

Charnwood Local Plan Core Strategy Examination

Hearing session for Matter 5 The supply and delivery of housing land

9.30am Weds 17th December 2014 (all day)

AGENDA

1) Sources of housing land supply

- Completions 2006/07 to 2013/14 – gross and net

For the following sources of supply how many dwellings are envisaged to be delivered in the rest of the plan period i.e. 2014/15 to 2027/28? What are the assumptions regarding timing and rates of delivery? Are they realistic and justified and to what extent, if any should discounting take place?

- Existing planning permissions
 - full
 - outline
 - subject to s106
- West of Loughborough SUE
- North East of Leicester SUE
- Direction of Growth Shepshed
- Direction of Growth Birstall
- Urban area Loughborough and Shepshed
- Urban area PUA
- Other potential sources of supply – sites in Service Centres, other settlements and sites identified in SHLAA?
- Windfalls?

2) Adequacy of supply in plan period overall

- Allowance for clearance/losses? Gross or net requirement?
- Overall supply in plan period
- Supply compared with requirement
- Degree of flexibility in potential supply

3) Five year requirement

- Should the annual requirement be phased to reflect potential lead in times on SUEs and Directions of Growth i.e. lower rate to start with rising later in plan period?
- Shortfall in delivery since 2006 and how to deal with it
- Persistent under delivery? 5% or 20% buffer?
- What is the five year requirement?

4) Five year supply

- Existing planning permissions
 - full
 - outline
 - subject to s106
- West of Loughborough SUE
- North East of Leicester SUE
- Direction of Growth Shepshed
- Direction of Growth Birstall
- Urban area Loughborough and Shepshed
- Urban area PUA
- Other potential sources of supply – sites in Service Centres, other settlements and sites identified in SHLAA?
- Windfalls?
- Would there be a five year supply as of 2014/15 (also 2015/16)?
- Would this be maintained?