

Appendix 2 Harborough District Core Strategy- Strategic Policies of relevance to Lubenham

Policy CS1: Spatial Strategy for Harborough

To maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services, the spatial strategy for Harborough District to 2028 is to:

- a) Enable the development of at least 7,700 dwellings across the District during the period 2006- 2028;
- b) Develop Market Harborough's role as the main focus for additional development within the District, promoting its historic function as a market town and safeguarding its compact and attractive character;
- c) Bring forward a strategic development area immediately to the north west of Market Harborough, including at least 1000 dwellings to meet the strategic requirement for new dwellings, and to provide access to new employment, educational and recreational opportunities;
- d) Ensure that development within or adjoining the Leicester Principal Urban Area is appropriate in scale and type to existing communities, safeguards the identity of the communities of Scraftoft and Thurnby/Bushby, and does not undermine regeneration and development objectives in neighbouring Leicester City and Oadby and Wigston Borough;
- e) Continue to support in principle the Green Wedge designations in order to prevent the merging of settlements, guide development form and provide access to strategic green space and recreational opportunities around the Leicester urban area;
- f) Develop Lutterworth and Broughton Astley as Key Centres, to provide additional housing, employment, retail, leisure and community facilities to serve each settlement and its catchment area;
- g) Develop the communities of Kibworth, Fleckney, Great Glen, Billesdon, Ullesthorpe and Husbands Bosworth as Rural Centres as a focus for rural housing, additional employment, retail and community uses to serve each settlement and its catchment area;
- h) Safeguard the individual character of settlements, by maintaining in principle the separation between; Scraftoft and Thurnby, Great Bowden and Market Harborough, Lubenham and Market Harborough, Bitteswell, Magna Park and Lutterworth and Sutton in the Elms and Broughton Astley;
- i) Give priority to the use of previously developed land;
- j) Allocate new employment land within the Allocations Development Plan Document, to ensure that any losses in the overall stock of employment land are suitably replaced;
- k) Identify existing sites of important employment use, and to safeguard their function through the designation of Key Employment Areas;
- l) Provide for the varied housing needs of the community in terms of tenure, affordability, care and other support needs and the specific temporary and permanent needs of the gypsy and traveller community including travelling showpeople;

- m) Support the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need and to protect existing services in smaller settlements (below Rural Centre level);**
- n) Develop the Green Infrastructure asset of the District as a resource for biodiversity conservation and enhancement, habitat restoration, low key recreation, tree and woodland creation and flood mitigation;**
- o) Support development which protects conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions;**
- p) Monitor delivery of the Strategy and associated infrastructure in conjunction with partner organisations, developers and landowners.**

Policy CS13: Market Harborough

Market Harborough will develop its role as the principal town within Harborough District and will be the main focus for additional development. This growth will be accommodated in a manner which respects Market Harborough's role as a historic market town and which safeguards its compact and attractive character, as follows:

- a) The principal means of accommodating housing growth on Greenfield land in Market Harborough will be in the form of a strategic development area of at least 1000 dwellings to the north west of the town. Development in this area will:
 - i) Provide a new community that is linked to and an integral part of Market Harborough;**
 - ii) Provide a range of community facilities, local retail opportunities, open spaces and recreational facilities, together with a primary school, if sufficient evidence of need exists;**
 - iii) Not prejudice the provision of a future link road to enable transport movements between A4304 (Lubenham Hill) and B6047 (Leicester Road) as part of a wider package of measures that seek to deal with transport issues predicted to arise in and around the town during the Core Strategy period;**
 - iv) Provide high quality walking, cycling and public transport links to Market Harborough and to other relevant destinations;**
 - v) Have a distinctive identity that maximises the opportunities provided by its location, landscape context and the local built heritage. The relationship with the canal will be taken full advantage of in terms of linkages, uses and design;**
 - vi) Conform with more detailed design policies and principles to be set out in the Allocations Development Plan Document and an agreed masterplan, which will be developed in partnership between the developer, the Council and key stakeholders including representatives of local residents and adopted in future planning policy;****

vii) Consider the suitability of the provision of a Local Nature Reserve as part of the development.

c) Transport interventions delivered in association with additional development in and around Market Harborough, will focus on:

i) Seeking to discourage peak hour vehicular traffic movement through the town centre, residential areas and through surrounding villages (particularly Foxton, Lubenham and Great Bowden).

ii) Encouraging journeys within the town by, walking, cycling and local bus services and making traffic junctions within the town work better for all.

iii) The creation and implementation of a town wide cycle network.

iv) Improved public transport provision, in particular links to the centre of Market Harborough and Market Harborough Rail Station.

v) Management of parking and loading facilities to respond to an increased use of Market Harborough town centre by shoppers, traders and visitors and managing provision of on street parking for residents in or near the town centre where needed, whilst at the same time recognising in some case that amounts and types of parking availability can encourage people to travel by car rather than to walk, cycle or use public transport.

vi) Not prejudicing the future implementation of further traffic management measures in the town centre as part of the wider package of transport measures, including improvements at Springfield Street/Northampton Road/Welland Park Road junction.

vi) Provide a new community that is linked to and an integral part of Market Harborough;

vii) Provide a range of community facilities, local retail opportunities, open spaces and recreational facilities, together with a primary school, if sufficient evidence of need exists;

viii) Not prejudice the provision of a future link road to enable transport movements between A4304 (Lubenham Hill) and B6047 (Leicester Road) as part of a wider package of measures that seek to deal with transport issues predicted to arise in and around the town during the Core Strategy period;

iv) Provide high quality walking, cycling and public transport links to Market Harborough and to other relevant destinations;

v) Have a distinctive identity that maximises the opportunities provided by its location, landscape context and the local built heritage. The relationship with the canal will be taken full advantage of in terms of linkages, uses and design;

vi) Conform with more detailed design policies and principles to be set out in the Allocations Development Plan Document and an agreed masterplan, which will be developed in partnership between the

developer, the Council and key stakeholders including representatives of local residents and adopted in future planning policy;
vii) Consider the suitability of the provision of a Local Nature Reserve as part of the development.

c) Transport interventions delivered in association with additional development in and around Market Harborough, will focus on:

- i) Seeking to discourage peak hour vehicular traffic movement through the town centre, residential areas and through surrounding villages (particularly Foxton, Lubenham and Great Bowden).
 - ii) Encouraging journeys within the town by, walking, cycling and local bus services and making traffic junctions within the town work better for all.
 - iii) The creation and implementation of a town wide cycle network.
 - iv) Improved public transport provision, in particular links to the centre of Market Harborough and Market Harborough Rail Station.
 - v) Management of parking and loading facilities to respond to an increased use of Market Harborough town centre by shoppers, traders and visitors and managing provision of on street parking for residents in or near the town centre where needed, whilst at the same time recognising in some case that amounts and types of parking availability can encourage people to travel by car rather than to walk, cycle or use public transport.
 - vi) Not prejudicing the future implementation of further traffic management measures in the town centre as part of the wider package of transport measures, including improvements at Springfield Street/Northampton Road/Welland Park Road junction.
- d) The town centre will continue to be the focus for retailing within Market Harborough as follows:
- i) Development proposals for new retail and other town centre uses will generally be supported in Market Harborough town centre where appropriate to its nature, scale, historic and architectural heritage.
 - ii) The Council will work with partners to protect and enhance the range of leisure and entertainment facilities in Market Harborough and the contribution that these uses and the evening and nighttime economy makes to town centre viability and vitality.
 - iii) Market Harborough's Principal Shopping and Business Area (as defined in Harborough District Local Plan policy SH/1) will be extended in the Allocations DPD and may include the retail area at Springfield Street/Kettering Road and the secondary shopping area of St Mary's Road. The Allocations DPD will identify land to meet approximately 7,600m² additional comparison floorspace.
 - iv) The retention of existing local facilities will be supported and Great Bowden, Western Avenue, Rockingham Road and the strategic development area to the north west of the town will provide a focus for additional local retail facilities serving local needs.

e) Market Harborough's role as a focus for employment opportunities within the District will be supported and enhanced as follows:

i) Important existing employment sites will be designated 'Key Employment Areas' (KEA's) and protected from changes of use which may limit future business development.

ii) Existing employment land provision will be reviewed and the potential for additional sites will be considered through the Allocations DPD. Access by sustainable modes of transport will be a particular consideration in selecting sites.

ii) New enterprise will be supported by working with partners to deliver accommodation for business incubation and development.

f) The principle of a separation area between Great Bowden and Market Harborough will be maintained and a new separation area will be identified between Lubenham and Market Harborough to ensure the retention of identity and distinctiveness of neighbouring settlements.

g) All further development at Market Harborough will be accompanied by the provision of local infrastructure as described in Appendix 2 and in accordance with Policy CS12. This will include contributions where appropriate to sustainable transport measures, green infrastructure, improved waste recycling facilities, local services and community facilities. Such facilities should complement the development of existing community services in partnership with agencies particularly in the Market Harborough priority neighbourhood area.

Policy CS17: Countryside, Rural Centres and Rural Villages Beyond Market Harborough, Lutterworth, Broughton Astley and Leicester PUA, development over the plan period will be focussed on Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth and Ullesthorpe. As Rural Centres they will be the focus for rural affordable and market housing, additional employment, retail and community uses to serve the settlement and its rural catchment area. In other selected rural villages development will be on a lesser scale. In all cases development will be on a scale which reflects the size and character of the village concerned, the level of service provision and takes into account recent development and existing commitments. Outside these rural settlements, new development in the Countryside and other settlements not identified as selected rural villages will be strictly controlled. Only development required for the purposes of agriculture, woodland management, sport and recreation, local food initiatives, support visits to the District and renewable energy production will be appropriate in the Countryside subject to compliance with other relevant policies in this Strategy.

Rural development will be delivered as follows:

a) Billesdon, Fleckney, Husbands Bosworth and Ullesthorpe will be the focus for additional housing beyond that already built or committed. Housing in

selected rural villages will be on a lesser scale reflecting their size, character and service provision. Villages not identified, but which have identified Limits to Development, may be suitable to receive very limited small scale infill development.

b) Proposals will be supported which reduce the need to travel from rural areas such as:

- i) Development for permanent/mobile service or shopping provision;**
- ii) Development which provides or increases the opportunity for people to work and/or shop from home and help realise digital connectivity at speeds and reliability levels comparable with urban areas.**

c) Rural development will be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area in which it is situated. Key characteristics have been identified for the District's five landscape character areas (High Leicestershire, Laughton Hills, Welland Valley, Upper Soar and Lutterworth Lowlands). All development in these areas will contribute to:

- i) Protecting and, where possible, enhancing the character and quality of the landscape in which it would be situated;**
- ii) Conserving and, where possible, enhancing local landscape and settlement distinctiveness;**
- iii) Protecting and, where possible, enhancing local character through appropriate design and management which is sensitive to the landscape setting;**
- iv) Avoiding the loss of features and habitats of landscape, historic, wildlife or geological importance, whether of national or local significance;**
- v) Safeguarding important views and landmarks;**
- vi) Protecting the landscape setting of individual settlements;**
- vii) Restoring, or providing mitigation proportionate in scale for, damaged features/landscapes in poor condition; and**
- viii) Improving the green infrastructure network including increased opportunities for public access to the countryside and open space assets.**

d) Key Employment Areas in Rural Centres will be identified and protected from changes of use which may limit future business development. To support their designation as Rural Centres and improve their sustainability Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth and Ullesthorpe will be considered preferred locations for employment provision in the rural area in the review of existing employment sites and allocations. Both these will be carried out as part of the Allocations Development Plan Document.