

NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION

IM PROPERTIES plc: representor no.27

POSITION STATEMENT for MATTER 2

Introduction

IM Properties plc (IMP) is a Midlands based property company but with national & international reach, substantial resources and an impressive track record of delivery, especially in relation to commercial led development. Further information can be found at www.improperties.co.uk

In Spring 2016 IMP acquired land in North West Leicestershire at Junction 11 of the M42 motorway. It previously had no land or property interests in the area and so did not participate in the process of Local Plan preparation until the Publication stage in July 2016.

IMP's representations on the Publication Plan stated that "Policies S1, Ec1 and/or Ec2 need to be modified ... and IMP would wish to work positively and as far as is possible & appropriate in collaboration with the Council to agree the detailed wording of such modifications".

IMP has liaised with the Council in this regard and much common ground has been found. However it has not been possible to agree the wording of what IMP consider to be essential additions to submitted policies if the Plan is to be sound, especially given significant shortcomings in the evidence base and substantial inadequacies in the provision of land for employment development.

Matter 2. Vision, Objectives and Spatial Strategy

2a Is the Plan founded upon justified and effective Vision and Objectives?

2b Is the Spatial Strategy justified and effective, in particular with respect to

- i. **reasonable alternatives [LP04-05]**
- ii. **the chosen settlement hierarchy: 1. within the District; 2. having regards to the proximity of towns in neighbouring Districts [BP/02]**
- iii. **the definition of the scale and limits of development**
- iv. **the overall distribution of development**
- v. **the reuse of previously developed (brownfield) land**
- vi. **sustainable patterns of development?**

The submitted Plan is largely silent on demand and opportunities along the M42 corridor. As set out in IMP's Position Statement on Matter 6, this is a vitally important cross-country route between the conurbations of Derby, Nottingham, Coventry & Birmingham and which is well located relative to major employers such as JLR, Rolls Royce, JCB & Toyota and to intermodal railway freight interchanges at Hams Hall and Birch Coppice. Further, the Leicester and Leicestershire Distribution Sector Study identifies a need for 153 hectares of new land at road based sites in Leicestershire by 2036 and identifies the A42 Corridor as one of three Key Areas of Opportunity in the County; and the West Midlands Strategic Employment Site Study points to the M42 Corridor as a particular hotspot for both logistics and manufacturing and reveals a real shortage of immediate available land in this area. The silence of the submitted Plan on this issue and potential represents in IMP's view a major shortcoming.

IMP's Position Statement on Matter 6 also points to deficiencies not only in the quantum of land allocated for employment development but also in its spatial distribution.

It identifies that the allocated sites are concentrated in Ashby, Castle Donnington and Bardonia and that there is no provision in the south of North West Leicestershire, ie. that part of the District which is best related to the major regional economy and market of the West Midlands conurbation and to the strategic rail freight interchanges at Birch Coppice and Hams Hall.

This failing also represents a major shortcoming of the submitted Plan.

IMP propose that this position can be remedied by the addition to Policy Ec2 of "Consequent to the provisions of S1 (as proposed to be amended by IMP), ad hoc planning permissions will also be granted where opportunities arise to meet evidenced need or to respond to market signals in appropriate locations including M42 corridor"

PRW Strategic Advice for IM Properties plc

06. 12.2016