

Welcome to Magna Park Lutterworth

The Future of Magna Park



Thank you for attending this public consultation on proposals for the expansion of Magna Park.

GLP, the owner and operator of Magna Park, is committed to delivering high-quality logistics development that sets new standards in design, sustainability, and environmental management.

We will be submitting two planning applications (Shown on the map to the right).

These applications will deliver additional logistics space, public amenities, and recreation facilities creating jobs and opportunities for the local community.

This consultation is your opportunity to learn more about the proposals and share your feedback before outline planning applications are submitted to Harborough District Council.

Have your say

You can share your feedback by:

- Completing a feedback form at this event and leaving it in the feedback box or handing to a member of the project team.
- Visiting mplutterworthconsultation.co.uk and completing the online feedback form.
- Scanning the QR code below.
- Emailing info@mplutterworthconsultation.co.uk

Consultation
Period:
25th March -
8th April



Why Logistics Matters to Everyday Life

Logistics keeps the UK moving. Nearly every product on every shelf, from the food in your fridge to the medicine in your cabinet, has been stored, sorted and delivered through the logistics network.

- Have you ever shopped at Asda? The food you bought probably passed through Magna Park Lutterworth. Supermarkets rely on efficient supply chains to keep shelves stocked with fresh produce and everyday essentials.
- Online shopping relies on modern distribution centres to deliver goods quickly and efficiently to homes across the country. Amazon parcels delivered in our local area are sorted at Magna Park Lutterworth.

Without well-located, modern distribution centres, the goods and services we rely on every day simply could not reach us.



What is a Local Plan?

A Local Plan is the key planning document that guides how development will happen in an area. It is prepared by the local council and sets out where new homes, workplaces, green spaces and infrastructure will go.

Every local authority in England is required by government to have an up-to-date Local Plan. Once adopted, it becomes the legal basis for making decisions on planning applications in the area.

Harborough District Council is currently preparing a new Local Plan covering the period 2020 to 2041. This will replace the current adopted plan (2011-2031) and will shape how the district grows over the next 15+ years.

What the Local Plan means for Magna Park

The Proposed Submission Draft Harborough Local Plan (March 2025) recognises Magna Park's critical role in the district and wider regional economy, and allocates land for future strategic logistics growth.

Policy SA01 - Site Allocations MP1 & MP2

Magna Park is allocated in the draft Local Plan for warehousing and logistics use. The northern expansion site is allocated under reference MP2 for strategic storage and distribution, building on Magna Park's established infrastructure and access to the motorway network."

Policy DS02 – Creating Jobs

Evidence confirms that more and larger strategic distribution spaces are required to support Leicester and Leicestershire's growing logistics sector.

"Magna Park will grow and enhance its role as a strategic distribution hub, attracting valuable inward investment " Submission Draft Harborough Local Plan

The Proposals MP2

The Future of Magna Park



GLP is proposing an extension to Magna Park Lutterworth on 123 hectares of land to the north of the existing campus. The site is allocated under reference MP2 in the emerging Harborough Local Plan for strategic warehousing and distribution use.

The extension would deliver approximately 300,000 sq m of high-quality logistics floorspace, set within a landscaped parkland environment with over 40% of the total site area dedicated to green infrastructure and open space. As per Harborough District Council's requirements, our application will include 3ha space for travelling showpeople.

Access is proposed via the A5 through improvements to Mere Lane, and via a new connection to Harrier Parkway – the main estate road through Magna Park Central – providing direct access to the A4303 and M1 Junction 20.



Employment at Magna Park Lutterworth

The Future of Magna Park



Careers Case Study:
Melissa Tricklebank

Current Role: HSE
Business Partner - DHL

Location: DHL

Years in Industry: 25

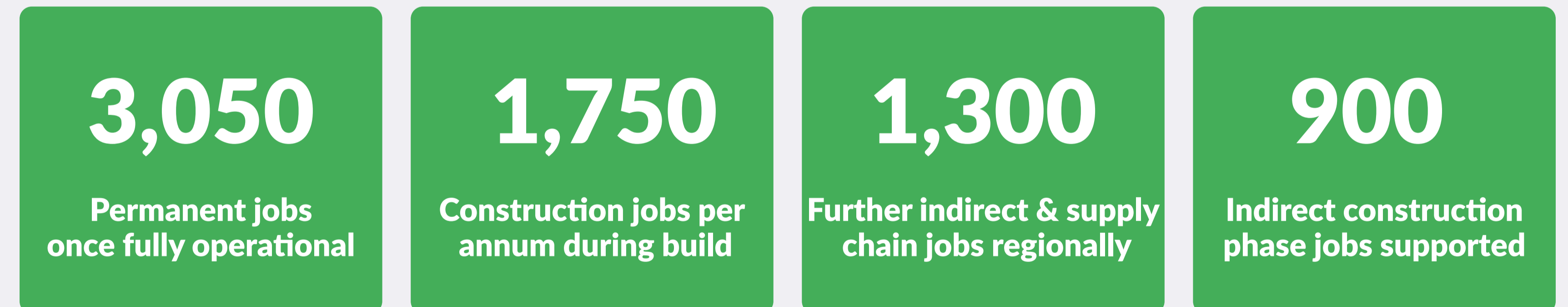
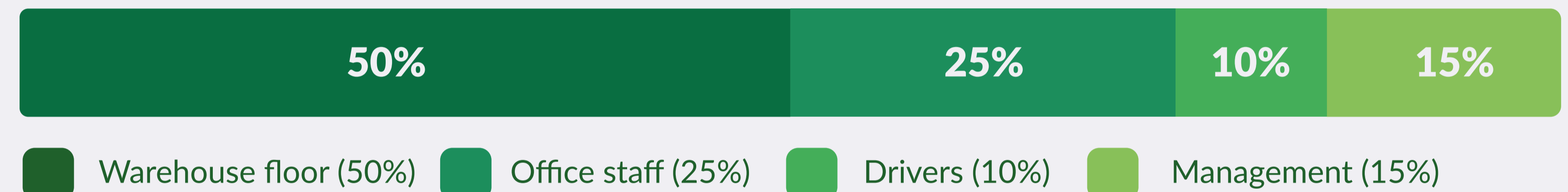
Melissa began her career as an Agency Accounts Administrator in 2001 for Excel Logistics, working on their Texaco contract.

With the company offering free NVQ's at the time and an interest in Health and Safety she asked if she could support the Health and Safety Manager, becoming a Health and Safety Officer looking after the BP contract for DHL in 2007.

Progressing through different roles and contracts across the business between 2004-2023 stepping up to Health and Safety Manager and then onto Health and Safety Business Partner, since 2023 she has been overseeing a cluster of their sites as the HSE Business Partner for their Manufacturing and Logistics arm

Magna Park already employs 10,000 people, the proposed extension would create thousands of jobs in the local area and support thousands of jobs in the wider region. 67% of workers at Magna Park come from within a 30-minute drivetime.

Modern logistics parks support a diverse range of roles not just warehouse positions. Research shows the typical employment mix at Magna Park is:



Looking for a job at Magna Park?

<https://findajob.dwp.gov.uk/search?loc=71896&p=3>



Transport and Access

The Future of Magna Park

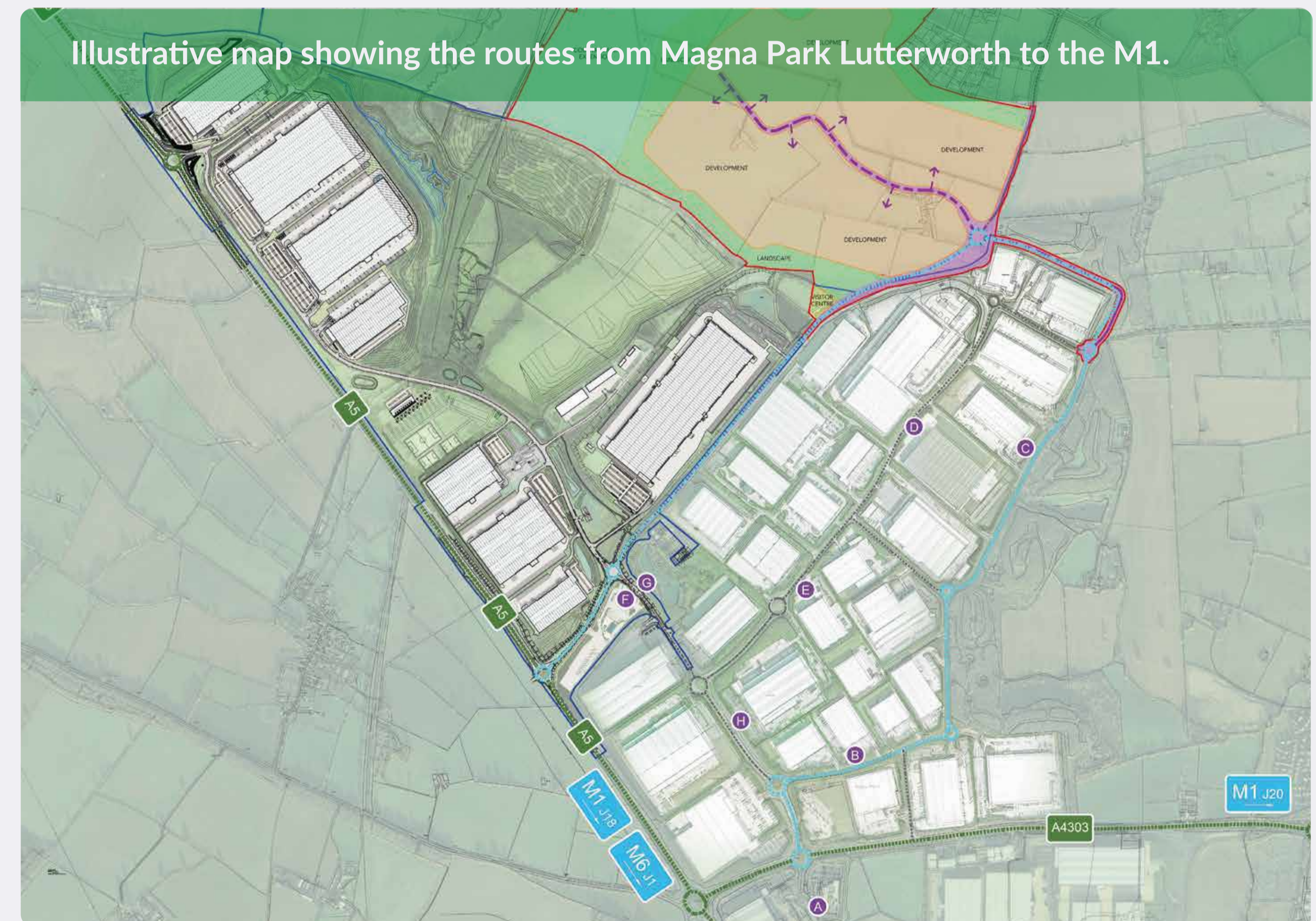
The proposed extension has been designed to integrate with Magna Park's existing road network and benefit from the site's established connections via the A5 and A4303 to the strategic highway network.

High-level transport analysis has been undertaken. It concluded that the proposed development would not have a severe impact on the operation of the highway network, in accordance with national planning policy.

Traffic from the northern expansion will be directed south and east towards the strategic road network. HGVs will not be routed north through Ullesthorpe or surrounding villages.

GLP actively monitors HGV movements across the Magna Park estate and works with occupiers to ensure vehicles follow designated routes. A reporting system is in place for residents to flag any HGVs using inappropriate routes, with contact details available on the Magna Park website.

Magna Park already benefits from a range of sustainable travel initiatives. The park operates a dedicated shuttle bus service connecting employees to nearby towns including Lutterworth, Rugby and Coventry, reducing the number of single-occupancy car journeys. Extensive cycle storage and EV charging infrastructure are also provided across the campus.



A5 /
Gibbet Hill

National Highways is committed to undertaking improvement works to the A5 / Gibbet Hill roundabout. GLP is in ongoing dialogue with National Highways regarding these works and their relationship to the extension proposals.

Archaeology

There are no designated heritage assets within the site. Nearby assets including Bittesby Deserted Medieval Village, scheduled monuments at Ullesthorpe, and local listed buildings and conservation areas, have been assessed, with any harm found to be less than substantial (low to very low).

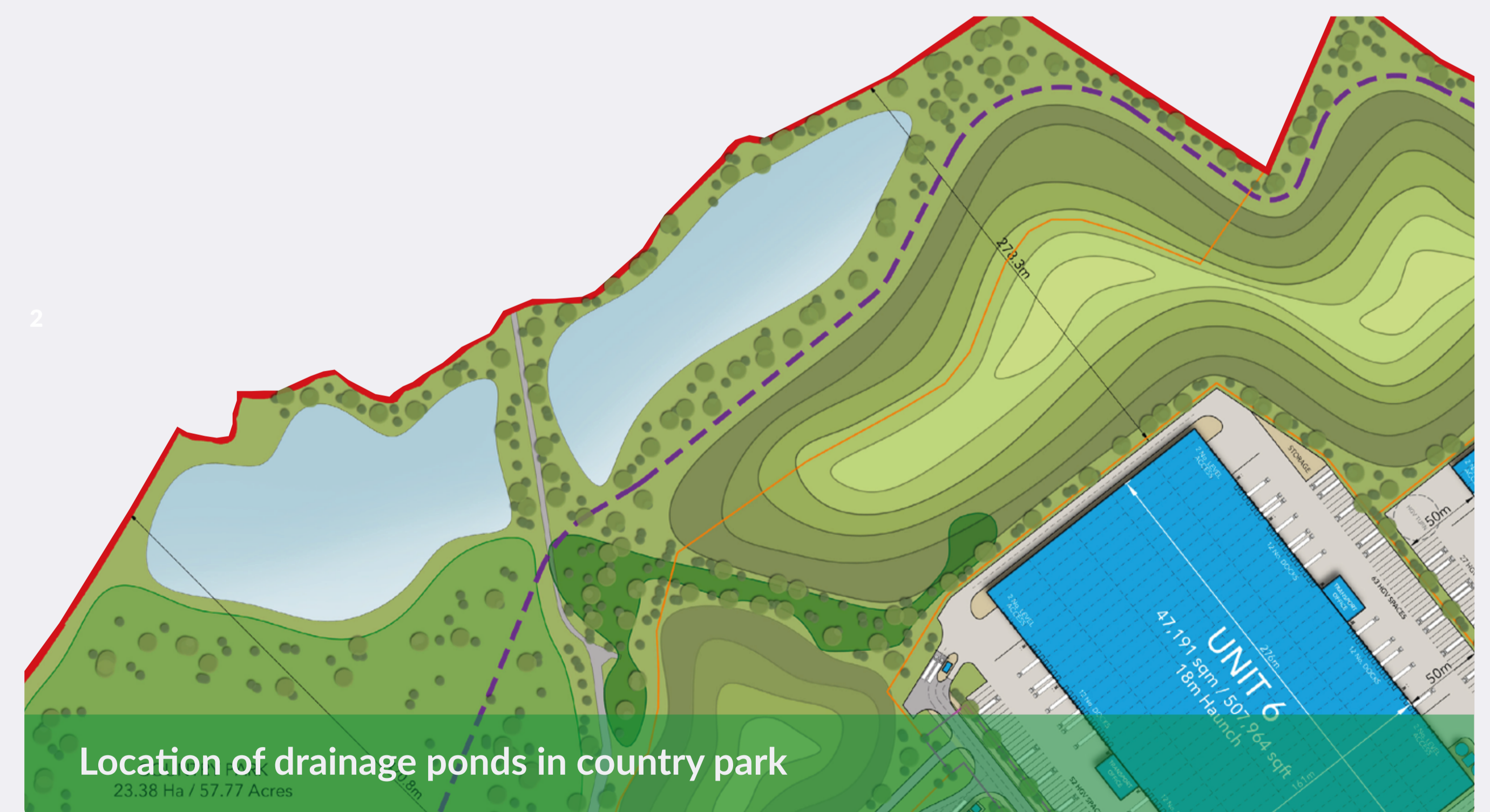
Four non-designated assets have been identified on site, including WWII structures from Bitteswell Airfield, Iron Age/Roman farmsteads, and medieval ridge and furrow earthworks. With over 350 hectares of combined fieldwork and geophysical survey, this is one of the most thoroughly investigated landscapes in Leicestershire. One Iron Age/Roman farmstead will be preserved within the Country Park.

Further targeted archaeological work will take place ahead of and following determination to ensure remains are properly recorded before construction.

1

Drainage




The site falls predominantly within Flood Zone 1, the lowest category of flood risk. Surface water from the development will be managed through a Sustainable Drainage Systems (SuDS) strategy using swales, attenuation ponds and other features to slow, filter and store rainwater before releasing it at a controlled rate no greater than existing greenfield runoff. These drainage features will be integrated into the landscape of the proposed Bittesby Country Park.



Have your say: The Future of Magna Park



How to give feedback

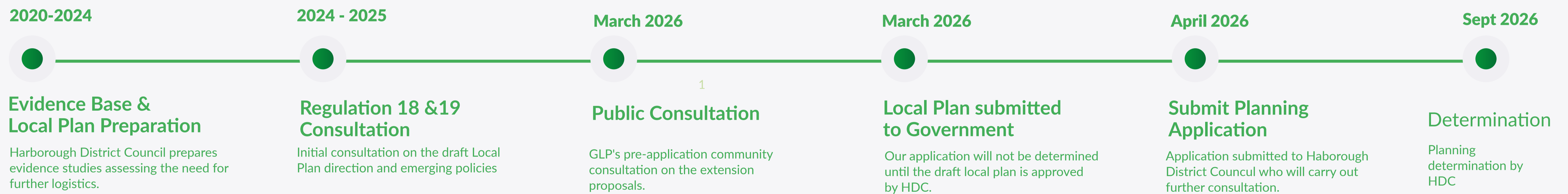
-  **Complete a Feedback Form** - Pick up a form at today's event or fill one in online. Paper forms can be posted or handed to a member of the team.
-  **Visit the Consultation Website** - View the proposals, download documents and submit your feedback online: mplutterworthconsultation.co.uk
-  **Email Us** - Send your comments directly to: info@mplutterworthconsultation.co.uk

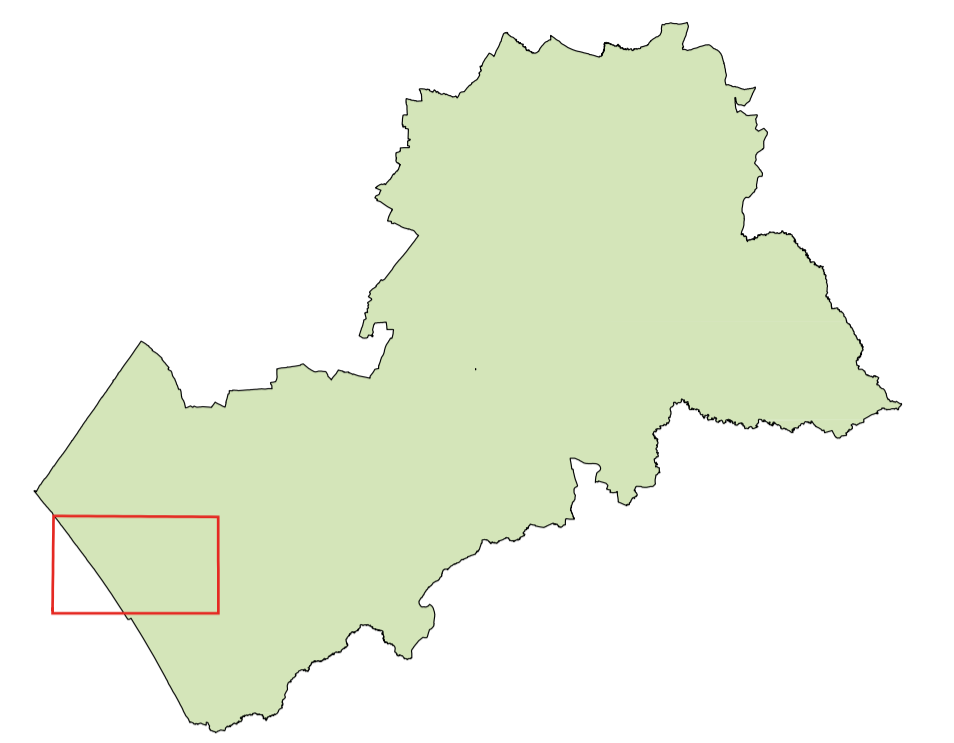
Application Documents

The planning application will be supported by a full Environmental Statement assessing all likely significant effects, including landscape, transport, air quality, noise, ecology, heritage and cumulative impacts.

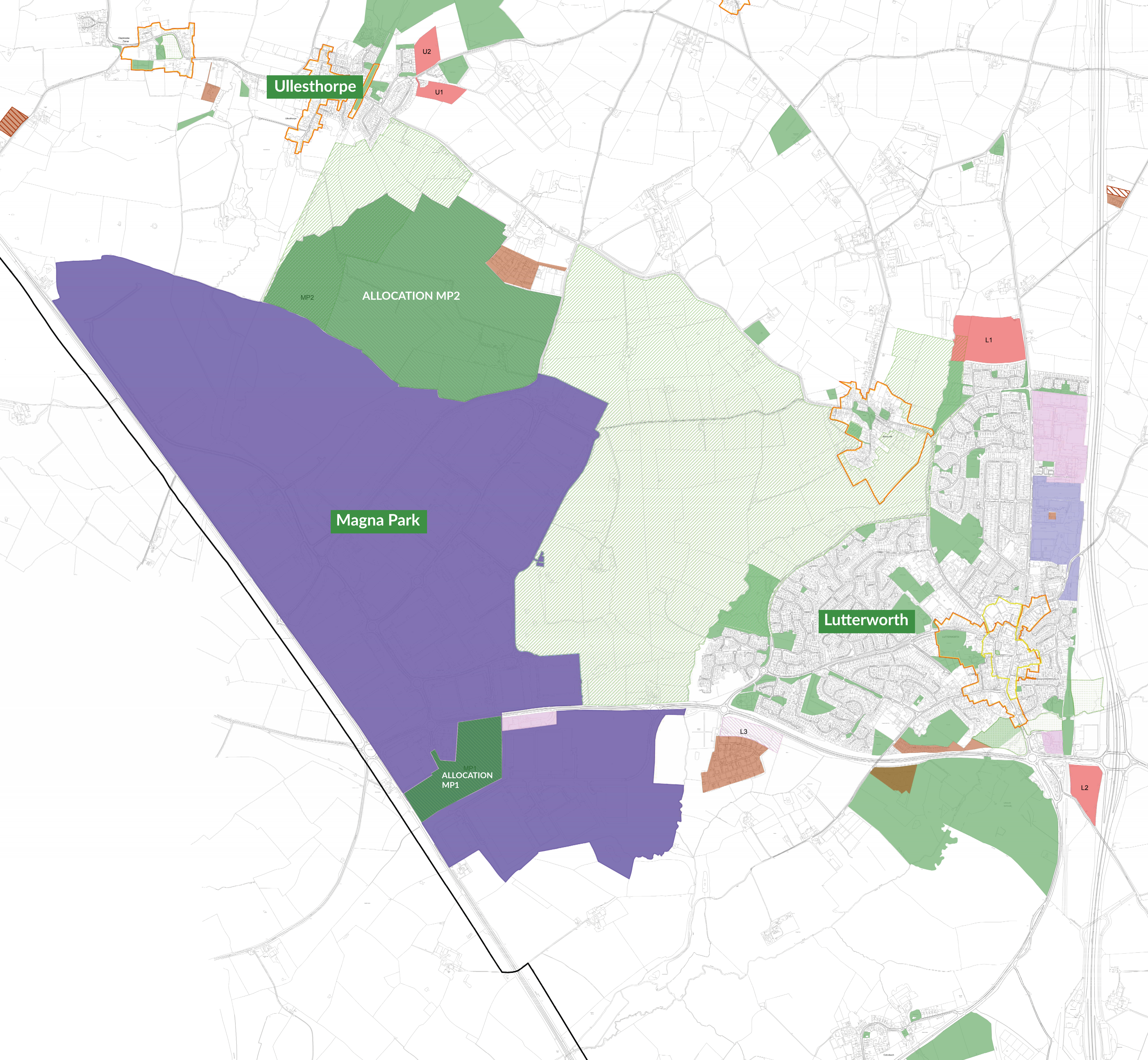
A range of additional technical documents will also be submitted, including a Flood Risk Assessment, Drainage Strategy, Climate Change and Sustainability Statement and arboricultural and lighting assessments. These documents will be available on the Harborough Planning Portal when the application has been submitted.

Project Timeline





Inset Map: 64
(Lutterworth, Bitteswell and Magna Park)



Legend

- Strategic Development Area (SA01)
- Housing Allocations (SA01)
- Employment Allocation (SA01)
- New Gypsy, Traveller and Travelling Showpeople sites (HN06)
- Existing Gypsy, Traveller and Travelling Showpeople sites (HN06)
- Key Employment Areas (DS02)
- General Employment Areas (DS02)
- Bruntingthorpe Proving Ground (DM13)
- Bruntingthorpe Industrial Estate (DM13)
- Leicester Airport (DM13)
- Complex North of Gartree Road (DM13)
- Magna Park (DS02)
- Retail Allocation (SA01)
- Town Centre Boundaries (DS02)
- District Centre (DS02)
- Local Centre Boundary (DS02)
- Market Harborough Primary Shopping Area (AP02)
- Conservation Areas (DM03)
- Green Wedge (DS04)
- Local Nature Reserve (DS03, DM10)
- Local Green Spaces (DM05)
- Open Space, Sport and Recreation Facilities (DS05)
- Sites of Special Scientific Interest (SSSIs) (DS03, DM10)
- Areas of Separation (DS04)
- Regionally Important Geological or Geomorphological Sites (RIGs) (DS03, DM10)
- Harborough District Boundary

Notes:

Reference numbers in the key refer to Policies in the Local Plan.

Policies that apply across the District are included in the Local Plan, but not shown on the Policies Map.

Items listed within the legend are applicable across multiple inset maps and are not bespoke to each page.



The Proposals MP1

The Future of Magna Park

MP1 is an infill site within the existing Magna Park estate, allocated in the emerging Harborough Local Plan for strategic warehousing and distribution use.

The site will deliver two new high-quality logistics units, making efficient use of land within the established park boundary. As an infill development, MP1 benefits from Magna Park's existing infrastructure, road network and estate management. The proposals have been designed to complement the scale and character of the surrounding buildings, with landscaping to maintain the parkland setting that defines Magna Park.



Illustrative masterplan. Subject to future Reserved Matters applications

Site Benefits

The Future of Magna Park



Responds to Specifically Identified Needs

The Site's location in the Golden Logistics Triangle is regarded as a strategic hub for distribution and logistics operations.

Lutterworth 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.

Job Creation – Construction

Around 1,750 direct construction jobs supported per annum across a wide range of trades, with opportunities for apprenticeships and local contractors. A further 900 indirect jobs will be supported regionally. Total national GVA benefits will exceed £250m.

Job Creation – Operations

Around 300,000sqm of floorspace is expected to generate 3,050 permanent jobs, with a further 1,300 in the sub region through supply chains and wage spend.

Job Creation – Types

Roles will span warehousing, distribution, business administration, IT and professional services.

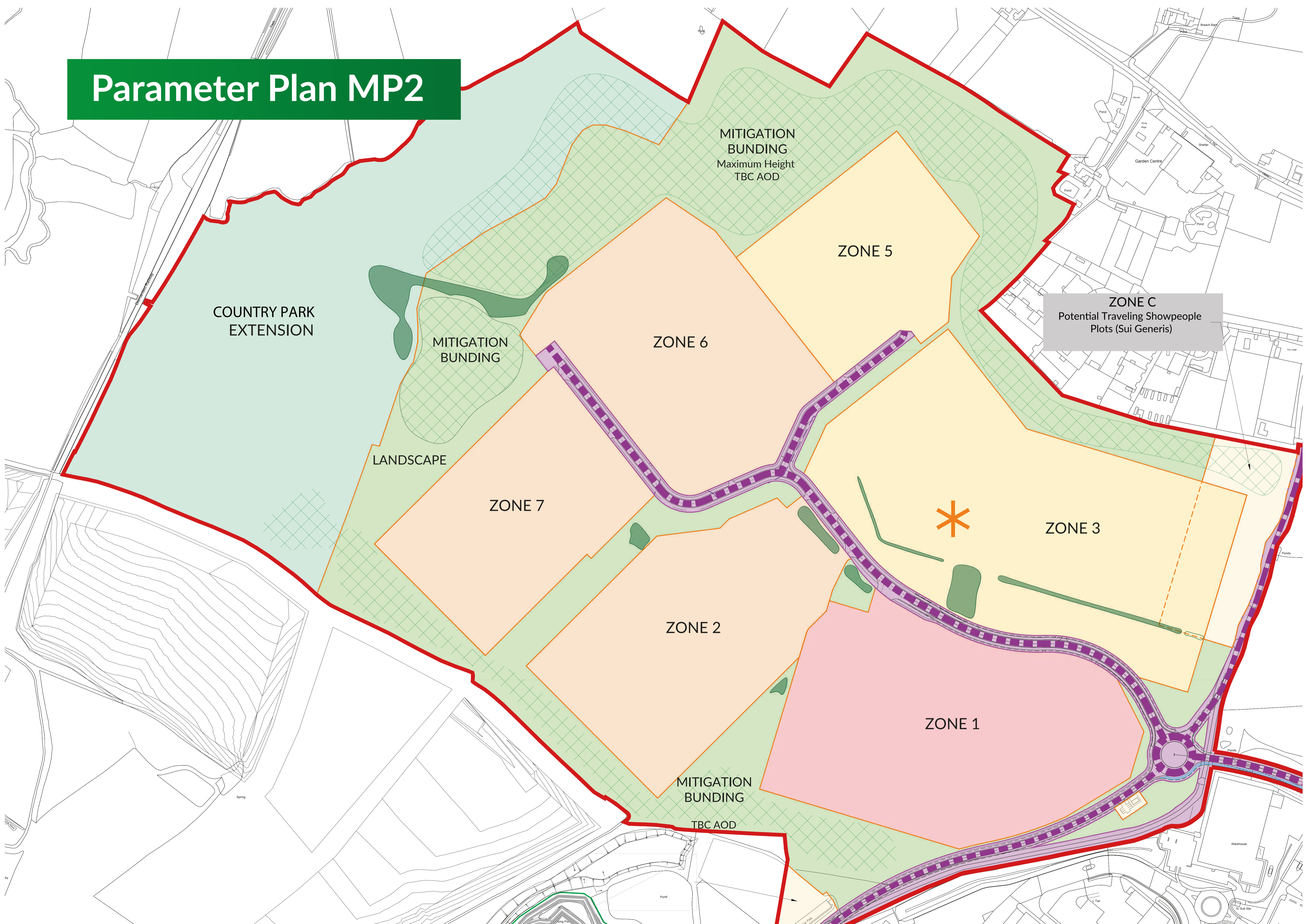
Business Rates

Magna Park currently generates an estimated £24m in business rates. The expansion is expected to contribute at least a further £8m, likely substantially higher, benefiting Harborough District Council and reducing the cost of public services for residents.

Community Initiatives

GLP supports local communities through a series of voluntary Community Funds, administered by Lutterworth Area Community Projects Limited (LACPL). A Community Liaison Group (CLG) provides regular updates on development proposals and operations at Magna Park.

Parameter Plan MP2



Occupier Map

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Magna Park already employs 10,000 people, the proposed extension would create thousands of jobs in the local area and support thousands of jobs in the wider region.

