

# Sawley Crossroads

Wilson Bowden Developments

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## Distribution of Goods

- UK economy increasingly service-based. Distribution is a key part of UK PLC.
- Growing 'just in time' practices.
- Strategically placed sites around the UK to distribute goods to factories, shops etc.
- Geographical locations.....trunk roads, ports and airports.
- Role of rail.....network can only support freight in certain locations.

## Government Advice

*"identify a robust and defensible portfolio of both strategic and locally important employment sites"*

*"promotion of regional, sub-regional and local economies through positive planning"*

## Regional Level

- ▶ **Regional Freight Strategy** – importance of freight transport to the East Midlands economy.
- ▶ **East Midlands Strategic Distribution Study** – sites of 124 acres (50 hectares) or more required.
- ▶ **Regional Spatial Strategy** – need new sites to meet demand for strategic distribution, concentrating development in 5 areas including Leicestershire.
- ▶ **3 Cities & 3 Counties 'Growth Point'** – development initiatives to capitalise on existing assets including those within North West Leicestershire.

## Where Should Development Go – Why North West Leicestershire ?

### 'PACEC Study' - Leicester and Leicestershire Housing Market Area Employment Land Study 2008

- Identifies a need for 124 acres (50 hectares) of strategic warehousing in North West Leicestershire.
- A50 & M1 Junction 24 identified for potential strategic warehousing.

#### Locational Advantage

- Well located to ports.
- Excellent access to M1, M42 and M6/North West via A50.
- Proximity to Airport.
- Centrally located to markets.
- Access to appropriate rail line.

#### Economically Attractive

- Existing local supply of labour.
- Easy and quick access to customers.
- New land is available.

## Importance of Sustainable Development

The Challenge:

*'TO ABSORB ECONOMIC GROWTH IN A SUSTAINABLE WAY'*

### How To Help Meet The Challenge

- Impact on greenfield sites can be mitigated by utilising lower quality land.
- Reduce length and number of HGV journeys.
- Provide development in locations that does not require inappropriate road use both in terms of less acceptable environmental routes and the amenity of local people.
- Maximise existing transport infrastructure such as trunk roads and railways.
- Optimise public transport for employees.

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## Advantages Of Sawley Crossroads



- ▶ Area previously identified by the Council as having potential for development.
- ▶ Poor quality/degraded land.
- ▶ Within the A50/J24 area identified in the PACEC Study.
- ▶ Separated from Castle Donington, Hemington and Lockington by the A50 and railway line.
- ▶ Available for 24hr working.
- ▶ Connected to the trunk road network (A50, M1, M42) without the need for HGV's to pass through Castle Donington.
- ▶ Potential to connect to the rail network either through a new rail spur or via the EMDC railhead.
- ▶ Capable of creating a successor to EMDC.
- ▶ Existing 24hr passing bus service.

## Summary

- Despite current economic circumstances demand for distribution remains strong. It is an integral part of UK PLC.
- Fundamental arguments which make North West Leicestershire an attractive location for distribution.....central location, A50/J24, proximity to Airport and rail access.
- Planning system now based on long-term periods.....up to 2026.
- Core Strategy for North West Leicestershire needs to plan for the future:



- ▶ Sawley Crossroads represents an appropriate location, making use of existing infrastructure.
- ▶ Capable of being brought forward when needed.
- ▶ With competing pressures on land Sawley Crossroads represents the most suitable and appropriate site in North West Leicestershire.

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