

HARBOROUGH DISTRICT COUNCIL (HDC) LOCAL PLAN EXAMINATION

MATTER 7 – LOCATING DEVELOPMENT IN THE RIGHT PLACE

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).

Swinford is defined in the Settlement Hierarchy as a Small Village.

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.

MATTER 7: LOCATING DEVELOPMENT IN THE RIGHT PLACE

Issue 2: Key Development Sites

Q2. Site Specific Information for Lutterworth Road, Swinford.

The site is a Neighbourhood Plan Allocation, allocated through Policy H3 (H3.1) of the Swinford Neighbourhood Plan for the delivery of a minimum of 17 residential units. The site is also identified as contributing to the future housing trajectory and is identified as suitable, available, achievable and deliverable in the Council Strategic Housing Land Availability Assessment.

It is confirmed that the site is financially viable with significant market interest.

The site will contribute to the housing supply set out at Table 2 of the emerging Local Plan.

The Council's document HDC2 confirms the sites Application Reference to be NP/18/SWN/02 with a capacity of 17 dwellings and includes a delivery rate of 2027/28 – 6 units, 2028/29 – 6 Units, 2029/30 – 5 units.

The site is the subject of an outline application for up to 21 units, there have been no objections from technical or non technical consultees, no objections from third parties or neighbours and two letters of support from the local community. The associated s106 is currently being drafted with the Council's Legal Team and Applicant's Solicitor in regular contact.

It is expected that outline consent will be granted by the end of December 2026 with associated RSM currently under preparation. It is therefore considered that the Council's trajectory could be updated to reflect the deliver at an anticipated rate of 2027/28 – 6 units, 2028/29 – 9, 2029/30 – 7 units.

To provide further clarity on Appendix 4 of HDC2, the site is under single ownership and is available in the near term (0-5 years). There is strong developer interest.

A vast suite of detailed technical information has been submitted in support of Planning Application 26/00001/OUT for the site, including TA, FRA, DS, Heritage Report, Ecology Report amongst others and no technical issues have been encountered.

No major infrastructure is required to facilitate the development.

S106 HoT's and contribution levels, including affordable housing provision, have been agreed between the Council and Applicant.