

CHARNWOOD LOCAL PLAN EXAMINATION

Representor: Taylor Wimpey UK Ltd and Merton College, Oxford

**Representor Reference
Number:** 536

Date: 23 September 2022

MATTER 10: LEICESTER AND LEICESTERSHIRE HOUSING AND EMPLOYMENT LAND NEEDS

1. This Hearing Statement has been prepared on behalf of Taylor Wimpey UK Ltd and Merton College, Oxford (hereafter 'Merton College') the respective promoters and landowners of draft allocation HA1 'Land South East of Syston'.
2. The Inspectors' issues and questions as set out in the 'Matters, Issues and Questions' document of 15 August 2022 are set out below in bold text. The representations follow in standard text.

ISSUE 3 – APPORTIONMENT OF UNMET NEED

10.11 Are the following factors set out in the Housing Distribution Paper a robust and logical basis for the apportionment of unmet need of 18,700 dwellings to 2036:

- **The functional relationships between the respective Leicestershire authorities and Leicester City based on migration and commuting patterns;**
- **Balancing the provision of jobs and homes;**
- **Deliverability, based on potential supply, the rate of housing growth and adjustments to support sustainable and deliverable development.**

Are there any other relevant factors which should be taken into consideration?

3. It is important to note that there is no official guidance on how unmet housing needs should be redistributed. The approach taken by the Housing Distribution Paper reasonably makes use of commuting and migration data to initially split the unmet need, based on the strength of each area's relationship with Leicester. It subsequently considers the economic growth that is likely in each area and their land supply, before sense checking the outcomes by converting them into growth rates. This overall approach is robust and reasonable.

10.12 Is the proposed 1.4% 'cap' to the redistribution of housing provision justified as a general approach and in relation to Charnwood in particular? What effect does the 1.4% cap applied to Charnwood have on the redistribution of the residual unmet need across the other Leicester authorities?

4. The proposed cap to the redistribution of housing provision is justified as it is directly related to ensuring that the figures for individual authorities are deliverable, in accordance with the requirements of the National Planning Policy Framework (NPPF) (2021).
5. The Housing Distribution Paper gives consideration to comparative rates of stock growth achieved in a range of other local authorities in the Midlands. This confirms that there are relatively few authorities which have

sustained more than 1.5% pa growth in housing stock and that Charnwood historically has seen a rate of growth of 1.1-1.2% per annum.

6. The Paper concludes that there are very few local authorities which have sustained housing growth rates over 1.4% over a sustained period of 15+ years covering different parts of the economic cycle and therefore there are considerable risks to sustaining higher rates of growth than this. The decision to seek to moderate the scale of growth in Charnwood to this level is in order to avoid issues of over-concentration of development and ensure distribution of development that supports the delivery of the identified housing need across Leicester and Leicestershire. It should also be noted that Charnwood has not delivered more than 1,080 homes in any one year of the last twenty years and would have had to deliver 1,400 homes (some 30% more) without the 1.4 cap. The adjusted figure of 1,189 dwellings would require less of a step up from the this historic peak (10%).
7. The potential to accommodate higher growth in Blaby, Melton, Hinkley and Bosworth and North West Leicester is then considered with a particular focus on the existing balance between jobs and homes in different areas and the prospects of further employment growth. As a result, modest upward adjustments of 85 dpa to Hinckley and Bosworth and 80dpa to North West Leicester are proposed in order to support sustainable economic growth in these areas, a balanced distribution of housing across the County and avoid issues of spatial over-concentration.
8. In light of the above, the 1.4% cap to the redistribution of housing provision is justified as a general approach and in relation to Charnwood in particular.

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 justified by the evidence, robustly based and will it support a sustainable pattern of development as required by NPPF paragraph 11?

9. In accordance with the position set out throughout this hearing statement, which is not repeated here, the apportionment of 78 dwellings per year to Charnwood is justified by evidence and robustly based. It will support a sustainable pattern of development in accordance with NPPF paragraph 11.