

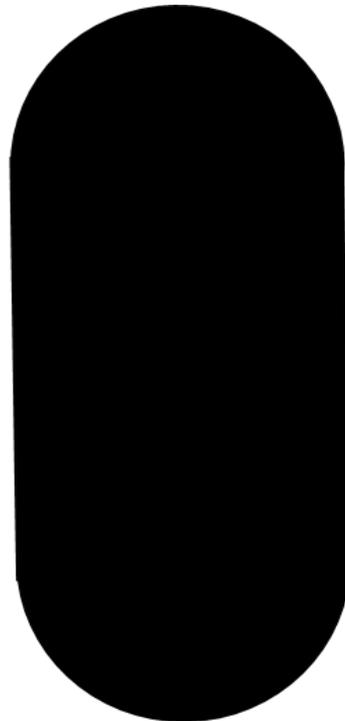
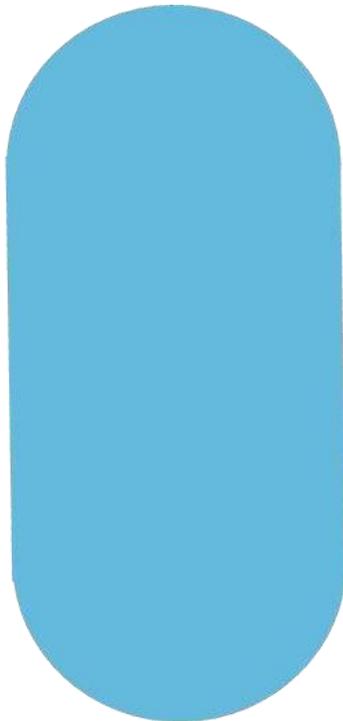
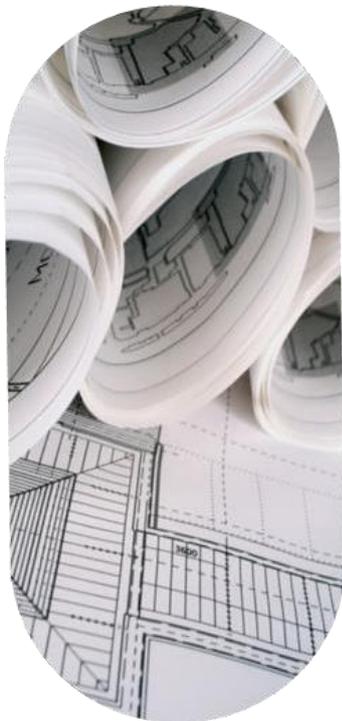


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## REPRESENTATION IN RESPECT OF DRAFT HARBOROUGH LOCAL PLAN (2020-2041) REGULATION 19 CONSULTATION

May 2025

On Behalf of Clarendon Land & Development



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## 1. Introduction

### Background

- 1.1. These representations to the Proposed Submission Draft Harborough Local Plan (“HLP”) have been prepared by Marrons on behalf of Clarendon Land & Development.
- 1.2. These representations focus on matters which require further consideration to ensure the soundness of the HLP. These representations are made in the context of Land north of Uppingham Road, Houghton on the Hill, which is which is identified as a draft allocation (Reference HH1) and under promotion by our client for residential development. The site is shown edged in red at Appendix 1.

### Policy Framework

- 1.3. The Government’s planning policy framework for England is contained within the National Planning Policy Framework (“NPPF”), December 2024 edition. Paragraph 234 of the latter states that where a Plan has reached Regulation 19 stage on or before 12<sup>th</sup> March 2025, and its housing requirement meets at least 80% of local housing need calculated using the updated Standard Method, policies in previous versions of the NPPF will apply. In this case, the Local Plan was published for consultation at Regulation 19 on 10<sup>th</sup> March 2025t and Harborough District Council (“HDC”) intends to progress the HLP under transitional arrangements, the soundness of the Plan will be assessed against the December 2023 iteration of the NPPF. All references to the NPPF below are therefore references that version unless stated otherwise.
- 1.4. Paragraph 35 of the NPPF sets out that local plans will be examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are sound where they are:
  - **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and informed by agreement with other authorities, so that unmet need can be accommodated where it is practical to do so and consistent with achieving sustainable development;
  - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

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- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent** with national policy – enabling the delivery of sustainable development in accordance with the policies of the Framework and other statements of national planning policy, where relevant.

### **Structure of Representations**

1.5. These representations are structured as follows:

- Section 2 – Housing requirement and spatial strategy (Policy DS01)
- Section 3 – Land north of Uppingham Road, Houghton on the Hill
- Section 4 – Summary and Conclusions

## 2. Planning Policy Context

### The Housing Requirement

#### *Leicester's Unmet Need*

- 2.1. Policy DS01 sets out that the housing requirement for Harborough District is 13,182 homes between 2020 and 2041. The annual housing requirement is 657 dwellings per annum (“dpa”) between 2020 and 2036 and 534 dpa between 2036 and 2041.
- 2.2. The housing requirement draws upon the Leicester and Leicestershire Statement of Common Ground (“SoCG”), which apportions Leicester’s unmet housing and employment needs between 2020 and 2036 to the surrounding authorities, including Harborough District. The SoCG calculated that Harborough District should accommodate 657 dpa over that period, comprising 534 dpa to meet Harborough’s own needs and 123 dpa to meet the City of Leicester’s.
- 2.3. We support the HLP’s provision for Leicester’s unmet need but note that this does not apply throughout the Plan period. Beyond 2036 (the end date of the SoCG), the HLP makes no provision to address potential wider shortfalls within the Housing Market Area (“HMA”). This matter is discussed in the Development Strategy Paper dated 18<sup>th</sup> February 2025, which reports a view that it is not appropriate to accommodate unmet need beyond 2036 in the absence of a full and comprehensive assessment of Leicester’s capacity over this timescale.
- 2.4. The Leicester Local Plan (“LLP”) is in the latter stages of examination. Amongst other matters, the LLP quantifies Leicester’s urban capacity and the city’s level of unmet need between 2020 and 2036. The Inspectors’ Post-Hearing Letter dated 6<sup>th</sup> January 2025 concludes that the LLP is capable of being made sound. That conclusion is subject to a main modification requiring commencement of an immediate review following adoption to address development needs beyond 2036, on account of the LLP’s short Plan period. It is clear that the city’s urban capacity beyond the end year of 2036 will be explored soon as part of that review.
- 2.5. We note Policy IM01: Monitoring and review of the Local Plan which commits the Council to a full or partial update of the HLP in certain circumstances. These are the adoption of a

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SoCG to address development needs to 2041 or the publication of a local plan which includes satisfactory evidence of unmet housing need. The PPG, however, states that Inspectors will expect to see that strategic policy making authorities have addressed key strategic matters through effective joint working, and not deferred them to subsequent plan updates.

- 2.6. HDC's Duty to Cooperate Compliance Statement identifies addressing Leicester's unmet need beyond 2036 as a key strategic cross boundary matter. There appears to have been no substantive discussion of this matter between HDC, Leicester City Council or other HMA authorities. It is not clear when HDC's partner authorities became aware of the HLP's approach to addressing housing needs within the wider HMA beyond 2036. HDC's current approach in respect of making no provision for Leicester beyond 2036 was not set out in the Issues and Options Consultation. It is similarly unclear what options were considered for addressing unmet needs from Leicester across the wider HMA from 2036 to 2041. We note that the further SoCGs in relation to this matter and others remain to be agreed or published. We reserve the right to comment further this matter as part of the Examination in Public.
- 2.7. Whilst HDC intends to progress the HLP under transitional arrangements, we note that a sizable number of the Leicester and Leicestershire authorities will not be able to undertake plan-making based on the June 2022 SoCG, given that it is based on a version of the Standard Method for calculating local housing need which has been superseded by the 2024 NPPF. Clearly, the urban capacity of Leicester over the time horizon of the HLP is a matter that must be addressed within the wider HMA in the current round of plan-making in the context of other authorities' plan preparation and the review of the LLP. In that context, we consider that it would be prudent for the HLP to build in contingency to address unmet housing needs beyond 2036 rather than deferring this to a subsequent plan review.

### ***Early Review***

- 2.8. Policy IM01 includes a series of triggers in respect of an early review to the HLP which relate to Leicester's unmet need. However, a further matter Policy IM01 should address is the differential between the HLP's annual average housing requirement (657 dpa) and the more recent local housing need ("LHN") for Harborough District calculated using the new Standard Method (723 dpa). Given the differential between these figures and the fact that it will widen even more significantly from 2036 onwards, we expect that the Council will be

required to progress a review and an update to address the District’s own needs regardless of events within the wider HMA.

### ***Affordable Housing***

2.9. The Development Strategy Paper correctly notes that the District’s local housing need LHN using the Standard Method is a minimum starting point. Amongst other matters, the PPG requires consideration to be given to the relationship between assessed need for affordable housing and the overall housing requirement. The Development Strategy Paper acknowledges this, but also states that the Housing and Economic Needs Assessment of June 2022 (“HENA”) did not consider there to be “exceptional circumstances” to depart from the Standard Method. Exceptional circumstances, however, do not need to be demonstrated to plan for a level of housing greater than the LHN, which only represents a minimum starting point. This is confirmed in the PPG itself which says:

*“Where an alternative approach results in a lower housing need figure than that identified using the standard method, the strategic policy-making authority will need to demonstrate, using robust evidence, that the figure is based on realistic assumptions of demographic growth and that there are exceptional local circumstances that justify deviating from the standard method. This will be tested at examination.”*

2.10. The HENA discusses the matter at paragraph 9.40 to 9.50. In essence, it acknowledges the advice of the PPG that an increase in the total housing figures may need to be considered where it could help deliver the number of affordable homes. However, the HENA relies on informal guidance from the Planning Advisory Service from nearly a decade ago to dismiss the matter because there is no arithmetical way of combining the Objectively Assessed Need (“OAN”) and the affordable need. Whilst it may not be easy to make the link between the two with statistical exactitude, this does not obviate the need to apply the policy of the PPG, which is based on the entirely logical proposition that increasing the requirement for housing generally will lead to the delivery of more affordable homes. Affordable housing need in Harborough District is acute and that the overall housing requirement will not secure the number of affordable homes needed at a policy-compliant level.

2.11. The HENA identifies a need for affordable homes in Harborough of 421 dpa compared with an annual average requirement for overall housing of 621 dpa. Notionally, the affordable housing need figure represents 68% of the annual average housing requirement. Given that

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affordable housing can only be viably delivered at 40% based on the HLP and its evidence base, the overall housing requirement will not address the objectively assessed needs for affordable homes. There is no indication within the HLP or its evidence base that the relationship between the overall affordable housing needs and the housing requirement has been considered and an increased housing requirement would clearly facilitate the delivery of more affordable homes overall, which would help to alleviate the District's significant affordability challenges.

- 2.12. Having regard to the Government's live tables on affordable housing delivery, the District has only seen an annual average rate of affordable home completions of 188 over the last ten years. Clearly, therefore, the HLP should support an uplift in delivery to address the acute need for affordable homes. The decision not to uplift the housing requirement to address affordability concerns in line with the PPG lacks justification.

### ***Sustainability Appraisal***

- 2.13. The Sustainability Appraisal ("SA") process considered three options in relation to the overall level of housing growth. Option B (HDC's LHN plus 123 dpa to address Leicester's unmet housing need) was selected as the preferred option. We disagree that only meeting the District's own LHN is a "reasonable alternative," as this would be tantamount to the HDC turning its back on Leicester's unmet housing need, which would not be consistent with national policy or the legal Duty to Cooperate.
- 2.14. Regarding the "high" growth option, a figure of 936 dpa has been tested, which is higher than the long-term average of 637 dpa since 2011 (the base year of the adopted local plan). However, relying on historical housing delivery trends to test future housing requirements may not fully address the ongoing challenges related to housing affordability and supply. The NPPF emphasises the need to "boost significantly" the supply of housing, reinforcing the importance of a forward-looking, evidence-based approach. We believe that reasonable alternatives for housing growth should not be benchmarked against past delivery rates but should instead focus on strategies to enhance housing supply, support economic growth, and address affordability concerns. We encourage the SA process and the wider evidence base to consider such an aspirational growth scenario.
- 2.15. Recent housing delivery trends in Harborough show an average of 891 dpa from 2021/22 to 2023/24, which is close to the "high growth" scenario. This suggests that the District can

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practically sustain this rate of homebuilding. However, the SA does not clearly explain why the "high growth" option was rejected, though the Development Strategy Paper provides some reasoning, indicating that the "high" growth option would have the most negative impacts across all six spatial options. However, Table 4.1 of the Regulation 19 SA suggests that the differences between the "high" and "medium" growth options are not significant for most SA objectives. There is no clear reasoning for why the "high" growth option was not taken forward.

- 2.16. In addition, neither of the six initial spatial distribution scenarios were taken forward in their totality. Refined distributional options were subsequently tested. By that time, however, the overall level of growth had already been fixed in line with Option B and the SA process did not test the refined options against a higher or lower housing requirement. To support the HLP's housing requirement, we consider that the refined spatial options for growth should be tested alongside the "high" growth option.
- 2.17. There is a clear and compelling case to test a higher housing requirement not only because of recent housing delivery trends mentioned above, but because of the wider issue of an HMA-wide shortfall over the plan period beyond 2036. A higher growth figure could provide sufficient headroom to respond to this longer-term strategic challenge and this has not been addressed given that alternative scales of growth were not tested beyond the initial spatial options.
- 2.18. Given these considerations, the overall quantity of growth has not been fully explored through the SA process.

### ***Spatial Distribution***

- 2.19. The second limb of Policy DS01 identifies that land for a minimum of 6,422 homes (net of commitments) will be delivered throughout the District to 2041. This includes 2,450 on site allocations adjacent the Leicester Urban Area, including at the Land South of Gartree Road Strategic Development Area ("SDA") and 1,125 homes at Scraftoft. Policy DS01 also proposes 1,670 homes on site allocations in Market Towns, 1,350 of which are directed toward Market Harborough. 1,500 homes are also proposed on Site Allocations through Policy SA01 in Large Villages, 452 homes at Medium Villages including 104 homes in Houghton on the Hill, and at least 350 homes in Small Villages.

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- 2.20. The appraisal of the six initial distribution options reveals that none clearly outperform others against the SA objectives. These options have thus been combined into three refined options which have been subject to further testing. In essence, the refined options involve directing growth to the market towns, focusing growth upon the Leicester Urban Area or a combination of both approaches. In principle, we agree that ensuring a balanced distribution of sites between the most sustainable parts of the District is a sound strategy. Both the Leicester urban area and the market towns, as well as the more sustainable rural settlements, should play a role in the provision of housing for the development strategy to reflect the settlement hierarchy and to deliver a sustainable and deliverable pattern of growth.
- 2.21. We note of the refined Options, RO1 (market towns focus) performs most poorly largely due to the more limited size of Lutterworth when compared to Market Harborough. We consider that whilst all sustainable settlements should have a role in supporting the growth strategy, new growth should be focused on locations which or can be made sustainable. By that same token, focusing all growth in one area of the District risks the over-concentration of housing which could result in market absorption challenges, risking delivery and depriving other areas in the District of the opportunity to grow. Accordingly, we agree that RO3 (balancing growth between the urban area and the market towns, with a medium level of growth directed towards the large villages) is the optimal approach and endorse the SA's findings in this regard.
- 2.22. We agree that a balanced distribution of growth should occur at all levels of the settlement hierarchy, which addresses the needs of rural communities and allows existing towns and villages to grow proportionately.
- 2.23. We note that Policy DS01 allocates 350 homes to Small Villages through settlement-specific apportionments to be delivered through neighbourhood plans, with an additional 452 homes directed to Medium Villages. This represents a significant share of growth at the lower end of the settlement hierarchy and must be supported through evidence within the SA. We maintain that whilst all settlements should accommodate a level of growth commensurate with their position in the settlement hierarchy, and therefore recognise an appropriate distribution to the larger settlements within the strategy, we agree there remains a clear role for growth across all tiers of the hierarchy.

### ***Housing Land Supply & Contingency***

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- 2.24. Table 2 of the HLP sets out the District’s land supply position and forecasts a total of 14,839 completions over the Plan period (including windfalls) compared to the housing requirement of 13,182 overall. In other words, the HLP has a supply buffer over and above the minimum requirement of about 12%.
- 2.25. Whilst there is not a uniform approach to the appropriate level of supply buffer, one factor to consider is risks posed by delivery at strategic sites. The HLP appropriately recognises the difficulties of over-reliance on strategic sites and should therefore provide a meaningful contingency of supply from alternative sources
- 2.26. The HLP’s housing trajectory at Appendix 5 should be supported by objective analysis to underpin its assumptions regarding the timing and rate of delivery across all components of housing supply
- 2.27. Given the risks inherent within the spatial strategy, we would expect to see a higher buffer of closer to 20% rather than the 12% proposed. We would therefore encourage HDC to consider a greater supply-side buffer of about 20% in line with the approach suggested in the issues and options consultation.

### ***Requested Change(s)***

- 2.28. We consider that the following modifications should be considered to ensure the HLP’s soundness.
- 2.29. Firstly, the HLP should contain a clear mechanism for addressing Leicester’s unmet need beyond 2036 should this arise. Whilst an early review policy has been incorporated, the PPG indicates that strategic policy-making authorities should cooperate to address cross-boundary matters and not defer these issues to subsequent reviews. Further land allocations or reserve sites should be identified to address Leicester’s unmet need should it arise in the current Plan period.
- 2.30. Secondly, the HLP and its evidence should consider whether an uplift to the housing requirement could be made, and further suitable, deliverable and sustainable sites allocated, to address the acute need for affordable housing.
- 2.31. Thirdly, the SA should consider a “high growth” scenario across the refined options, consistent with our wider observations in relation to the housing requirement. The SA

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process should demonstrate that more sustainable settlements are accommodating housing growth in preference to less sustainable ones.

2.32. Fourthly, the approach to the HLP's supply-side buffer should be re-considered to align with that consulted upon during the issues and options stage. A buffer of around 20% is appropriate.

### 3. Land north of Uppingham Road, Houghton on the Hill

- 3.1. As set out within Section 1, our client has an interest in Land north of Uppingham Road, Houghton on the Hill which is identified as a draft allocation for around 80 dwellings (Reference HH1). For the avoidance of doubt, Clarendon Land & Development support the draft allocation.
- 3.2. The site is currently maintained as agricultural land and located on the northwestern edge of Houghton on the Hill.
- 3.3. The Site's eastern boundary is formed by existing residential development at John Glover Drive. The northern and western boundaries of the site lie adjacent agricultural uses, with Redvers Farm sitting at the northern boundary. The southern boundary is provided by Uppingham Road (A47). All boundaries are formed of hedgerows and minor trees which visually screen the site and reduce prominence from its immediate surroundings.
- 3.4. The site is highly sustainable and well located for local services, including the Co-operative and Pharmacy, which are both on Main Street, Houghton's Post Office and Newsagents, two public houses, a takeaway, Houghton on the Hill Church of England Primary School and Houghton Tennis Club. The Site benefits from strong transport connections to the city of Leicester. The A47 (Uppingham Road) leads to the centre of Leicester, a short 20 minute drive away, which benefits from many amenities, services and retail options. The closest bus stops are on Uppingham Road, around 100m from the Site, which benefit from a roughly hourly bus service on Mondays to Saturdays from Leicester Bus Station to Uppingham. The published timetable states that the centre of Leicester is accessible within 20 minutes by bus.
- 3.5. The draft allocation for the site (reference HH1) is for around 80 dwellings. Clarendon Land and Development has submitted a planning application (awaiting registration) , supported by a constraint-led masterplanning exercise, which indicates that up to 90 dwellings are capable of being delivered on site whilst meeting policy requirements for open space and the ambitions for development to occupy the eastern part of the site.
- 3.6. There are 6 policy requirements associate with HH1:
  - 1) *Housing development should be located on the eastern part of the site and relate to the existing built form of the village.*

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- 2) *As the site lies partially within a mineral safeguarding area, a Mineral Assessment will be required in accordance with Policy M11 of the Leicestershire Minerals and Waste Local Plan.*
- 3) *Site layout will need to incorporate an appropriate buffer around the gas pipeline which crosses the site centrally.*
- 4) *There are areas at risk of surface water flooding. A site-specific Flood Risk Assessment will be required to assess the risk of surface water flooding and access/egress arrangements. A carefully considered and integrated flood resilient and sustainable drainage design will also be required, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan. The sequential approach to site layout should avoid area of surface flood risk if possible. Otherwise, the flow route should be formalised and compensatory storage provided.*
- 5) *The existing Public Right of Way (D47), which runs north-south across the central part of the site should be integrated to retain connectivity between the village and the wider countryside.*
- 6) *A noise impact assessment will be required to address potential impacts and mitigation from A47 traffic. This may include a requirement for a building overheating and ventilation assessment.*

3.7. Our client is comfortable with the development requirements and can confirm that all requirements have been considered and dealt with as part of the planning application.

3.8. The site is entirely within Flood Zone 1 and all constraints can be appropriately mitigated through design proposals, this includes the ability to retain and enhance the important landscape and ecology features, focusing development to the eastern parts of the allocation boundary and integration of the public rights of way.

3.9. We agree that the allocation of the site will ensure the delivery of a high-quality sustainable housing development in accordance with the ambitions of the Neighbourhood Planning Group and emerging local plan policy and the objectives of the NPPF and relevant Development Plan policies.

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- 3.10. Our client remains committed to the delivery of the site and as mentioned, has submitted an application for residential development. The Housing Trajectory contained at Appendix 5 of the Local Plan identifies delivery at the site in 2028/29 and completion of the development in 2031/32. Our client is comfortable with those timescales and considers there are opportunities for earlier delivery and a shortened build out period subject to progress and a positive determination of a planning application.
- 3.11. As noted, the constraint-led masterplanning exercise undertaken to date indicates there are clear opportunities for a higher quantum of development at the site for around 90 dwellings that should be explored further, and our client would welcome discussions with the Council in this respect.

## **4. Conclusion**

- 4.1. Our client considers the broad thrust of the HLP to be sound in respect of its approach to the housing requirement, spatial strategy, and other key matters discussed above. However, appropriate provision should be made for addressing Leicester’s unmet need between 2036 and 2041.
- 4.2. In addition, the housing requirement should be re-considered in light of wider evidence in respect of affordable housing need. A supply-side contingency of at least 20% should be introduced to allow for flexibility. The SA process should consider higher growth scenarios across the refined distribution options.
- 4.3. We support the allocation of Land north of Uppingham Road, Houghton on the Hill (reference HH1) for around 80 homes which is under the control of a strategic land promoter with experience of bringing sites forward for development. There are no technical or legal constraints to the Site coming forward rapidly to meet the pressing need for market and affordable housing. A planning application for up to 90 dwellings will shortly be submitted at the site demonstrating our client’s commitment and the deliverability of development in this location.



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