Park occupiers. This will vary seasonally. At the sub regional level, the benefits associated with both supply chains as well as the wage spend of workers will support further employment creation in the sub region being around of 1,300 jobs.

The direct annual GVA benefits of the scheme are estimated to be around £130m, rising to over £200m taking into account regional multiplier benefits.



Job Creation – Types

These employment opportunities are likely to be in a range of sectors depending on the final occupants of the floorspace, but is likely to include roles in warehousing and distribution, wholesale, business administration, IT and professional services.

Research indicates notably increases in professional and associate professional / technical occupations in the logistics sector, reflecting increased levels of automation as well as the prevalence of collocating offices with warehousing. Logistics sector jobs postings in 2021 in the South East Midlands reported that 65% of requirements were for technical workers including project managers, sales managers, supply chain analysts and software developer / engineers.

Business Rates



The 2020 business rates income for Magna Park was estimated at £24m, a proportion of which is retained locally. Applying this ratio to the future development proposals indicates future additional contributions of at least £8m, however this is expected to be substantially higher based on the new and higher quality floorspace.

Substantial increases in business rates will benefit Harborough District Council and its residents by reducing the cost of public services leading to tax savings for residents.

Community Initiatives



As developer and owner of Magna Park Lutterworth and in response to its on-going expansion, GLP supports the community and local voluntary organisations to deliver local projects within the geographical area surrounding Magna Park. GLP has established a series of Community Funds, which form an important part of our corporate social responsibility and is entirely on a voluntary basis. Lutterworth Area Community Projects Limited (LACPL) has been set up to administer and manage the distribution of financial contributions on behalf of the local Community.

GLP operate a dedicated Magna Park website and are fully committed to being a good neighbour and to talking to local community representatives. As part of this we have established a Community Liaison Group (CLG) for the purposes of providing information and updates on current development proposals and operations at Magna Park. Members include local parish councils and local interest groups.

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Summary / Conclusion

Logistics is an important part of Harborough District's economy as a business sector in its own right and as an enabler to the success of other businesses of all sizes and sectors. Continued economic investment would not be possible without suitable strategic employment sites, to accommodate the necessary growth.

Allocation of the site would help drive further economic growth in Harborough and beyond, and provide a source of new employment opportunities, as the site has the benefits of an optimal commercially attractive location, away from large areas of sensitive residential receptors, but close to the motorway network and with a local labour supply capable of accessing the site by sustainable modes.

The site is well related to the local highway network with access onto the A5 and A4303 / M1 via Magna Park Central, therefore, the site is well located in relation to the strategic network, which provide opportunities to travel further afield and to nearby centres of employment including Coventry, Rugby and Hinckley, underpinning the locational strengths of the site and its appeal to this expanding business sector.

The allocation of the site would build on the success of Magna Park and the associated existing local economic strengths in the logistics sector, making a readily deliverable, achievable and highly significant contribution to a strong and competitive regional economy.

GLP consider the site is entirely suitable for further strategic distribution development and provides a further unique opportunity to form a logical and complementary extension to Magna Park, including the Bittesby Country Park.



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