

Harborough Local Plan Examination

Written Statement Matter 1

Prepared for:

Client: David Wilson Homes

Property: Land at Burnmill Farm, Market Harborough

Date: September 2018

INTRODUCTION 1.

- 1.1. This Position Statement has been prepared by Fisher German on behalf of David Wilson Homes in respect of its land interests Burnmill Farm, Market Harborough (Policy MH3: Burnmill Farm).
- 1.2. The site is the subject of a Full Planning application for the residential development of the site for 128 dwellings. The application (17/02020/FUL) was made in November 2017 and is anticipated to be reported to Planning Committee in September 2018. An update on the planning application will be provided to the Inspector ahead of the Hearing Sessions commencing.

MATTER 1: Calculation of the objectively assessed need for housing (OAN) 2.

1.1 Are the calculations contained in the HEDNA and in the updated analysis contained in Document IC3 an appropriate basis for establishing the OAN for Harborough, having particular regard to demographic and employment growth calculations and the affordability uplift of 15%? Do the latest affordability indices and trends suggest a different level of uplift?

- 2.1 It is considered that the calculations, as set out in HEDNA, represent an appropriate basis for establishing the Objectively Assessed Housing Need (OAHN) for Harborough and that the uplift associated with employment growth is appropriate.
- 2.2 However, in establishing the OAN for Harborough it is not just the needs of the District which have to be considered. Planning guidance requires the OAN to be satisfied across the housing market area (HMA) as a whole. In this case the HMA includes Leicester City Council and Oadby and Wigston Borough Council; both of which have declared that they are unable to meet their housing needs for the period 2011 to 2031.
- 2.3 The HMA authorities have agreed that the unmet need will be accommodated in the remaining borough and district councils and reflected in the Local Plans as they are progressed. The Local Plan, as proposed, fails to fully address this matter and meet its share of the unmet need which is likely to be significant. Whilst reflecting the period 2031 to 2050, the Strategic Growth Plan for Leicester and Leicestershire (January 2018) provides an indication of what Harborough's share of the unmet need might be. It sets a 'notional' housing need and supply for the HMA authorities for the period 2031 to 2050 with Harborough identified to deliver 944 dpa. This would be a step change on the 557 dpa the Plan currently provides for.