

Harborough Local Plan Examination

Examination Hearing Statement on Behalf of Barratt Redrow Matter 7: Locating Development in the Right Place

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 7: Locating Development in the Right Place

Whether the Plan is justified, effective and consistent with national policy in relation to Locating Development in the Right Place?

Issue 1: Directing Development to the Right Place

- 2.1 Policy AP01 is titled: Development in Settlements, however it also proposes policy on development on land adjoining the existing built-up areas of settlements identified in tiers 1 to 5 in the settlement hierarchy.
- 2.2 Tiers 1 to 5 is from the Leicester Urban Area to Small Villages. This includes Tier 3 Large Villages, which includes Great Glen.
- 2.3 Limb 3 of Policy AP01 sets out requirements at (a) to (f). Whilst we accept that this Local Plan is being examined against NPPF 2023, it is relevant to examine this policy against NPPF 2026.
- 2.4 We consider this part of Policy AP01 is not consistent with the following policies in NPPF 2026.
- 2.5 Policy S3 Presumption in favour of sustainable development states that decisions on development proposal should apply a presumption in favour of sustainable development, which for land outside of settlements, Policy S5 should be applied.
- 2.6 Policy S5 Principle of development outside settlements, limb j. 1. and Footnote 27 is relevant for housing development.
- 2.7 Policy AP01 in the Local Plan should be reviewed by the Council and main modifications identified to ensure consistency with the national planning policy position.
- 2.8 Annex A: Implementation states in part that the policies in NPPF 2026 are material considerations which must be taken into account in decision-making from the day of its publication (in August 2026).
- 2.9 We do not consider it is justified or effective to exclude Green wedges and Areas of Separation from Policy AP01, but this is capable of being addressed through the review and proposed main modifications requested above.

Issue 2: Key Development Sites

- 2.10 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.
- 2.11 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.

- 2.12 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.
- 2.13 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.
- 2.14 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.
- 2.15 We have no objection to the proposed allocation at Great Glen, Site GG1: Land north of London Road and east of Leicester Grammar School (400 homes) Policy SA01.
- 2.16 We consider that Great Glen is capable of accommodating more than this one site for housing.
- 2.17 We consider that the proposed housing requirement for the District is insufficient, it should be increased and include a proposed buffer. This can allow for assessment of land at the larger villages including at Great Glen.
- 2.18 The off-site highways works for my client's site south of London Road and the proposed allocation north of London Road have been co-ordinated to account for the potential development from both sites.
- 2.19 The consideration of a potential area of separation on this side of Great Glen is relevant for the proposed allocation GG1 and my client's site south of London Road. It is possible for policy to put in place a framework for land to be identified to the west to maintain an area of separation.

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