

Our Ref: 25/01492/OUT

22 April 2026

Sent via email: neighbourhoodplans@harborough.gov.uk

Strategic Planning
Harborough District Council
The Symington Building
Adam & Eve Street
Market Harborough
LE16 7AG

Dear Sirs

Update to Representations to Great Bowden Neighbourhood Plan Review Consultation on Behalf of Jelson Homes Ltd

Avison Young is instructed by Jelson Homes Ltd to provide town planning advice in relation to land which it controls to the north of Leicester Lane, Great Bowden. Avison Young made representations to the recent Regulation 16 consultation on the Great Bowden Neighbourhood Plan Review (GBNPR) on Jelson's behalf on 1 April 2026.

The purpose of this letter is to provide an update on changes to the planning status of Jelson's land following the submission of representations and the close of the consultation period on the 8th April.

As explained in Jelson's representations dated 1 April 2026, Jelson submitted an outline planning application for the residential development of its land for up to 52 dwellings in October 2025 (Ref. 25/01492/OUT). The application was reported to the District Council's Extraordinary Planning Committee meeting on 16 April 2026. The application was recommended for approval and received a resolution to grant planning permission from members of Planning Committee, subject to conditions and the completion of a Section 106 agreement. Jelson is in the process of working with the LPA to agree the Section 106 legal agreement.

For these reasons, the settlement boundary shown at Figure 2 in the GBNPR should be amended to reflect the fact that the site has a resolution to grant planning permission, to ensure consistency with other amendments which have been made to settlement boundaries to reflect planning permissions granted in Great Bowden.

Furthermore, notwithstanding our view is that there is no justification for the proposed expanded Area of Separation to the north of Leicester Lane and that the reference to the expanded Area of Separation should be removed from the GBNPR entirely, as a minimum, Jelson's site which has a resolution to grant planning permission, ought to be removed from any expanded Area of Separation under draft Policy ENV1.

We would be grateful if this update to our representations submitted to the Regulation 16 consultation, to reflect changes in the planning status of Jelson's land following the consultation period, could please be provided to the Examiner appointed to examine the GBNPR.

We would be grateful if you could please confirm receipt of this letter and thereafter keep me informed on the progress of the GBNPR and advise of the dates of any hearing sessions.

Yours faithfully

Director
For and on behalf of Avison Young (UK) Limited