

Written Statement

On behalf of Davidsons Developments Limited & Jelson
Homes

Harborough Local Plan to 2041 - Examination

Matter 5: Climate and Environment

October 2026



Control Sheet

Report title: Written Statement

Project name: Harborough Local Plan to 2041 – Examination

Matter number: 922992.61

Date: 10/10/2026

	Name	Position	Initials	Date
Prepared by:	Jake Horton	Associate	JH	13/10/2026
Reviewed by:	Jake Horton	Associate	JH	13/10/2026
Approved by:	Andrew Gore	Partner	AG	13/10/2026

This report has been prepared by Marrons on behalf of the client ('Client') in connection with the project described herein and in accordance with the Client's specific instructions and requirements. The report has been produced under the terms of the professional services appointment pursuant to which Marrons was engaged by the Client. This report is not intended for, and should not be relied upon by, any third party. Marrons accepts no duty or responsibility (including any arising in negligence) to any party other than the Client and disclaims all liability of any kind to such third parties in relation to this report.

Contents

1.	ISSUE 1 – CLIMATE CHANGE AND THE NATURAL ENVIRONMENT.....	4
2.	ISSUE 2: HERITAGE AND RURAL CHARACTER.....	5

1. ISSUE 1 – CLIMATE CHANGE AND THE NATURAL ENVIRONMENT

Q1. Is it realistic to expect applications to meet all of criteria 1a) to 1e) of Policy DS03?

1.1. No Comment

Q2. How is it sufficiently clear to users of the Plan what would constitute prioritisation of sustainable active travel modes above use of the private car, for development to meet criterion 1a) of Policy DS03.

1.2. No Comment

Q3. Is there appropriate provision for protection of internationally designated sites outside the District?

1.3. No Comment

Q4. Does the Policy's approach to green infrastructure appropriately reflect Open Space evidence?

1.4. No comment.

2. ISSUE 2: HERITAGE AND RURAL CHARACTER

Q.1 In criterion 1 of Policy DS04, is it appropriate to describe the significance of heritage assets as 'integral components' of the District's character and identity? Is this the appropriate phrasing to acknowledge the contribution of heritage assets to the District's character and identity?

2.1. No Comment

Q.2 What of Policy DS04, is it sufficiently clear for users of the Plan how 'could compromise' the integrity of heritage assets is to be determined? Is this requirement appropriate and consistent with national policy?

2.2. No Comment

Q.3 Are the provision, extent and amount of Area of Separation and Green Wedge designations referred to in Policy DS04 appropriate and consistent with national policy?

2.3. No comment

Q.4 Are the requirements for development in relation to Areas of Separation and Green Wedges in criteria 2 and 3 of Policy DS04 appropriate and consistent with national policy?

2.4. The principle of protecting the function of Areas of Separation and Green Wedges through criteria 2 and 3 of Policy DS04 is broadly appropriate. However, these are non-statutory, locally defined designations which are not identified in the December 2023 NPPF as areas requiring protection in the same manner as Green Belt or other nationally designated sites. The requirements should therefore be applied proportionately incorporating the functions of each designation, rather than as a general presumption against development.

2.5. Development should remain capable of being accommodated where it would maintain effective settlement separation and would not materially compromise the functions of the Green Wedge. This approach is demonstrated by the Scraftoft East allocation under Policy SA04, where the Green Wedge boundary has been reviewed to facilitate development in a sustainable location while retaining a substantial and effective green corridor through the middle of the site. Through appropriate masterplanning, areas of the retained Green Wedge can also be enhanced and opened up to provide greater public value, including improved access, green infrastructure and connections with the surrounding countryside. On that basis, criteria 2 and 3 are considered broadly consistent with national policy, provided they are applied proportionately and do not operate as an overriding constraint to otherwise sustainable development.

Q.5 Is the requirement in criterion 2 of Policy DS04 for development in Areas of Separation to avoid coalescence and preserve the existing visual and physical separation between settlements compatible with the extent and delivery of the following site allocations, which partly overlap Areas of Separation in the Plan

2.6. No Comment

Q.6. Is their adequate provision in the Plan to protect the District's rural character from impacts of development located outside Areas of Separation?

2.7. No comment

Q.7 Do any implications for the appropriateness and effectiveness of the Policy DS04 arise from Neighbourhood Plans' approach to Areas of Separation?

2.8. No comment

Q8. Is the requirement in criterion 3 of Policy DS04 to preserve the open and undeveloped character and appearance of the Leicester/Scraptoft/Bushby Green Wedge compatible with the extent and delivery of the Leicester Urban Area site allocation S1 Scraptoft East, Land between Scraptoft and Bushby (950 homes), which partly overlaps with this Green Wedge?

- 2.9. The requirement in criterion 3 of Policy DS04 is compatible with the delivery of Policy SA04, site S1 Scraptoft East. Although the allocation overlaps with the existing Leicester/Scraptoft/Bushby Green Wedge, the Local Plan proposes a revised Green Wedge boundary which reflects the planned development. The requirement to preserve its open and undeveloped character therefore applies to the retained Green Wedge, rather than to those parts of the existing designation allocated for development.
- 2.10. The Council's Green Wedge Assessment (2024)^[1] accepts that development can be accommodated within the allocation where effective separation is retained. It recommends limiting the northern extent of built development, retaining open land south of Covert Lane and minimising development on the more prominent valley slopes. These recommendations have informed the revised Green Wedge boundary and are reflected in the form of the Policy SA04 allocation.
- 2.11. The submitted outline planning application(26/00289/OUT)² responds to this approach as the retained Green Wedge has been located to preserve physical and visual separation between Scraptoft and Bushby in addition to guiding the form of development and maintaining access to the surrounding countryside. The illustrative masterplan³ and parameter plans⁴ submitted with the outline planning application respond to these functions by retaining a broad central and north-western green corridor, avoiding sensitive, elevated areas and concentrating built development within the parts of the site with greater landscape capacity. The allocation can therefore deliver up to 950 homes and supporting infrastructure, without undermining the effectiveness of the retained Green Wedge.
- 2.12. The retained Green Wedge would also continue to perform its identified function as a green lung, taking the form of a substantial green corridor extending from the surrounding countryside into the urban area. This reflects the established pattern elsewhere around Leicester, where the expansion of the Principal Urban Area has incorporated green lungs

¹ [Green Wedge Assessment Dec 2024 | Harborough District Council](#)

² [26/00289/OUT | Outline planning permission with all matters reserved apart from access for up to 950 units including Later Living Accommodation \(Use Class C3\); 2FE primary school with early years provision \(Use Class F1\); public open space; drainage system, landscaping, habitat creation, ground works, internal roads/routes; and associated infrastructure | Land South Of Covert Lane Scraptoft Leicestershire](#)

³ https://pa2.harborough.gov.uk/online-applications/files/D0FC9531986A1863D96AA5599723C923/pdf/26_00289_OUT-ILLUSTRATIVE_MASTERPLAN-1466684.pdf

⁴ [n2372_004-01B Parameter Plan-Land Use](#)

associated with watercourses, valleys and connected networks of green infrastructure. The proposed boundary would therefore retain a recognisable and functional green lung within the development, while enabling the planned growth of Scraftoft East.

- 2.13. The development would also provide an opportunity to improve the public value of the retained Green Wedge. Appropriate masterplanning can preserve its open character while enhancing public access, recreational routes and connections with Edith Cole Memorial Park and the wider countryside. The requirement in criterion 3 of Policy DS04 to preserve the open character of the retained Green Wedge would not prevent appropriate environmental and recreational improvements. Policies DS04 and SA04 therefore provide a compatible framework for delivering the allocation while maintaining and enhancing the Green Wedge and its identified functions.

Word Count – 750