

Matter 8 Strategic policies for housing

Cllr Phil King | Respondent 2511 | 15 October 2026

I submit these comments in my individual capacity as District Councillor for Kibworths Ward and Leicestershire County Councillor for Gartree Division. I am not acting as an official representative of either Harborough District Council or Leicestershire County Council; these are my own representations.

Original representations 13362, 13364, 13365, 13366 and 13368

Questions addressed in ID9

Issue 1 HN01 Questions 1 to 4 and 6; HN03 Questions 1 and 2; HN04 Questions 1 and 2; HN06 Questions 1 to 4

HN01 affordable housing and paragraph 6 12

1. I maintain my concern about the deliverability of a blanket 40% requirement, particularly alongside updated infrastructure obligations. My original suggestion of approximately 20–25% remains a proposed alternative for testing, not an independently demonstrated optimum.
2. The Council must establish the appropriate requirement through transparent evidence distinguishing locations, brownfield and greenfield development, and small rural sites. Practical delivery and registered provider take-up should be considered as well as financial viability. Evidence should inform a deliverable policy rather than routinely defer the issue to negotiation. HDC12, under Emerging Local Plan Context and January 2025 WPVA Conclusions, reports positive viability for the tested medium and higher value typologies but challenges for lower value greenfield and brownfield typologies. Its continued support for a blanket target must be considered alongside HDC11 section 1.6 and the allocation and policy cost reconciliation sought in ID9 Matter 6 Issue 2 Question 5.
3. The supplementary report considered by Leicestershire County Council's Cabinet on 13 October 2026, paragraphs 45 to 47 and 59, adds a current funding concern: the County's review of the updated viability evidence remains incomplete, and education is prioritised over transport where viability is constrained. The affordable housing target must be tested alongside the full and correctly apportioned infrastructure burden. I do not suggest that this proves 40% unviable on every qualifying site.
4. I seek the maximum realistically deliverable affordable housing, with differentiated requirements or clear exceptions where justified. HN01's qualifying threshold and the phrase capable of delivering 10 or more homes must be clear and consistently applied. Paragraph 6.12 should explain how small rural schemes are treated. I do not suggest that every smaller site is automatically subject to a 40% obligation.

HN03 density

5. I maintain my concern about excessive urbanisation of market towns. Minimum densities should be justified by local circumstances and allow lower density where necessary for character, landscape, accessibility and a good living environment. I seek clear wording ensuring numerical expectations do not override an appropriate site-specific outcome.

HN04 supported and specialist housing

6. My concern relates to the balance and concentration of provision in Market Harborough. I recognise the need for specialist accommodation. The Council should demonstrate how existing provision, forecast demand and location informed the policy, alongside other households' needs. I do not assert a proven causal relationship between specialist development and exclusion of younger residents without supporting evidence. I seek a balanced and evidenced approach to quantity and suitable locations.

HN06 traveller accommodation

7. I seek transparent reconciliation of assessed need, usable existing capacity and proposed provision, including cross-boundary considerations. Apparent underuse is not necessarily availability: authorised capacity, suitability and genuine access must be distinguished. Additional provision should be justified by robust need and delivery evidence. Revise requirements or allocations where that reconciliation does not support them.

Evidence references

ID9 Stage 2 Matters Issues and Questions, 21 September 2026. Supplementary report on Harborough District Local Plan considered by Leicestershire County Council's Cabinet on 13 October 2026, paragraphs and appendices cited above. HN01, HN03, HN04 and HN06 in the submitted Plan; HDC12 updated viability evidence; ID9 Matter 6 Issue 2 Question 5.

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[HDC12 — examination evidence](#)

[HDC11 — examination evidence](#)