

# Harborough District Council Local Plan.

## Regulation 19 Consultation Representations.

On behalf of Storey Property Developments Limited (SPD-L).

Date: 2 May 2025 | Pegasus Ref: P23-1662

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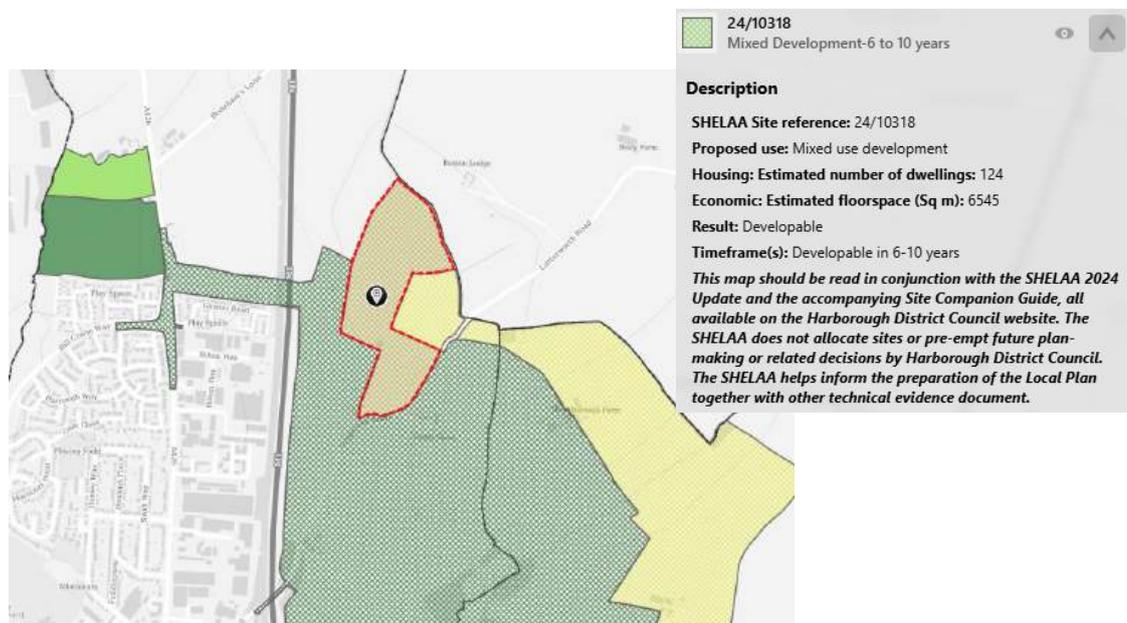
# Appendices

Appendix A – Site Location Plan

Appendix B – Illustrative Masterplan

# 1. Introduction

- 1.1. These representations are submitted by Pegasus Group on behalf of Storey Property Developments Limited (SPD-L) to the Harborough District Council Local Plan 2020-2041 Regulation 19 Consultation.
- 1.2. These representations relate to our client’s interests in Land North of Gilmorton Road, adjacent to the consented Lutterworth East, also called the Lutterworth East Sustainable Development Area (SDA). SPD-L are the sole landowner of this site and have a well-established history as both a housebuilder and promoter.
- 1.3. The Land North of Gilmorton Road, Lutterworth provides the opportunity to delivery approximately 200 new dwellings, together with approximately 1.87ha of employment development. A site Location Plan has been included in **Appendix A**, and a Concept Masterplan in **Appendix B**. SPD-L control this parcel of land which is located within a wider area of land controlled by Leicestershire County Council, the majority of which forms the Lutterworth East SDA, but also includes additional land to the north and east of our client’s site and to the east of the Lutterworth East SDA.
- 1.4. SPD-L have actively engaged in each stage of the preparation of the emerging Local Plan, including representations made during the Regulation 18 consultation in February 2024. The whole land parcel in the control of SPD-L was resubmitted to the Call for Sites in 2024 and given the reference SHLAA 24/10318. As demonstrated on the Strategic Housing Land Availability Assessment Map Tool (extract below), our client’s site north of Gilmorton Road (outline in red in the extract) adjoins and provides a natural extension to the Lutterworth East SDA (shown in green in the extract) and is deemed to be ‘Developable within 6-10 years’ for mixed use.



- 1.5. The Leicestershire County Council land submitted in the SHLAA under reference (21/8152) to the east of the consented SDA (shown in yellow in the extract above) is deemed to be ‘Developable within 11-15 years’ for mixed use. Collectively our client’s site and Leicestershire



County Council's land provides a wider opportunity to extend the Lutterworth East SDA and deliver around 1,500 additional homes.

- 1.6. The allocated and consented Lutterworth East SDA has outline planning permission for up to 2,750 dwellings, industrial and storage and distribution uses, two primary schools, a neighbourhood centre, and associated public open space as part of a hybrid planning application (application reference number: 19/OO350/OUT), granted in May 2022. The SDA is allocated under Policy L1 of the adopted Harborough Local Plan (2011–2031).
- 1.7. The consented scheme at Lutterworth East has since been amended by two applications, as set out below:
  - 24/OO932/VAC – Application to vary Conditions 50 (Traffic Signage), 51 (PRoW Strategy) and 54 (Pedestrian Crossings) and Removal of condition 20 (B8 limitation)
  - 24/O1125/S106 – Application to vary the existing Section 106 Agreement for the East of Lutterworth SDA 19/OO250/OUT to a minimum of 10% and a maximum of 40% affordable housing.
- 1.8. Both of these applications were granted at Harborough District Council's Planning Committee on the 3<sup>rd</sup> of December 2024.
- 1.9. The approved Illustrative Masterplan for the SDA shows residential land located to the immediate south and east of our client's site at Gilmorton Road, and employment uses to the Southwest. The approved SDA application also includes detailed permission for a new spine road and access via the A426 (Leicester Road), incorporating a bridge over the M1 Motorway to connect the SDA to the existing settlement of Lutterworth, which lies immediately to the West of the M1. This spine road will also connect the A4303 (Lutterworth Road) to the southern part of the SDA. The improved access roundabouts along the SDA spine road lie immediately to the west and south of the site at Gilmorton Road.
- 1.10. Marketing of the B8 land south of A4303 (Lutterworth Road) which forms the southern part of the SDA is to commence in 2025. Given the strategic location of this parcel of employment land interest is reported to be high and its anticipated a development partner will be identified by the end of 2025. The sale of this high value land kick starts the infrastructure for the SDA with the approved S278 works at Lutterworth Road and the first arm of the SDA Spine road to be constructed as part of this first phase of the development.
- 1.11. Immediately to the east of the site lies land reserved in the Local Plan for leisure uses – Policy L1 sets out that this land is safeguarded for a potential new leisure centre to service Lutterworth. This is also reflected in the Section 106 Agreement for the SDA, in Part Ten of the Third Schedule.
- 1.12. The Concept Masterplan in **Appendix B** shows the latest proposals for our client's site north of Gilmorton Road, demonstrating how this site could provide an area of well-related and sufficiently connected residential development including affordable housing units, alongside employment development to the East of Lutterworth.

## 2. Part A – Contact Details



	Personal Details	Agent Details
Name	Mr Ian Bennett/Mr Hayden Seed	Mrs Clare Clarke
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Email		
Telephone Number		

- 2.1. The remainder of this document sets out our representations on behalf of Storey Property Developments Limited. The highlighted sections provide a summary of the key points.
- 2.2. We wish to be notified of the following:
- ✓ When the Plan is submitted for independent examination
  - ✓ When the Inspector's Report is published
  - ✓ When the document is adopted

### 3. Local Plan Vision

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

#### Comments

- 3.1. The proposed vision is supported in principle, although it could be made more spatially specific by making reference to the key strategic developments being delivered through the plan period including the new strategic sites at the Land south of Gartree Rd and east of Oadby, Market Harborough and the existing Lutterworth East Strategic Development Area.
- 3.2. **Although the Lutterworth East SDA is an existing commitment it will be a key area of growth and change through this plan period which should be recognised in the vision.**

#### Modifications Necessary

- 3.3. The Local Plan Vision should be modified to reference the key Strategic Development Areas and provide a vision for them, since they will collectively comprise the key areas of change within the District during the proposed plan period and beyond.

#### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 3.4. SPD-L wish to participate in any discussion about the Vision at the Examination to support the inclusion of the Lutterworth East SDA within the emerging Local Plan Vision, as this is a key mixed-use commitment in the adopted development strategy, to be implemented throughout the plan period.

## 4. Overall Development Strategy Key Diagram

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 4.1. The Key Diagram (Figure 2) of the Local Plan summarises the policies DS01 through DS05, setting out the overall development strategy. The Key Diagram gives no indication that there is a Strategic Development Area delivering 2,750 homes as part of a mixed use development to the east of Lutterworth.
- 4.2. **The Key Diagram should include reference to the Lutterworth East SDA, given its strategic relevance within the District.** The consented scheme at the Lutterworth SDA will be providing a significant portion of the District’s housing supply, as set out in Appendix 5. Whilst it is a commitment following allocation in the current adopted Local Plan, it is also a key component of the Development Strategy for District over the plan period.

### Modifications to the Local Plan

- 4.3. The Key Diagram should be amended to incorporate reference to the Lutterworth East SDA to provide certainty and transparency about the delivery of this site and ensure the plan is positively prepared and effective.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 4.4. SPD-L wish to participate to support the inclusion of the Lutterworth East SDA within the emerging Local Plan, as a key mixed-use commitment to be implemented throughout the plan period.

## 5. Policy DS01 – Development Strategy: Delivering Homes

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – NO

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

#### Housing Requirement

- 5.1. Policy DS01 'Development Strategy: Delivering Homes' sets out a housing requirement of 13,182 for Harborough District between 2020 and 2041. This is based upon an annual housing requirement of 657 homes per year between 2020 and 2036, and 534 homes per year between 2036 and 2041.
- 5.2. This compares to the current Local Housing Need figure for Harborough of 723 homes per year, calculated using the standard method (including the March 2025 affordability ratio update which did not affect the figure). The Council are however proceeding under the transitional arrangements set out in the new NPPF (2024) and are therefore seeking to meet the local housing need identified through the previous version of the standard method, which identified a need for 510 homes a year.
- 5.3. The explanation for the housing requirement is set out in paragraphs 4.4 to 4.7 of the reasoned justification and points to the Leicester & Leicestershire Authorities – Statement of Common Ground relating to Housing and Employment Land Needs June (2022) (SoCG). The SoCG apportions unmet housing need from Leicester City, and for Harborough, this is 123 homes per year up to 2036. At the time the SoCG was drafted, Harborough had a Standard Method Local Housing Need of 534 houses per year, which combined gives a total requirement for 657 homes a year.
- 5.4. Paragraph 4.6 notes that the housing requirement is reduced from 2036, in line with the end date of the SoCG. This approach to the housing requirement is not justified and also fails the test of being positively prepared and consistent with national policy. **The housing requirement must incorporate a proportion of Leicester's unmet need through the entirety of the plan period until 2041.**
- 5.5. Implicit within the Council's Local Plan Housing Requirement figure is that Leicester's unmet need will somehow disappear after 2036. This seems nonsensical as Leicester City has tightly drawn administrative boundaries. The far more likely scenario is that Leicester City will see a decrease in its capacity for housing development after 2036, and its unmet need is likely to increase rather than disappear. It will be for surrounding districts to address this

unmet need, and to ignore this reality is the opposite of positive planning, contrary to the tests of soundness in NPPF paragraphs 36a, 36d 16.

5.6. We get an insight into the likely unmet need position post 2036 in a note prepared by Leicester City for the Inspectors for the Leicester City Local Plan Examination in Public. The note sets out the implications of the proposed changes to the National Planning Policy Framework (NPPF) for the Leicester Local Plan and other Leicestershire authorities (Action 17) and the response is included in the Examination Library as Exam 56 and can be viewed here: (<https://www.leicester.gov.uk/media/1ypej5yw/exam-56-action-17-note-on-2024-nppf-final.pdf>).

5.7. This note was prepared by the City Council in October 2024 before the final NPPF update was published so was based on the proposed standard method which suggested a local housing need of 1,690 in the City whereas the final standard method for the city published in December 2024 was 1,557 (now 1,580 taking account of the affordability ratio update in March 2025). Taking account of this context, the note provides a really useful insight into the likely unmet need situation post 2036. The Council states in the note:

*'As the Leicester Local Plan at Examination effectively allocates the final remaining strategic site development opportunities for development ahead of 2036, the city capacity going forward into Plan review will be limited. As anticipated in the Strategic Growth Plan, there will be an increasing unmet need requirement going forwards in City – at the time of SGP approval, the potential City supply figure envisaged beyond 2031 was 550 dpa.*

*The City Council therefore expects that under the new NPPF, in addition to the new standard method need, partner councils will also need to address evidenced future City unmet need in their Local Plans beyond that identified to 2036 in the 2022 Statement of Common Ground. City capacity will only be able to be fully confirmed and evidenced post adoption of the Plan currently being examined'.*

5.8. **It is clear that unmet need should continue to be incorporated into the housing requirement for the Borough post 2036 given the unmet need in Leicester is likely to remain or increase through the District's plan period.**

5.9. The justification for reducing the housing requirement after 2036 is further undermined when the most up to date standard method Local Housing Need for Harborough is higher than the figure the council is using – even in the pre 2036 period. The increased Standard Method figure for the District illustrates an increased requirement for development in the district within the Housing Market Area context. The housing requirement set out in Policy DS01 is not justified, is not positively prepared and not consistent with national policy.

5.10. It is also failing the Duty to Cooperate. Whilst there is clear evidence of active and on-going constructive engagement over a number of years, there is no evidence of this engagement having dealt with the changes brought in during December 2024. The Council needs to show that there has been constructive engagement on the housing requirement figure for the District in light of recent changes to the Standard Method and taking account of the implications of the transitional arrangements.

5.11. Ideally a new SoCG should be prepared to review the scale of unmet need post 2036 and apportion this. This is likely to take some time so in the meantime the Leicester and Leicestershire authorities need to demonstrate that the existing agreed SoCG housing



figures meet the needs of the Housing Market Area based on the pre-2024 NPPF change to the standard method, including the unmet need from Leicester and if so agree to carry these figures forward beyond 2036 until further work is complete to confirm the scale of unmet need.

#### Plan Period

- 5.12. The plan period proposed is 2020–41. This is not considered to support a positively prepared plan as it includes four years which exceed the local housing need figure which the Council should be using to inform the housing requirement. This means the plan is taking account of four years of over-delivery between 2020–2024 when the standard methodology itself takes account of over and under-delivery, this therefore could represent double counting.
- 5.13. Between 2020 and 2024 the Council have completed a total of 3,730 dwellings according to the Housing Trajectory set out in the Local Plan. This is an average of 933 dwellings a year, an oversupply of 1,102 dwellings. This oversupply is then taken off the 'to be found' figure in the plan period.
- 5.14. The NPPF, at paragraph 22, requires Local Plans to provide a 15 year time horizon from the adoption of the plan to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. The latest Local Development Scheme (March 2025) anticipates Submission in September/October 2025 and adoption in October–December 2026. This would mean the plan would look ahead over 14 years at adoption, rather than the required 15, as the Council's would be well into the monitoring year 2026/7.
- 5.15. Based on the Local Development Scheme it is necessary for at least an additional year to be added to the plan before Submission to ensure the plan provides a full 15 year time horizon. Whilst the Examination in Public process can take around a year, many take longer, as seen in neighbouring Charnwood where the Examination has been underway for over three years. Whilst this is unusual, the Leicester City Local Plan has had a single set of hearing sessions, no pauses or additional consultation and the Inspectors have indicated the plan can be found sound, but the Council is now a year and eight months into the Examination process having submitted in September 2023 and yet to publish Main Modifications.
- 5.16. **The Council can avoid further unnecessary delays during the Examination process by extending the plan period now to 2042.**
- 5.17. The proposed plan period is not justified, is not positively prepared and not consistent with national policy.

#### Lutterworth East Strategic Development Area

- 5.18. As noted in Paragraph 4.8 of the Local Plan, the District has a significant quantity of existing commitments to contribute to the housing need in the area during the plan period. **It is our opinion that the Lutterworth East SDA, as an existing commitment for 2,750 homes, is a key component of the growth in Harborough District and should be referenced throughout the Local Plan** as an important strategic commitment contributing to the housing requirement during the plan period, for a range of mixed-use services including housing and employment development.

- 5.19. Table 1 sets out the settlement hierarchy within the District. It is agreed in principle that Lutterworth is ranked in 'Tier Two: Market Towns' out of 6 tiers. The Settlement Hierarchy Audit (2025) supports this approach and notes the sustainability of Lutterworth as a key Market Town within the District, alongside Market Harborough. Paragraph 4.15 of the Local Plan notes that Lutterworth has been allocated a lower amount of growth, given the existing commitment to developing Lutterworth East. **This approach, limiting development in a Tier Two Market Town, should be reconsidered.**
- 5.20. The housing requirement set out in Policy DS01 is not justified, is not positively prepared and not consistent with national policy. It is contrary to the tests of soundness in NPPF paragraphs 36a, 36d 16 and requires modification.

## Modifications to the Local Plan

- 5.21. Policy DS01 should be modified so that the housing requirement incorporates Leicester's Unmet Need until the end of the plan period, rather than until 2036.
- 5.22. The plan should be supported by an updated Statement of Common Ground between the Leicester and Leicestershire authorities which apportions the unmet need from Leicester beyond 2036 taking account of the authorities progressing under the transitional arrangements such as Harborough District Council. Or an interim position should be agreed between the authorities to demonstrate that the existing agreed SoCG housing figures meet the needs of the Housing Market Area based on the pre-2024 NPPF change to the standard method, including the unmet need from Leicester and if so agree to carry these figures forward beyond 2036 until further work is complete to confirm the scale of unmet need.
- 5.23. The plan period should be rebased to 2024 or potentially 2025 given the intention to submit the plan later this year. The plan period should also be extended by at least a year.
- 5.24. Policy DS01 should make clear reference to the role of the consented Lutterworth East SDA in contributing to the housing requirement within the plan period in part 2 in relation to commitments.

## Participation

**If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?**

Yes  No

- 5.25. SPD-L wish to participate in the hearing sessions where the duty to cooperate housing requirement, plan period and policy wording for DS01 is discussed. Our representations raise technical issues that would benefit from discussion.

## 6. Policy DS02 – Development Strategy: Creating Jobs and Diversifying the Economy

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 6.1. The approach set out in Policy DS02 is supported in principle. The intention to co-locate employment and residential uses as set out in Part 6 of the policy is supported as a sustainable method of meeting the need for additional housing and employment development within the District.
- 6.2. The Lutterworth East SDA, identified in the adopted Local Plan, is consented to provide over 20 hectares of employment uses, including B2 and B8 to be delivered in the first Phase of the SDA. This commitment to contribute to the quantity of employment land available should be referred to within this policy, particularly given the sustainable location of these employment uses adjacent to the 'Golden Triangle' road network.

### Modifications to the Local Plan

- 6.3. The strategically important committed employment development within the Lutterworth East SDA should be referred to in the Local Plan, it should be noted within Policy DS02 in part 2 in relation to commitments.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 6.4. SPD-L wish to participate in the hearing sessions for DS02 to set out our views on the inclusion of reference to the Lutterworth East SDA.

## 7. Policy DS05 – Development Strategy: Supporting Strategic Infrastructure

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – YES
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 7.1. The inclusion of reference to the Lutterworth East SDA and the spine road to be delivered in the Infrastructure Delivery Plan is supported and highlights the importance of this site to the the future growth of the District and the need therefore to include a policy on the site and reference to it in other key policies.

### Modifications to the Local Plan

- 7.2. None

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

## 8. Policy SA01: Site Allocations

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

#### Sustainability Appraisal

- 8.1. Chapter 5 of SA explains how the Council has considered six broad distribution options in November 2023 which led to 3 further refined options for the level and distribution of housing. The reasons for rejecting or selecting different options are not clearly set out in the SA report.
- 8.2. The SA report refers to certain council meetings, but case law determines that such reasons should be clearly set out within the SA document and there should not be a 'paper chase' to other documents, especially if they are not part of the Local Plan evidence published on the Local Plan consultation website.
- 8.3. **The reason for selecting or rejecting certain site options relies on the fact that council has decided the level of development that should be accommodated in certain settlements, However without a clear description of the process that led to the identification of levels of development in certain settlements, the site selection process is flawed and is not justified.**

#### Figure 5 Diagram showing broad location and scale of site allocations

- 8.4. **Figure 5, like the Key Diagram, should incorporate Lutterworth East as a strategic commitment.** The size, location, and relationship to Lutterworth establishes the Lutterworth East SDA as a key development to be undertaken within the plan period. Whilst it is understood that this site is now a commitment, its strategic position within the development strategy should be acknowledged as it is not yet built out and is therefore a core part of the future development of the District.

#### Lutterworth East SDA

- 8.5. **Policy SA01 should carry forward the policy for Lutterworth East SDA in the adopted Local Plan.** The site is yet to be built out and will be the subject of further Reserved Matters applications. It is essential that future applications have a policy framework within which they can be determined to ensure the aims and objectives of this strategic development site are not undermined.



- 8.6. This approach has been taken by many authorities including locally within the Charnwood Local Plan where the three existing consented Sustainable Urban Extension policies have been carried forward and updated to provide a policy basis for future applications within these areas.
- 8.7. If this does not happen, how will any future applications to amend the existing permission be determined in a consistent and coherent way. A policy is required for the site to ensure the Local Plan is effective.
- 8.8. The Housing Trajectory should also single out of the development area so that the delivery rates of the site can be understood clearly.

#### Direction for Growth – Longer Term Vision

- 8.9. The inclusion of a policy for the Lutterworth East SDA or the carry forward of the existing policy would provide an opportunity to consider the longer term vision for development in this location.
- 8.10. The NPPF paragraph 22 is clear that where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery. This is the case for the emerging Harborough Local Plan. The plan includes two new strategic sites and one existing strategic site (Lutterworth East SDA) that are significant extensions to existing settlements.
- 8.11. It is therefore important that this plan considers the longer term vision for growth, this will include the conclusion of the largest sites beyond the plan period and should also include consideration of opportunities beyond the current allocations, such as our client's land which provides an opportunity to maximise the benefits of the Lutterworth East strategic site and assist with providing additional affordable housing and critical mass to support facilities and services.
- 8.12. **To meet the national policy requirement to consider the longer term vision for the District, it would be appropriate for the Council to identify directions for growth beyond the Lutterworth East Strategic Development Area to indicate the longer term potential for development beyond the existing permission towards the end of the plan period and beyond.**

#### Alternative Sites

- 8.13. Whilst providing a suitable location for a direction for growth to be identified, **our client's site at Land North of Gilmorton Road, Lutterworth, also provides a suitable location for allocation within the Local Plan now.** The site has a strong relationship with the Lutterworth East SDA and provides a logical extension of this consented scheme with the opportunity to deliver additional development including affordable housing and assist with creating the critical mass to sustainably support services and facilities in the long term.
- 8.14. The approved Illustrative Masterplan for the SDA shows residential land located to the South and East of our client's site at Gilmorton Road, and employment uses to the Southwest. The approved SDA application also includes detailed permission for a new spine road and access via the A426 (Leicester Road), incorporating a bridge over the M1 Motorway to connect the SDA to the existing settlement of Lutterworth, which lies immediately to the West of the M1.



This spine road will also connect the A4303 (Lutterworth Road) to the southern part of the SDA. The improved access roundabouts along the SDA spine road lie immediately to the West and South of the site at Gilmorton Road.

- 8.15. Immediately to the East of the site lies land reserved in the Local Plan for leisure uses – Policy L1 sets out that this land is safeguarded for a potential new leisure centre to service Lutterworth. This is also reflected in the Section 106 Agreement for the SDA, in Part Ten of the Third Schedule.
- 8.16. The Concept Masterplan in **Appendix B** shows the latest proposals, demonstrating how this site could provide an area of well-related and sufficiently connected residential development including affordable housing units, alongside employment development to the East of Lutterworth.
- 8.17. Given the likelihood that the unmet need in Leicester will further increase throughout the plan period, it is important to consider the role of additional sites that can contribute development within the plan period in one of the most sustainable locations in the District.
- 8.18. The site has been appraised and found by the Council to be developable within 6–10 years. The site can provide up to 200 dwellings alongside employment uses as required. It is in a suitable location in tier 2 settlement, available for development and achievable as it is in the control of a single landowner and housebuilder. It is also located adjacent to further Leicestershire County Council’s land and collectively these sites provide a wider opportunity to extend the Lutterworth East SDA and deliver around 1,500 additional homes.

## Modifications to the Local Plan

- 8.19. The site selection process set out in the Sustainability Appraisal is unclear and requires further explanation.
- 8.20. The Lutterworth East SDA should be acknowledged within the Site Allocations policy and Figure 5 as a key aspect of the development strategy and a policy framework provided for future applications.
- 8.21. Land North of Gilmorton Road should be incorporated into the Site Allocations, given its relationship with the Lutterworth East SDA and its potential to provide additional housing and employment. It has the potential to come forward on its own as a logical extension to the existing Lutterworth East SDA which would sit comfortably alongside a wider extension using Leicestershire County Council Land.
- 8.22. This land could alternatively be considered for **identification as a Direction for Growth** as part of a longer term vision for additional growth in this sustainable location.

## Participation

**If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?**

Yes    No



- 8.23. SPD-L wish to participate in the hearing sessions where Policy SA01 is discussed. Our representations raise technical issues that would benefit from discussion.

## 9. Policy HNO1 Housing Need: Affordable Homes

Do you consider the Local Plan is:

- Legally Compliant – **YES**
- Sound – **YES**
- Complies with Duty to Cooperate – **YES**

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 9.1. The principle of this policy is acceptable. Land North of Gilmorton Road, Lutterworth intends to provide fully policy-compliant affordable housing provision of quantity and tenure, to ensure that affordable housing need within the District is met.
- 9.2. It is noted that an application to Vary the Section 106 of the Lutterworth East SDA was approved by the Council in December 2024, confirming that the SDA may provide affordable housing at a minimum of 10% and a maximum of 40%. Given this potential reduction in affordable housing provision within the SDA, it is considered that the site at Gilmorton Road could assist with providing additional affordable housing in line with the proposed policy phrasing.

### Modifications to the Local Plan

- 9.3. No modifications are required.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

## 10. Policy APO1 – Development in Settlements

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 10.1. The policy sets out that in addition to the sites allocated in Policy SAO1, development will be permitted on land adjoining the existing built up areas of settlements in Tiers 1 to 5 of the settlement hierarchy where this meets requirements certain criteria. This includes criteria (f) that the development relates to a settlement in Tiers 1 – 4 of the settlement hierarchy and is necessary to meet strategic housing need established in Policy DSO1 where net homes delivered against the number of homes required falls below 85% in the previous three-year period’.
- 10.2. This policy approach is supported as a pragmatic approach to the potential need for additional sites in the plan period outside the allocations and provides the Council with a policy framework within which to assess speculative applications.
- 10.3. **It is unclear however why the policy doesn’t also include scenarios where a five year supply of deliverable sites is not available as well as when the Council is failing the Housing Delivery Test.** To be effective and positively prepared, it is important this scenario is also included in the Policy.

### Modifications to the Local Plan

- 10.4. Policy APO1 should be modified to include a scenario where the Council is unable to demonstrate a five year supply under criteria (f) or as an additional criteria (g).

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 10.5. SPD-L wish to participate in the hearing sessions related to Policy APO1 to set out the proposals above which would benefit from discussion.

## 11. Policy DMO9: Sustainable Construction and Climate Resilience

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 11.1. Policy DMO9: Sustainable Construction and Climate Resilience is not justified or effective.
- 11.2. The Policy states that it relates to all development and states that all development must, amongst other things “minimise carbon emissions during construction”. **It is not clear what the threshold is for compliance with this policy.** It does not comply with NPPF para 16 as it is not evident how a decision maker should react to development proposals. The lack of clarity about compliance with this policy means that is uncertain whether it has been robustly tested through viability.

### Modifications to the Local Plan

- 11.3. Policy DMO9 requires further explanation to be justified and effective.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

## 12. Appendix 1 – List of Replaced Policies

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 12.1. The removal of Policy L1 (East of Lutterworth Strategic Development Area) is not supported, particularly given the minimal references throughout the Plan to the role of the Lutterworth East SDA in supporting the provision of housing and employment uses within the plan period.

### Modifications to the Local Plan

- 12.2. The Lutterworth East SDA should be referred to in Part 1 of the Local Plan, particularly policies DS01, DS02, and SA01 as set out throughout this representation document.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 12.3. SPD-L wish to participate in any hearing session on the list of policies to be replaced to highlight the issue with not having a replacement for the Lutterworth East SDA Policy L1.

## 13. Policies Map

Do you consider the Local Plan is:

- Legally Compliant – YES
- Sound – NO
- Complies with Duty to Cooperate – YES

If you do not consider the Local Plan is sound, please specify on what grounds:

Positively prepared    Justified    Effective    Consistent with National Policy

### Comments

- 13.1. The Overall Policies Map and Inset Map 64 (Lutterworth, Bitteswell, and Magna Park) do not demonstrate the significant strategic commitment made by the Council at **Lutterworth East SDA**. **It is argued that this area should be clearly highlighted on the Policies Map** for the upcoming plan, as it will be delivered throughout the course of the plan period and will provide a significant contribution towards the housing requirement during this time.
- 13.2. Once the Local Plan review is adopted the Policies Map as drafted will include no indication of anything happening in the location of the Lutterworth East Strategic Development Area. There will be no indication that a new community is being brought forward here with an additional 2,750 home, employment land and range of services and facilities. Anyone not familiar with the area looking at the Policies Map and Development Plan for the area to understand the planning position would have no idea there is a strategic development delivering through this plan period.

### Modifications to the Local Plan

- 13.3. The Lutterworth East SDA should be incorporated into the Policies Map.

### Participation

If your representation is suggesting a modification, do you wish to participate at the oral hearing part of the examination?

Yes    No

- 13.4. SPD-L wish to participate in any hearing session on the Policies Map to highlight the issue with not having the Lutterworth East SDA shown.



## Appendix A: Site Location Plan



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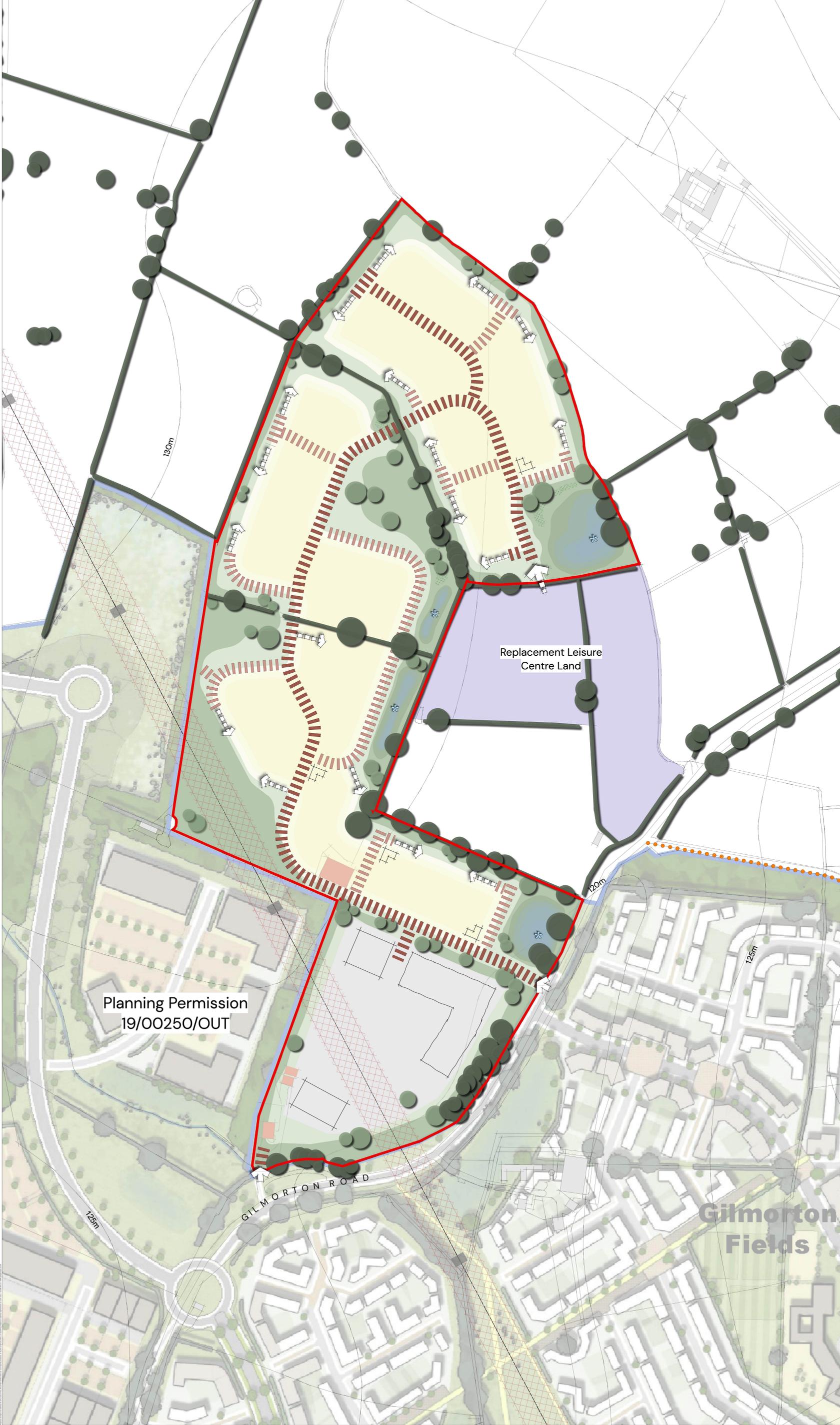
**Key**

 Site Boundary

 0 25 50 m



## Appendix B: Concept Masterplan



- Key**
- Site Boundary  
15.23Ha
  - Residential Development  
6.62Ha
  - Employment Development  
1.87Ha
  - Public Open Space
  - Existing Vegetation
  - Proposed Vegetation
  - Proposed Attenuation  
0.44Ha
  - Electricity Transmission Line  
(30m easement)
  - Primary Road
  - Streets/ Lanes
  - Drives
  - Site Access
  - Potential Future Access
  - Existing Buildings  
to be Removed
  - As S106 Schedule  
(Third Schedule - Part ten)

Planning Permission  
19/00250/OUT

Replacement Leisure  
Centre Land

Gilmorton  
Fields

GILMORTON ROAD



Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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