

Charnwood Local Plan Examination

Matter 1: DUTY TO COOPERATE AND OTHER LEGAL REQUIRMENTS

Barkby Road, Queniborough

Prepared by Fisher German LLP on behalf of David Wilson
Homes East Midlands

Project Title

Land at Barkby Road, Queniborough

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1. Introduction

1.1 This Supplementary Hearing Statement has been prepared on behalf of David Wilson Homes East Midlands in respect of their land interests at Barkby Road, Queniborough. This site is an omission site in the emerging Charnwood Local Plan. The site is considered suitable for allocation in the scenario further housing sites are required to enable the Local Plan to be found sound (as we consider to be the case within representations and statements). These statements should be read in conjunction with our Regulation 19 submissions and initial examination Hearing Statements.



Figure 1: Barkby Road, Queniborough, Site Location Plan

1.2 The Barkby Road site is located to the southern edge of Queniborough. The adopted Core Strategy identifies Queniborough as one of Charnwood’s 12 ‘Other Settlements’ which are acknowledged to be sustainable settlements, located approximately 9km to the northeast of the centre of Leicester, just south of the A607. The existing facilities and services in Queniborough, and nearby Syston, are within walking distance of the application site.

1.3 David Wilson Homes are a respected national housebuilder who deliver high quality new residential development and who have a strong track record of delivery in the local area. The Company is proud to have been awarded the Home Builders Federation (HBF) 5 Star Home Builder status for thirteen consecutive years. This accolade demonstrates the quality of both our client’s product and service; awarded only to housebuilders who receive a higher than 90% recommendation by their customers.

2. Matter 1: DUTY TO COOPERATE AND OTHER LEGAL REQUIREMENTS

Supplementary Questions

1: Are any adjustments to the Plan period (2021 – 2037) necessary to accord with NPPF paragraph 22 which states that strategic policies should look ahead for a minimum 15 year period from adoption, having regard to the delays in the Examination process?

- 2.1 The NPPF sets out at paragraph 22 that Strategic Policies should seek to look ahead over a minimum 15-year period from adoption. The term minimum is noticeable here, as this makes it explicit that the requirement is 15 years or more, not around 15 years which could justify a lower Plan period being advanced. This requirement is clearly justified in the NPPF, to allow Plans to anticipate and respond to long-term opportunities, such as the delivery of infrastructure or strategic scale development. At this stage, it is clear that the Plan will not be adopted until 2023 at the earliest, which may be optimistic having regard for the need to undertake further examination hearing sessions, consult on new sites, additional gathering of evidence and main modifications.
- 2.2 Even if the Plan was adopted in 2023, which can by no means be guaranteed at time of writing, then this would still necessitate a plan period up to 2038, which would require an additional year to be added, with associated development requirements being capable of being met in full and evidence demonstrating that this is the case. It is noted however that this may need to be extended to 2039 if it becomes apparent that the Plan is not likely to be adopted until 2024.
- 2.3 Failure to deliver a minimum of a 15-year plan period would to us necessitate the Plan to be found not sound, due to a clear and unjustifiable conflict with Paragraph 22 of the NPPF. This however can easily be remedied through a main modification extending the Plan period, so long as it is demonstrable that the subsequent increase in development needs can be met in full, which may require additional main modifications to the Plan to deliver additional allocations to meet any residual requirement.