

For the attention of Sarah Housden and Hayden
Baugh-Jones
c/o Ian Kemp
Programme Officer
Charnwood Local Plan Examination

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Your ref:

26 September 2022

Dear Mrs Housden and Mr Baugh-Jones

**Charnwood Local Plan Examination
Examination Consultation on Leicester and Leicestershire Housing and Employment Land Needs**

We refer to our previous representations dated 16 December 2019, 23 August 2021 and 27 June 2022, submitted on behalf of our client, Mr Richard Proctor, in relation to the emerging Charnwood Local Plan. Mr Proctor and Mrs Proctor are the owners of Queniborough Old Hall. We understand our client has been given representation number PSLP/568.

The Leicester & Leicestershire Authorities Statement of Common Ground relating to Housing and Employment Land Needs [EXAM 43] confirms that Charnwood Borough Council has agreed that a proportion of Leicester City Council's unmet housing needs amounting to 78 dwellings per year from 2020 to 2036 should be allocated to Charnwood Borough Council.

This representation is made in response to the Inspectors' consultation on [EXAM 43] and supporting documents, and responds to Q10.16 of the Inspectors' Matters, Issues and Questions

1 APPORTIONMENT OF THE UNMET HOUSING NEED

- 1.1 At Q10.16, the Inspectors ask whether the apportionment of 78 dwellings per year will support a sustainable pattern of development.
- 1.2 The Limits to Development for Queniborough proposed in the draft Charnwood Local Plan 2021 – 2037 (the "Examination Plan") propose to redraw existing boundaries, in a manner which our client considers to be overly restrictive and likely to inhibit opportunities for sustainable development. In his previous representations, our client has therefore requested that the Plan is amended so as to retain the existing settlement boundary, and in particular to retain Queniborough Old Hall within the Limits to Development. We refer to our client's previous representations, which explain why, given Queniborough Old Hall's location within the village of Queniborough and historical significance to the village, and given the Old Hall's grounds are capable of accommodating sustainable residential development, it is appropriate for Queniborough Old Hall to remain within the Limits to Development for Queniborough.
- 1.3 As noted at paragraph 4.7 of our letter of 23 August 2021 and 2.3 of our letter of 27 June 2022, the Council's Housing Need Assessment (September 2020) ([EB/HSG/1]) identified at paragraph 17 that the local housing need for the Borough is 1,105 dwellings per annum. As noted at paragraph 2.4 of our

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letter of 27 June 2022, the Council's housing land supply in April 2022 ([EXAM 13]) was 3.04 years, with a shortfall of 2,389 dwellings.

- 1.4 Clearly this anticipated shortfall will be increased by the proposed apportionment of 78 dwellings per year. Our client does not object to the proposed apportionment. However, in order to support a sustainable pattern of development despite this additional housing requirement, it is considered that the Charnwood Local Plan must provide appropriate Limits to Development.
- 1.5 Queniborough Old Hall and its grounds are suitable for sustainable development. The Council have put no evidence before the examination to justify removal of this sustainable location from the Limits to Development or to evidence how this removal meets the requirement in NPPF paragraph 11 for development plans to promote a sustainable pattern of development. Retaining the property within the Limits to Development for Queniborough will assist in ensuring that the Charnwood Local Plan meets the requirement in NPPF paragraph 11 by ensuring that land suitable for sustainable development is available within the Limits to Development for Queniborough. By contrast, the Council's proposal to remove land suitable for sustainable is contrary to the requirement in the NPPF paragraph 11.
- 1.6 For the reasons set out above and in our client's previous representations, we would therefore request that the Limits to Development for Queniborough in the Plan's Policies Map are redrawn to retain the inclusion of Queniborough Old Hall within the boundary.

Yours faithfully



BURGES SALMON LLP