

HARBOROUGH DISTRICT COUNCIL (HDC) LOCAL PLAN EXAMINATION

MATTER 3 – AMOUNT AND DISTRIBUTION OF DEVELOPMENT

Mr and Mrs Wagstaffe (Regulation 19 Reference – Respondent ID – 7378, Site Reference – HDC Doc HDC2 - NP/18/SWN/02 (Land at Lutterworth Road, Swinford also known as Land South of Lodge Cottage, Lutterworth Road, Swinford)

This hearing statement is prepared by Mr and Mrs V Wagstaffe against the backdrop of their land interests at 'Lutterworth Road, Swinford, Market Harborough' ('The site'). The site is allocated for a minimum of 17 residential dwellings through Policy H1 (H1.3) within the Swinford Neighbourhood Plan (2018).

The site currently the subject of an outline application, registered by HDC in January 2026 and registered under reference 26/00001/OUT. There have been no technical objections and no objections from third parties, there have been two letters of support. The associated S106 agreement is currently being prepared by the Council's Legal Team in negotiation with Applicant's Solicitor.

It is anticipated that outline consent will be granted for 'up to 21 dwellings' at the site by the end of 2026.

The following provides a response to those relevant questions, raised within the Inspectors MIQ's dated 21st September 2026. It is not an exhaustive response to all questions posed.

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Issue 5: Housing Supply

Q2. Will the Plan provide a supply of deliverable and/or developable sites and/or broad locations to meet the full housing requirement for the whole of the Plan period?

Yes.

Land at Lutterworth Road, Swinford will be a key contributor to the supply of deliverable and developable sites in the plan area and it is urged that the emerging Local Plan acknowledge and reflect this important contribution.

Q4. Would the Plan promote the development of a good mix of sites, including small and medium sized sites in accordance with NPPF paragraph 70? Would the Plan provide land to accommodate at least 10% of the housing requirement on sites no larger than one hectare?

Land at Lutterworth Road, Swinford, has a site area of 0.97Ha as quoted within Policy H3 of the Swinford Local Plan which allocates the site for a residential development comprising of a minimum of 17 residential dwellings.

Further information in regards to the status of the site and its anticipated delivery rates, following the anticipated grant of consent (for up to 21 dwellings) before the end of 2026, are set out in our response to Matter 7, notably Q2.

Q9. Would the Plan deliver an appropriate balance between size of site, given the longer lead in times associated with larger sites? Would the Plan's reliance on large strategic sites, including East of Lutterworth Strategic Development Area (SDA), put delivery at undue risk? And if so, how would this be mitigated?

Yes.

Land at Lutterworth Road, Swinford will play a key role in ensuring that the Plan delivers an appropriate balance of sites. Given its site area of less than 1Ha (0.97Ha) the land presents an opportunity to deliver a complimentary level of growth and will see the delivery of 21 units in the first 5 years of the plan period.

Given the complimentary role the site will place, it will reduce reliance upon larger strategic sites and subsequently reduce and risks to delivery across the plan area.