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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 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	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation (where relevant)	David Wilson Homes East Midlands
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"/>

2. Agent's details (if applicable)

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation (where relevant)	Savills (UK) Limited
Address Line 1	Savills
Address Line 2	55 Colmore Row
Address Line 3	Birmingham
Post Code	B3 2AA
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

Policy SA01: Site Allocations

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.

David Wilson Homes East Midlands (DWH) **strongly support** Policy SA01 and the proposed allocation of Site F1 'Land north of Kilby Road and land west of Longgreay'.

Policy SA01 states the following:

1. 'Site Allocations to support and enable the delivery of the Development Strategy Policies DS01 to DS05 are shown on the Policies Map and identified in the Site Allocation Schedule below.
2. Where a masterplan is required, this should address the site-specific requirements set out in Appendix 6.
3. We will seek to enter into planning performance agreements with promoters of strategically important sites to ensure a programmed approach to determination and site delivery/implementation'.

DWH have the following comments to make on points 1-3 above:

- Point 1 is supported by DWH.
- Point 2 only relates to those allocations where a masterplan is required. A masterplan is not required for Site F1 and therefore we have not provided specific comments on the requirements set out in Appendix 6.
- Point 3 is supported by DWH.

Policy SA01 includes a schedule which lists the proposed allocations. Part 2 of Policy DS01 states that land for a '*minimum of 6,422 dwellings*' [Savills Emphasis] which includes the 150 dwellings being directed to Fleckney. In order to align with Policy DS01, Policy SA1 and the schedule of sites must be clear that the proposed yield included for the sites is a 'minimum'. At plan stage, the proposed yields are indicative and there needs to be flexibility in the policies to allow for the yields to respond to detailed technical and design work at the planning application stage. For example, DWH has recently submitted a planning application for Site F1 (reference 25/00515/OUT) which clearly demonstrates that the site can accommodate 170 dwellings not just 150 dwellings. In a period where the Government is seeking to significantly boost the supply of homes (NPPF paragraph 60), the policy should be positively prepared to allow for proposed allocations to deliver more dwellings where appropriate (NPPF paragraph 35a).

A range of detailed technical work has been undertaken and submitted with the application which clearly demonstrates that there are no technical constraints which would impact on the delivery of the Site F1 in the short term to meet HDC's immediate housing needs and that the site can accommodate 170 dwellings at an appropriate density.

Page 48 of the consultation plan sets out the proposed policy requirements for Site F1. The table below sets out DWH's response to these requirements. In short, DWH has no fundamental concerns with the proposed policy requirements.

Policy Requirements	DWH Response
<i>There are heritage assets in the vicinity, including Grade II* Church of St Nicholas, and a Heritage Impact Assessment will be required as part of any planning application.</i>	A Heritage Impact Assessment has been submitted with the Planning Application. This confirms that there are no fundamental heritage constraints to the Site's development and it is unlikely that the Site contains any archaeological remains that will need to be preserved in-situ or to be designed around.
<i>Potential impacts on the wider countryside setting of the village to the north and west should be mitigated thorough structural planting.</i>	In the submitted Planning Application, planting is proposed to the north and west with structural planting to ensure the impact is mitigated. A Landscape and Visual Impact Assessment has been submitted to support the proposed development.
<i>Cycling and pedestrian access via Longgrey to the east should be integrated into the site's design to achieve permeability with the existing village.</i>	The submitted Planning Application confirms proposed pedestrian, cycle and vehicular access will be taken off Longgrey as well as Garner Way to the south. Proposals to deliver dropped kerbs and tactile paving on the route to and from the primary school have also been proposed by DWH.
<i>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 be taken</i>	A Flood Risk Assessment and Drainage Strategy has been submitted with the Planning Application. The proposed development has been sequentially designed.

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

David Wilson Homes East Midlands (DWH) **strongly support** Policy SA01 and the proposed allocation of Site F1 'Land north of Kilby Road and land west of Longgrey'. Policy SA01 includes a schedule which lists the proposed allocations. Part 2 of Policy DS01 states that land for a '*minimum of 6,422 dwellings*' [Savills Emphasis] which includes the 150 dwellings being directed to Fleckney. In order to align with Policy DS01, Policy SA1 and the schedule of sites must be clear that the proposed yield included for the sites is a 'minimum'. At plan stage, the proposed yields are indicative and there needs to be flexibility in the policies to allow for the yields to respond to detailed technical and design work at the planning application stage. For example, DWH has recently submitted a planning application for Site F1 (reference 25/00515/OUT) which clearly demonstrates that the site can accommodate 170 dwellings not just 150 dwellings. In a period where the Government is seeking to significantly boost the supply of homes (NPPF paragraph 60), the policy should be positively prepared to allow for proposed allocations to deliver more dwellings where appropriate (NPPF paragraph 35a). A range of detailed technical work has been undertaken and submitted with the application which clearly demonstrates that there are no technical constraints which would impact on the delivery of the Site F1 in the short term to meet HDC's immediate housing needs and that the site can accommodate 170 dwellings at an appropriate density.

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).

The column title of the table listing the proposed allocations should be amended to specifically state 'minimum homes'.

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.

To provide oral evidence and engage in the Examination discussions on this matter.

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.**