

Harborough Local Plan Examination

Examination Hearing Statement on Behalf of Barratt Redrow Matter 3: Amount and Distribution of Development

15 October 2026

PREPARED FOR:



Barratt Redrow

savills

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Document History

Issue	Date	Issued by	Comment
1.0	15 October 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 3: Amount and Distribution of Development

Whether the Amount and Distribution of Development is positively prepared, justified, effective and consistent with national policy?

Issue 1: Spatial Strategy

- 2.1 We consider that Figure 2, being the Key Diagram, could be clearer in terms of the proposed spatial strategy.
- 2.2 Paragraph 23 of the NPPF 2023 states in part that broad locations for development should be indicated on a key diagram, and land- use designations and allocations identified on a policies map.
- 2.3 Figure 2 goes beyond this to show some residential development, without identifying any scale or threshold for this.
- 2.4 A clearer figure which identifies the Leicester Urban Area, Market Towns and broad locations for development could help with the visual representation of the proposed spatial strategy.
- 2.5 There is no overarching proposed policy on a spatial strategy in the Local Plan. There are themes such as housing, jobs, the environment, heritage and strategic infrastructure covered by Policies DS01 to DS05 and Development Strategy: Delivering Homes. Policy SA01 is about site allocations.
- 2.6 Policy AP01 is about development in settlements including a settlement hierarchy but this states that the settlement hierarchy is established in Policy DS01. Policy DS01 is the overall development strategy for Harborough District, but it does not state that this is a settlement hierarchy. We would typically expect that a settlement hierarchy would be defined prior to the development strategy, including proposed growth requirements and site allocations.

Issue 2: Delivering Homes

- 2.7 It is unfortunate that the position under the transitional arrangements means that the 534 homes per year planned in the Local Plan only account for 73.8% of the standard method for the District, using a more recent version of the Standard Method.
- 2.8 To ensure the plan is justified and positively prepared (NPPF 2023 paragraph 35), a higher housing figure should be proposed as a Main Modification to account for the higher market and affordable housing need identified through the Councils evidence base.
- 2.9 Part 2 (c) of Policy DS01 states 1,500 homes would be delivered on Site Allocations (Policy SA01) in Large Villages including 400 homes in Great Glen.
- 2.10 We consider that more dwellings should be allocated across the plan period, and Large Villages should have a higher proportion of growth directed to them.
- 2.11 Large Villages such as Great Glen are defined within the Settlement Hierarchy Assessment (January 2025) as having a good range of important and supporting services and facilities, including a local

supermarket, public transport and access to employment opportunities either in the settlement or in the nearby Urban Area. It meets the day-to-day needs of residents and serves surrounding rural communities. They are sustainable places well able to accommodate the growth to meet housing need.

- 2.12 Some of the Large Villages, such as Great Glen, are also capable of contributing towards delivery of housing arising from Leicester City.

Issue 3: Housing Need and Requirement

- 2.13 We consider that supply prior to the calculation of Local Housing Need should not be taken into account in order to follow the Planning Practice Guidance.
- 2.14 We would welcome sight of what the housing calculation would be should the prior supply be taken out, from the Council.
- 2.15 We would also ask for an explanation as to why the proposed housing requirement is not higher than the identified housing need, for example to reflect growth ambitions linked to economic development or infrastructure investment.
- 2.16 There should be a margin for housing requirements over and above a proposed housing requirement that exceeds the minimum local housing need.

Issue 4: Leicester City's Unmet Need

- 2.17 We would welcome sight of the explanation from the Council as to the 'cut-off' point of 2036 for the City's unmet need.

Issue 5: Housing Supply

- 2.18 We do not consider the Local Plan sets out a robust justification for a stepped housing requirement as per the requirement of the Planning Practice Guidance.
- 2.19 It has not been demonstrated that 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.
- 2.20 The housing supply position is based on a base date of 1 April 2020. We consider this should be brought forward to reflect the position as of the latest evidence base, which informed the Regulation 19 Local Plan.

Issue 6: Five-Year Housing Supply

- 2.21 We consider that Appendix 5 Housing Trajectory should be brought up to date, because the current version is as at 31 March 2023 and because it starts at 2021/21.
- 2.22 For example, can the trajectory be brought up to date as of 1 April 2026? This would allow the trajectory to be examined taking into consideration delivery in the period from the latest evidence base which informed the Regulation 19 Local Plan.
- 2.23 The 2025 Housing Delivery Test Results show 139% delivery in the period 2022/23 to 2024/25. This is 2,177 dwellings over this three year period. This could be seen as an annual average of 726 dwellings (rounded up).

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