

Charnwood Local Plan Examination

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HEARING SESSION AGENDA

Leicester and Leicestershire Housing and Employment Land Needs

25 & 26 October 2022 9.30 am

NOTE – Part 1 of the hearing session (housing) will take place over 25 October, but if any additional time is needed it will run into the morning of 26 October and the employment session will start immediately following that.

All participants are encouraged to familiarise themselves with the Hearing Statements (and any relevant evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.

The agenda lists the points on which the Inspectors require further information or clarification, and which will form the basis of the discussion at the hearing session.

1. Inspectors' introductions
2. Participant introductions
3. Updates/Clarifications
4. **Matter 10 Part 1: Leicester and Leicestershire Housing Land Needs**

Key Documents (also relevant to Part 2 Employment Needs)

Leicester and Leicestershire Authorities – Statement of Common Ground relating to Housing and Employment Land Needs (June 2022) (SoCG) (Exam 43)

Leicester and Leicestershire Housing and Economic Needs Assessment Final Report (HENA) (Exam 44a), Executive Summary (June 2022) (Exam 44b) and Appendices (Exam 44c)

Leicester and Leicestershire Housing and Economic Needs Assessment – Housing Distribution Paper (June 2022) (Exam 45)

Leicester and Leicestershire Housing and Economic Needs Assessment – Employment Distribution Paper (June 2022) (Exam 46)

Leicester and Leicestershire Statement of Common Ground Sustainability Appraisal Report (SA) (Exam 47a) and Non-Technical Summary (June 2022) (Exam 47b)

5. **Leicester and Leicestershire Authorities - Statement of Common Ground** (Exam 43)

10.1 Are there any updates to the positions of the Leicester and Leicestershire Housing Market Area (HMA) partners on the Statement of Common Ground (SoCG), beyond the information set out in the submitted hearing statements?

In the event that the SoCG is not signed by all of the HMA partners, what are the implications for plan making within the HMA authorities and for the Charnwood Local Plan Examination in particular?

6. **Issue 1: The Assessment of Housing Need**

MIQs 10.2-10.6 Does the standard method figure of 91,408 dwellings (5713 dwellings per year) from 2020 to 2036 provide an appropriate minimum starting point for assessing housing need across the Leicester and Leicestershire HMA?

Would any uplift to the standard method figure for the HMA be justified to accommodate forecast employment growth, prior to any apportionment of the unmet need?

Do the migration trends in the 2018 Sub-National Population Projections have any implications for the use of the standard method which embeds the 2014-based projections?

Is the use of 2020 affordability data for Charnwood appropriate given the implications of worsening affordability in the 2021 data?

What are the implications, if any, arising from a comparison between the growth in dwelling stock (11.9%) and population growth (10.7%) between 2011 - 2021 (set out in Charnwood Borough Council's hearing statement paragraph 10.6.3), having

regard to household formation and any uplift to deal with suppressed need?

7. **Issue 2: The Scale of the Unmet Need for Housing**

MIQs 10.7 If 18,700 dwellings is a reasonable working assumption for Leicester's unmet need from 2020 to 2036, what measures might be needed to respond to any changes in the scale of that unmet housing need as the Leicester City Plan goes through its Examination?

What would the implications be of any such changes for plan making in the HMA generally and for the Charnwood Local Plan in particular?

Would any action need to be taken to respond to any decrease in the level of Leicester's unmet housing need?

Is any further testing of the sustainability implications of alternative figures for the scale of the unmet need for housing across the HMA required, and if so, what figures should be tested?

8. **Issue 3: Apportionment of the Unmet Housing Need**

MIQs 10.10 What is meant by 'interim' arrangement in the Housing Distribution Paper (Exam 45) paragraph 7.3 and what is the role of the Strategic Growth Plan?

10.15

Does the Housing Distribution Paper (Exam 45) set out an appropriate approach to the following three factors informing the proposed distribution of the unmet need, and has an appropriate balance been struck between them?

- The functional relationship between the Leicestershire authorities and the City of Leicester in terms of migration and commuting patterns
- Balancing the provision of jobs and homes
- Deliverability

Is the proposed 1.4% cap on housing stock growth justified in arriving at the proposed distribution of the unmet need across the HMA authorities, and to Charnwood in particular, having regard to:

Previous rates of stock growth; and

The effect of current and previous Local Plans/policy frameworks?

Is the apportionment of 78 dwellings per year to Charnwood over the period 2020 – 2036 to contribute to the unmet need justified by the evidence and what is the impact on the apportionment to the other HMA authorities?

Have the sustainability implications of the Proposed Interim Distribution of Housing Provision set out in Tables 6.9 and 7.1 of Exam 45 been tested? If not, do they need to be?

MIQ
10.16 Overall, is the apportionment of 78 dwellings per year to Charnwood over the period 2020 - 2036 to contribute towards the unmet need of 18,700 dwellings based on robust evidence and will it support a sustainable pattern of development as required by NPPF paragraph 11?

9. Review of Follow Up Items from Part 1 (Housing)

10. Next steps, including for the Charnwood Local Plan Examination

11. **Matter 10 Part 2: Leicester and Leicestershire Employment Land Needs**

Issue 4 – The assessment of employment need

MIQ
10.17 Does the labour demand model provide the most robust method of representing future needs and does the use of a 'sensitivity' model of a 30% reduction in the labour demand need for office space (paragraph 7.20) (HENA) (Exam 44a) provide sufficient certainty around the parameters for office floor space and job needs post-pandemic?

10.18 What is the justification for including Research and Development gross completions data within overall office needs (paragraph 7.32) (HENA) (Exam 44a)? Is the use of gross completions data rather than the labour demand figures a robust basis for assessing R&D land needs?

Industrial and Local Distribution and Warehousing (less than 9,000 sqm)

10.19 Is the assumption that older premises will continue to be lost, and thus will need replacing, robust (paragraph 7.33) (HENA)? Is the use of projected gross completions a robust basis for assessing industrial land needs?

- 10.20 What local employment land study work has taken place to date to assess the potential for, and the likelihood of, the recycling of sites on existing industrial areas?
- 10.21 Is the 7.5% uplift to improve vacancy rates in industrial and local distribution in relation to churn and market choice, robust (paragraph 7.38) (HENA)?
- 10.22 How will assessments of market performance and thus the appropriateness of planning policy figures be monitored to ensure planning policy is sufficiently responsive over the plan period?

12. Issue 5 - Apportionment of the Unmet Need for Employment

MIQ 10.23 Are the following factors set out in the Employment Distribution Paper (Exam 46) a robust and logical basis for the apportionment of the unmet need for 23 hectares of employment land to 2036:

- Location of authorities adjoining Leicester given their accessibility to the city and associated supply of labour (Charnwood, Blaby, Harborough, Oadby and Wigston);
- Proximity to the City, preferably adjacent to the existing urban area;
- Sites well connected to the City by A roads and ideally connected to the wider strategic network (A road/motorway network).

- 10.24 Is meeting all of the unmet need for 23 hectares of employment land within Charnwood justified? Will it meet the need for different types of employment land in a choice of locations and promote sustainable patterns of development as required by paragraph 11 of the NPPF?
- 10.25 Should some of the unmet need be apportioned to any of the other Leicestershire authorities based on the factors outlined above?
- 10.26 What consideration has been given to meeting a proportion of the unmet need in Blaby over the longer-term in order to contribute towards maintaining an attractive supply of employment sites in the Leicester area?
- 10.27 Is the apportionment of all of the unmet need for employment land to Charnwood justified by the evidence and will this be effective in meeting the employment land needs of the Functional

Economic Market Area as a whole? Does this allow for flexibility and choice?

13. Review of Follow Up Items (Employment)
14. Next steps, including for the Charnwood Local Plan Examination