

**Housing Infrastructure Fund (HIF)**  
**South West Leicestershire Growth Area (SWLGA) Bid**

**Bid Overview**

1. The bid focuses on the provision of new transport infrastructure to support the delivery of new housing in Lutterworth; at M69 Junction 2; and in the area around the proposed M1 Junction 20a.

**Background**

2. The Strategic Growth Plan identifies:
  - Lutterworth as an area where growth will be managed through Local Plans
  - An A46 Priority Growth Corridor, within which M69 Junction 2 and a new M1 Junction 20a would fall
3. The Harborough District Local Plan has recently been subject to Examination in Public (lead by an independent planning inspector). *[With reference to Figure 1]*, the Plan provides for an East of Lutterworth Strategic Development Area (ELSDA), consisting of

*[Figure 1 – deleted prior to the Cabinet meeting as it was causing confusion  
 Note that the information shown is purely diagrammatic and does not necessarily represent proposals being put forward by the County Council]*

- about 2750 dwellings, (of which 1500 will be delivered by 2031)
  - 13 hectares of 'non-strategic' storage and distribution warehousing
  - 10 hectares of other employment uses.
4. M69 Junction 2 and a new M1 Junction 20a fall with the district of Blaby. It is understood that Blaby District Council will be seeking to progress the development of its new Local Plan during 2019.

**Transport Infrastructure required to support growth in south west Leicestershire**

5. Evidence work to inform the Harborough Local Plan identified the need for a number of transport measures to support the delivery of the ELSDA, including:
  - site access junctions on the A426 and A4304
  - capacity improvements to junctions on the A4303/A4304, including to M1 Junction 20
  - a spine road running through the site between the A426 and A4304, including a new bridge over the M1 motorway.
6. There are already local community concerns about traffic conditions in south west Leicestershire and further growth of a strategic nature could not be

accommodated without transport infrastructure improvements, including, for example, improvements to M69 Junction 2 and a new M1 Junction 20a.

**What does the HIF bid cover?**

7. The bid is intend to:

- Support delivery of the Strategic Growth Plan and the Harborough Local Plan
- Support the delivery of the ELSDA
- Support the delivery of several thousand new houses in the Strategic Growth Plan A46 Priority Growth Corridor (subject to consideration through planning processes)
- Provide transport infrastructure that not only seek to mitigate the impacts of growth but also brings benefits to local communities.

8. It is currently envisaged that the likely HIF ask for this bid could be in the region of £40m. Work will continue to develop a credible bid, and the final ask will be informed by, amongst other things, continued business case development and ongoing discussions with the Ministry of Housing Communities and Local Government and Homes England. Discussions will also continue with Blaby District Council about securing developer funding and the sharing of any financial risk.