

Thousands of homes planned in major development by the M1 east of Lutterworth

Leicestershire County Council stands to make tens of millions of pounds from land sales

By [Dan Martin](#) Politics Reporter

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Thousands of homes could be built next to the M1 [near Lutterworth](#) under plans proposed by Leicestershire County Council.

More than 500 acres of land by the motorway has been earmarked for a huge development that would be made up of 2,750 houses, as well as employment sites which County Hall says could create 2,500 jobs.

The council owns most of the land and says it would expect to generate at around £30 million from selling its holdings in the area to house builders.

The proposal is however likely to prove controversial with residents east of the M1 where most of the land is currently in agricultural use.

There are also concerns about added traffic pressure on nearby roads including Junction 20 of the M1.

It would see Lutterworth expand over the M1 - a new road bridge is proposed over the motorway which would connect the new settlement to the A426 Leicester Road north of the existing town.

Included within the proposed scheme are a town centre with shops, health facilities and community buildings as well as two new primary schools.

The council says it would also seek contributions from developers for existing secondary schools so they can be expanded to take on new pupils.



Land east of Lutterworth that could be developed

The council says the windfall could be used to stave off cuts to front-line services, such as adult social care, caused by reductions in Government funding.

What the council says

Deputy leader of the [county council](#), Byron Rhodes, said: “The proposal enables us to provide much-needed new homes, and ease pressure for further development in other, less suitable parts of Harborough district.

“We remain the lowest funded county in the country and the development would also generate vital income for front line services, including those supporting vulnerable people.

“We’re committed to clear and ongoing engagement with residents and encourage people to visit the exhibition and have their say.”

The proposal – known as a strategic development area – is included in Harborough District Council’s local plan, which sets out how land is used and what is built where.

Subject to consultation, a planning application is due to be submitted to [Harborough District Council](#) in the New Year.

Plans to be exhibited

A drop-in event on September 21 and 22 will give people the chance to view the plans, ask questions and [comment on proposals](#).

The exhibition will be open from 10am to 4pm on September 21 and 22, at the Wycliffe Rooms in George Street, Lutterworth, LE17 4ED.