

## WRITTEN STATEMENT IN RESPECT OF THE CHARNWOOD LOCAL PLAN 2021 – 2037 EXAMINATION

### MATTER 10: LEICESTER AND LEICESTERSHIRE HOUSING AND EMPLOYMENT LAND NEEDS

Planning & Design Group on behalf of William Davis Homes Ltd & Chapman Estates (Leicester) Ltd

#### 1. INTRODUCTION

- 1.1. This Written Statement is made on behalf of our clients, William Davis Homes Ltd & Chapman Estates (Leicester) Ltd, in response to the Inspector's Matters, Issues and Questions of the 15 August 2022 for the examination hearings of the Charnwood Local Plan 2037.
- 1.2. Specifically, this Statement considers Q.10.11 and Q10.13 in the context of our client's land interests at Land at Gynsill Lane and Anstey Lane (HA12) and the northern extents of Land west of Anstey (HA43).

#### 2. MATTER 10: LEICESTER AND LEICESTERSHIRE HOUSING AND EMPLOYMENT LAND NEEDS

##### Issue 3 – Apportionment of the Unmet Housing Need

**Q. 10.11 Are the following factors set out in the Housing Distribution Paper a robust and logical basis for the apportionment of the 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 a sustainable and deliverable distribution of development.**

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

- 2.1. The factors as set out in the Housing Distribution Paper are considered to be an entirely appropriate basis for the apportionment of the unmet needs of the city of Leicester. In particular, it is considered that it is essential that the Borough recognise the role that settlements which already share a functional relationship with the city, such as Anstey, can have in addressing this issue.
- 2.2. Anstey is geographically and functionally well-located in relation to the city of Leicester. There is already a strong relationship between the two areas, including an established network of transport infrastructure, as such, Anstey is recognised as a commuter settlement. Anstey is also identified as a service centre in the emerging Local Plan, which contains a range of services and facilities to the meet the day to day needs of residents. In that light, the necessary infrastructure required to support development is already available.

- 2.3. In that context, our clients are in control of Land at Gynsill Lane and Anstey Lane (HA12) and the northern extents of Land west of Anstey (HA43), which have been identified as housing allocations in the emerging Local Plan. The evolution of the Masterplans for HA43 and HA12 have sought to increase connectivity to the city of Leicester through the preparation of a Green Infrastructure Strategy. This demonstrates that the functional relationship with the city of Leicester can be further enhanced through the provision of a green infrastructure network that will provide enhanced commuter and leisure routes directly through to Leicester. It will also help to meet other objectives of the emerging Local Plan, including increasing biodiversity gains, promoting sustainable travel and health and well-being.
- 2.4. Overall, settlements with close relationship to Leicester, such as Anstey, are considered to be a highly sustainable location to accommodate a proportion of unmet needs from Leicester. It is entirely self-evident that those settlements with the closest functional relationship to the city are best placed to house the residents of that city, that cannot otherwise be accommodated within its administrative boundary. As such, the Council need to undertake a review of these settlements to identify additional development opportunities in these areas accordingly.

**Q. 10.13 Have land supply, capacity and constraints issues been assessed in the apportionment of the unmet need? If not, how will these matters be addressed?**

- 2.5. It is considered that the land supply, capacity, and constraints issues have not yet been fully assessed in the apportionment of the unmet need. That process has been commenced through direct contact from the Council to landowners and promoters, and we have had the opportunity to make further representations on behalf of our clients. It is our view that the Borough Council need to positively review the capacity and deliverable extent of the emerging allocations, taking account of submitted evidence, to identify whether there are any opportunities to increase the capacity or scale of allocated sites in order to meet the unmet needs of Leicester city.
- 2.6. William Davis Ltd and Chapman Estates (Leicester) Ltd control the northern extents of land west of Anstey (HA43) that is identified as a housing allocation in the emerging Local Plan. It is, therefore, recognised by the Borough Council as a suitable, achievable, and deliverable site. However, it has been identified that there is additional capacity beyond the current allocation boundary that could and should make an important contribution to meeting the unmet housing needs. This additional capacity is supported by robust technical evidence and further supports the delivery of local infrastructure to support growth.
- 2.7. It should be noted that the site (HA43) has been promoted throughout the Local Plan Review process as being able to accommodate an increase capacity over that identified in the allocation. Recent submissions have also been made to the Borough Council to promote the expansion of the site. This approach is justified by a number of technical assessments that have been undertaken of the site. Most notably, a detailed Landscape and Visual Impact Appraisal (LVIA), which demonstrates that land to the west of the allocation boundary is not sensitive from a landscape perspective, and as such, the landscape impact is not a constraint that should limit the provision of additional development capacity.

- 2.8. The enlarged site is subject to a deliverable planning application ref: P/21/2359/2 being a hybrid application comprising 1) Outline application (access only) for up to 350 dwellings, public parkland and amenity space, community uses, and a site for a two form entry primary school and associated infrastructure. 2) Full application for 150 dwellings, including access and associated highway and drainage infrastructure and landscaping.
- 2.9. There is, therefore, a significant opportunity to extend allocation HA43 to help to meet the unmet housing needs. The site is already recognised as an appropriate location for residential development through its allocation in the emerging Local Plan. The extension of the site will ensure that the development potential of the site is maximised, which can be achieved without any negative impacts on the surrounding landscape context. The site also benefits from being in close proximity to the city of Leicester, and as noted above, is an appropriate location to focus any additional development required.