

**Harborough Local Plan Examination**

# **Examination Hearing Statement on Behalf of Barratt Redrow Matter 2: Local Plan Vision, District Portrait and Development Objectives**

15 October 2026

PREPARED FOR:



Barratt Redrow

**savills**

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## Document History

| Issue | Date               | Issued by | Comment   |
|-------|--------------------|-----------|-----------|
| 1.0   | 15 October<br>2026 | DB        | For Issue |

# 1. Introduction

- 1.1 This examination hearing statement has been prepared by Savills on behalf of Barratt Redrow.
- 1.2 Barratt Redrow is the UK's largest housebuilder. Their purpose is to make sustainable living a reality and build strong communities. This is vital for the country's future to address the ongoing under-supply of new housing.
- 1.3 Barratt Redrow is a 5\* (the highest) rated housebuilder. For 16 consecutive years over 90% of customers have said they would recommend them to family and friends in the HBF's customer satisfaction survey.
- 1.4 Barratt Redrow has three differentiated brands of Barratt Homes, David Wilson Homes and Redrow with offices in the East and West Midlands, including David Wilson Homes East Midlands based at Bardon Hill, Leicestershire and various land interest in Leicestershire.
- 1.5 In May 2025, a response was provided to Harborough District Council ("the Council") on behalf of Barratt Redrow to the Proposed Submission Draft Harborough Local Plan 2020-2041 Consultation Draft, Regulation 19.
- 1.6 Savills acting for Barratt Redrow participated in the stage 1 examination hearing in respect of the over-arching question of: "Does the Plan meet the requirements of NPPF 2024 paragraph 234(a)?"
- 1.7 In Panel Note 7, the Inspectors ("the Panel") confirmed that it had neither read nor heard anything that would give reason to depart from the national policy position set out in paragraph 234a. Therefore, the Panel's position was unchanged from that set out in paragraph 4 of its Panel Note 2. That is that the Local Plan should be examined against the version of the National Planning Policy Framework published in 2023, i.e. the relevant previous version of the NPPF.
- 1.8 This examination hearing statement has been prepared in response to the Stage 2 Matters, Issues and Questions ("MIQs"), set out under Panel Note 8 from the Panel.
- 1.9 We continue to consider that the Local Plan as submitted is not sound as per the tests under the National Planning Policy Framework. This examination hearing statement builds upon our submission at the Regulation 19 consultation stage and our participation in the stage 1 examination hearing.
- 1.10 In this examination hearing statement, we have just reproduced the issues headings under the MIQs and our responses on behalf of Barratt Redrow are stated in unbold text.

## 2. Stage 2 Matters, Issues and Questions

### **Matter 2: Local Plan Vision, District Portrait and Development Objectives**

**Whether the Plan's Development Objectives would be effective in enabling delivery of the Plan's Vision?**

#### **Issue 1: Plan Vision**

- 2.1 The focus of our response here is about whether the Local Plan will provide a framework for meeting housing needs and other economic, social and environmental priorities?
- 2.2 The Local Plan Vision states (among other matters) that by 2041, the communities and residents of Harborough District will have benefitted from the development of new homes and workspaces whilst the place maintains its mainly rural character.
- 2.3 This does not state that the Council in preparing the Local Plan has established a housing requirement figure for the District, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.
- 2.4 Paragraph 67 of the NPPF 2023 also states that the proposed housing requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment.
- 2.5 Whilst we have to accept the position stated in respect of the 'transitional arrangements', we have commented under Matter 1 that the plan period is not necessarily positively prepared or justified when it comes to Policy DS01.
- 2.6 We say more about proposed housing under this Local Plan in our examination hearing statement under Matter 3.
- 2.7 We consider that it would be helpful for the Local Plan to identify Strategic Policies as per the definition under the NPPF 2023 and also non-strategic policies.

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