

Harborough Local Plan Examination

Examination Hearing Statement on Behalf of Barratt Redrow Matter 8: Strategic Policies for Housing

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 8: Strategic Policies for Housing

Whether the Plan is justified, effective and consistent with national policy in relation to Strategic Policies for Housing?

Issue 1: Housing Needs

- 2.1 We consider that Policy HN01 Housing Need: Affordable Homes, is not sound as it is not consistent with national planning policy.
- 2.2 Limb 1. a) states a 40% requirement for qualifying sites unless 'exceptional circumstances' can be demonstrated and robustly justified, in which case off site provision or an appropriate financial contribution in lieu must be made.
- 2.3 There is insufficient explanation as to what exceptional circumstances might comprise, and this is not currently defined at the national level of policy.
- 2.4 Policy DM5: Development Viability in NPPF 2026 is relevant here. Again, we acknowledge that this Local Plan is being examined under the NPPF 2023, but the latest national planning policy does not define viability as being exceptional.
- 2.5 There may be circumstances in which the submission of a viability assessment as part of a development proposal may be justified, as set out in policy DM5. In such circumstances, the information required is a viability assessment reflecting policy DM5 and the recommended approach in planning practice guidance.
- 2.6 In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure.
- 2.7 This is especially relevant in that limb 4 of Policy DM5 states in part that where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. This means that the evidence and proposed policy in this Local Plan is relevant for future decision making.
- 2.8 We request some flexibility in respect of the tenure split for affordable housing under limb b) of Policy HN01.
- 2.9 We have not seen the evidence or assessment to justify the proposal under Policy HN02 Housing Need: Mix of New Homes, for all residential development to meet accessible and adaptable M4(2) Building regulations technical standards, or for all major residential development to contribute to a minimum of 5% of market homes to M4(3)A (wheelchair adaptable) and a minimum of 10% of affordable homes must meet standard M4(3)B (wheelchair accessible).

- 2.10 Policy HN03 Housing Need: Housing Type and Density, does not define the method, or approach, to calculating density and it does not account for different types of development for example greenfield, brownfield, residential only or mixed-use.
- 2.11 Policy HN04 Housing Need: Supported and Specialist Housing, might be unsound without clear evidence justifying the proposed policy for at least 10% of all dwellings on sites of 100 dwellings and more to be specialist housing for older people. There is an absence of assessment of need and how many specialist housing units might possibly be delivered relative to need, should this policy go ahead.
- 2.12 Policy HN05 Housing Need: Self and Custom Build Housing, might be unsound without clear evidence justifying the proposal that all non-specialist development of 40 dwellings (gross) or more must provide at least 10% of the total number of dwellings as self or custom build plots.
- 2.13 As with Policy HN04 on specialist housing, there is no assessment published on how many plots might be delivered relative to evidence of need, should this policy go ahead.

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