

Statement in Respect of the Harborough District Local Plan Examination Matter 3 – Amount and Distribution of Development

On behalf of Leicestershire County Council (Strategic
Property Services) (ID: 6932)

Lutterworth East Strategic Development Area

October 2026



1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Marrons on behalf of Leicestershire County Council (Strategic Property Services) (ID 6932) with respect to Matter 3 – Amount and Distribution of Development. Leicestershire County Council (Strategic Property Services) control the Lutterworth East Strategic Development Area.

2. MATTER 3 – Amount and Distribution of Development

Issue 5: Housing Supply

Policies DS01, DS02, DS03, DS04, DS05, SA01 and AP01 to AP05

Question 9. 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?

- 1.1. As set out in the signed Statement of Common Ground (SCG-NLP 22), both parties agree that at least 1,500 dwellings can be delivered on the SDA within the plan period to 2041. Leicestershire County Council Strategic Property Services (LCC SPS) is actively pursuing the implementation and delivery of the Site in partnership with Harborough District Council.
- 1.2. This includes securing amendments to the original planning permission relating to logistics floorspace and affordable housing provision, alongside the discharge of pre-commencement conditions. The construction of an initial access to the south of the A4304 is programmed for this winter 26/27. Commercial development is expected to commence in 2028/29, including improvements to the A4304 and M1 J20. Residential development is expected to commence in 2029/30, with first completions anticipated in 2030/31.
- 1.3. Whilst LCC SPS consider it necessary for the new Local Plan to include greater recognition of the role played by Lutterworth East, given the Site's extant planning permission, the progress made in discharging conditions and advancing delivery, and the commitment confirmed through SCG-NLP 22, LCC SPS does not consider that the Plan's reliance on the East of Lutterworth SDA places housing delivery at undue risk. The Site is a committed development and significant work is ongoing to progress its implementation. The agreed delivery of at least 1,500 dwellings within the plan period provides confidence that the SDA will make a substantial contribution towards meeting the Plan's housing requirement.