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No:

# Proposed Submission Draft Harborough Local Plan 2020-2041 Representation Form



This form has two parts, A & B. Part A only needs to be completed once. Please complete Part B for each Policy you wish to comment on.

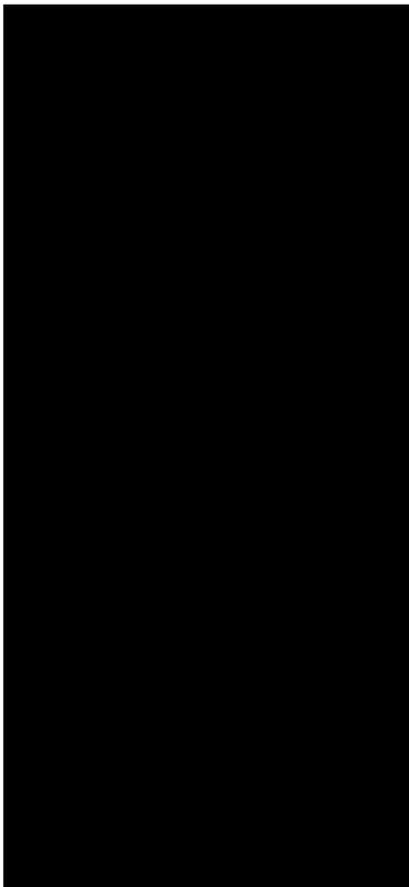
Please send completed forms by email to [localplan@harborough.gov.uk](mailto:localplan@harborough.gov.uk) or by post to: Strategic Planning, Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG.

**The consultation is open from 9am on Monday 10 March and closes at 9am on Tuesday 6 May 2025. Forms received after the closing date cannot be considered.**

## Part A: Part A only needs to be completed once

### 1. Personal details

Title  
First Name  
Last Name  
Organisation  
(where relevant)  
Address Line 1  
Address Line 2  
Address Line 3  
Post Code  
Email



### 2. Agent's details (if applicable)

Title  
First Name  
Last Name  
Organisation  
(where relevant)  
Address Line 1  
Address Line 2  
Address Line 3  
Post Code  
Email

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Post Code	<input type="text"/>
Email	<input type="text"/>

**Part B:**

Please complete a new Part B form for every Policy/Map/Paragraph you wish to comment on

# Representation Form

You do not need to return this form if you have sent the same response using the Council's online form for this consultation. Duplicates will not be considered.

**Which part of the Local Plan document does this representation relate to?**

*E.g. Paragraph/Policy/Map/Other*

SA02; DS02; DS05; HN01; HN04; HN05; HN06; DM04; DM06; DM09

**Do you consider the Local Plan to be legally compliant?**

Yes  No

**Do you consider the Local Plan is sound?**

Yes  No

**Does it comply with the Duty to Cooperate?**

Yes  No

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

Positively prepared  Justified  Effective  Consistent with National Policy

Please give details below why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the statutory Duty to Cooperate, please also use this box to set out your comments.

A consolidated response has been prepared and attached as part of this pack. This response provides details of why we consider named policies to be unsound.

*Continue on a separate sheet/ expand box if necessary*

**If your representation is more than 100 words, please provide a brief summary here:**

**Please specify the modifications needed to make the Local Plan sound/legally compliant**  
(Please note any non-compliance issue relating to the statutory Duty to Cooperate cannot be resolved through modification at examination).

A consolidated response has been prepared and attached as part of this pack. This includes proposed specific track changes to policy and supporting text for named policies.

*Continue on a separate sheet/ expand box if necessary*

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

Yes     No

**If Yes - you wish to participate at the oral hearing part of the examination, please outline why you consider this to be necessary.**

As joint land owners of the largest strategic site in the local plan (Policy SA02) – Urban&Civic and Homes England have detailed technical knowledge of the site and its capacity and wish to provide this to the examination to support the Inspector/s in their deliberations.

Both Urban&Civic and Homes England will be working Harborough District Council, Oadby and Wigston Borough Council and other statutory consultees to seek to agree Common Ground in advance of the examination.

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

**Do you wish to be notified?**

- When the Plan is submitted for independent examination?
- When the Inspector’s Report is published?
- When document is adopted?

**Please return completed forms no later than  
9am on Tuesday 6 May 2025.**

**Our ref:** Q200380  
**Your ref:** Regulation 19 Pre-Submission Consultation Draft  
**Email:** [REDACTED]  
**Date:** 02/05/25



Strategic Planning Team,  
Harborough District Council  
The Symington Building Adam and Eve Street Market  
Harborough  
Leicestershire  
LE16 7AG

Dear Strategic Planning Team,

## **Regulation 19 Pre-Submission Consultation Draft: Land South of Gartree Road and north of the A6**

I am writing on behalf of the joint promoters of the above site, Urban&Civic (U&C) and Homes England (HE) in response to the Consultation on your Regulation 19 Pre-Submission Consultation Draft Plan.

The Site is being promoted by landowners HE and U&C (the 'Development Partners'). U&C plc is wholly owned by the Wellcome Trust. The Development Partners hold separate interests in the land but have been working together to plan for the site including appointing a joint technical team. The Development Partners intend to bring forward the site together with formal legal arrangements to ensure that it is developed as a coherent whole supported by necessary infrastructure and placemaking.

The following representation forms a single representation from the two landowners but they would like to reserve the right to both attend and speak at the examination should the format permit that, and the Inspector's issues and questions be relevant to the specific issues of each party.

We welcome the allocation of our site - Land South of Gartree Road Strategic Development Area (Policy SA02 (SA02)) within the draft Regulation 19 Local Plan. We are strongly supportive of the proposed allocation and the general direction of the policy, including the capacity for 4,000 homes, the focus on infrastructure led development and the importance of high-quality design, protecting and enhancing the natural environment and historic assets.

Our representations focus on ensuring that the policy meets the 'Soundness Tests' set out in paragraph 36 on the National Planning Policy Framework ('NPPF'), and in particular making sure it is deliverable in the plan period and therefore 'effective' and contributes to meeting the Authorities' objectively assessed needs for housing.



This strategic site is well placed to meet needs in a way that fulfils your standards for sustainable development. We look forward to working together to ensure that the allocation allows for a deliverable development that will help to meet Harborough and Leicestershire's housing need.

### Summary of Response to Policies

The proposed allocation is a joint one with Oadby and Wigston Borough Council (OWBC). We responded to OWBC's Regulation 19 Pre-Submission Consultation Draft Plan in February 2025. HDC's Regulation 19 Pre-Submission Consultation Draft evidence base includes further detail on key issues including viability and transport requirements (including off-site highways modifications), and on demand for employment land and needs of Gypsy and Traveller and Travelling Show People. Our updated representations respond to and reflect this new evidence.

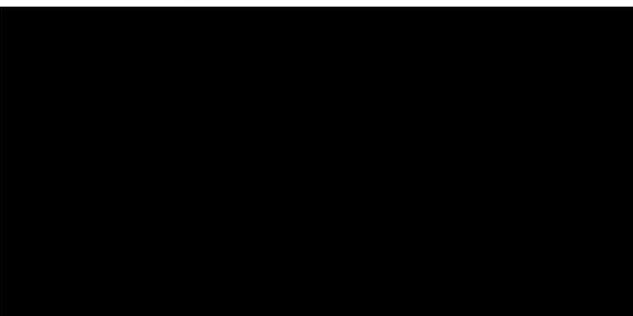
U&C and HE have prepared technical responses on this additional evidence base including:

- Education technical note confirming the Development Partners understanding of Child Yields;
- Transport – including responses to ***The South Leicestershire Joint Transport Evidence, Stage 1*** and summary of ongoing engagement undertaken by the Development Partners with HDC, OWBC and LCC; and,
- Viability – including responses to ***Harborough District Council Local Plan Viability, Main Viability Report, January 2025.***

As a joint strategic site, these submissions are relevant to the consideration of the allocation within OWBC. We will therefore share this response with OWBC.

If you require any further information or want to discuss any of the points raised, do not hesitate to contact me.

Yours faithfully,



enc. HDC Regulation 19 Response