



Submission Harborough Local Plan 2020-2041

Regulation 22 Consultation Statement

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1: Introduction

1.1 Purpose of document

- 1.1.1 The purpose of this document is to set out how the council has consulted and engaged with communities and stakeholders to prepare the Harborough Local Plan 2020-2041.
- 1.1.2 Following consultation on the Issues and Options between 16 January and 27 February 2024 (Regulation 18) and consultation on the Proposed Submission Draft Harborough Local Plan 2020-2041 between 10 March and 6 May 2025 (Regulation 19), the Harborough Local Plan 2020-2041 has now reached the submission stage of the plan-making process. This consultation statement has been prepared as a supporting document for the submission of the Local Plan to the Secretary of State for independent examination
- 1.1.3 This statement fulfils the council's statutory duty in accordance with the Town and Country (Local Planning) (England) Regulations 2012 (as amended), and the adopted Statement of Community Involvement (SCI) (updated in February 2020 and June 2025).
- 1.1.4 The SCI sets out how the council will involve local people and organisations in preparing the Local Plan.

1.2 Background

- 1.2.1 The new Local Plan will provide the strategic planning framework for the district up to 2041. The current Local Plan spatial strategy will be updated by a new strategy to deliver the required scale of development in appropriate and sustainable locations. Current Development Management policies will be reviewed and updated as necessary. In line with national planning policy, strategic policies in the new Plan will set out the overall strategy for the pattern, scale and design quality of places and make sufficient provision for development needs and supporting infrastructure. It will also provide for the conservation and enhancement of the district's natural, built and historic environment as well as planning measures to address climate change mitigation and adaptation.
- 1.2.2 Where appropriate the new Plan will also set out non-strategic, more detailed policies for specific areas, neighbourhoods or types of development. Such policies can also be set out in neighbourhood plans. The new Plan will support the continued preparation of neighbourhood plans across the district by providing a clear strategic policy framework. It will identify which policies are strategic and provide the policy context for the preparation or review of neighbourhood plans prepared by Parish Councils or neighbourhood forums on behalf of their local communities.
- 1.2.3 Once adopted, the new Local Plan will replace the Harborough Local Plan 2011-2031 adopted in April 2019.

1.3 Plan making process

- 1.3.1 The creation of the new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to meet the needs of the area in terms of strategy and the policies required.

1.3.2 Table 1 identifies and describes the main consultation stages under the current plan-making system.

Table 1: Key Local Plan Stages

Issues and Options (Regulation 18)	At this stage the Council develops its evidence base through consultation to help identify the issues that the Local Plan will need to address and the options available to deal with them.
Proposed Submission (Regulation 19)	Following analysis of comments received during the Issues and Options consultation the Proposed Submission Draft will be prepared and stakeholders and the public will be invited to comment on the Plan for a minimum of six weeks prior to the new Local Plan being submitted to the Secretary of State for examination.
Submission of the Local Plan for Examination (Regulation 22)	Following the Proposed Submission consultation, there is an opportunity to make minor changes to the Plan in response to the comments made, before the document, evidence and comments received are submitted to the Secretary of State. An independent examination is then carried out. Those who have submitted comments to the Proposed Submission consultation have the right to ask the Inspector to be heard in person at the Examination.
Adoption	The Plan will be adopted and will replace the saved policies of the Harborough Local Plan 2011-2031 to form the development plan, alongside the Leicestershire Minerals and Waste Local Plan and 'made' Neighbourhood Plans.

1.4 Structure of the document

1.4.1 This report sets out the approach used by the Council to ensure community involvement and summarises the outcomes of consultation at Regulation 18 and Regulation 19. It includes the following sections:

- Regulation 18 Methods of Consultation
- Main Issues Raised by Representations at Regulation 18
- Regulation 19 Statement of Consultation
- Main Issues Raised by Representations at Regulation 19
- Sample material from Regulation 18 publicity
- Sample material from Regulation 19 publicity
- Late Representations

1.4.2 This report is accompanied by a separate consultation spreadsheet setting out in detail representations received (Regulation 20) to the consultation (Regulation 19) on the version of the Local Plan to be submitted for examination.

2: Regulation 18 Methods of Consultation

2.1 Consultation process

2.1.1 Below is a summary of how consultation was carried out at Regulation 18 stage. It should be noted that, in addition, continued engagement with elected members and relevant agencies was undertaken throughout the time that the new Local Plan has been in preparation.

- 2.1.2 The Issues and Options for the Harborough Local Plan 2020-2041 was the first stage of the process and invited views on a range of planning issues and potential options for the future development of the district. This consultation under Regulation 18 was carried out for six weeks between 16 January and 27 February 2024. Generic and specific questions were asked in relation to six chapters on Spatial Strategy, Environment and Sustainability, Health and Well-being, Housing Needs, Town Centres, Retailing, Leisure and Tourism, Transport, Local Services and Infrastructure. A Sustainability Appraisal was published alongside the Issues and Options consultation document.
- 2.1.3 To ensure the Local Plan process considers all potential sites for development the Council carried out another 'call for sites' during the consultation period to allow landowners and site promoters to put forward potential development sites for consideration during the preparation of the Local Plan. This information informs the updated Strategic Housing Land Availability Assessment.
- 2.1.4 In order to ensure that the public consultation engaged as wide as audience as possible, in addition to the main consultation documents, a user-friendly Summary Guide leaflet was produced and a QR code was created to help people more easily take part. Supporting background documents were also made available to view on the website.
- 2.1.5 A series of staffed drop-in events were held across the district to provide interested parties with more information on the consultation documents and associated evidence base, how to respond and an understanding of what happens next. These were advertised in the local press, social media and mentioned at meetings held before and during the consultation. In total, around 300 people visited the drop-in events which were held at the following locations:

Table 2: Drop-in events

24 January 2024	Market Harborough – Council Chamber, 2 nd Floor, The Symington Building, Adam and Eve Street	10.30am to 8pm
31 January 2024	Scraptoft – Community Hub (Lounge), Malsbury Avenue	3.30pm to 7.30pm
6 February 2024	Lutterworth – The Wycliffe Rooms (Community Hall), George Street Masonic Hall	3.30pm to 7.30pm
7 February 2024	Broughton Astley – Broughton Astley Village Hall, Station Road	3.30pm to 7.30pm
13 February 2024	Kibworth – The Old Grammer School (Main Hall), School Road	3.30pm to 7.30pm

- 2.1.6 As well as the well-attended drop-in events the Council consulted with all the individuals and organisations registered on its planning policy consultation database as well as the specific and Duty to Co-operate bodies as detailed in Appendix 1(e).
- 2.1.7 In addition to sending information to contacts on the planning policy consultation database, all the necessary information and consultation documents were published on the authority's website and made available for inspection at the Council's offices for the duration of the consultation period, including Ground Floor display of Regulation 18 exhibition boards which were in situ for the duration of the consultation for those unable to attend a staffed event.
- 2.1.8 Press releases were issued to Harborough Mail, Swift Flash, Resident's newsletter, Member's newsletter and Parish newsletters together with social media to publicise

and get people talking about our plans, and various meetings were attended, including a presentation to Annual Parish Liaison meeting on 23 November 2023. A copy of the article published in the *Harborough Mail* on 8 January 2024 is available at [Public consultation to launch into Harborough's new local plan \(harboroughmail.co.uk\)](http://harboroughmail.co.uk)

3: Main Issues Raised by Representations at Regulation 18

3.1 Overview of results

- 3.1.1 3,449 individual representations were received from 236 respondents during the consultation. The following table shows which section of the document the responses were made against.

Table 3: Comments and representations received by chapter

Chapter of Issues and Options Document	Number of representations received
Introduction	421
Strategic Policies: Spatial Strategy	1651
Environment and Sustainability Policies	297
Health and Well-being Policies	231
Housing Needs Policies	619
Town Centre, Retailing, Leisure and Tourism Policies	68
Transport, Local Services and Infrastructure Policies	162

- 3.1.2 The breakdown of respondents by category is set out in Table 4 below. Some respondents fall into more than one category, e.g., sometimes a landowner is also a local resident, sometimes a local resident is also representing a local community group etc.

Table 4: Issue and Options consultation responses by respondent category

Respondent Category	Responses	Percentage
Member of the public	101	42%
Landowners, developers, agents	89	37%
Harborough Parish Councils	19	8%
Neighbouring local authorities (including LCC); Statutory Consultees (Appendix A from SCI)	9	4%
Infrastructure providers; Statutory Consultees (Appendix A from SCI)	6	3%
Community and civic groups/societies	4	2%
Statutory Consultees (Appendix A from SCI)	4	2%
National interest group	3	1%
Harborough District Councillors	1	0%
Harborough Neighbourhood Plan Forums	1	0%
Special Interest groups	1	0%

3.2 Summary of the main issues raised

- 3.2.1 The following summarises the consultation responses to the questions in the Issues and Options. It should be noted that these are summaries of key issues raised and do not reference each individual response to questions. In some instances, responses from specific organisations are summarised or quoted to provide further detail on the issues that have been raised. There is no requirement to reply directly to each of the representations individually. It will however be necessary to show at submission of the plan for examination how comments made at this stage of the plan preparation process informed the policies and proposals of the final plan, both in terms of policy development and the allocation of future development sites. To that aim each topic area along with a summary of issued raised contains details of the Council response and how the comment has been taken into account to inform future iterations of the plan.

Sustainability Appraisal

- 3.3.1 Most respondents considered the approach to the Sustainability Appraisal (SA) to be appropriate, at this early stage of the Local Plan process and it was welcomed by statutory bodies. Those commenting suggested the SA framework covered relevant topics and identified appropriate objectives, based on an understanding of the key issues. Commentators generally agreed that it is necessary to test growth and spatial options, for the SA to have regard to new information / evidence as it emerges and be updated accordingly, and that the SA should inform the preparation of the Plan.
- 3.3.2 Some, including stakeholders and statutory bodies, suggested new or additional information for inclusion in the baseline and PPP review contained within the SA report. Detailed observations were made in respect of SA's objectives 1,2,3,5,6,8, and 12 around the consideration of Climatic Factors, Biodiversity & Geodiversity, Cultural Heritage, Air, Flood Risk and Sustainable Travel, and specifically about the approach to appraising the plans impact on Heritage.
- 3.3.3 Site promoters / developers had most to say about the findings of the SA Report, both generally and more specifically in terms of additional site options that should be appraised and its detailed findings for individual site options. Notably, that some site assessment criteria are not supported for strategic sites and that the potential for negative impacts to be mitigated is not considered. Comment was particularly strong about; the benefits of higher growth options being understated in respect of specific SA objectives, the report's conclusions for Option 4 (Strategic Sites), and the importance of the cumulative effects of policies and sites being fully considered and thoroughly tested.
- 3.3.4 Anglian Water, disagree with the decision that SA Objective 1 is scoped out of the appraisal of site options. Historic England note the uncertainty of effects in respect of heritage and recommend further assessment as the plan progresses and more detailed assessment work (separate to the SA) for potential site allocations. More generally, the public commented on how difficult it is to understand and comment on the SA approach and its findings.
- 3.3.5 The suggestion that the SA ignores the option of reducing or ceasing growth, was popular amongst the public and some Parish Councils /Neighbourhood Forums. A number of site promoters / developers consider that other reasonable options require assessment (e.g. high growth to meet the Strategic Growth Plan proposals including new strategic road infrastructure, Option 3 including sites of greater than 1,500

homes) and comment that the SA report could better explain the options tested (growth and distribution), how they were formulated (to accord with PPG) and why they were selected as reasonable alternatives.

- 3.3.5 The Habitat Regulations report prompted only limited comment, concerning the lack of explanation for the scoping out of the River Mease SAC from consideration.

Council Response

- 3.3.6 Consultants on behalf of the Council made a small number of changes in response to the consultation responses, including amendments to baseline information, review of plans and programmes, key sustainability issues and a number of the SA objectives. Further details of the way in which consultation comments informed subsequent stages of the Sustainability Appraisal process are set out within the Sustainability Appraisal Report

Vison and Objectives

- 3.4.1 Generally, respondents considered the Corporate Plan to provide a useful starting point for preparing a Vision for the Local Plan, but many suggested the vision should be expanded to include specific reference to other matters.
- 3.4.2 A common comment throughout the responses from developers was that reference should be added to the delivery and distribution of housing, including contributions to the unmet housing needs of Leicester City. Other respondents wished to see references made to infrastructure and services (such as highways, education, and healthcare), addressing climate change, natural environment, and sustainable development. Leicester County Council were keen for the vision to capture the role of the Plan in starting the journey of pivoting the delivery of growth across the Leicester and Leicestershire Housing Market Area to the spatial strategy set out in the Strategic Growth Plan to 2050. Others wanted the vision linked to neighborhood planning. A few respondents emphasized the Vision should be relevant to the entire plan period.
- 3.4.3 Most respondents welcomed the objectives but suggested additions or amendments to the wording. Some respondents suggested that the order of the objectives could be rearranged, reprioritised or streamlined.
- 3.4.4 Most developers generally supported Objective 1, particularly the reference to making an appropriate contribution to meeting the justified unmet housing needs of other authorities within the Leicester and Leicestershire housing market area. Conversely, some respondents thought Harborough should not take on others' housing needs.
- 3.4.5 Suggestion that Objective 1 should include reference to infrastructure, First Homes, housing affordability issues and market housing.
- 3.4.6 Support for Objective 2 but comments that it should be expanded to provide support for mitigation measures, regeneration of existing employment areas, and zero emission vehicles. Others think the objective should include provisions to ensure that the district capitalizes on its location and relationship with Leicester and others think it should acknowledge the high level of rural businesses in the district.

- 3.4.7 It was suggested that Objective 3 should refer to the scale (and not just location) of new housing and employment. Other respondents from the developer sector suggested that sustainable locations should be further defined.
- 3.4.8 A respondent thinks that the PUA should be included within Objective 4.
- 3.4.9 Comment that Objective 5 should be adapted to include protection of the countryside, separation of villages and towns, and protection against urban sprawl.
- 3.4.10 Responses from the public suggested that the language in Objective 6 is not strong enough, whereas responses from developers suggested the language should be kept flexible. CPRE remarks that Objective 6 should be revised to reflect the wider cross-cutting impact of climate change. Leicester County Council suggests that sustainable cross boundary development and associated infrastructure should be added in terms of tackling climate change.
- 3.4.11 Historic England recommends widening of Objective 7 to incorporate heritage assets and their setting.
- 3.4.12 Natural England welcomes Objective 8 but suggests that nature recovery should be specifically mentioned. Leicester County Council suggests amendment to the wording and that exploration in the district for Country Park designation is supported.

Council Response

- 3.4.13 Responses to consultation were generally supportive of both the Corporate Plan being used as a starting point for the Vision and the proposed Objectives, subject to further amendments. Details of the consultation responses were considered by elected Councillors at a series of member briefings taking into account consultation responses to further refine the Vision and Objectives to better reflect climate change, methods to enhance the natural environment, and deliver sustainable development. Following feedback, Objectives were streamlined to enable a greater focus on outcome-based objectives, as opposed to process-based objectives. Objectives were broadened to encompass a range of responses. For example, in relation to delivering homes, the objective was broadened to include provision of housing to meet the specific needs of different groups of communities, rather than listing specific groups or types of accommodate needs.

Duty to Cooperate and Effective Joint Working

- 3.5.1 Most respondents expressed overall support for the identified strategic planning matters. Some members of the public commented that there should be greater emphasis on increasing biodiversity, protecting the environment and the provision of social and community infrastructure. The strategic planning matter relating to 'Housing requirements and distribution (including unmet need issues)' elicited most comment with the public expressing disagreement the apportionment of Leicester's unmet need to the district and site promoters supporting the approach or advocating the potential for Harborough to increase its contribution to unmet need.
- 3.5.2 Responding Duty to Cooperate partners and prescribed bodies were in general agreement with the matters set out and expressed a willingness to engage with the Council, with a number making specific reference to when and how their input will be helpful in the coming months. There were suggestions for additional strategic matters or where a stronger emphasis would be helpful in future collaboration with Duty to Cooperate partners and prescribed bodies. These included:

- Supporting healthy places that enable and support healthy choices and behaviours
- Protecting and safeguarding finite resources
- Identifying and supporting mineral related infrastructure
- Sustainable transport and infrastructure planning
- Referencing and giving effect to the Strategic Growth Plan
- Emphasising sustainable transport and cross boundary infrastructure planning.

Council Response

- 3.5.3 There was overall support for the strategic planning matters identified. The key issues identified were used as a basis for further discussions with relevant duty to cooperate partners and prescribed bodies to support the development of the evidence and inform the preparation of the Proposed Submission Draft Local Plan. The Council produced a Duty to Cooperate Statement of Compliance that sets out details of the engagement and liaison carried out under this duty, and this will be published alongside the Proposed Submission Draft Local Plan.

Scale of Housing Growth

- 3.6.1 A vast majority of site promoters/developers supported high levels of growth. Most Parish Councils supported a medium level of growth. Several members of the public object to taking the unmet housing requirements from Leicester City Council. CPRE questioned the reliability of the data.

Council Response

- 3.6.2 Assisting Leicester City Council to meet its unmet housing need is a key element of the duty to cooperate with Leicester and Leicestershire Authorities. The planned amount of housing in the Proposed Submission Draft Local Plan therefore not only addresses our own needs but also contributes a modest proportion towards meeting Leicester City's housing need. In making provision for housing, the Proposed Submission Draft Local Plan will build in headroom to the residual requirement to account for the risk of slower or lower delivery. The consultation responses were helpful in highlighting the range of differing views in relation to this issue; with strong support at both ends of the spectrum for both the high and low growth options as well as for the medium growth option. Taking account of the range of views expressed the medium scale of growth was considered to be the most appropriate scale of housing growth. This took account of consultation responses together with the need to balance the benefits of growth with potential environmental implications, alongside the requirements of national planning policy to plan positively and to meet the needs of neighbouring authorities unable to meet their housing needs in full.

Plan Period

- 3.7.1 The majority of respondents pointed out that 15 years was a minimum policy requirement. Many also suggested that the plan period should be extended to allow for potential delays in the plan making process. Some respondents supported the base date due to alignment with the evidence whereas others wanted the base date to move forward to align with the evidence.

Council Response

- 3.7.2 Preparation of the plan is on track in accordance with the timetable in the Local Development Scheme.

Settlement Hierarchy

- 3.8.1 Most respondents supported the proposed settlement hierarchy. However, members of the public and Parish Councils were concerned over the lack of local services, facilities and other community infrastructure. They were keen to ensure that increased service capacity is delivered alongside new development.
- 3.8.2 Majority of site promoters welcomed the proposed changes to the settlement hierarchy. However, others questioned the justification for changing the current settlement hierarchy and the placement of settlements within the proposed hierarchy. Some felt that assessment of some settlements close to the Leicester urban area did not adequately take account of their proximity and access to services and facilities within the urban area.
- 3.8.3 Some respondents, including Leicestershire County Council, commented on lack of reference to potential new settlements in the settlement hierarchy. The County Council were also concerned that the Strategic Growth Plan was not referenced and felt there should be clarity on how sites adjoining the Leicester urban area at Oadby and/or Evington fit into the settlement hierarchy. Anglian Water considered that the overall settlement hierarchy approach is necessary and appropriate to guide growth at a scale which supports sustainable growth, investment and service provision. In their view, a focus on strategic housing allocations around Leicester potentially represents the most sustainable option for growth.

Council Response

- 3.8.4 The settlement hierarchy underpins the spatial strategy of the Local Plan. The importance of the relationship between levels of development and growth with access to local services and facilities was strongly reinforced by respondents. A hierarchy of settlements has been defined in the Proposed Submission Draft Local Plan based on the role and function of each settlement taking account of accessibility to services and facilities to support development, together with responses raised. This was amended, to take account of responses raised to include land adjoining both the built-up areas of Leicester City and within the Borough of Oadby and Wigston within the highest tier in the hierarchy.

Housing Spatial Options

- 3.9.1 Support was received from a wide range of respondents for the spatial options on the location of housing development. Many suggested a combination or hybrid of the options. Alternative suggestions included a new town and no growth or considerably lower growth.
- 3.9.2 Numerous developers referenced the settlement hierarchy and offered various views on the proportion of growth to attribute to the different levels in the hierarchy. Several commented that the distribution of development should reflect the deliverability of sites, and some highlighted the risk of relying on a small number of strategic sites.
- 3.9.3 Neighbouring authorities, including Leicester City Council, North Northamptonshire Council, Melton Borough Council, and West Northamptonshire Council noted the possible cross boundary implications of the spatial options.

- 3.9.4 Concern was expressed by a couple of respondents that the options did not respect existing neighbourhood plans. Some respondents emphasised the impact of growth on certain settlements whilst others highlighted certain settlements and sites that could accommodate more growth. Mixed views were submitted on the individual spatial options.

Council Response

- 3.9.5 There was no universal agreement on the approach to the location of housing development but overall, it was considered that the options or a combination of options were reasonable alternatives to consider. Deliverability and infrastructure were two of the main issues highlighted by respondents to consider in the development of a housing spatial strategy. Consultation responses were used to confirm the settlement hierarchy as a sound basis to develop the development strategy. Concerns around over reliance on strategic sites and potential deliverability delays or issues arising were important in informing the preparation of the development strategy and choice of sites to include a range and mix of sizes to ensure supply across the plan period and reduce reliance on strategic sites. Further consideration of the options for the location of housing development is explored in the Development Strategy and Site Allocations papers taking account of the consultation responses and updated evidence on deliverability and infrastructure.

Scale of Employment Growth

- 3.10.1 Most respondents supported that the Leicester and Leicestershire Housing and Economic Needs Assessment is either an appropriate evidence base, or a reasonable start point on which to formulate employment policies. Site promoters / developers, some Parish Council / Meeting / Neighbourhood Forum and the public commented most strongly that it could be considered out of date and requires updating. The implications of BREXIT / COVID-19 pandemic and the need to understand; local market conditions, take account of strategic warehousing and re-visit some of the studies assumptions, were included amongst common reasons for a refresh.
- 3.10.2 In terms of proposed alternatives, most respondents support Option B and either Options B or C as most appropriate. Option A was favoured most strongly by the public, whilst several site promoters / developers specifically object to this option as being too simplistic, a number suggesting that a comprehensive review of employment land is needed. Some Parish Council / Meeting / Neighbourhood Forum expressed preference for Option A alongside suggesting Option B as prudent, if appropriate. Option C only gained specific support from a couple of site promoters / developers.
- 3.10.3 Respondents supporting Option B comment on the importance of encouraging sustainable growth, supporting a range of jobs and businesses, the logic of co-locating homes and jobs, and providing flexibility and choice to the market. A few suggest HENA figures should be regarded as a minimum.
- 3.10.4 For a variety of reasons, a longer-term approach which provides additional land for employment is generally supported.
- 3.10.5 There is no consensus on whether other evidence is required but suggestions; a local employment needs assessment, an urban capacity study, a critical appraisal of

existing and candidate allocations and an investigation into the inward investment potential of Harborough.

- 3.10.6 Few commented, and no consensus is provided, in terms of other scale of growth options that we can consider. A couple of site promoters / developers favour even higher growth, and a few suggest supporting agriculture, tourism, and more ambitious town centre regeneration. Many comments raise location or distribution points, rather than new options for the scale of growth.

Council Response

- 3.10.7 The Council used responses received to inform the scope of commissioned specific evidence to understand employment supply/demand. The Council continued to work with partners to ensure the scale of employment growth in the Proposed Submission Draft Local Plan is fully supported and in line with national planning policy and takes account of the points raised in the consultation responses.

Location of Employment Growth

- 3.11.1 Most respondents support Option 1 (to increase the density of existing employment areas) to make more efficient use of employment land in sustainable places, particularly the public and Parish Council / Meetings / Neighbourhood Forums. Support for Options 2 (current approach) and 3 (co-locating jobs & homes growth) was equal but lower than for Option 1 and drawn from a wider range of respondent types including some site promoters / developers and some L&L Local authorities. Both these options generated positive comment around access, sustainability, and the potential to reduce travel. Several respondents consider that no single option provides a satisfactory solution, all having their limitations.
- 3.11.2 All options generated several objections, predominantly from site promoters / developers. Comments include that Option 1 is not feasible (e.g. BNG, SUD's, parking make higher densities difficult to achieve) and doesn't match with the greatest demand for industrial uses or Plan objectives. Option 2 could result in coalescence, an uncharacteristic settlement pattern, or misalign with and dilute the scale of growth in strategic locations. A number suggest Option 3 may cause smaller settlements to stagnate.
- 3.11.3 No clear alternative options are suggested for consideration by more than 1 respondent. Suggestions include a hybrid (for various reasons), locating growth in edge of settlement locations, or in accessible locations desired by the market irrespective of their relationship to settlements.
- 3.11.4 Most respondents, across all respondent types, support the current approach of specific policies for managing development at Bruntingthorpe Proving Ground and Leicester Airport. Comments suggest that transport and environmental impacts are of greatest concern.

Council Response

- 3.11.5 Responses to the distribution of employment growth were mixed. The Council updated the employment evidence in response to the consultation responses received and a diverse range of employment opportunities are promoted in the Proposed Submission Draft Local Plan, including support for existing employment areas and focusing additional strategic B8 provision at Magna Park, because of the strategic road access advantages, as well as the availability of space to support both

current and future business needs. The overall approach to Bruntingthorpe Proving Ground and Leicester Airport remains unchanged with continued support for automotive and aviation activities while ensuring high design standards and minimal environmental impact.

Approach to Strategic Warehousing

- 3.12.1 Most respondents provide no comment about the appropriateness of the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change study as an evidence base to formulate policy.
- 3.12.2 Overall, a similar number of respondents either support the study, object to it, or suggest it as a starting point for considering the needs of the sector. Site promoters / developers are the most detailed and technical in their criticism of the appropriateness of the study and generally suggest that it significantly understates future need. Various reasons for this are suggested. Leicester & Leicestershire local authorities, Parish Council / Meeting / Neighbourhood Forums and some other site promoters/developers are more supportive of the study, a few suggest it needs updating. The public are less encouraging of the sector in principle, and generally suggest future need is over-stated.
- 3.12.3 A few respondents suggest additional data and research that could inform policy formation, one site promoter/developer advocates the use of an alternative methodology for forecasting future need.
- 3.12.4 Several respondents, including site promoters/developers, a statutory consultee, and other local authorities, note the shortfall is yet to be apportioned and indicate a willingness to engage further on this, the identification of additional sites and understanding the impact of growth particularly on the SRN.
- 3.12.5 Most respondents support the current approach to focus growth at Magna Park, for a variety of reasons. A similar number of respondents in total either object to this approach or suggest that growth should, instead or also, be directed to other locations within Area of Opportunity. Comments related to both standpoints identify the potential impacts, both positive and negative, of concentrating warehousing from the specific perspective of the type of respondent including Parish Council / Meeting / Neighbourhood Forum, the public, other local authorities, and site promoter / developer.
- 3.12.6 Several respondents suggest issues for consideration should Magna Park be the focus of strategic warehousing, including cumulative impact on the SRN, housing need, and nationally significant sites e.g. DIRFT.
- 3.12.7 Several new sites are promoted for development, including one crossing the Harborough / Rugby administrative boundary. An assessment of how well Magna Park and candidate sites perform against criteria set out in the Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change study is suggested as necessary evidence for the proposed approach.
- 3.12.8 In general respondents support some flexibility of uses at Magna Park. However, comments vary, and most do not strongly suggest a move away from the sites primary purpose as a distribution centre. A small number, including local authorities, canvass caution that flexibility should not allow main town centres uses or result in a

type of development that cannot safely and satisfactorily be accommodated the surrounding road network

Council Response

- 3.12.9 The Council strengthened the evidence base, including the Harborough Local Housing and Employment Land Evidence and Strategic B8 Needs Analysis, and continued engagement with neighbouring local authorities to ensure the approach to strategic warehousing accords with national planning policy and responds to the points raised in the consultation. The Proposed Submission Draft Local Plan includes additional strategic B8 provision at Magna Park that offers strategic road access advantages, as well as the availability of space to support both current and future business needs.

Small and Medium Housing Sites Requirement

- 3.12.1 Several respondents supported the provision of small and medium housing sites in accordance with national policy. Some respondents suggested small and medium housing developments could be delivered through site allocations whilst others suggested the subdivision of sites. Developers emphasised the importance of identifying viable small and medium housing sites. HBF highlighted difficulties of securing implemented planning permission if small sites are not allocated. Others advocated a flexible policy approach to guide development outside allocations. HBF suggested that over 10% of the Local Plan housing requirement could be allocated on small sites and that a range of sites should be considered. Others reiterated that the best way to diversity the housing market and deliver small and medium housing developments is to maximise choice and competition. Some developers emphasised the practical difficulties of sub-dividing sites. Other ways suggested to help diversity the housing market included a move away from big sites and market towns, more affordable housing, infill plots and redevelopment, and custom and self-build or community led projects. One respondent objected to small and medium housing sites on the basis that small sites give piecemeal development and lack of joined up infrastructure.
- 3.12.2 Responses to the question on the subdivision of sites to allow small and medium houses were split from respondents that promoted sites for development. Half objected citing reduced viability and market interest for master builder. Supporters of subdivision often qualified the support that it would be subject to market interest or phasing. Subdivision was not supported by parish councils and neighbourhood forums where it would reduce Section 106 contributions and others suggested it was unrealistic to expect large developers to sub-divide land to enable smaller builders' companies to enter the market. Others suggested smaller developments were generally better quality.
- 3.12.3 Leicester County Council responded, in its role of landowner, that sub-division would only be realistic in circumstances where the two parts of the sites could be developed independently and viably.
- 3.12.4 Leicester County Council recognised that sub-division of sites can stimulate a more diverse and competitive housing market but would only be acceptable within a policy framework that, at least, allowed for cohesive master planning and for sub-division of contributions.

Council Response

- 3.12.5 A range of comments were received on the provision of small and medium housing sites to meet national planning policy requirements to promote the development of a good mix of sites. The Proposed Submission Draft Local Plan supports delivery of a balanced mix of housing, including allocation and support for a range of housing sites across the district through both the Local Plan and Neighbourhood Plans.

Site Selection Methodology

- 3.13.1 There was general agreement with the methodical approach from site promoters, Parish Councils, statutory consultees, and the public. The comments mainly related to stage 4 (technical assessment and deliverability of sites) and stage 5 (emerging new Local Plan policies and Neighbourhood Plan policies) of the methodology.
- 3.13.2 At stage 3 (assessment of sites against the preferred spatial strategy) there were comments from site promoters suggesting that sites should not be excluded just because they were outside the chosen spatial strategy. Other site promoters suggested that sites close to the urban area of Leicester should be preferred due to the agreement for Harborough district to take unmet housing need from Leicester.
- 3.13.3 At stage 4, site promoters would like to see technical work they have completed included in the assessment. They would also like more engagement with site promoters at this stage, or a modification process built in for fact checking as a minimum. Site promoters also asked that opportunities arising from the development, as well as recognition of mitigation opportunities be recognised in the assessment. Historic England requested their advice note be used.
- 3.13.4 At stage 5, neighbourhood plan groups and parish councils felt that additional weight should be given to neighbourhood plans and their allocations, and that allocations should be automatically taken forward into the local plan. Site promoters felt the Council should consider the age of the made neighbourhood plans, and that given the new Local Plan will have a new spatial strategy, all neighbourhood plan allocations and policies should be tested against this before taking them forward.
- 3.13.5 The Environment Agency requested consideration of the effects of climate change and careful consideration to ensure sensitive receptor development e.g. housing is not located in such proximity to commercial or employment sites that this could have adverse effects on one or the other party. Further comment at this stage from site promoters and the county council included reference to ensuring sufficient infrastructure, ensuring viability in terms of transport infrastructure, and consideration of potential for renewable energy infrastructure and connectivity.

Council Response

- 3.13.6 The site selection methodology, amended as necessary to address the issues raised in responses to consultation, was applied to all sites selected through the subsequent site selection process. Comments received were used to inform and further strengthen the relationship between the consideration of sites through Neighbourhood Plans and through the Local Plan.

Strategic Green Designations

- 3.14.1 Most respondents supported the current approach of using Green Wedges, Areas of Separation and Countryside designations to manage development. Support was particularly strong amongst members of the public, Parish Councils and Neighbourhood Forums. Some suggested additional Green Wedges and Areas of

Separation to help guide development, protect the identify of settlements as well as providing green spaces for people and wildlife. Support for continued allocation within Neighbourhood Plans was also given.

- 3.14.2 A number of site promoters objected to the current approach, suggesting these policy tools are too restrictive on development while others suggested that these policy tools should only be used in the most sensitive locations.
- 3.14.3 Among members of the public and Parish Councils there was little appetite for reviewing Green Wedge/ Area of Separation designations to take account of allocations. Rather they were in favour of retaining and, where possible, extending the designations to strengthen their contribution to local green infrastructure.
- 3.14.4 In general, site promoters supported the review of Green Wedge and Areas of Separation boundaries to take account of potential allocations. Some felt that without such a review achieving a sustainable spatial strategy in the new Local Plan could be undermined.

Council Response

- 3.14.5 Evidence was updated, and the Green Wedges, Areas of Separation and Countryside designations remain a feature in the Proposed Submission Draft Local Plan to manage development as supported by most respondents and to preserve the rural character and rich heritage of the District. In response to consultation comments, two additional Areas of Separation are proposed, in order to retain the distinctive identities of specific settlements. Green Wedge boundaries were reviewed in line with responses received, to ensure that the Local Plan plans positively, whilst maintaining their role.

Design Quality

- 3.15.1 One respondent complemented the current approach to design stating that the quality and appearance of buildings in Market Harborough is high.
- 3.15.2 There was some support for preparing a district wide design code, related to an updated design policy in the Local Plan in collaboration with stakeholders. Some respondents referenced the NPPF and Levelling Up and Regeneration Act. Other comments received are summarised below:
- A design code needs to be correctly defined and carefully applied and the application considered in relation to progressing the development.
 - The essential policy framework delineated in the new Local Plan is critical in ensuring the practicability and longevity of a design code.
 - It is also important to consider that these codes do not prohibit permission in principle through requiring too much detailed and technical work upfront which could slow down the overall planning process.
 - To ensure we have genuinely sustainable development; these requirements must be enforced.
- 3.15.3 Other respondents did not consider a district wide design code, related to an updated design policy in the Local Plan would be an appropriate approach. A summary of the comments included:

- The Local Plan can only set high level design criteria. Specific design guides and codes should be created through neighbourhood planning, so they are developed in line with specific local requirements.
- District design code would be overly restrictive and limiting of community decision making.
- Further design codes not necessary if the current code ensures housing is built to a high standard and in keeping with the surrounding environment.

3.15.4 Respondents that considered further design codes necessary set out the following issues to consider:

- Greater attention should be paid to net zero carbon and wildlife friendly developments, or health and wellbeing of residents.
- Support for the implementation of design codes for large development, biodiversity net gain and a design code with measures for resilience to climate change including net zero development.
- It was emphasised that a design code needs to be specific but not overly prescriptive.
- One of the key points identified was that design needs to be in keeping with the local area as well as being distinctive.
- Suggestion that a design policy could be cross referenced in the green infrastructure policy.

Council Response

3.15.5 Responses demonstrate that design is a key issue to address in the Local Plan and that understanding the balance between prescription and flexibility requires careful consideration. Part 2 of the Proposed Submission Draft Local Plan set out key development management policies that guide development standards for planning applications for development, ensuring high-quality design, safety and sustainability benchmarks, whilst allowing for design innovation. Detailed comments received in relation to design codes will be used to inform the preparation of any future work.

Mitigating and Adapting to Climate Change

3.16.1 A range of potential policy interventions relating to climate change mitigation and adaptation were suggested by respondents, including:

- Maximising opportunities for on-site multi-functional green and blue infrastructure provision focusing on nature-based solutions, carbon sequestration and managing flood risk through sustainable drainage systems as part of wider Green and Blue Infrastructure provision
- Ensuring new development is in sustainable locations to minimise the distance of private vehicles and associated carbon emissions and maximising opportunities for the provision of active travel and the use of public transport.
- Considered design - such as passive design measures and potentially exploring building energy efficiency standards above buildings regulations, including tree/roof cover in public spaces, rainwater harvesting collection, maximising the use of sustainable materials and construction methods in new development.
- Community-led Renewable Energy Projects such as the provision of renewable energy initiatives at the community level including solar panel installations on public and private buildings, wind turbines and community-

owned renewable energy facilities and maximising the provision of electric vehicle charging in residential and employment development.

Council Response

- 3.16.2 The Proposed Submission Draft Local Plan adopted a holistic approach to the environment, integrating climate action and nature conservation informed by the consultation responses and strongly influenced by the Climate Change and Renewable Energy Study. Responses received relating to the location of new development helped inform both the development strategy and site selection methodology as outlined above. Comments relating to the prioritization of sustainable active travel modes, the retention and enhancement of green and blue infrastructure networks, sustainable drainage, energy efficiency, renewable energy generation and sustainable construction techniques informed the preparation of specific policies within the Local Plan.

Flood Risk

- 3.17.1 There was overwhelming support for the preparation of an up-to-date Strategic Flood Risk Assessment as part of the evidence base for the new Local Plan. There was recognition that the SFRA and the associated sequential test forms an important element in identifying suitable and sustainable locations for new growth.
- 3.17.2 Both the Environment Agency and the Lead Local Flood Authority (Leicestershire County Council) strongly supported the approach. Natural England welcomed the commitment to Sustainable Drainage Systems as both an effective way of both managing surface water and contributing to biodiversity net gain.

Council Response

- 3.17.3 An up-to-date Strategic Flood Risk Assessment was available to inform the Proposed Submission Local Plan in accordance with national planning policy, and the incorporation of Sustainable Urban Drainage within major developments to effectively manage surface water was supported. Consultation responses informed detailed policies within the Local plan relating to flood risk and sustainable drainage.

Water Supply and Wastewater Management

- 3.18.1 Most respondents agreed that an up-to-date understanding of water supply and wastewater capacity issues is crucial. River pollution, aquifer protection, potential negative impacts on wildlife and pressure on ageing drainage systems were referred to in comments by some members of the public and Parish Councils.
- 3.18.2 The Environment Agency and the Lead Local Flood Authority were strongly supportive of the approach. Natural England, in highlighting the importance of maintaining and improving water quality, advocated policies on water efficiency, Sustainable Drainage Systems and water sensitive design to manage water on site as part of climate change adaptation. Both Anglian Water and Severn Trent were supportive and referring to their role in the Water Cycle Study as an initial step in their involvement in the Local Plan process.
- 3.18.3 Some site promoters were keen to have the opportunity to understand the implications of this study given that it will contribute to the identification of an appropriate strategy and site selection. The Home Builders Federation urged a

reliance on the standards set out in the Building Regulations rather than pursuing higher standards through Local Plan policy.

Council Response

- 3.18.4 Respondents clearly consider it important to understand issues around water supply and wastewater capacity in preparing the Local Plan. A Joint Water Cycle Study Scoping Report was available to inform the Proposed Submission Draft Local Plan in line with responses received.

Biodiversity and Geodiversity

- 3.19.1 It was widely recognised that biodiversity and geodiversity are important issues, with continued support for the existing policy. Comments were made about the need for protection and enhancement of existing habitats with ongoing management plans. It was suggested that integrating green corridors and wildlife habitats within urban areas will enhance biodiversity. Some advocated support for farmers and agricultural land whilst others encouraged the creation of natural spaces.
- 3.19.2 Some requested further information and explanation about Biodiversity Net Gain and Local Nature Reserve Strategies in the Local Plan. Others suggested that as the Local Nature Reserve Strategies emerge it will be important for the Local Plan to take this into account.
- 3.19.3 In terms of Biodiversity Net Gain there was some support for a higher than 10% target whilst others argued against this approach stating it conflicts with national policy guidance, so anything above would need to be clearly evidenced and justified. Concern was expressed over council resources for Biodiversity Net Gain policy implementation, accurate measuring, reporting, management and enforcement. Other concerns raised were regarding the impact of Biodiversity Net Gain on the housing delivery and viability of development. Also, there is need for the policy wording and/or supporting text to be clearer about the differentiation between the mitigation hierarchy and the Biodiversity Net Gain delivery hierarchy.

Council Response

- 3.19.4 Recognition of the importance of biodiversity and geodiversity is welcomed. The Proposed Submission Draft Local Plan continues to protect and support enhancement of biodiversity and geodiversity, including contribution to the delivery of the emerging Local Nature Reserve Strategy in accordance with consultation responses and national planning policy.

Heritage Assets and the Historic Environment

- 3.20.1 There was broad support for the proposed approach of preserving and enhancing the heritage assets of local and national significance. It was suggested that it is also important to identify and protect locally significant assets by working with communities to enhance and develop them.
- 3.20.2 It was suggested that measures for adaptive reuse of historic buildings to address the needs of climate change should be considered, as well as integrating heritage conservation into new developments.

Council Response

- 3.20.3 Preserving and enhancing our heritage and rural character underpins the Proposed Submission Draft Local Plan in line with consultation responses. Comments received informed a detailed policy as well as site specific requirements, seeking to integrate heritage conservation into new development.

Healthy Communities

- 3.21.1 There was support for both option 1 (continue with the current approach of incorporating health and wellbeing with the other themes and issues explored in the Local Plan, such as green infrastructure, open space and design codes) and option 2 (create a specific planning policy that encourages healthy lifestyles and improves the wellbeing of the communities in the district based upon evidence) as well as a proposed combination for both approaches. It was suggested that the most effective approach would be to cross reference health with other themes such as green infrastructure, open space and climate change. Others considered that there is merit to having a health section or policy to give greater prominence and set out expectations.
- 3.21.2 Physical and mental health benefits of access to green and blue routes and spaces, as well as incorporating active travel should be emphasised. Increasing the use of walking and cycling links as well as improving accessibility will help to promote the health and well-being of local communities.
- 3.21.3 The other benefits of green infrastructure were also recognised such as helping to mitigate health risks such as urban heat stress, noise pollution, flooding and poor air quality.

Council Response

- 3.21.4 The Proposed Submission Draft Local Plan incorporates a suite of policies aimed at achieving healthy, inclusive and safe places, including specific requirements for a Health Impact Assessment in line with unanimous support for policies aimed at achieving healthy, inclusive and safe places which enable and support healthy lifestyles and mixed views on the approach to be adopted.

Blue-Green Infrastructure

- 3.22.1 There was support for continuation of the existing approach with many respondents agreeing that access to Blue and Green Infrastructure provides health and well-being benefits. Specifically, the canal network was identified by some as important asset for the district that needs to be protected and enhanced.
- 3.22.2 There was support for reference to the current assets in the district particularly as they have strong links with historic landscape character, urban grain and townscape as well as with specific heritage assets and/or setting.
- 3.22.3 It was recognised that Blue and Green Infrastructure plays an important role as a wildlife habitat supporting a wide range of biodiversity and providing a link between other green spaces and habitats.
- 3.22.4 Continue to protect, improve and enhance Blue and Green Infrastructure, including improved connections of the Blue and Green Infrastructure network. Support the identification of natural and semi-natural features as important assets.

- 3.22.5 Apart from the excellent work on the canal much else in the Blue and Green Infrastructure has been left. The River Welland, especially through the park, needs some serious work to prevent it flooding for instance.
- 3.22.6 There were limited comments submitted in response to the consultation question on alternative approaches to Blue and Green Infrastructure. Some respondents did not identify an alternative approach whilst others had no comment. The few suggestions included:
- Introduce more sites of this nature across the district
 - More community engagement
 - New developments should seek to remove existing culverts and avoid culverting new sections of the watercourse
 - Opportunities should be sought to remove impoundments such as weirs within watercourses, as these structures prevent the migration of fish and other natural processes.

Council Response

- 3.22.7 Responses to the consultation showed strong support for the continued protection, improvement and enhancement of Blue and Green Infrastructure. The Proposed Submission Draft Local Plan continues to support the protection and enhancement of high-quality multi-functional green and blue infrastructure as well as open spaces informed by the Blue and Green Infrastructure Study in line with responses received.

Open Space, Sport and Recreation

- 3.23.1 It was acknowledged that open space, sport and recreation promotes good health and wellbeing within local communities. There was support for continuing with a similar approach with a greater emphasis on accessibility and inclusivity in recreational spaces.
- 3.23.2 Some requested that more open spaces and facilities for sports & recreation are provided, with reference to a new leisure centre at Broughton Astley.
- 3.23.3 Any forthcoming policy setting out quantity provision standard could define the actual on-site standards for natural and semi natural green space typology where a district wide provision was identified in the Provision for Open Space Sport and Recreation - Delivery Plan. It was recommended that the latest evidence and standards in the Green Infrastructure Framework provides a basis for the approach. It was suggested that the recommendations on park design from Make Space for Girls should be considered where possible.
- 3.23.4 Maintenance and improvement of existing public open spaces, sports and recreational facilities should also be given policy support. Open areas and country parks should be managed with local engagement, with a target of getting residents of all ages closer to nature and being empowered to protect and enhance their neighbourhood.
- 3.23.5 Objection was raised to the expansion of 3G turf football pitches due to likely harmful impact on the environment. To prevent further microplastic pollution there should be robust containment measures in place.
- 3.23.6 The role played by neighbourhood plans to identify local open space, sports and recreation sites should be acknowledged. Involve local people and groups as early

as possible. Clearer information should be provided to enable to comment more effectively rather than asking for comments on generic policies

3.23.7 There were no significant changes suggested to the Council's current approach to open space, sport and recreation in the Local Plan. Comments included: included:

- The role played by neighbourhood plans in the identification of local OSSR sites should be acknowledged.
- Support for the options and recommendations put forward in the Open Space Strategy.
- Developers identified potential open space provision as part of their development proposals.
- It was suggested that the north of the district needs the Local Plan to identify sites for higher level facilities.
- Create multi-use recreational spaces that cater to a wider range of activities, age groups and users. There is the opportunity to share some open space for school and community use e.g. all-weather pitches.
- There is a role for parish councils to maintain public parks and open spaces
- Reinstate the requirement for developers to pay a commuted sum to cover the first fifteen years of any new estates' life, to cover the grounds maintenance and repairs costs of such developments. All areas of public open space, play areas and verges should be managed by the Council.
- It was considered that the information and evidence provided does not explain clearly what is being done. Every strategy seems to be so high level. Clearer information is requested to enable to comment more effectively.

Council Response

3.23.8 There was broad support for continuing to include standards for the amount and type of open space, sport and recreation provision required in future developments within the Local Plan. Information from recent evidence will be used to set updated standards in the next stage of the Local Plan.

Local Green Space

3.24.1 Most respondents supported the identification of Local Green Spaces in Neighbourhood Plans. Those that supported the identification of Local Green Spaces in Neighbourhood Plans and made comments remarked that Neighbourhood Plans have been created by the local community to preserve and protect green spaces that the local community consider important to their settlement because residents understand the value of the area. It was also suggested that Local Green Spaces should be identified in Neighbourhood Plans with local consultation. Others reiterated that it is essential the Local Green Space sites are identified locally, ideally through neighbourhood plans. Over 90% of the Local Green Spaces sites identified in the Kettering Local Plan were rejected by the Inspector because they had not been identified locally and were not therefore considered 'special'.

Officer Comments

3.24.2 Responses mainly supported designation of Local Green Spaces through the neighbourhood planning process. The opportunity to identify Local Green Spaces will remain with Neighbourhood Plans and not the Local Plan in line with the consultation responses.

Affordable Housing

- 3.25.1 Generally, there is support from the public for the policy for affordable housing to remain at a 40% requirement, it is recognised that there is a national crisis in terms of affordable housing delivery, and it is recognised that there is a national crisis in terms of affordable housing delivery. Whilst supported there is a clear request for evidence to support the policy approach however on a site-by-site basis and subject to viability.
- 3.25.2 Comments from the site promoters and developers highlight the level of historic shortfall and that the plan should seek to increase delivery by adopting a high growth scenario, rather than seek affordable housing as a percentage.
- 3.25.3 The level of need is high 439 dwellings in the HENA (2022) when considered against the standard method for figure of 534 for Harborough District.
- 3.25.4 The glossary in the Local Plan should be expanded to include First Homes. The role of First Homes should be considered within the emerging Local Plan.

Council Response

- 3.25.5 Responses mainly supported the provision of affordable housing at 40%, subject to supporting evidence and a viability assessment. Updated evidence, including the Harborough Local Housing and Employment Land Evidence and the Harborough Local Plan Viability Assessment, support the continued affordable housing requirement of 40% on sites capable of accommodating 10 dwellings within the Proposed Submission Local Plan in line with consultation responses. The glossary for the Proposed Submission Draft Local Plan includes definition of affordable housing consistent with national planning policy.

Mix of Housing

- 3.26.1 General support for HENA mix of housing on larger sites, the mix on small to medium sites should be viewed on a site-by-site basis based on up-to-date evidence and flexible to support the delivery of development to guide development over the course of the Local Plan.
- 3.26.2 The Council should consider setting a site threshold that the mix should apply to potentially over sites over 100 dwellings.
- 3.26.3 In response to the question as to how the Local Plan should respond to the delivery of bungalows, there was general support that bungalows should be encouraged, however if this does not place a policy requirement on their delivery and that there is flexibility. There were comments in terms of that bungalows are not the most efficient use of a site and that should not be introduced as a blanket approach in terms of a requirement for all development.

Council Response

- 3.26.4 Responses mainly supported the mix of sites identified in the Housing and Economic Needs Assessment, provided this is supported by evidence and provides flexibility over the plan period. The Proposed Submission Draft Local Plan sets out the expectation for residential development to provide an appropriate mix of housing types, tenures and sizes, aiming to address changing housing needs in response to consultation responses and to reflect the Harborough Housing and Employment Study.

Older Person and Specialist Housing

- 3.27.1 Generally, most respondents were in support of specific site allocations for specialist housing that are near or with access to existing services.
- 3.27.2 There were some suggestions by developers and promoters and Leicester City Council for a criteria-based approach to address and understand the needs of the district individually before selecting sites.
- 3.27.3 Site promoters and developers took the view that the Council should allocate sites as a proportion on strategic sites. Parish councils/meetings/neighbourhood forums supported provision as a requirement for all development and sites above a threshold

Council Response

- 3.27.4 The consultation responses reinforce the Council's evidence on the projected ageing demographic make-up of the district. The Proposed Submission Draft Local Plan supports the provision of supported and specialist accommodation in line with the Leicester and Leicestershire Housing and Employment Needs Study and other evidence, including representations, to ensure a robust, deliverable approach that meets the requirements of national policy and local needs.

Accessible and Adaptable and Wheelchair User Dwellings

- 3.28.1 Site promoters and developers broadly disagreed with the requirement for all dwellings to meet the M4(2) standard (accessible and adaptable dwellings) and 10%-25% of dwellings to meet the M4(3) standard (wheelchair user dwellings) as these standards are set out in the Building Regulations and it is not necessary to repeat within the local plan, this view was also supported by the Home Builders Federation.
- 3.28.2 It was identified that setting M4(2) standards as a requirement for new homes in the district may not be an appropriate approach since it would not take into consideration site characteristics or location, which may not be most suitable for those with access or mobility issues. It was suggested such requirements should be subject to a whole plan viability assessment.
- 3.28.3 The requirements were supported by several neighbouring parish councils/neighbourhood plan forums.
- 3.28.4 Most comments disagreed that a different approach is necessary between market housing and affordable housing.
- 3.28.5 The same accessibility standards would provide greater resilience in housing stock and ensure equitable access to suitable housing for all segments of the population.
- 3.28.6 It should be at the developer's discretion which standards are applied to the different tenures across their site.
- 3.28.7 Respondents suggested a distinction needs to be made between M4(3)a wheelchair adaptable housing and M4(3)b wheelchair accessible housing.

Council Response

- 3.28.8 The Proposed Submission Draft Local Plan sets out requirements for a percentage of major developments to meet technical standard M4(3)A and M4(3)B of the Building Regulations to address the needs outlined in the Leicester and Leicestershire Housing and Employment Needs Study. All policies were assessed for their impact

on viability in accordance with relevant government guidance to address concerns raised in responses.

Space Standards

- 3.29.1 Site promoters and developers referred to paragraph 135 (and footnote 52) of the NPPF and the Planning Practice Guidance, in that any policy requiring use of the nationally described space standard will need to be fully justified, including evidence that takes account of the need, viability and timing.
- 3.29.2 It was suggested that there needs to be an understanding on the impact of viability of such a policy.
- 3.29.3 Many neighbouring parish councils/neighbourhood plan forums supported the requirement to use nationally described space standards.
- 3.29.4 Incorporating these standards can ensure a minimum quality and size of living space, which is crucial for the well-being and comfort of residents.

Council Response

- 3.29.5 It recognized that Building Regulations amendments were subject to consultation, however no specific timeframe was provided, and further uncertainty has since been created by a change in Government. The Leicester and Leicestershire Housing and Employment Needs Study and other evidence will support policies on accessibility and space standards in the next iteration of the Local Plan. All policies must be assessed for their impact on viability in accordance with relevant government guidance. In line with consultation responses, the potential to use space standards was explored, but insufficient evidence of need as required through national planning practice guidance was identified.

Accommodation for Gypsies and Travellers

- 3.30.1 There was not a clear preference among the four options identified in the consultation document, with each receiving a similar level of support.
- 3.30.2 Leicestershire County Council highlighted that transit need is not mentioned. They added that there is a huge need for transit sites managed by local authorities in Leicestershire. It was suggested that and broadly it has been identified that a site in the north of the county and one in the south would help with accommodating unauthorized caravans. They suggest that a transit site would only need to be big enough to hold between 6 and 12 caravans and would not necessarily be in use all year round. Suitable land suggested for transit sites included disused depots or car parks, or car parks in use but under-utilized.
- 3.30.3 Leicestershire County Council also noted the possibility of converting existing housing stock into single Gypsy and Traveller pitches, where the property becomes the amenity block and the garden/driveway is large enough to accommodate a caravan, which they say would enable Gypsy and Travellers to live in appropriate accommodation without the need to allocate land specifically for the purpose.
- 3.30.4 Most comments suggest sites capable of accommodating up to 10 pitches would be appropriate. Leicestershire County Council noted that small family sites tend to be 2-6 pitches, with sites of 5 and above being more financially viable, also noting that sites of 10-15 pitches are manageable, but more costly to run.

Council Response

- 3.30.5 Further specific evidence was commissioned to strengthen the evidence and provide detailed information on the identification and assessment of sites and used to inform the preparation of detailed policies.

Self-build and Custom Housebuilding

- 3.31.1 Site promoters and Parish Councils agree that any provision for self-build must be based on local evidence of identified need, including the self-build register. Some site promoters would like to see a flexible approach to self-build, with opportunities for provision outside of the spatial strategy and adjacent to settlements of all scales. They would like to see a criteria-based policy for self-build. The public were keen that settlements at the bottom of the hierarchy were exempt from this idea.
- 3.31.2 Site promoters would like to see flexibility that any plots not sold within 12 months would return to market housing.
- 3.31.3 Site promoters were largely against the idea of relying on provision of self-build plots on larger sites while some Parish Councils and public supported it. Site promoters state that there would be issues with consistency of design principles as well as practical challenges in the build phase. These include provision of independent construction access and infrastructure, health and safety issues on sites, and uncertainties over deliveries. They also suggest that provision of self-build on large sites would slow delivery of much needed housing. Finally, they state that there cannot be any evidential justification for creation of the threshold wherein self-build plots will be required, and housebuilders cannot all be expected to provide a custom build option as part of their product.
- 3.31.4 Parish Councils, public and site promoters were supportive of identifying smaller sites for self-build. Some site promoters felt this could cause difficulties in ensuring delivery rates due to timescales as the Local Plan covers a 20-year period and the requirement for need from the self-build register to be met within 3 years.
- 3.31.5 There was general agreement from all parties that the local connection test set out would be appropriate if the Council were to introduce one. There were some comments that a family test would be difficult to prove, and that it is too restrictive and discounts longer term connections to the area.
- 3.31.6 Parish Councils and the public were equally divided in whether the Council should introduce a Local Connection test. Some felt that without the test the system is open to abuse by small scale builders and others felt that justification for having it ensures local needs and connections are prioritised resulting in improved community cohesion and accommodating vulnerable members of the community. However, others felt that introducing a test could deter people from exploring other forms of development which have less impact on the existing settlement.

Council Response

- 3.31.7 The Proposed Submission Draft Local Plan sets out requirements for integration of self-build and custom plots in larger housing developments in response to consultation responses, local evidence and viability testing.

Town Centres, Retailing and Leisure

- 3.32.1 Overall support that existing town centres should be supported and protected to ensure they are sustainable and thrive. Comments also state that it is important that the Local Plan recognises the services (including retail) that meet the day-to-day needs of communities in villages without a centre as defined by the Local Plan, with an objective of introducing a spatial strategy and policies that will support the retention and improvement in the availability of such services over the course of the plan period.
- 3.32.2 Statutory Consultee support for the consideration of High Street Heritage Action Zones as are aware of the need for flexibility for space in towns and villages.

Council Response

- 3.32.3 The Proposed Submission Draft Local Plan protects and supports the enhancement of community services and facilities that meet the day-to-day needs of local communities without a defined centre in line with the consultation responses and continued support for the ongoing promotion and protection of town and village centres.

Tourism

- 3.33.1 Overall support for proposals which encourage tourism and the growth in visitor numbers. Such an approach is likely to support economic growth and the availability of job opportunities in the local area and if done sustainably.
- 3.33.2 It is recognised that the canal network within the district is an important visitor attraction, as well as providing links to other visitor destinations and attractions in the locality. Foxton Locks is a visitor attraction of local and regional importance which plays a significant role in supporting the local visitor and tourist economy. Appropriate and sensitive development can help to enhance the role of the canal network as an important element of the local visitor economy and thus encourage more visitors to the area by making it an attractive environment for people to enjoy as a recreational resource.
- 3.33.3 Specifically, Natural England suggests that new policy should include the support for biodiversity enhancement and access to nature as this can be an essential part of creating nature-rich, beautiful places which would be attractive for tourism. In addition, safe traffic-free routes for walking and cycling can also increase visitor numbers and boost tourism. However, additional visitor numbers must avoid harm to designated nature conservation sites and other sensitive locations and would need to be carefully planned and managed.

Council Response

- 3.33.4 Support for tourism and important attractions in the district is noted. It is recognized that the Local Plan must adopt a balanced approach in line with consultation responses, and the Proposed Submission Draft Local Plan supports tourism and leisure activities, while protecting the character of the area.

Transport

- 3.34.1 Several developers supported Option A to continue with the approach in the current Local Plan which recognises the rural nature of the district and encourages more sustainable transport modes whilst acknowledging that private cars have an important role for residents in the context of the spatial strategy.

- 3.34.2 CPRE supported Option B that promotes policies actively encouraging sustainable transport. The organisation recommends effective policies will embed it into site selection, location and design and that consideration must be given to policies which require greater financial contributions towards public transport or improving cycling/walking infrastructure in preference to road and junction upgrades. Some developers recognised Option B accords with national policy but needs to be considered on a site-by-site basis. Several developers recommended greater emphasis will need to be had on Option B to encourage a significantly improved transition to active travel and sustainable modes of transport. Numerous Parish Councils supported the emphasis on sustainable transport but acknowledged the role of private cars for residents. In support of Option B, Natural England suggested strong links to climate change and green infrastructure.
- 3.34.3 Most respondents suggested a combination of Option A and Option B. The rural nature of the district was recognised but also the emphasis placed on the active delivery of sustainable transport modes alongside additional housing growth. Members of the public emphasised the importance of implementing mitigation solution in a reasonable timescale. The options most popular with the public was Option A and Option B.
- 3.34.4 Leicester County Council supported a mixture of Option A and Option B acknowledging the spatial strategy and the need for and actively promoting sustainable transport at the same time as recognising a need for private car use. The County Council added that any option should include consideration of safe walking routes, provision of suitable transport links and sufficient parking, planned around local community hubs. Several respondents pressed for recognition of the continued role of private car use given the spatial spread and rural nature of the district whilst accepting policies should actively encourage opportunities to promote public transport and active travel.
- 3.34.5 Option C that allows for development and accepts that junctions and links will continue to operate above capacity was the least popular option. Leicestershire County Council advised that Option C is likely to lead to poorly accessible and therefore unattractive sites and/or negative feedback of increased traffic problems adversely impacting sustainable travel opportunities. Others suggested it would mean continuing with a transport system that is already above capacity in the centre of Lutterworth. One respondent suggested that Option C appears to be the most realistic.
- 3.34.6 Historic England advised that any approach should consider impacts on the historic environment, heritage assets and their settings. One respondent recommended air quality impacts should inform the appropriate strategy. Statutory consultees suggested that any options for transport infrastructure provision and approach should be informed by a robust evidence base and close working with the relevant highway authority. Leicester City Council suggested further assessment of cross-boundary infrastructure.
- 3.34.7 The strategic site promoter indicated that strategic scale opportunities have the potential to address a variety of the options and broader considerations. One respondent referred to the CIL tests that development can only be required to mitigate its own impacts and cannot be required to address existing issues and shortfalls in provision. Another respondent highlighted safe walking routes and absence of traffic alleviation and bypass in Kibworth. Some developers expressed

support the option that encourages growth in locations that have greater access to more sustainable forms of transport use.

Council Response

- 3.34.8 There was no consensus amongst respondents to the various options for delivering necessary growth whilst seeking the most sustainable forms of movement and mitigating any adverse impacts. Accepting that junctions and links will continue to operate above capacity was the least popular option and demonstrates strong support for policy intervention. In line with consultation responses, the Proposed Submission Draft Local Plan promotes sustainable transport options and active travel, as well as setting clear requirements for safe access, servicing and parking arrangements to ensure that new developments are designed to support safe, efficient and inclusive transport networks for all users.

Local Services and Infrastructure

- 3.35.1 Support for continuing with the current approach of seeking on-site provision and financial contributions to a wide range of infrastructure where new development requires the provision was provided from developers suggesting that it allows for onsite provision which means new infrastructure in a variety of places across the district rather purely focused on places with larger infrastructure project requirements. Other respondents supported Option A on the basis that it appears to be working. Conversely another respondent suggested the Council has not been sufficiently supporting contributions towards a wide range of services and facilities and recommended prioritisation of public sector services and inclusion of active/low carbon travel as well as biodiversity, green spaces and natural habitats contributions. Another suggested that infrastructure provision should be aimed towards the delivery of net zero.
- 3.35.2 Several respondents, mostly developers, suggested a blended approach of Option A and Option B. However, it was recommended that further evidence is required to fully assess the options, including evidence on viability and infrastructure delivery.
- 3.35.3 A supporter of Option B suggested it allowed the district to develop whilst retaining the community focus of its various and varied settlements. Another respondent that supported Option B suggested there has been incremental developments that are cumulatively very significant but individually did not justify infrastructure development and pooling funds would mitigate this.
- 3.35.4 One respondent considered the infrastructure led approach of Option C the most realistic. Some supporters of Option C and others wanted it acknowledged that infrastructure has not grown to support development. It was suggested that a brake should be put on housing development where infrastructure improvements do not take place. Some developers suggested that Option C aligned with the requirements of the NPPF. Numerous Parish Councils supported Option C on the basis that it allows existing settlements to protect their identities and does not put further burden on existing infrastructure in smaller settlements.
- 3.35.5 A respondent recognized strengths and potential weaknesses of each option, but on balance suggested Option C or B. Another respondent cautioned against Option 3 that tends to result in enlargement of existing infrastructure to the point where it is too large to be optimum. Numerous developers emphasised that planning obligations

must be necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind.

- 3.35.6 A respondent emphasised the importance of delivering infrastructure at the earliest stage of any development and before any sites come forward, whose development will impact on existing infrastructure capacities. A respondent used the answer to this question as opportunity to suggest a bypass is needed in Kibworth and train station using hub. Others suggested infrastructure improvements and additional facilities.
- 3.35.7 Leicestershire City Council was of the view that, in practice, there isn't any choice to be made between the artificial set of options and suggested an approach which draws on all three options is likely to be the most appropriate in order to ensure that all communities have the necessary infrastructure to meet their future everyday needs with strategic developments delivering the needs of the new community in a way that compliments existing provision locally and smaller developments providing the necessary funding to enhance existing provision. Kibworth Harcourt Parish Council reiterated the view that an approach which draws on all three options is likely to be the most realistic and practical approach.
- 3.35.8 A respondent suggested that cross boundary infrastructure should be given further consideration. Another respondent suggested the review of transport infrastructure offers opportunity to address congestion and air quality. Historic England recommended any approach should take into accounts impact on the historic environment, heritage assets and their settings. Severn Water provided some policy wording recommendations in response to this question. National Gas used the answer to this question to confirm one of more National Gas Transmission assets within the district. NHS Property suggested that new development should make a proportionate contribution to funding healthcare and that healthcare infrastructure should be clearly identified in the Local Plan and planning policies should enable the delivery of healthcare infrastructure and prepared in consultation with NHS and based on evidence.

Council Response

- 3.35.9 Further evidence collected to inform the preparation of the Proposed Submission Draft Local Plan, including the whole plan viability assessment and infrastructure delivery plan, to address the points raised in consultation and ensure that the approach to local service and infrastructure provision is robust, sustainable, and deliverable.

4: Regulation 19 Methods of Consultation

4.1 Introduction

- 4.1.1 At its meeting on 20 February, [Cabinet](#) recommended to Council that the Proposed Submission Draft Harborough Local Plan 2020-41 and associated Policies Map, Sustainability Appraisal and Habitats Regulation Assessment should be subject to public consultation. [Council](#) approved the Proposed Submission Draft Harborough Local Plan 2020-41 for public consultation at its meeting on 3 March 2025.
- 4.1.2 The Council published the Proposed Submission Draft Local Plan, associated evidence base and supporting documents including the Policies Map, Sustainability Appraisal, and Habitats Regulation Assessment for consultation between 10 March and 6 May 2025. The consultation under Regulation 19 sought views on whether the plan is sound and complies with the relevant legal requirements, including the duty to co-operate. This was in order for representations to be made on the plan and supporting documents before they are submitted for examination by a Planning Inspector.

4.2 Who was consulted under Regulation 19

- 4.2.1 A formal notification letter or email was sent to all relevant contacts on the Strategic Planning Contact Database informing them of the consultation, how to access it and how to make representations. This amounted to approximately 1,322 separate contacts including 'specific consultation bodies' and 'general consultation bodies' contained within the Council's [Statement of Community Involvement](#). An example of email notification is shown in Appendix 2(a).
- 4.2.2 A further notification was sent out on 29 April 2025 to all relevant contacts on the Strategic Planning Contact Database reminding recipients of the closing date for representations on the Proposed Submission Draft Local Plan and supporting documents (Appendix 2(b)).
- 4.2.3 Arrangements were made for representations on the Proposed Submission Draft Local Plan to be submitted through our [dedicated online Consultation Portal](#), by email and by letter using the Representation Form that could be downloaded from the Council's website or supplied by the Strategic Planning Team.

4.3 How was Regulation 19 undertaken

- 4.3.1 Public engagement and consultation on the Proposed Submission Draft Local Plan and associated documents took place over an extended eight-week period starting from 9am on Monday 10 March to 9am on Tuesday 6 May 2025.
- 4.3.2 The [Statement of Representations Procedure and Statement of Fact](#), prepared in accordance with Regulation 35 was available on the Council's website and provided in all notifications to relevant contacts on the Strategic Planning contact database. Paper copies were available at the Councils offices.
- 4.3.3 Consultation documents including the Proposed Submission Draft Local Plan, associated evidence base and supporting documents including the Policies Map, Sustainability Appraisal, and Habitats Regulation Assessment were made available for inspection during normal office hours in the Council offices, Symington Building in Market Harborough from the start of the consultation period. All documents were available electronically at the Council offices using the Public Access Computer.

- 2.3.4 All the consultation documents were available online both on the Council's website [New Local Plan | New Local Plan | Harborough District Council](#) and the consultation portal [Harborough District Council - Regulation 19 - Proposed Draft Local Plan Submission](#). The consultation was afforded a prominent presence on the Council's website. A banner advertising the consultation was uploaded on the home page of the District Council's website, during the consultation period. A hyperlink on this banner connected directly to the dedicated consultation webpage, which provided information on the consultation and contained the consultation documents and representations forms. In addition, the consultation was highlighted on the 'Latest updates' webpage (Appendix 2(i)). User friendly interactive mapping system for the [Policies Map](#) was also available. During the consultation period the dedicated consultation webpage on the Council website received 2,120 views.
- 2.3.5 As part of the consultation the Council created a two-page leaflet that provided a concise overview of the consultation arrangements (Appendix 2(c)). This was hand delivered to every household across the district (approximately 43,000 households) starting from 12 March 2025.
- 2.3.6 A non-technical [executive summary](#) was produced to make information more accessible. This user-friendly document distilled the information into 14 pages. In addition, [guidance notes](#) were produced to help people write representation along with a series of [Local Plan Frequently Asked Questions](#). Furthermore, a QR code was created to allow easy linking to the consultation webpage. This responded to people who prefer quick insights but also accommodated the increasing number of people using their smartphones.
- 2.3.7 Media releases were prepared and published during the engagement period to publicise and encourage participation from the public (Appendix 2(f)). A number of articles were subsequently published by national and local news organisations over the course of the consultation, including Planning Resource on [12 March](#) and Harborough Mail on [11 March](#) 2025.
- 2.3.8 Articles were featured in the [March](#) and [April](#) editions of Harborough District News e-newsletter which is circulated to over 8,500 people and published in the Council's website at [Read Harborough District News | Harborough News e-newsletter | Harborough District Council](#).
- 2.3.9 Social media messages were issued to promote and raise awareness throughout the consultation period. Information was shared across 32 posts in total, 10 on Facebook, 10 on LinkedIn, 9 on Instagram, and 3 on X (formally known as Twitter). In summary, posts were seen by 20,628 different users, prompting 200 engagements (likes or reactions, saves, comments and shares). Appendix 2(g) provides details of these social media posts and the reach each post had. A sample of these social media post can be found in Appendix 2(h).
- 2.3.10 Some Parish Councils shared the information widely on their own Facebook pages and websites. The consultation also featured and was discussed and shared on local Facebook groups such as [Fleckney Community Forum](#).
- 2.3.11 An officer from the Strategic Planning Team attended the Youth Council on 28 April and, after making a brief presentation invited comments and questions. The Director of Planning attended a public meeting organised by a local campaign group on 10 April 2025. A screening of that meeting is available on [You Tube](#).

2.3.12 Six drop-in information events were held in various locations to allow all of the district's population an opportunity to attend a localised event. The events were supported by planning officers and the Councils communities' team, as well as the Chief Executive at some venues. The events provided the public with further information on the Plan using display boards, maps, the Plan document and supporting documents. Details of the consultation and how to make representation were also provided, along with copies of the Executive Summary and Leaflet. The format of the events was flexible allowing members of the public to turn up at any time during the event and provided opportunity to discuss the Plan with Council representatives on a one-to-one basis. At least 638 people attended the events as detailed below:

Table 5: Drop-in events

Date	Venue	Time	Attendance
Wednesday 19 March	Scraftoft Community Hub	4pm-7pm	60
Tuesday 25 March	The Wycliffe Rooms, Lutterworth	3pm-7pm	90
Tuesday 1 April	Great Glen Village Hall	3pm-7pm	134
Wednesday 2 April	The Symington Building, Market Harborough	2pm-7pm	75
Monday 7 April	Broughton Astley Village Hall	4pm-8pm	188
Wednesday 9 April	The Old Grammer School, Kibworth	3pm-7pm	91

2.3.13 [Display boards](#) were available to view in the customer service area in the Council offices, Symington Building in Market Harborough (Appendix 2(d)) and the Market Hall in Market Harborough for the duration of the consultation. All parish and town councils, as well as neighbourhood planning groups, were offered the opportunity to borrow a copy of the display board material.

5: Main Issues Raised by Representations at Regulation 19

5.1 Overview of results

5.1.1 The council received 1,889 separate representations on the Proposed Submission Draft Local Plan during the formal consultation period undertaken in accordance with Regulation 19, including a shared representation with 2,370 signatories from the Stop the New Town campaign. In addition, since the consultation closed a further 13 'late representations' were received, therefore approximately 1,902 representations were received from 507 individuals or organisations.

5.1.2 The late representations were considered as part of this report, and a schedule of the late representations is available in Appendix 3. In addition, a late representation was received by the Council on 15 July 2025 (on behalf of JG Pears). This was received too late to be considered as part of this report. It is available upon request by the Inspector.

5.1.2 Unfortunately, a number of representations included comments which breached the Council's standard of conduct. Respondents were offered the opportunity to amend

the representation. Through this process 12 representations were amended and accepted; and 10 representations were rejected.

5.1.3 In terms of the form of responses, 61% were received via the planning portal on the Council's website, 37% by email, while the remaining 2% were received via the submission of paper form.

5.1.4 A summary of the number of representations on each element of the Local Plan and the number of those which stated support or objection is provided in the table below.

Table 6: Representations Overview

Policy	Support	Object	No. of individual representations
Our Local Plan Vision	11	57	68
DS01: Delivering Homes	15	67	82*
DS02: Creating Jobs and Diversifying the Economy	6	25	31
DS03: Tackling Climate Change and Enhancing the Natural Environment	6	12	18
DS04: Preserving and Enhancing our Heritage and Rural Character	8	14	22
DS05: Supporting Strategic Infrastructure	14	24	38*
SA01: Site Allocations	5	42	47
OA1: Land south of Gartree Road	3	6	9
TB1: Land north of A47 and east of Zouche Way	3	3	6
S1: Scraftoft East, Land between Scraftoft and Bushby	2	48	50
S2: Land at Beeby Road	3	6	9
MH1: Land east of Leicester Road and south of Grand Union canal	1	6	7
MH2: East of Market Harborough Road	0	5	5
MH3: Land south of Gallow Field Road	2	3	5
MH5: Land OS3070, Leicester Road	2	0	2
MH6: Compass Point Business Park	2	0	2
MH7: St Marys Road	1	2	3
MH8: Commons Car Park	2	3	5

L1: Land off Leicester Road	4	1	5
L2: Land at M1 Junction 20/Swinford Road	2	3	5
L3: Land south of Lutterworth Road/Coventry Road	1	1	2
BA1: Land off Frolesworth Road	2	110	112
F1: Land north of Kilby Road and land west of Longgrey	1	9	10
GG1: Land north of London Road and east of Leicester Grammer School	3	7	10
K1: Land west of Warwick Road and south of Priory Business Park	4	13	17
K2: Land south and west of Priory Business Park	2	3	5
B1: Land at Gaulby Road	2	1	3
B2: Billesdon Depot south of Gaulby Road	2	1	3
B3: Former Lorry Park, Gaulby Road	1	0	1
GB1: Land north of Dingley Road	3	11	14
GB2: Land off Dingley Road and Nether Green	4	12	16
HH1: Land north of Uppingham Road	2	2	4
HH2: Land north of Stretton Lane	1	3	4
HB1: Land east of Welford Road	3	3	6
U1: Land south of Ashby Road	3	35	38
U2: Land north of Ashby Road	2	35	37
MP1: Land south of George House, Coventry Road	2	12	14
MP2: Land at Mere Lane, Magna Park	1	62	63
SA02: Land South of Gartree Road Strategic Development Area	6	15	21*
SA03: North of Market Harborough	3	21	24
SA04: Scraftoft East	5	13	18
HN01: Affordable Housing	10	26	36

HN02: Mix of New Homes	6	20	26
HN03: Housing Type and Density	5	13	18
HN04: Supported and Specialist Housing	4	18	22
HN05: Self and Custom Build Housing	3	25	28
HN06: Gypsy and Traveller and Travelling Showpeople Accommodation	4	36	40
AP01: Development in Settlements	18	12	30
AP02: Development in Town, District and Local Centres	0	1	1
AP03: Development in the Countryside (Residential)	7	3	10
AP04: Development in the Countryside (Commercial/Non-Residential)	3	3	6
AP05: Locating Renewable and Low-Carbon Energy Development	5	3	8
DM01: High Quality Inclusive Design	6	7	13
DM02: Amenity and Wellbeing	3	5	8
DM03: Heritage Asset Conservation and Design Standards	2	8	10
DM04: Landscape Character and Sensitivity	6	8	14
DM05: Green and Blue Infrastructure and Open Space	10	16	26
DM06: Transport and Accessibility	6	16	22
DM07: Managing Flood Risk	7	3	10
DM08: Sustainable Drainage	3	9	12
DM09: Sustainable Construction and Climate Resilience	4	19	23
DM10: Biodiversity and Geodiversity Protection and Enhancement	6	13	19
DM11: Managing Impacts on Land and Water Quality	3	3	6
DM12: Protection and Enhancement of Community Facilities	4	3	7

DM13: Existing Business Uses – Retention and Redevelopment	0	0	0
DM14: Shopfront Design	0	0	0
DM15: Outdoor Advertising and Signage Design	0	0	0
DM16: Telecommunications Infrastructure	1	2	3
IM01: Monitoring and review of the Local Plan	3	14	17

* Including a shared representation on behalf of Stop the New Town supported by 2,370 signatories.

- 5.1.3 The Regulation 19 consultation invited representations on the Sustainability Appraisal and Habitats Regulation Assessment alongside the Proposed Submission Draft Local Plan. 24 respondents commented on the Sustainability Appraisal. 2 respondents commented on the Habitats Regulation Assessment. Between them they made approximately 43 individual comments. These are not recorded separately in this document but will be considered as part of the review of the Sustainability Appraisal and Habitats Regulation Assessment.

5.2 Overview of main issues and response

- 5.2.1 In addition to specifying the number of representations made at the Proposed Submission Draft Local Plan, the Consultation Statement is required under the Regulations to provide a summary of the main issues raised in those representations.
- 5.2.2 An overview of the issues which the Council considers to be the most significant and the Council’s response are identified in the following section. A summary of the main issues on each component of the Local Plan is set out in Section 5.3.

Development strategy and associated evidence

- 5.2.3 Several respondents objected to the overall development strategy and how the evidence has informed it, including the site selection process and classification of individual settlements within the settlement hierarchy. **Action taken:** The Council have responded to representations through the preparation of evidence papers and addendum added to the [Local Plan Development Strategy](#) that factors in the assessment of large strategic sites.

Overall housing requirement and contribution to meeting unmet housing needs

- 5.2.4 Significant comments on the housing numbers, including concern from Leicester City Council that housing requirement post 2036 does not address any unmet need and is unsound. **Action taken:** Several meetings held with Leicester City Council to clarify/resolve concerns.

Provision for gypsies, travellers and travelling showpeople

- 5.2.5 Comments were raised on the scale and distribution of accommodation for gypsies, travellers and travelling showpeople and the deliverability of site allocations, including provision within strategic sites. **Action taken:** Several meetings held with the promoters of the strategic sites to consider deliverability further.

Strategic distribution

- 5.2.6 Strong objections to Magna Park expansion, including querying the need for more warehousing, highlighting the impact on nearby villages and the strategic road network, particularly the A5. **Action taken:** Meeting with neighbouring local planning authorities to consider outputs from Leicester and Leicestershire Strategic Distribution Study. A Leicester and Leicestershire Statement of Common Ground on the apportionment of strategic warehousing floorspace need for each authority between 2023 and 2046 is being prepared to be tested through the authorities' plan making process. Further transport evidence commissioned, and meetings held with relevant transport bodies, including Warwickshire, Leicestershire County Council and National Highways.

Land south of Gartree Road - heritage assets

- 5.2.7 Historic England objected to Stretton Magna Scheduled Monument being included within the boundary of Land south of Gartree Road and the need for a buffer to be considered in respect of the significance of the Scheduled Monument. **Action taken:** Discussion is ongoing with Historic England and the site promoters. A Historic Impact Assessment is being prepared by the site promoters as required by Local Plan Policy SA02.

Education provision

- 5.2.8 Concerns raised at Regulation 19 about education provision, notably from the Local Education Authority and several of the Parish Council's. General themes included lack of alignment between housing growth and school provision with repeated concerns that existing schools are at over capacity, absence of clear phasing or funding mechanisms to ensure schools are expanded in tandem with housing delivery, increased travel distances for pupils predicted if new schools are not built locally, conflicting with sustainability objectives and inadequate consultation with education authorities and local communities on school planning and site selection, **Action taken:** The Council, in collaboration with the Local Education Authority, Oadby and Wigston Borough Council and Homes England, has commissioned an Education Strategy and Delivery Plan to respond to the representations and support growth identified in the Local Plan.

Consideration of cross boundary and cumulative transport impacts

- 5.2.9 Respondents, including Leicestershire County Council, as the Local Transport Authority, raised substantive objections to the transport evidence base and strategy for addressing cumulative and cross-boundary transport impacts, particularly on the A6 corridor. **Action taken:** Additional technical studies commissioned, and meetings held with relevant stakeholders, including neighbouring authorities and National Highways. Evidence paper to be prepared in consultation with Leicestershire County Council. Proposed modifications to reflect discussions with partners. Harborough District Council is actively considering the introduction of the Community Infrastructure Levy with the appointment of consultants to assess whether Community Infrastructure Levy charges are feasible.

The Statement of Community Involvement

- 5.2.10 Representations raised concern that the Statement of Community Involvement was out of date. **Action taken:** A review of the [Statement of Community Involvement](#)

(February 2020) was conducted prior to formal consultation on the Proposed Submission Draft Local Plan to ensure that it was up to date and to verify legal compliance. The review concluded that the Statement of Community Involvement complied with relevant legislation and guidance and although some minor, factual amendments were needed it would not change the Council's approach to community involvement. Updated [Statement of Community Involvement](#) incorporating the minor changes published in June 2025.

Triggers and timing for review of the plan

- 5.2.11 Many respondents called for an immediate/earlier review of the plan following adoption to take account of unmet need in the post 2036 period or to address the gap between the housing requirement and the new local housing need figures. **Action taken:** The Council remains of the view that Policy IM01 provides appropriate mechanisms to trigger a review of the Local Plan before the statutory five-year review period, if circumstances change and indicate this is necessary. In the meantime, Government reform of the planning system is underway, and further regulations will follow in 2026 which are likely to influence the timing of the review of the Local Plan.

Site Allocations

- 5.2.12 By far the largest response related to site allocations. Land south of Gartree Road (OA1), Land off Frolesworth Road, Broughton Astley (BA1), Land between Scraptoft and Bushby (S1), Land south of Ashby Road (U1), Land north of Ashby Road (U2), and Land at Mere Lane (MP2) generated the most objections. **Action taken:** The Council remains of the view that the site allocations are appropriate, and that site selection followed a robust and rational process. This is likely to be a matter for consideration at the Examination hearings.

Market Harborough North

- 5.2.13 Concerns raised about the relationship with the animal rendering facility operated by JP Pears. **Action taken:** Specialist odour consultants commissioned to provide odour support. Working collaboratively with site promoter, JP Pears and Council's Environmental Health service to address the issues raised.

Omission Sites

- 5.2.14 Representations identified several alternative site allocations for various uses, but predominantly housing. Omission sites are set out in the table below.

Table 7: Omission Sites

Site Address	Respondent	SHELAA Ref.
Bell Lane/Kilworth Road, Husbands Bosworth	Donald Estates	24/9406
Braybrooke Road, Little Bowden	Berrys	21/8157
Cottage Lane, Broughton Astley	Jelson Homes	21/8144
Land at Airfield Farm, Market Harborough	AFD Commercial Developments	24/12205
Land south of Bird Cage Cottage, Arnesby Road, Fleckney	Forsythe Estates LLP	21/8205
Land south of Coventry Road, Broughton Astley	Gladman	24/10135
Land north of Coventry Road, Lutterworth	Richborough	21/8191

Land north of Covert Lane, Scraftoft	Parker Strategic Land	Unknown
Land at Cow Close, Hallaton	Langton Homes	21/8253
Land at Crowfoot Way, Broughton Astley	Lagan Homes	24/10175
Land south of Dunton Road, Broughton Astley	Stantec	24/12209
Land at Dunton Road, Broughton Astley	Davidsons Development	21/8252
Land south of Farndale View, Market Harborough	Manor Oak Homes	21/8132
Land to the east of Fleckney Meadows, Fleckney	Marrons	21/8088
Land east of Frolesworth Road	Taylor Wimpey Strategic Land	Unknown
Land located off Gaulby Road, Billesdon	Church Farm Billesdon	21/8155
Land at Glebe Farm and Lutterworth Allotments, Fairacres Coventry Road	Marrons	New
Land at Gallowfield Road, Market Harborough	Barratt David Wilson	21/8019 21/8222
Land south of Gibbet Lane, Shawell	Ashfield Land	21/8074
Land at Houghton on the Hill	Parker Strategic Land	24/9357
Land south of Kilby Road, Fleckney	Catesby Estates	21/8086
Land south of Laughton Road, Lubenham	Barratt David Wilson	21/8017
Land to the west of Leicester Road, Fleckney	Barratt David Wilson	21/8101
Land west of Leicester Road, Lutterworth	Marrons	24/10257
Land north of London Road and the A6, Oadby	TERRA	New
Land south of London Road, Great Glen	Barratt Redrow	21/8044
Land west of Lutterworth	Richborough	21/8191
Land west of Lutterworth Road, Dunton Bassett	Richborough	24/10081
Land off Main Road, Claybrooke Magna	TERRA	New
Land to the east of Market Harborough	Catesby Estates	21/8233
Land west of Magna Park	Nurton Developments	New
Land at Manor Road, Bitteswell	Paul Newman New Homes	21/8219
Land at Moorbarns Lane, Lutterworth	Marrons	24/10433
Land at North-East Kibworth	Bellway Strategic Land	21/8060
Land at Nether Green, Great Bowden	8267	New
Land at Rockingham Road, Market Harborough	Steindale Properties	24/10398
Land off Rugby Road, Cottesbach	EQT Exeter	24/10522
Land to the south of Shawell Road, Swinford	Castlethorpe Homes	21/8203
Land at Stretton Road, Great Glen	Bloor Homes	24/12189

Land to the west of Smeeton Road, Kibworth	David Wilson Homes	21/8061
Land off Uppingham Road, Bushby	Mulberry	21/8150
Land south of Uppingham Road, Houghton on the Hill	Catesby Estates	21/8047
Land north of Wentworth Close, Kibworth	Colecar Strategic Land	24/8123
Land off Wintersdale Road	Keshco	24/9639
Land north of Wistow Road, Kibworth	Bloor Homes	24/12186
Land at Witham Villa, Broughton Road	Vistry Group	21/8220
Leicester Lane, Great Bowden	Jelson Homes	21/8141
Scraptoft North SDA	Parker Strategic Land	24/10117
Warren Farm West, Lutterworth	6866	21/8105
Warren Farm East, Lutterworth	6866	21/8108

5.3 Summary of Representations

5.3.1 The following provides a summary of the main issues on each component of the Local Plan and the total number of representations received. Each response received has been published in full on the Councils website.

Local Plan Reference or document	Vision
Total Number of Representations received	68
Summary of Representations	
<p>Positive comments on the vision welcomed the support for a range of housing options and protection of the local landscape and environment. Some respondents suggested specific additions, such as reference to Leicester's unmet need or particular sites. There was significant opposition to development, with infrastructure concerns featuring prominently, especially roads, schools, and healthcare. There was strong opposition to further expansion of Magna Park, with objectors citing increased traffic, existing warehouse vacancies, and impact on nearby settlements such as Ullesthorpe. Multiple representations raised concern about the quality of the evidence.</p>	

Local Plan Reference or document	Introduction
Total Number of Representations received	85 (including a shared representation supported by 2370 signatories)
Summary of Representations	
<p>A wide range of comments was submitted on the introduction, with plan-wide issues attributed to this section. Some support was given for the Plan as a whole, particularly for neighbourhood planning, although there was some regret that neighbourhood plans are not always used in decision making. Significant objections came from StopTheNewTown.org' (supported by 2370 signatories) and the Willoughby Waterleys Residents' Association (supported by 22 respondents) focusing on inflated housing targets, failure to consider and assess reasonable alternatives, adherence to an outdated Strategic Growth Plan, and unviable strategic sites, especially allocation OA1 Land south of Gartree Road.</p>	

Leicestershire County Council raised concerns regarding the soundness of the plan in terms of substantive issues in relation to the transport evidence base and the need for policies to reflect land and monetary contributions to deliver the necessary education provision. Lutterworth Town Council sought retention of adopted Policy L1 (East of Lutterworth SDA) and inclusion on the Key Diagram to ensure policy safeguards are carried forward. Others expressed the view that commitments and Neighbourhood Plan allocations should be shown on the Policies Map. Infrastructure was highlighted, with Kibworth, Fleckney, Broughton Astley, Great Glen and the A6 referred to specifically. Others raised the lack of proof of need for more warehousing and impact on Ullesthorpe of MP2 allocation.

Developer interests argued for higher housing requirements and for the plan period to be extended to cover a period of at least 15 years. Some felt the plan lacked a strategy for delivering sustainable development, preserving rural character and detail on how additional road infrastructure will be funded.

There were comments in this section relating to the inadequacy of the consultation process, the lack of publicity around consultation events, the complicated nature of the document and the apparent rushed nature of the plan so as to meet the transitional arrangements.

Local Plan Reference or document	About Our District
Total Number of Representations received	52
Summary of Representations	
<p>Representations to this section covered a wide range of issues, including climate change, the relationship between Leicester City and Harborough District, constraints on growth in the City, affordability and mix of housing in the area, housing requirements, limitations of public transport, changing retail patterns and vacancies in town centres, engagement with local farmers, and improvements needed to existing infrastructure including transport and schools to support the development of new strategic sites as well as existing settlements. Others submitted site specific comments related to MP1 and MP2.</p>	

Local Plan Reference or document	Objectives
Total Number of Representations received	51
Summary of Representations	
<p>Overall, the objectives were broadly supported, with minor wording amendments suggested for a number of the objectives. Some representors considered that the objectives were insufficiently broad in their scope compared to the objectives at issues and Options stage.</p> <p>The role of the Leicester and Leicestershire non-statutory Strategic Growth Plan attracted a range of comments, from suggesting it should be a golden thread throughout the Local Plan to comments suggesting it is no longer considered sustainable and should not be referenced.</p> <p>Similarly, the Duty to Cooperate received a range of comments. Many are positive, emphasising that the duty has been met, and welcoming ongoing partnership work. The HBF praised the Plan and HMA partnership work as a positive example</p>	

of how issues such as unmet need should be addressed, whilst a number of comments highlighted the need for the Statement of Common Ground to be kept up to date and suggested the Plan should be reviewed around the same time as Leicester City Council's Plan is reviewed. One respondent however was concerned that the Duty to Cooperate has not been met because alternative spatial strategies were not considered in the preparation of the Strategic Growth Plan.

Local Plan Reference or document	Overall Development Strategy
Total Number of Representations received	7
Summary of Representations	
<p>A respondent considered the Key Diagram should include the Lutterworth East SDA, a major consented scheme. Other respondents covered a variety of issues, including plan period clarification, funding for water and water recycling network and treatment capacity, support for education, environmental protection and objection to lack of evidence on reasonable alternative strategies and justification for strategic locations.</p>	

Local Plan Reference or document	Policy DS01 – Development Strategy: Delivering Homes
Total Number of Representations received	82 (including a shared representation supported by 2370 signatories)
Summary of Representations	
<p>Some respondents, including Anglian Water and the County Council supported the scale of proposed housing provision. Others considered that the plan overstates the housing requirement, including opposition to accommodating Leicester's unmet housing need. Conversely, significant representations from the development sector comment that a higher housing requirement should be considered to take account of unmet needs from Leicestershire, support the delivery of affordable housing and provide flexibility to address the risks associated with delivery of strategic sites. Many suggested that the Plan does not achieve 80% of the local housing need necessary to proceed under the transitional arrangements set out in the revised NPPF.</p> <p>There were objections to the base date of the plan and support for rolling the plan forward to ensure a full 15-year time horizon at adoption. Concerns were expressed at the robustness of the housing land supply and associated housing trajectory, particularly the windfall allowance, estimated delivery rates for some sites and treatment of existing commitments and small sites. Anglian Water advised that some allocations would either need to be managed through pre-occupation conditions or phased for dates after 2030. Due to these issues, some respondents argued that there would be a delivery shortfall and lack of five-year housing land supply at adoption.</p> <p>Mixed views were submitted about the location of development. Some argued more growth should be directed to Leicester. Others supported additional provision in smaller settlements, emphasizing the importance of modest growth in villages and role of existing commitments. Some suggested redistributing growth to better support infrastructure and sustainable transport, particularly along the A6 corridor. Some key respondents highlighted gaps in transport evidence and strategy,</p>	

emphasising the importance of integrating infrastructure planning with housing growth.

Local Plan Reference or document	Policy DS02 – Development Strategy: Creating Jobs and Diversifying the Economy
Total Number of Representations received	62
Summary of Representations	
<p>A wide range of representations were made about general employment, mainly objections, with limited similarity. Local authorities and statutory bodies broadly supported the approach to meeting employment needs and the proposed allocations. Others raised concern about alignment with housing growth, over emphasis on logistics, and limited job diversity. Deliverability issues were highlighted, primarily by land promoters with specific comments on OA1 and K2.</p> <p>Responses about strategic distribution suggested concern over the evidence of need and the scale of proposed allocations, with land promoters and the community generally having opposing views. Some supported or accepted growth at Magna Park, whilst others (mainly land promoters) raised concern about an overreliance on too few / large sites and a lack of flexibility. Some respondents considered the expansion of logistics to conflict with the Plan’s vision and environmental / climate change objectives and policies as well aspirations for a more diverse economy.</p>	

Local Plan Reference or document	Policy DS03 – Development Strategy: Tackling Climate Change and Enhancing the Natural Environment
Total Number of Representations received	32
Summary of Representations	
<p>Whilst there was some support, many respondents sought amendments. Respondents from the development sector requested greater flexibility. Other respondents highlighted the role of agriculture and local food growing spaces. Several respondents emphasised the importance of sustainable transport and concerns were raised about the lack of consideration for recommendations within the Climate Change and Renewable Energy Study. A respondent suggested the policy should explicitly refer to site specific considerations such as flood risk. Another respondent raised site specific objections related to S1.</p>	

Local Plan Reference or document	Policy DS04 – Development Strategy: Preserving and Enhancing our Heritage and Rural Character
Total Number of Representations received	32
Summary of Representations	
<p>Some support for the policy was expressed, but some respondents felt that the housing strategy is not consistent with it. There was concern over the reduction in</p>	

the Leicester/Scraptoft/Bushby Green Wedge designation and resultant impacts on the character of the area, traffic, and physical and mental well-being.

Some developers expressed the view that part 1.b) of the policy needs to be re-written to add clarity.

Developer interests also questioned the robustness of the evidence behind detailed boundaries and the inclusion of certain sites within Green Wedges and Areas of Separation. Several were concerned that the Green Wedge evidence disregards the imperative to locate development in the most sustainable locations (i.e. Leicester Urban Area settlements) and the policy is overly restrictive. With regard to the Area of Separation policy, the need to clarify the meaning of 'coalescence', the avoidance of over restriction and the potential duplication with policies AP03 and AP04 were raised as issues.

Broughton Astley Parish Council felt that their Neighbourhood Plan-designated Area of Separation should be referenced in Policy DS04. While Claybrooke Magna Parish Council were of the view that the Area of Separation between MP2 and Ullesthorpe should extend to the Claybrookes.

Local Plan Reference or document	Policy DS05 – Development Strategy: Supporting Strategic Infrastructure
Total Number of Representations received	60 (including a shared representation supported by 2370 signatories)
Summary of Representations	
<p>Objections were raised that Policy DS05 lacks clarity and enforceability, especially in relation to infrastructure delivery timelines, viability, and the specifics of what constitutes 'strategic infrastructure' Many stakeholders argued that the policy must be more robust and specific in requiring infrastructure to be delivered <i>before</i> or <i>concurrently with</i> development, particularly in areas with known deficiencies in healthcare, education, transport and flood risk management.</p> <p>A major critique, particularly from developers, was the absence of clear definitions and mechanisms for how infrastructure contributions will be calculated and delivered, with many calling for alignment with CIL Regulation 122 and the NPPF tests. Some argued that the policy places disproportionate burdens on developers without adequate justification, especially where the IDP lacks transparency or is not grounded in robust evidence. Viability concerns are recurrent, with many requesting flexible processes for site-specific viability assessments and more detail on what would constitute "exceptional circumstances" for policy deviation.</p> <p>Transport authorities raised concerns about the cumulative and cross-boundary impacts of proposed developments on the Strategic Road Network, especially along the A5, A6, and M1 corridors. They stressed the need for stronger commitments to early engagement, comprehensive transport mitigation, and master planning, underlining that without these, the plan may prove undeliverable. Similar infrastructure strain issues were raised in relation to flood risks (notably in Great Glen), where local residents demanded proactive, enforceable flood prevention measures, funded via Section 106 agreements and backed by consistent inspections and penalties for non-compliance.</p>	

Local Plan Reference or document	Key Development Sites
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Total Number of Representations received	8
Summary of Representations	
<p>A range of concerns were raised concerning the impact of development on wildlife and habitats, flooding, residential amenity, visual amenity, the separation of settlements and infrastructure capacity. A number of omission sites were suggested.</p>	

Local Plan Reference or document	Policy SA01: Site Allocations
Total Number of Representations received	56
Summary of Representations	
<p>Concerns from the housing development industry / landowners that insufficient site allocations are identified as a result of the residential and employment requirements being too low, out of date, and not aligned with the revised NPPF. There were also concern at the focus on strategic sites in terms of deliverability and viability and it was suggested that the plan needs more flexibility or contingency. Some development interests suggested site allocations should be extended to smaller settlement hierarchy tiers and contingency sites were promoted. Many argued the allocation of sites is not sufficiently justified by the evidence base. Promoters of omission sites required further clarification of the site selection process, in particular justification of why sites were discounted. Some also provided updated technical information. National Highways identified key sites that are concern to Strategic Road Network and sought evidence on impact and mitigation. The County Council raised concern that the plan lacks any coherent approach to seeking to address the issue of its transport impacts overall.</p> <p>Comments in terms of the site-specific impact included concerns such as flood risk, environmental impact, and capacity of infrastructure to accommodate development, in particular roads. Some respondents considered site capacities should be expressed as a minimum. The County Council welcomed the recognition that allocated sites must be considered comprehensively with development at nearby sites, and especially the clusters of sites. The County Council added site policy requirements should include minerals and waste safeguarding and incorporate the 'agent of change' principle where appropriate. Anglian Water welcomed specific reference to Flood Risk and surface water management. It was noted that not all the policies refer to transport requirements / assessments needed. Either cross referencing is needed to be stated to the relevant policies or include further detail. The site promoter for F1 advised that a range of detailed technical work has been undertaken which clearly demonstrates that there are no technical constraints which would impact on the delivery of 170 dwellings. The site promoter for S2 suggest the allocation is increased to 200 dwellings.</p>	

Local Plan Reference or document	Policy OA1: Land south of Gartree Road
Total Number of Representations received	12
Summary of Representations	
<p>The representations to Policy OA1 overlap with those made to Policy SA01. They reflect a broad mix of support, concern, and opposition from various stakeholders.</p>	

Leicester City Council supported the site's potential to meet housing needs but emphasized the need for robust infrastructure planning and cross-boundary coordination. National Highways flagged possible impacts on the Strategic Road Network and sought evidence-based mitigation. Leicestershire County Council echoed concerns around transport infrastructure, waste and sewage capacity, and coordinated planning with nearby developments. Several statutory consultees highlighted the risks to heritage assets and existing community facilities, urging stricter protection measures and clearer development buffers.

Significant opposition was received from local residents, parish councils, and community groups such as Willoughby Waterleys Residents' Association and Burton Overy Parish Council. They questioned the viability and deliverability of the proposed development due to infrastructure deficits, flood risks, traffic congestion, and environmental degradation. Historic England specifically warned of substantial harm to Stretton Magna Scheduled Monument arguing the plan is not compliant with legal and policy protections for heritage assets.

Local Plan Reference or document	Policy TB1: Land north of A47 and east of Zouche Way
Total Number of Representations received	6
Summary of Representations	
<p>Support was expressed for the allocation of land for 125 dwellings, with the site promoter confirming technical work, pre-application engagement, and site deliverability within the early years of the plan. However, some objectors raised landscape, infrastructure, and environmental concerns. Thurnby and Bushby Society objected to development due to the steep topography, badger setts, and impact on the rural approach to Bushby, as well as concerns about pressure on the A47 and limited public transport. Burton Overy Parish Council highlighted wider cumulative transport pressures from growth in settlements east of Leicester and called for a more strategic assessment of highway impacts. CPRE noted that Thorpebury SDA is poorly served by current infrastructure and is not expected to be connected effectively to the A46/A607 before the mid-2040s. Leicestershire County Council expressed the need for the policy to include minerals and waste safeguarding and incorporate the 'agent of change' principle where appropriate. Minor wording changes were requested by Charnwood Borough Council.</p>	

Local Plan Reference or document	Policy S1: Scraftoft East, Land between Scraftoft and Bushby
Total Number of Representations received	50
Summary of Representations	
<p>Significant objections have been raised about this site. There was strong support for retention of the separation land, and the role it plays as a community space, and protecting biodiversity, natural environment, and the identity of each village. Constraints and impact of development were highlighted by many respondents. Key issues related to the impact of development, especially existing pressures on local infrastructure, in particular roads, schools, and healthcare. Flooding and drainage constraints were also frequently raised. For some it was considered that the scale of development had not been fully assessed, and housing was under</p>	

reported due to exclusion of Scraptoft North. Frustrations were also expressed over the perceived lack of meaningful consultation.

Local Plan Reference or document	Policy S2: Land at Beeby Road
Total Number of Representations received	9
Summary of Representations	
<p>There was local concern that the site extends into open countryside with consequential impacts on the wider landscape/local villages, local biodiversity and flood risk. Leicester City Council was also concerned about the site's lack of relationship with either Scraptoft or Leicester, exacerbated by the de-allocation of Scraptoft North SDA. The City Council felt that SDA should be retained as an allocation, or the de-allocation evidenced. Leicestershire County Council clarified constraint information regarding the site's proximity to Keyham Sewage Treatment Works.</p> <p>The lack of local infrastructure capacity was also highlighted. The rural nature of the road from which the site will be accessed and the cumulative impacts of this and other proposed development sites in the wider area on already congested, busy roads was a particular concern. The need for a comprehensive transport impact assessment relating to the eastern side of Leicester, taking account of cumulative site allocations, was suggested.</p> <p>While welcoming the allocation, the site's promoter/developer felt that, given the district's housing requirement should be higher, the site could deliver up to 200 homes.</p>	

Local Plan Reference or document	Policy MH1: Land east of Leicester Road and south of Grand Union Canal
Total Number of Representations received	14 (7 under Policy SA01 Allocations Schedule and 7 under Policy SA03)
Summary of Representations	
<p>There was a relatively low level of response to Policy MH1 although comments relating to Policy SA03 will incorporate comments on the component sites of North of Market Harborough cluster. Most comments raised site specific concerns including the need to protect the established woodland on the southern edge of the site, avoid development at the top of the ridgeline, prevent development close to the Canal and on ridge and furrow, ensure access is taken from Leicester Road, fully consider of impacts on flood risk. The reduction of separation with Great Bowden, potential impacts on congestion along Leicester Road and encourage lower housing density to allow for tree planting and larger gardens were also raised. More generally the capacity of the town's infrastructure and the intrusion into open countryside were raised. The site's promoter/developer confirmed that the site could be delivered quickly but was concerned that the policy introduces entwining with other sites to the north and expressed the view that the policy should allow for flexibility for early delivery of MH1. Leicestershire County Council suggested amendments to the policy in respect of contributions to primary education and waste management infrastructure.</p>	

Local Plan Reference or document	Policy MH2: East of Market Harborough Road
Total Number of Representations received	10 (5 under Policy SA01 Allocations Schedule and 5 under Policy SA03)
Summary of Representations	
<p>There was a relatively low level of response to Policy MH2 although comments relating to Policy SA03 will incorporate comments on the component sites of North of Market Harborough cluster. Most comments raised site specific concerns including the need to prevent development close to the Canal and on ridge and furrow, fully consider impacts on flood risk and consider the reduction of separation with Great Bowden.</p> <p>In terms of the amenity of future residents, it was felt that there was a lack of mitigation detail relating to the foul-smelling emissions from the animal rendering plant adjacent to the northern edge of the site. The Civic Society also felt that the proposed showground relocation, which would have implications for future residents' amenity due to noise and disturbance from events (rarely 'agricultural') and traffic, should be deleted from the policy. Concerns were also raised in relation to the site's sustainability and significant transport issues. Details of road improvements should be specified along with who is responsible and work carried out before any development. Leicestershire County Council suggested clarification in relation to contributions to education provision.</p> <p>The site's developer confirmed that the site could be delivered quickly but was concerned that the policy introduces entwining with other sites to the north and expressed the view that the policy should allow for flexibility for early delivery of MH1.</p>	

Local Plan Reference or document	Policy MH3: Land south of Gallow Field Road
Total Number of Representations received	8 (5 under Policy SA01 Allocations Schedule and 3 under Policy SA03)
Summary of Representations	
<p>There was a relatively low level of response to Policy MH3 although comments relating to Policy SA03 will incorporate comments on the component sites of North of Market Harborough cluster.</p> <p>The need to consider fully any potential impacts on flood risk was highlighted. The Civic Society was concerned over the loss of the showground which acts as a buffer between Airfield Farm development and the prison (and the committed new prison). The site's location on the approach to Foxton and Foxton Locks was also raised.</p> <p>The lack of detail relating to the site's sustainability and how significant transport issues will be mitigated was raised, particularly in respect of the Foxton crossroads. Details of road improvements should be specified along with who is responsible and work carried out before any development.</p>	

Local Plan Reference or document	Policy MH5: Land OS3070, Leicester Road
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Total Number of Representations received	2
Summary of Representations	
Leicestershire County Council confirmed that there are no minerals issues associated with the allocation, though there may be potential for impact on existing waste management infrastructure. No other representations related to proposed allocation MH5.	

Local Plan Reference or document	Policy MH6: Compass Point Business Park
Total Number of Representations received	2
Summary of Representations	
Leicestershire County Council confirmed that there are no minerals or waste issues associated with the allocation. One respondent supported the allocation, subject to consideration of flood prevention.	

Local Plan Reference or document	Policy MH7: St Marys Road
Total Number of Representations received	3
Summary of Representations	
Leicestershire County Council confirmed that there are no minerals or waste issues associated with the allocation. Local concerns focused on the absence of a heritage assessment and the need for flood mitigation measures, given existing surface water flooding issues in the area.	

Local Plan Reference or document	Policy MH8: Commons Car Park
Total Number of Representations received	5
Summary of Representations	
Objections centred on potential loss of car parking, onsite infrastructure, and heritage and flood risks. The Environment Agency supported the requirement for a site-specific Flood Risk Assessment and requested that it addresses certain issues. Access to adjacent flood defence and monitoring equipment is required by the Environment Agency.	

Local Plan Reference or document	Policy L1: Land off Leicester Road
Total Number of Representations received	6
Summary of Representations	
Representations to Policy L1 were low, though local concerns included traffic impacts on existing junctions and the site's proximity to the future access for the East of Lutterworth SDA. The Environment Agency highlighted the presence of an Intensive Poultry Installation nearby. The site promoter/developer supported the allocation but requested flexibility in housing numbers, suggesting a minimum of 230 homes.	

Local Plan Reference or document	Policy L2: Land at M1 Junction 20/Swinford Road
Total Number of Representations received	5
Summary of Representations	
<p>Objections related primarily to the impact of additional traffic on already busy local roads and junctions in the vicinity of the site. Lutterworth Town Council proposed relocating the 90 homes to the north of the town, citing quality of life concerns. Leicestershire County Council requested for a Mineral Assessment and consideration of SDA and Misterton Quarry. The site promoter/developer supported timely delivery within five years.</p>	

Local Plan Reference or document	Policy L3: Land south of Lutterworth Road/Coventry Road
Total Number of Representations received	2
Summary of Representations	
<p>Responses to L3 were limited to one objection and one factual submission. The landowner supported the allocation, suggesting that B2 and B8 uses should be allowed.</p>	

Local Plan Reference or document	Policy BA1: Land off Frolesworth Road
Total Number of Representations received	112
Summary of Representations	
<p>There was widespread local opposition to the allocation, primarily focused on flood risk, traffic congestion, loss of amenity, and pressure on local services including schools, healthcare, and roads. The Parish Council echoed objections to the site's allocation and were of the view that alternative locations had not been considered appropriately and the neighbourhood planning process ignored. The site promoter/developer suggested increasing the site capacity. Other site promoters questioned the proposed allocation's deliverability and suggested that smaller allocations should also be identified to help delivery in the short term. National Grid and Leicestershire County Council highlighted nearby infrastructure considerations, while Sport England sought mitigation measures to protect adjoining sports facilities.</p>	

Local Plan Reference or document	Policy F1: Land north of Kilby Road and land west of Longgreay
Total Number of Representations received	10
Summary of Representations	
<p>Objections focused on infrastructure capacity, including flooding, healthcare, schools and roads. Additional concerns included loss of privacy, green corridors, and countryside separation. Respondents suggested mitigation measures such as SUDS, green roofs, and tree planting.</p>	

Local Plan Reference or document	Policy GG1: Land north of London Road and east of Leicester Grammar School
Total Number of Representations received	10
Summary of Representations	
<p>Mixed responses. The site promoter supported the allocation, confirming deliverability, and requested increased capacity to 450 dwellings and removal of certain policy requirements, including cumulative transport impact assessments and heritage impact assessment. Objections raised concerns about traffic congestion, flood risk, and emphasised the need for cumulative transport impact assessment and flood mitigation measures beyond the site boundary. Leicestershire County Council noted that GG1 and OA1 function as a single urban extension, requiring joint assessment. Sport England emphasised protecting adjoining sports facilities from adverse effects. Some respondents questioned the sustainability of the allocation and criticised the reliance on an outdated Strategic Growth Plan, particularly in light of the non-delivery of planned infrastructure such as the South Leicester bypass.</p>	

Local Plan Reference or document	Policy K1: Land west of Warwick Road and south of Priory Business Park
Total Number of Representations received	17
Summary of Representations	
<p>The site promoter supported the allocation subject to some minor wording changes. Remainder of responses objected to the development with main concerns relating to current infrastructure and services in the village being at capacity, namely schools, roads (A6, bridge over railway line, Warwick Road junctions), safe crossings, doctors, dentists, and air quality. There are concerns by neighbouring smaller settlements that roads will be used as rat runs due to increased traffic. Other comments are that the site is wrongly positioned to deliver an A6 bypass, development would erode separation with Oadby and Wigston and the location doesn't align with employment provision thus creating a dormitory enclave.</p>	

Local Plan Reference or document	Policy K2: Land south and west of Priority Business Park
Total Number of Representations received	5
Summary of Representations	
<p>Responses to K2 were limited, with two supporting and three objecting. The developer supported the allocation subject to amendments including clarification on the retail aspect. Anglian Water confirmed that foul water capacity is adequate for domestic flows.</p>	

Local Plan Reference or document	Policy B1: Land at Gaulby Road
Total Number of Representations received	3

Summary of Representations

Three responses were received to B1. The developer supported the allocation but suggested that the houses allocated in B2 are unlikely to come forward therefore should be reallocated to B1. Sports England requested mitigation to protect existing sports facilities, and Leicestershire County Council provided factual information.

Local Plan Reference or document	Policy B2: Billesdon Depot south of Gaulby Road
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Total Number of Representations received	3
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Summary of Representations

B2 received limited responses, including support from Leicestershire County Council for including a site from the Billesdon Neighbourhood Plan. The developer objected to the numbers proposed in the allocation, arguing that it is unlikely to come forward given the ongoing planning application for the site, therefore requesting re-allocation of housing to site B1.

Local Plan Reference or document	Policy B3: Former Lorry Park, Gaulby Road
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Total Number of Representations received	1
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Summary of Representations

Only one representation provided factual information about the site, with no objections or support expressed.

Local Plan Reference or document	Policy GB1: Land north of Dingley Road
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Total Number of Representations received	14
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Summary of Representations

Most comments raised objections to this allocation with concerns related to this site and the adjoining larger site GB2. Most highlighted issues around flood risk, heritage, access, congestion and capacity of local infrastructure/amenities. Many were concerned about the impact on local biodiversity and on aspirations for linkages between the James Adler Nature Reserve, Hursley Park and the rewilding project to the north of the village. There was only one supporting comment from a local land agent. The County Council and Anglian Water offered further constraint information.

Local Plan Reference or document	Policy GB2: Land off Dingley Road and Nether Green
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Total Number of Representations received	16
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Summary of Representations

GB2 received similar objections to GB1, with additional concerns over land ownership. There was only one supporting comment from a local land agent. The County Council and Anglian Water offered further constraint information.

Local Plan Reference or document	Policy HH1: Land north of Uppingham Road
Total Number of Representations received	4
Summary of Representations	
Houghton on the Hill Parish Council requested the removal of site HH1 from the Local Plan, while the site developer supported the allocation and sought an increase in capacity from 80 to 90 dwellings.	

Local Plan Reference or document	Policy HH2: Land north of Stretton Lane
Total Number of Representations received	4
Summary of Representations	
Objections included concerns over traffic volumes and access to public transport. The Parish Council requested removal of the site from the Local Plan	

Local Plan Reference or document	Policy HB1: Land east of Welford Road
Total Number of Representations received	6
Summary of Representations	
Anglian Water highlighted the need to increase capacity at the Water Recycling Centre in advance of development and are securing funding for this. The site is close to Husbands Bosworth quarry and a thorough Minerals Assessment was requested in conjunction with Leicestershire County Council. Local objections focused on drainage, flood risk, road access, heritage, and the role of the neighbourhood plan. The site was supported by the promoter, and additional site put forward for affordable housing in the village.	

Local Plan Reference or document	Policy U1: Land south of Ashby Road
Total Number of Representations received	38
Summary of Representations	
U1 was supported by the site promoter, though they requested an increase in dwellings and removal of criteria related to Croft Pastures SSSI. Objections related to site specific issues and wider concerns about development in the village. Site specific concerns focused on loss of views, playing fields and Lutterworth Road; loss of dog walking green space; biodiversity; parking; traffic; flood risk; character with the settlement. Wider concerns related to strain on local infrastructure (school, GP, sewage, water, drainage, roads, public transport), agricultural land loss, and pressure on infrastructure and services in conservation area. There were also several criticisms of the consultation process and comments related to Magna Park allocations, as well as distribution of development.	

Local Plan Reference or document	Policy U2: Land north of Ashby Road
Total Number of Representations received	37
Summary of Representations	
<p>Limited support was provided for more housing subject to more suitable and affordable options for first time buyers, single persons or disabled, but substantial objections were received related to site specific issues and wider concerns about development in the village. Concerns focused on loss of views, playing fields, dog walking green space, biodiversity, infrastructure strain, and local character. Leicestershire County Council noted that a Minerals Assessment would be required. There were also several criticisms of the consultation process and comments related to Magna Park allocations.</p>	

Local Plan Reference or document	Policy MP1: Land south of George House, Coventry Road
Total Number of Representations received	14
Summary of Representations	
<p>There was general opposition to the allocation for a wide variety of reasons, many related to the principle of development rather than the site. Objections focused on traffic, flood risk, and visual impact. The site promoter supported the allocation but suggested proposed amendments to policy, including layout sequencing. Misunderstandings regarding separation between Magna Park and Ullesthorpe were noted.</p>	

Local Plan Reference or document	Policy MP2: Land at Mere Lane, Magna Park
Total Number of Representations received	63
Summary of Representations	
<p>MP2 attracted significant opposition for a wide variety of reasons, many related to the principle of development rather than the site. Objections focussed on traffic, visual impact, maintaining separation from Ullesthorpe, and environmental effects. The justification and scale of the allocation were widely questioned, while the site promoter suggested policy amendments to several aspects of the policy to improve its soundness.</p>	

Local Plan Reference or document	Policy SA02: Land south of Gartree Road
Total Number of Representations received	51 (including a shared representation supported by 2370 signatories)
Summary of Representations	
<p>Representations largely objected to SA02, citing concerns about flooding, infrastructure capacity, traffic, heritage, and deliverability. Over 2,300 petitioners from StopTheNewTown.org opposed the site, citing sustainability concerns. Site developers and promoters supported the site but sought adjustments to delivery timelines, housing numbers and boundaries. Leicester City and Leicestershire</p>	

County Council's requested robust transport, education, and cross-boundary planning.

Local Plan Reference or document	Policy SA03: North of Market Harborough
Total Number of Representations received	24
Summary of Representations	
<p>Concerns focused on coordinated master planning across multiple land parcels, particularly in relation to phasing, infrastructure delivery, and enforceability of key criteria. Respondents questioned the lack of alternative site options and the impact of concentrating growth in northern Market Harborough without sufficient mitigation. Concerns were also raised about the capacity of local healthcare services, particularly GP surgeries, and the absence of planned expansion of community and leisure facilities. The Harborough Youth Council highlighted the importance of providing affordable housing, education opportunities, improved public transport, and better amenities for young people. Other comments questioned the sustainability of the location, remote from the proposed employment development to the south.</p>	

Local Plan Reference or document	Policy SA04: Scraftoft East
Total Number of Representations received	31
Summary of Representations	
<p>SA04 raised issues regarding flood risk, traffic congestion, public transport, Green Wedge reduction, topography, biodiversity, and infrastructure capacity. Developers and statutory consultees requested clarification on phasing, housing numbers, transport assessment, and sports provision.</p>	

Local Plan Reference or document	Policy HN01 – Housing Need: Affordable Housing
Total Number of Representations received	45
Summary of Representations	
<p>Responses questioned the justification and evidence supporting the proposed affordable housing requirements and whether these were deliverable given viability constraints. Developers considered the policy lacked sufficient flexibility to reflect market conditions and site-specific viability issues. Some respondents sought higher requirements given local affordability pressures, while others argued that expectations should be realistic to avoid stalling delivery.</p>	

Local Plan Reference or document	Policy HN02 – Housing Need: Mix of New Homes
Total Number of Representations received	30
Summary of Representations	
<p></p>	

There were mixed views about whether the policy sufficiently addressed local needs. Representatives from the development sector requested flexibility to reflect market demand, while others argued the policy should be more prescriptive, particularly in securing family housing, smaller homes, and specialist housing.

Local Plan Reference or document	Policy HN03 – Housing Need: House Type and Density
Total Number of Representations received	17
Summary of Representations	
<p>Representations raised concerns that the minimum density standards may be too rigid and could undermine the ability to deliver biodiversity net gain and respond to local character. Others supported higher densities near sustainable transport links but questioned whether the policy offered enough flexibility to adapt to site-specific contexts.</p>	

Local Plan Reference or document	Policy HN04 – Housing Need: Supported and Specialist Housing
Total Number of Representations received	22
Summary of Representations	
<p>While there was recognition of the need for supported and specialist housing, developers questioned the practicality of requiring 10% of provision on sites, citing viability and deliverability. There was also concern that the policy may lead to overprovision, particularly if it applies to all large developments without flexibility for market demand or site suitability. Some sought a more flexible approach, allowing provision off-site or through financial contributions.</p>	

Local Plan Reference or document	Policy HN05 – Housing Need: Self and Custom Build Housing
Total Number of Representations received	35
Summary of Representations	
<p>There was some support for the principle of the policy but large amounts of objection overall. Responses questioned the justification for the thresholds that would trigger the requirement for self and custom build plots. Concerns were raised about whether such plots would in practice be taken up, the cost, duration and practicality of marketing, and the potential impact on delivery. Developers argued the requirements were disproportionate and risked creating unsellable plots, while some respondents supported the policy as a way of diversifying housing supply.</p>	

Local Plan Reference or document	Policy HN06: Housing Need: Gypsy and Traveller and Travelling Showpeople Accommodation
Total Number of Representations received	52
Summary of Representations	

Objections were raised at the concentration of sites and the cumulative impacts on local services, highways and community cohesion - compounded by omission of policy safeguards within the existing Local Plan. Respondents also objected to the robustness of the evidence. Issues raised by other respondents included the reliance on outdated definitions of Gypsies and Travellers, and the inclusion of a condition that excludes households who do not meet the planning definition from accessing culturally appropriate accommodation creates conflict with national planning policy. Respondents suggested a lack of up-to-date design guidance for sites and uncertainty around transit site provision and management. Questions were raised about the availability and suitability of other sites like Bonehams Lane and Wells Close due to ownership and planning issues. Concern was also expressed about transparency and community consultation, including inadequate notification and exclusion of local elected representatives.

Local Plan Reference or document	Directing Development to the Right Place
Total Number of Representations received	7
Summary of Representations	
<p>Comments on the introductory text generally related to other policies in the Plan. A respondent objected to further employment land at Magna Park. Another respondent objected to the omission of objective criteria or thresholds for tourism development (comment related to Policy AP04). Anglian Water supported encouragement for renewables. CPRE commented on the approach to development and the settlement hierarchy outlined in Policy AP01.</p>	

Local Plan Reference or document	Policy AP01: Development in Settlements
Total Number of Representations received	36
Summary of Representations	
<p>There was general support from a number of developer/landowner interests although some felt that criterion 3f needed further clarity and should include additional flexibility for when the Council lacks a current Five-Year Housing Land Supply.</p> <p>Some developers considered that development in Green Wedges and Areas of Separation should not be outrightly excluded by the policy. The policy was also felt to be ambiguous, relying on outdated settlement limits and missing logical infill criteria.</p> <p>Whilst supporting the policy in principle, one parish council considered the policy complex and difficult to navigate as well as questioning whether it would be strong enough to accomplish parish council's aims around social housing, affordable housing and supported/assisted housing.</p> <p>Anglian Water expressed the need for development at Market Harborough, Great Bowden, Lubenham, Great Easton and Hallaton to be phased during plan period to enable water recycling treatment capacity to be brought forward.</p>	

Local Plan Reference or document	Policy AP02: Development in Town, District and Local Centres
Total Number of Representations received	4
Summary of Representations	
There was only one representation of note on this policy, which suggests that the requirement for a Retail Impact Assessment and Sequential Test ought not to apply to sites allocated in Policy SA01, specifically Policy K2.	

Local Plan Reference or document	Policy AP03: Development in the Countryside (Residential)
Total Number of Representations received	13
Summary of Representations	
Many respondents supported the policy however a small number raised concerns about criterion 1(a), claimed 'countryside' remains undefined and suggested that inclusion of 'Green Wedge' should be removed.	

Local Plan Reference or document	Policy AP04: Development in the Countryside (Commercial/Non-Residential)
Total Number of Representations received	7
Summary of Representations	
Many respondents supported the policy however a small number raised concerns about lack of alignment with national planning policy. While supporting the policy concerns were raised on the lack of criteria to assess suitability of sites with respect to sensitivity of a rural location. The policy was considered ineffective as it does not set out how proposals for other uses will be considered.	

Local Plan Reference or document	Policy AP05: Locating Renewable and Low-Carbon Energy
Total Number of Representations received	10
Summary of Representations	
Many respondents supported the policy however a small number raised concerns about lack of alignment with the Climate Change Act. While supporting the policy concerns were raised on the need for building in community ownership of renewable development.	

Local Plan Reference or document	Policy DM01: High Quality Inclusive Design
Total Number of Representations received	19
Summary of Representations	

Respondents broadly supported high quality design, but several detailed issues were raised. Respondents suggested minor amendments to promote active travel and water efficiency. Leicester City Council suggested that accessibility criteria in the policy should consider cross-boundary impacts. Leicestershire County Council requested clarity on developer contributions when non-standard materials are required. Representatives from the housebuilding sector proposed more flexible wording. Some respondents, including Arden Neighbourhood Forum, wanted references to neighbourhood design codes. Others emphasized protection of the countryside and objections were expressed to the loss of green wedge and impact on existing infrastructure. Concern was also expressed that design aspirations were not being delivered in practice, with generic housing estates lacking local distinctiveness.

Local Plan Reference or document	Policy DM02: Amenity and Wellbeing
Total Number of Representations received	14
Summary of Representations	
<p>Most respondents were supportive of the policy in principle; however, alterations were suggested. With regard to Part 1a of the policy, some respondents disagreed with the term “acceptable level” suggesting it creates ambiguity.</p> <p>The requirement for a HIA for all major development was objected to by one respondent who argued that an HIA would be inappropriate for all allocated sites stating that this has already been considered in the Sustainability Appraisal. Further, adding that it is not a requirement in national policy or guidance.</p> <p>Logan and Town Centre Neighbourhood Forum suggested the creation of a new policy to consider health impact in greater detail for all development.</p>	

Local Plan Reference or document	Policy DM03: Heritage Asset Conservation and Design Standards
Total Number of Representations received	11
Summary of Representations	
<p>There was broad support for the policy, though some felt its scope lacked clarity. Concerns were raised about alignment with the NPPF, particularly in relation to the test of harm and the treatment of non-designated heritage assets. Historic England and other consultees highlighted the importance of addressing “Heritage at Risk” and ensuring clear links between heritage policies and site allocations. Developers sought greater flexibility, arguing the criteria could be too restrictive</p>	

Local Plan Reference or document	Policy DM04: Landscape Character and Sensitivity
Total Number of Representations received	18
Summary of Representations	
<p>Whilst there was some public support for this policy, in some cases this was qualified with some of these respondents feeling that that the allocations policies contradicted the approach set out in Policy DM04. Developers raised specific</p>	

issues around the soundness of either criteria c) or d) of Part 1 and were of the view that they were not in accordance with the NPPF.

Local Plan Reference or document	Policy DM05: Green and Blue Infrastructure and Open Space
Total Number of Representations received	36
Summary of Representations	
<p>Open space standards were supported for promoting health and wellbeing, but concerns focused on evidence, flexibility and viability. Developers sought site specific flexibility, while communities pressed for stronger protection. Responses from development sector suggested some standards were inconsistent with benchmarks or out of date.</p>	

Local Plan Reference or document	Policy DM06: Transport and Accessibility
Total Number of Representations received	27
Summary of Representations	
<p>There was some support for the policy however overall, there more objections. Respondents felt the policy does not meet the requirements of national planning policy. Leicestershire County Council, Leicester City Council as well developers suggested amendments to the wording of point 2 of the policy. Furthermore, Leicester City Council felt the policy wording should include joint working between the highways authorities where needed.</p>	

Local Plan Reference or document	Policy DM07: Managing Flood Risk
Total Number of Representations received	12
Summary of Representations	
<p>Support was expressed for flood risk safeguards, but concerns were raised over cumulative impacts, downstream effects and the policy not covering management of the risk from surface water flooding. Communities highlighted recent flooding and pressed for stronger evidence requirements and protective measures. Consultees emphasised alignment with national guidance and precautionary approaches, while developers sought flexibility.</p>	

Local Plan Reference or document	Policy DM08: Sustainable Drainage
Total Number of Representations received	17
Summary of Representations	
<p>Several respondents questioned the clarity of requirements and sought greater guidance on long terms maintenance responsibilities. Some respondents supported ambitious run-off rate reductions and wider use of SUDS, citing flood risk and climate resilience. Developers, however, contested that reductions below greenfield rates were often unfeasible or disproportionate, raising concerns over</p>	

costs and technical deliverability. Anglian Water recommended Stage 2 Water Cycle Studies to be prepared for the examination.

Local Plan Reference or document	Policy DM09: Sustainable Construction and Climate Resilience
Total Number of Representations received	28
Summary of Representations	
<p>Support was expressed for the principle of requiring energy-efficient and low carbon development, but respondents raised concerns about overlap with national standards, including the Future Homes Standard. Developers emphasised risks to viability and delivery if requirements were too prescriptive or exceeded national benchmarks. Others felt the policy did not go far enough, urging a clearer pathway to net zero and stronger prioritisation of renewable energy integration. Consultees highlighted the importance of consistency and clear evidence to justify requirements.</p>	

Local Plan Reference or document	Policy DM10: Biodiversity and Geodiversity Protection and Enhancement
Total Number of Representations received	25
Summary of Representations	
<p>The policy was welcomed in principle, but questions were raised about alignment with Biodiversity Net Gain requirements and the emerging Leicestershire, Leicester & Rutland Local Nature Recovery Strategy. Developers sought flexibility, while communities advocated stronger habitat protection. A key issue is clarity and practical delivery mechanism, including clarification between the mitigation hierarchy and Biodiversity Net Gain delivery hierarchy.</p>	

Local Plan Reference or document	Policy DM11: Managing Impacts on Land and Water Quality
Total Number of Representations received	11
Summary of Representations	
<p>Generally, there was support for the policy including from the Environment Agency and Anglian Water. However, developer/site promoter comments wanted further clarity about the assessment to evaluate the impact on agricultural productivity where development involves high quality agricultural land. One respondent felt that no farmland should be built on.</p>	

Local Plan Reference or document	Policy DM12: Protection and Enhancement of Community Facilities
Total Number of Representations received	10
Summary of Representations	
<p></p>	

There was broad support for the policy aims, but respondents differed on scope and application. One respondent claimed that the policy does not cover any requirement for the provision of new community facilities. Furthermore, they also requested the inclusion of leisure facilities as well as the built sports facilities strategy. NHS requested a modification to the policy that permits estate transformation. Leicestershire County Council questioned whether the policy would permit hot food take aways.

Local Plan Reference or document	Policy DM13: Existing Business Uses – Retention and Redevelopment
Total Number of Representations received	2
Summary of Representations	
No significant issues raised.	

Local Plan Reference or document	Policy DM14: Shopfront Design
Total Number of Representations received	1
Summary of Representations	
No significant issues raised.	

Local Plan Reference or document	Policy DM15: Outdoor Advertising and Signage Design
Total Number of Representations received	1
Summary of Representations	
No significant issues raised.	

Local Plan Reference or document	Policy DM16: Telecommunications Infrastructure
Total Number of Representations received	4
Summary of Representations	
DM16 received overall general support.	

Local Plan Reference or document	Policy IM01: Monitoring and review of the Local Plan
Total Number of Representations received	49
Summary of Representations	
<p>Representations on section 3 of the Plan focused on Policy IM01, with a number welcoming the commitment to monitoring and reviewing the Plan.</p> <p>However, a number of representors sought instead a commitment to an immediate review of the Plan to take account of any unmet need in the post 2036 period or to</p>	

address the gap between the housing requirement and new local housing need figures. Others simply sought an increase in housing requirement to avoid the need for an early review.

A number of suggestions were received for wording changes, especially to criteria 2a) and b). A number of representations suggested that Harborough's contribution to meeting Leicester's unmet need should extend into the period post 2036.

Support for neighbourhood planning was welcomed, although some raised specific concerns about the implementation of Neighbourhood Development Plans.

Local Plan Reference or document	Policies Map
Total Number of Representations received	11
Summary of Representations	
Comments highlighted errors, omissions, and the need to include existing commitments, neighbourhood allocations and strategic allocations.	

Appendix 1 – Sample material from Regulation 18 publicity

a) Notification email

<p>Parishes – poster & PR.</p> <p>SENT 12/01/24</p>	<p>Dear Parish Councils and Meetings,</p> <p>RE: Issues & Options Consultation, promotional material</p> <p>On 19 December 2023 and 4 January 2024, I emailed you regarding the forthcoming Issues and Options public consultation, which will be open for comment from Tuesday 16 January to Tuesday 27 February 2024.</p> <p>As part of the communication plan to raise awareness, promotion across parishes is vital. I therefore request that you please consider;</p> <ul style="list-style-type: none"> • featuring the Council's promotional press release in parish circulars, and • printing and displaying the attached poster on parish notice boards. <p>When the consultation has opened, you will be emailed again with a direct link to the relevant web pages.</p> <p>Thank you for supporting this vital activity to shape our District for future generations.</p> <p>In the meantime, if you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>Parishes – LAUNCH</p> <p>Sent 16/01/24</p>	<p>Dear Parish Councils and Meetings,</p> <p>RE: Public Consultations now open</p> <p>Today, Harborough District Council has opened four public consultations regarding strategic and local planning:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions)

All four consultations are open for six weeks; the deadline for comments is 23:55hrs on **Tuesday 27 February 2024**.

How to submit comments

Participation is easy – all four consultations can be viewed on our dedicated webpage, where you can also submit your comments.

It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.

[View consultations and submit comments here](#) or type the following address into your internet browser:

<https://harborough.oc2.uk/>

Issues & Options consultation

The purpose of the Issues & Options consultation is to seek views on the development options for a new district-wide Local Plan. At this early stage of plan-making, the consultation is about the overall strategy. It asks questions about how much development is needed and where it should be built. Specific development sites will be considered in more detail at later stages.

Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.

Issues & Options Drop-in events

Planning for the future is a complex process, therefore as part of our commitment to involve residents, businesses, community groups, Town Councils, Parish Councils and Parish Meetings in the preparation of new planning policy documents, I am pleased to confirm that Council Officers will host five public drop-in events across the district.

The public drop-in events are designed to provide interested parties with more information on the consultation document, how to respond and an understanding of what happens next. Venues, dates and times are as follows:

- 24 January, 10.30am to 8pm: Market Harborough – Council Chamber, 2nd Floor of The Symington Building, Adam & Eve Street, LE16 7AG.
- 31 January, 3.30pm to 7.30pm: Scraftoft – Community Hub (Lounge), Malsbury Ave, LE7 9FQ.
- 6 February, 3.30pm to 7.30pm: Lutterworth – The Wycliffe Rooms (Community Hall), George Str, Masonic Hall, LE17 4ED.
- 7 February, 3.30pm to 7.30pm: Broughton Astley – Broughton Astley Village Hall (Boughton Hall), Station Rd, LE9 6PT.
- 13 February, 3.30pm to 7.30pm: Kibworth – The Old Grammar School (Main Hall), School Rd, LE8 0JE.

Further information about the new Local Plan and associated supporting evidence is online at the following web address:

www.harborough.gov.uk/new-local-plan

	<p>If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>Members – LAUNCH</p> <p>Sent 16/01/2024</p>	<p>Dear Members,</p> <p>RE: Public Consultations now open</p> <p>Today, Harborough District Council has opened four public consultations regarding strategic and local planning:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p>All four consultations are open for six weeks; the deadline for comments is 23:55hrs on Tuesday 27 February 2024.</p> <p>How to submit comments Participation is easy – all four consultations can be viewed on our dedicated webpage, where you can also submit your comments.</p> <p>It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.</p> <p>View consultations and submit comments here or type the following address into your internet browser: https://harborough.oc2.uk/</p> <p>Issues & Options consultation The purpose of the consultation is to seek views on the development options for a new district-wide Local Plan. At this early stage of plan-making, the consultation is about the overall strategy. It asks questions about how much development is needed and where it should be built. Specific development sites will be considered in more detail at later stages.</p> <p>Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.</p> <p>Issues & Options Drop-in events</p>

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<p>Database contacts – LAUNCH</p> <p>SENT 16.01.2024</p>	<p>RE: Public Consultations now open</p> <p>Today, Harborough District Council has opened four public consultations regarding strategic and local planning:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p>All four consultations are open for six weeks; the deadline for comments is 23:55hrs on Tuesday 27 February 2024.</p>

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- 13 February, 3.30pm to 7.30pm: Kibworth – The Old Grammar School (Main Hall), School Rd, LE8 0JE.

Further information about the new Local Plan and associated supporting evidence is online at the following web address:

www.harborough.gov.uk/new-local-plan

If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team

	<p>direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p> <p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
<p>One Week Remaining: REMINDER</p> <p>Sent 21/02/2024</p>	<p>RE: Harborough District Consultations – closing on 27 February</p> <p>One week to go</p> <p>The following consultations remain open for comment on our website, until 27 February 2024:</p> <ul style="list-style-type: none"> • Issues and Options (Regulation 18) • Call for Sites 2024 • Great Easton Conservation Area Appraisal • Local List on Non-Designated Heritage Assets (proposed additions) <p><i>If you saved draft comments online, please remember to submit these by the deadline of 23:55hrs on 27 February 2024.</i></p> <p>How to submit comments</p> <p>Participation is easy – all four consultations can be viewed on our dedicated consultation webpage, where you can also submit your comments.</p> <p>It is crucial that we understand which elements of each document you are responding to, therefore please use our online consultation page to submit comments within the relevant chapters of interest.</p> <p>View consultations and submit comments here or type the following address into your internet browser: https://harborough.oc2.uk/</p> <p>Spread the word</p> <p>Please help us to spread the word by forwarding this invitation to local associates, friends, and family members.</p> <p>More information</p> <p>Further information about the new Local Plan and associated supporting evidence is online at the following web address: www.harborough.gov.uk/new-local-plan</p> <p>If you have any queries about this consultation, please do not hesitate to contact the Strategic Planning Team. You can telephone the team direct on 01858 821160 or send an email to planningpolicy@harborough.gov.uk.</p>

	<p>Yours sincerely,</p> <p>Tess Nelson Head of Strategic and Local Planning Harborough District Council</p>
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b) Digital Poster

Have your say...

On the future vision for Harborough District

Harborough District Council is preparing a new Local Plan.

The Local Plan is an important strategy which includes policies for environmental protection, job creation, and house building, as well as identifying where investment is needed for infrastructure such as health services, roads and schools.

The Council seeks your views on a wide range of topics to inform the new local plan:

- Vision:** what should the district look like by 2041?
- Homes:** how many do we need, and where could they be built?
- Town centres, retail, leisure & tourism**
- Infrastructure:** transport, schools, healthcare
- Health and Well-Being:** policies
- Protection:** for heritage & green spaces
- Economy:** amount and location of future jobs
- Environment and Sustainability:** Policies for the Environment and Sustainability
- Identify key local issues:** the new Local Plan help with
- Type and mix of housing**

How to get involved

Full details are available on our dedicated local plan consultation page
<https://harborough.oc2.uk/>
Read the consultation and submit your comments online between **16 January and 27 February 2024**.

Or scan the QR code

www.harborough.gov.uk/new-local-plan

c) Regulation 18 Press Release, 22 December 2023

No changes for Council's new local plan

Independent specialist planning advice has been sought by the council following the release of the government's National Planning Policy Framework (NPPF).

The advice was requested by Harborough District Council to see if the new NPPF will affect the decision taken by Full Council on 18 December 2023 to progress with the development of its new local plan 2020-2041.

The advisory note from Intelligent Plans and Examinations based on a review of the revised NPPF (December 2023) and its implications for the Harborough Local Plan stated: *'From our review of the revised NPPF there are no revisions or amendments contained in the document that require the Council to reconsider any of the recent decisions that it has taken concerning its new Local Plan. In a number of respects, the revisions serve to reinforce the rationale for those decisions.'*

'Our advice to the Council is to maintain its progress in preparing its new Local Plan on the basis of the revised NPPF, which contains no revisions or amendments that would justify a different approach being taken at this time.'

Cllr Phil Knowles, Leader of Harborough District Council, said: "Throughout this process we have committed to be open and transparent with residents. Pressing ahead with a new Local Plan has not been an easy decision to make but we have sought special planning advice and Kings Counsel advice throughout to ensure we were doing the right thing for our district and our residents.

"This latest advice will also be published on our website so everyone can see the lengths we are going to in order to ultimately protect the Harborough district from unwanted speculative development in places that our communities don't want it. Between 2020-2023 the council delivered around 1,000 homes per year and has two large strategic sites allocated at Lutterworth East and Scraftoft North. By including these completions and commitments it means only approximately 340 dwellings per year need to be planned for going forward. Officers will continue to plan for 340 houses per year during the local plan period which was clearly explained and stated to all at our recent Council meeting by our Director of Planning."

Public engagement in what the new local plan should contain will start in the new year, with the first public consultation in the preparation of the district's new local plan, the 'Issues and Options' consultation running from 16 January 2024 to 27 February 2024. The target completion of the new local plan is May 2025.

The advisory note referenced above has been published on our website and [can be found under 'Reports'](#).

d) Extract from Members Monthly Newsletter, February 2024

Consultations



There are a number of consultations which the council is currently seeking people's views and opinions on.

These include budget proposals, Local Plan, call for sites, the Great Easton Conservation Area Appraisal and Local List on Non-Designated Heritage Assets.

For the full list and further information visit www.harborough.gov.uk/consultation

Please continue to share details of these with residents so that they engage in as many as possible.

e) Consultation Database Contacts

- **Strategic Planning contact database contacts including development industry, community groups and public:** 994 contacts
- **Harborough District Parish Councils** (plus 4 weeks advance notice)
- **Market Harborough Neighbourhood Plan Forums** (there isn't a Parish Council for Market Harborough)
- **Elected Members**
- **Statutory bodies** (statutory consultees) emailed, in accordance with Appendix 1 of Harborough's Statement of Community Involvement (SCI) 2020:
 - **the Coal Authority:** planningconsultation@coal.gov.uk
 - **the Environment Agency:** Planning Liaison (planning.trentside@environment-agency.gov.uk), plus 3 named contacts emailed.
 - **the Historic Buildings and Monuments Commission for England (known as Historic England):** 4 named contacts emailed.
 - **the Marine Management Organisation:** n/a
 - **Natural England:** 2 named contacts, plus Consultations Team (consultations@naturalengland.gov.uk).
 - **Network Rail Infrastructure Limited (company number 2904587):** 2 named contacts emailed plus the Town Planning team (townplanning.lne@networkrail.co.uk)
 - **Highways England:** 8 named contacts emailed including planningm@highwaysengland.co.uk
 - **a relevant authority any part of whose area is in or adjoins the local planning authority's area:**
 - County Council contacts for Education, Planning, Minerals and Waste, Green Infrastructure, Archaeology, Gypsy & Traveller Liaison, Assets Management,

- Leicestershire Police Designing-out Crime Officer,
- Northamptonshire County Council
- West Northants JPU
- North Northants JPU
- Rutland Planning
- Rugby Planning
- Leicestershire LPAs and
- Neighbouring Parishes contacted by email.
- any person—
 - (i) **to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003:** Mobile Operators Association (Mono Consultants) emailed, 1 Named contact for EE via BT.com, and planningliaison@MBNL.com, o2 Press Office, Ericsson (for Three), Vodafone,
 - (ii) **who owns or controls electronic communications apparatus situated in any part of the local planning authority's area:** As above at(i)
- if it exercises functions in any part of the local planning authority's area—
 - (i) **a Primary Care Trust established under section 18 of the National Health Service Act 2006(9) or continued in existence by virtue of that section:** 10 Leicestershire LLR/CCG/primary care named contacts emailed and 1 local GP surgery emailed.
 - (ii) **a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989(10):** 4 named contacts at Western Power Distribution emailed, and 3 named contacts who are agents for National Grid.
 - (iii) **a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(11):** British Gas Planning Liaison team emailed generalenquiry@britishgas.co.uk
 - (iv) **a sewerage undertaker:** (one named contact at Anglian Water Services Ltd plus spatialplanning@anglianwater.co.uk, and 4 named contacts at Severn Trent, plus growth.development@severntrent.co.uk and growthdevelopment@severntrent.co.uk)
 - (v) **a water undertaker:** as iv Above
- **Homes England:** 7 named contacts emailed including generic midlands.consultation@homesengland.gov.uk
- **where the local planning authority are a London borough council, the Mayor of London:** n/a

f) Digital Noticeboard

Appendix 3 – Sample material from Regulation 19 publicity

- a) Notification sent to all relevant contacts on the Strategic Planning database on 10 March 2025

Dear (email merge)

RE: Proposed Submission Draft Harborough Local Plan 2020-2041 (Draft Local Plan) - Public Consultation

The public consultation on the Proposed Submission Draft Harborough Local Plan 2020-2041 (Draft Local Plan) and supporting documents starts on Monday 10th March and will run until Tuesday 6th May 2025. All links will be live from 9am on Monday 10th March.

The Draft Local Plan covers the whole administrative area of Harborough District. It details our vision and framework to guide development within the district for the period between 2020 and 2041. It sets out a strategy for the amount, location and design of new built development (such as homes, schools, employment and retail) in a way that helps to ensure the vitality of communities, protect the district's rural character and unique built and natural heritage, as well as improve the natural environment and tackle climate change.

This consultation is an essential stage of Local Plan preparation. It represents the final opportunity to comment on the Draft Local Plan before it is submitted to the Secretary of State for Examination.

Period of publication for representations

Representations are invited on the Draft Local Plan and associated documents between **9am on 10th March and 9am on 6th May 2025**. Should you wish to make representations on the consultation documents you must do so within the consultation period. Any representations submitted outside the statutory consultation period will not be accepted

Document availability

The Draft Local Plan and associated documents are available to view electronically at <https://harborough.oc2.uk/> on Harborough District Council website.

You can view and comment on the following documents:

- Proposed Submission Draft Harborough Local Plan 2020-2041
- Policies Map
- Sustainability Appraisal (SA)
- Sustainability Appraisal Non-Technical Summary
- Habitats Regulations Assessment (HRA)

Making a representation

All comments must be submitted in writing using the representation form. This can be accessed and submitted in a number of ways.

The easiest and quickest method is through our [dedicated online consultation page](#). This will ensure your representations are accurately logged and easily submitted to the Inspector. To make a representation you will need to [login](#). If you cannot remember your password, please follow the link provided on the web page.

However, if you are unable to make your representation using the online consultation page, you can make your comments by downloading a Word version of the Representation Form from www.harborough.gov.uk/representation-form. Alternatively, you can request a representation form by contacting the Strategic Planning Team on telephone 01858 821160 or email: planningpolicy@harborough.gov.uk.

Completed representation forms can be returned electronically to localplan@harborough.gov.uk or by post to: Strategic Planning Team, Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG.

What to consider when making a representation

Representations at this stage should only be made on the legal and procedural compliance of the Draft Local Plan and if it is sound. Guidance notes have been prepared to help you make representations and these can be viewed on the Council's website at www.harborough.gov.uk/representations-guidance-notes

Please note that you must include your full name and contact details. The Council cannot legally accept anonymous submissions during this representations period as these cannot be considered by the Planning Inspector. Please note that your name and response will be made public as part of the examination process and that this is required by legislation and therefore complies with GDPR legislation.

Supporting Evidence

A wide range of supporting evidence has been prepared to inform the policies set out in the Draft Local Plan. This is available alongside the all the Proposed Submission documents on the Councils' website.

- [Proposed Submission Documents and Evidence Library](#)

Further information

You can view the main documents and speak to Planning Officers at the following drop-in events. You do not need to register, please come along on the date and times listed:

Date	Where to go
Wednesday 19 March, 4pm to 7pm	Scraptoft Community Hub (Lounge), Malsbury Avene, Scraptoft, Leicestershire, LE7 9FQ
Tuesday 25 March, 3pm to 7pm	The Wycliffe Rooms (Community Room), Lutterworth LE17 4ED
Tuesday 1 April, 3pm to 7pm	Great Glen Village Hall, Main Street, Great Glen LE8 9GG
Wednesday 2 April, 2pm to 7pm	Harborough District Council, Council Chamber, 2 nd Floor, The Symington Building, Adam and Eve Street, Market Harborough LE16 7AG
Monday 7 April, 4pm to 8pm	Broughton Astley Village Hall (Alan Talbot Room), Station Road, Broughton Astley LE9 6PT
Wednesday 9 April, 3pm to 7pm	Kibworth Grammer School Hall (Main Hall), School Road, Kibworth LE8 0JE

The display boards for the drop-in events, Frequently Asked Questions and a non-technical executive summary will be available on our website.

The Statement of Representations Procedure and Statement of Fact explains the procedure for making representations, including where the documents are available for inspection. This is available on the Council's website at www.harborough.gov.uk/statement-of-representations

Further background about the new Local Plan is available online at the following web address: www.harborough.gov.uk/localplan.

Next steps

Once the consultation closes, all representations received will be submitted to the Secretary of State, who will appoint an Inspector to carry out an independent examination of the Local Plan. We are expecting submission to be later in 2025.

Any person who makes a representation during the consultation period will be provided with updates on the progress of the Local Plan. Updates regarding the status of the Local Plan will also be published on the Council's website.

If you have any queries regarding the Draft Local Plan or associated documents, please contact us by any of the following means:

- telephone the Strategic Planning Team on 01858 821160
- email at planningpolicy@harborough.gov.uk
- post to Strategic Planning, Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, LE16 7AG

Yours sincerely,

Tess Nelson
Head of Strategic and Local Planning

- b) Notification sent to all relevant contacts on the Strategic Planning database on 29 April 2025

Harborough District Council

One week to go

The Proposed Submission Draft Harborough Local Plan consultation remains open for comment on our website until 6 May 2025:

If you saved draft comments online, please remember to submit these by the deadline of 9am on 6 May 2025.

Making a representation

All comments must be submitted in writing using the representation form. This can be accessed and submitted in a number of ways.

The easiest and quickest method is through our dedicated online consultation page. This will ensure your representations are accurately logged and easily submitted to the Inspector. Alternatively a Word version of the Representation Form is available at https://www.harborough.gov.uk/downloads/download/1744/proposed_submission_draft_representation_form or a copy can be requested by contacting the Strategic Planning Team on the dedicated phonenumber using 01858 821160

Spread the word

Please help us to spread the word by forwarding this reminder to local associates, friends, and family members.

More information

Further information about the new Local Plan and associated supporting evidence is online at the following web address: <https://www.harborough.gov.uk/new-local-plan>.

If you require further information or advice about this consultation, please contact the Strategic Planning Team on Tel: 01858 821160 or email planningpolicy@harborough.gov.uk.

Yours sincerely,

Tess Nelson

Head of Strategic and Local Planning

Harborough District Council

c) Consultation Leaflet

Important information from Harborough District Council
Creating new communities and places: A new local plan for Harborough District



Harborough District Council is planning for the future of the district up to 2041 by preparing a new local plan. A local plan is a land-use strategy that covers everything from the location of housing and workspaces to protection of green spaces and new school buildings. English law requires us to determine planning applications in line with the plan, whether for an extension to a house or a new neighbourhood.



Why we need to progress our local plan now

A new system for local plans is expected to be introduced by the government which may delay our plan-making. By acting now, we take control to ensure that growth happens in ways and places that work for the district. It is also the case that if the council does not prepare a new local plan now, we will need to plan for an additional 2,000 homes than is currently the case because the government has increased national housing targets. Where authorities do not progress their own local plan, the government has been clear that it may step in and take over the process. Acting now means we keep control of Harborough District's future, shaped by local people and local priorities.

Our vision for Harborough in 2041

We encourage you to read the full draft local plan on our website. Essentially our vision is to support new homes, workspaces, and community facilities while preserving Harborough District's rural character and rich heritage.

Development in Market Harborough and near Leicester and Oadby in particular will provide a mix of housing to suit different needs and requirements, job opportunities, improved healthcare, education and recreation services. Our unique market towns and expanded employment hubs in Lutterworth, Market Harborough and near Oadby will boost the economy, with Magna Park continuing to develop as a key logistics hub. The plan aims to create well-designed communities where families can live happy, healthy and fulfilling lives.

Please have your say on how to shape this important new local plan. Find out how to do this on the other side of this leaflet.



© Osborne Photography

Have your say

We are currently running a consultation on the new local plan for Harborough District until **9am on Tuesday 6 May 2025**. Comments cannot be accepted outside of this period.

If you have specific questions about any aspect of the plan or about how to make your representations, we can answer your questions.

Please note that planning officers will be able to guide you through the process of making your representations.

Information events

You are very welcome to join us at our drop-in events to find out more about what the plan means for your town or village or for your business.

Date	Venue
Wednesday 19 March 4pm - 7pm	Scraftoft - Community Hub (Lounge), Malsbury Avenue, LE7 9FQ
Tuesday 25 March 3pm - 7pm	Lutterworth - Wyciffe Rooms (Community Room), LE17 4ED
Tuesday 1 April 3pm - 7pm	Great Glen - Village Hall, Main Street, LE8 9GG
Wednesday 2 April 2pm - 7pm	Market Harborough - Council Chamber, Harborough District Council, The Symington Building, Adam & Eve Street, LE17 7AG
Monday 7 April 4pm - 8pm	Broughton Astley - Broughton Astley Village Hall (Alan Talbot Room), Station Road, LE9 6PT
Wednesday 9 April 3pm - 7pm	Kibworth - The Old Grammar School (Main Hall), School Road, LE8 0JE

Find out more

Please contact planningpolicy@harborough.gov.uk or call **01858 821160** if you have any questions.

You can also contact us if you do not have access to the internet to read the plan or require the information in an alternative format or language.

Have your say on the draft local plan

You can read the full draft local plan and share your feedback on our website at: www.harborough.gov.uk/localplan



d) Display Boards in the Council offices for the duration of the consultation period.



e) Photographs from drop-in information events

Great Glen Village Hall - 1 April 2025



Scraptoft Community Hub - 19 March 2025



Kibworth Grammer School Hall - 9 April 2025



f) Press Releases

[Draft local plan for Harborough district to be discussed by Cabinet](#), published Tuesday 11th February 2025

[Harborough District Council welcomes county council comments on draft local plan](#), published Monday 17th March 2025

g) Social Media Details

Type of channel (Facebook, Instagram, X, LinkedIn)	Dates posted	Post information	Total number of combined views	Audience reach (The number of different users who see the post)	Total number of link clicks	Total number of interactions (The number of post likes or reactions, saves, comments and shares)
Facebook	12 March	<p>📍 Residents, local businesses and other interested parties are invited to have their say on the draft Local Plan for the #Harborough District. The draft Local Plan sets out Harborough District Council's vision to support new homes, workspaces, and community facilities while preserving the Harborough District's rural character and rich heritage. 🕒 This 8-week consultation will run until 9am Tuesday 6 May'25. 👉 Read the user-friendly executive summary of the draft Local Plan: https://www.harborough.gov.uk/executive-summary</p> <p>👉 Find a list of FAQ's relating to the draft Local Plan here: https://www.harborough.gov.uk/local-plan-faqs</p> <p>💬 Share your views: https://www.harborough.gov.uk/localplan</p>	3,254	1,775	28	11
	25 March		2,362	1,223	23	7
	8 April		457	292	3	0
	22 April		1,472	658	21	8
	29 April		2,414	1,400	13	7
			Total: 9,959	Total: 5,348	Total: 88	Total: 33
Instagram	12 March	As above	197	160		4
	25 March		164	123		1
	9 April		159	135		3
	24 April		279	231		2

	29 April		214	185		2
			Total: 1,013	Total: 834		Total: 12
LinkedIn	12 March	As above	215		3	12
	26 March		79		5	8
	10 April		169		1	1
	22 April		255		8	2
	29 April		110		5	1
			Total: 828		Total: 22	Total: 24
Facebook	13 March	<p>The consultation for the draft Local Plan for #Harborough District is now open and will run until 9am Tuesday 6 May'25. To support local residents, businesses and other interested parties to comment on the draft Local Plan, six public drop-in events are being held across the district. These drop-in events are designed to provide interested parties with information on the consultation document, how to respond and information on the next steps. 🗓️ The first public drop in event will be held at Scraftoft Community Hub on Wednesday 19 March, 4-7pm. 🙋 Find out more and how to have your say on the draft Local Plan for the Harborough District:</p> <p>https://www.harborough.gov.uk/localplan</p> <p>*Location and dates of drop-in events have been changed as necessary on social posts</p>	13,765	6,673	81	43
	17 March		3,813	2,121	18	15
	24 March		5,877	2,678	14	11
	29 March		1,153	731	3	7
	5 April		1,346	753	5	7
			Total: 25,954	Total: 12,956	Total: 121	Total: 83

Instagram	13 March	As above	541	440		6
	17 March		344	280		4
	29 March		687	561		5
	4 April		248	209		2
			Total: 1,820	Total: 1,490		Total: 17
LinkedIn	13 March	As above	296		7	7
	17 March		120		7	10
	23 March		141		5	14
	28 March		73		3	3
	4 April		30		2	0
	Total: 660		Total: 24	Total: 34		
X (formally known as Twitter)	14 March	The consultation for the draft Local Plan for #Harborough District is now open & will run until 9am on Tues 6 May'25. Six public drop-in events are being held to support residents & interested parties. Find out more & how to have your say: https://harborough.gov.uk/localplan	274		0	3
	18 March		254		3	11
	6 April		180		1	3
	Total: 708		Total: 4	Total: 17		

h) Sample of social media posts

Instagram

Log in



The image shows a screenshot of an Instagram post from the account 'harboroughdc'. The post features a landscape background with a road and greenery. The main text reads 'Draft Local Plan public drop-in events'. Below this, two event details are listed: '7 April 2025 4-8pm' at 'Broughton Astley Village Hall (Alan Talbot Room) Station Road, Broughton Astley LE9 6PT' and '9 April 2025 3-7pm' at 'The Old Grammar School (Main Hall), School Road, Kibworth LE8 0JE'. The post text on the right states that the consultation for the draft Local Plan for #Harborough District is now open and will run until 9am Tuesday 6 May '25. It also mentions that six public drop-in events are being held across the district to support local residents, businesses, and other interested parties. The post has 3 likes and was posted on April 4. The caption ends with 'Monday 7 April April '25 at'.

Draft Local Plan public drop-in events

7 April 2025 4-8pm Broughton Astley Village Hall (Alan Talbot Room) Station Road, Broughton Astley LE9 6PT

9 April 2025 3-7pm The Old Grammar School (Main Hall), School Road, Kibworth LE8 0JE

harboroughdc · Follow

harboroughdc 5w

📍 The consultation for the draft Local Plan for #Harborough District is now open and will run until 9am Tuesday 6 May '25.

To support local residents, businesses and other interested parties to comment on the draft Local Plan, six public drop-in events are being held across the district.

These drop-in events are designed to provide interested parties with information on the consultation document, how to respond and information on the next steps.

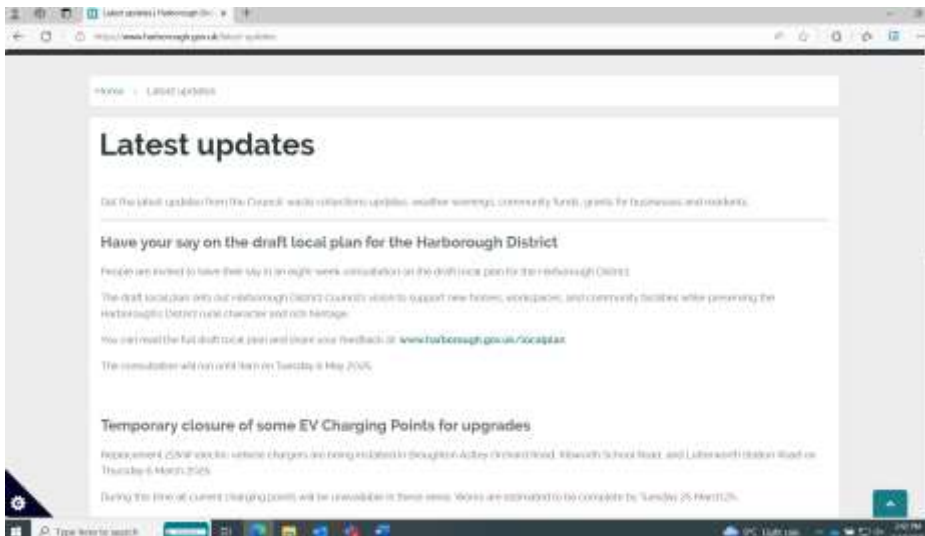
👉 The next upcoming public drop in events will be held on:

📍 Monday 7 April April '25 at

3 likes
April 4

Log in to like or comment.

i) Screenshots of Council website



Appendix 3 – Late Representations

Statutory Bodies	
Representor ID	Organisation
8368	Blaby District Council
6643	Network Rail
8374	NHS Property Services
7009	Leicester, Leicestershire and Rutland Integrated Care Board
8370	National Highways
8379	Sport England
Non-Statutory Bodies	
8364, 8362, 8302, 8243, 8242, 8383, 8264	