



**West  
Northamptonshire  
Council**

**Richard Wood  
Growth, Climate and Regeneration  
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27 October 2021

Mrs Caroline Burton  
Clerk to East Farndon Parish Council



Dear Mrs Burton,

### **WEST NORTHAMPTONSHIRE STRATEGIC PLAN – SPATIAL OPTIONS CONSULTATION – LAND SOUTH OF MARKET HARBOROUGH**

I am writing, following your request, to clarify the status of land to the south of Market Harborough, located in the parish of East Farndon, which is referred to in the above consultation document.

Whilst the Spatial Options Consultation document includes a short section on land to the south of Market Harborough, I want to make it clear that West Northamptonshire Council is not proposing the land as a potential spatial option for allocation in the West Northamptonshire Strategic Plan. If that was the case then in line with the other options presented in the document, we would have included a site plan, a longer assessment of the strengths and weaknesses of the site, and most importantly a specific consultation question relating to the site.

The consultation document refers to an area of land to the south of Market Harborough which was submitted as separate parcels through 'call for sites' processes as part of the early stages of the Daventry Part 2 Local Plan and an earlier consultation on the Strategic Plan held between August and October 2019.

In line with all other sites that were submitted through the 'call for sites' this area has been subject to a technical assessment referred to as a Strategic Land Availability Assessment (SLAA). It is important to note that the SLAA is a technical document only and the inclusion of any site in this assessment does not mean that it will be allocated or successfully obtain planning permission. Full details of the SLAA are available on the [strategic planning section of the council's website](#).

The allocation of land for development is a matter for the Strategic Plan, and as indicated above, West Northamptonshire Council are not proposing the allocation of land to the south of Market Harborough as part of the development strategy for West Northamptonshire. The only circumstance in which this position could change would be if Harborough District Council (HDC) were to approach us to request assistance in meeting the housing needs of their area. In order to do this HDC, having considered all the reasonable options available, would have to demonstrate that they couldn't meet their needs within their boundary. Under provisions known as the 'duty to cooperate' we would be obliged to consider such a request but would not be obliged to accept.

HDC are in the early stages of updating their Local Plan and have not established whether there would be a need for land in this area to come forward to help meet their needs. As such we have not received any request from HDC to consider the allocation of land to meet any of their needs in West Northamptonshire. However, given that the Strategic Plan covers a period up to 2050 it was considered appropriate to acknowledge the potential for such circumstance to arise in the future.

I hope that this letter helps to clarify the position for local residents. If you require any further assistance, then please contact me or my colleague Colin Staves – email [colin.staves@westnorthants.gov.uk](mailto:colin.staves@westnorthants.gov.uk) .

Yours Sincerely

Richard Wood

Interim Head of Planning and Climate Change Policy