

Charnwood Local Plan examination – Matter 1 (Duty to Cooperate and other Legal Requirements) Supplementary Questions Hearing Statement

Rainier Developments

January 2023

1. This Hearing Statement is submitted on behalf of Rainier Developments in relation to their land interests east of Iveshed Road, Shepshed (site PSH473).
2. We respond to supplementary Q1 and Q2 only.
3. Rainier are promoting land to the east of Iveshed Road, Shepshed, measuring approximately 4.5ha. The site represents a sustainable and deliverable residential opportunity for up to 55 new homes. The site has previously been submitted through the Council's Call for Sites and the Preferred Options consultation. A site location plan for the site is enclosed at **Appendix 1** and a proposed illustrative masterplan is enclosed at **Appendix 2**.
4. Each site is assessed separately in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) - the western parcel is assessed as site ref: PH472 and the eastern land as PSH473.
5. The site is currently subject to an outline planning application (ref: P/22/2229/2), submitted in December 2022.

Representations

Supplementary Q1 – 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?

6. Yes. As set out in our response to Matter 1 Q1.21, NPPF paragraph 22 states that strategic policies should look ahead over a minimum 15-year period post adoption. There is no updated timescales for progressing the plan, however it is reasonable to assume it will not be adopted before summer 2023. Following adoption this would see a maximum remaining plan period of 14 years, contrary to NPPF paragraph 22.
7. During the previous hearing sessions the case was made that the evidence base only covers the plan period up to 2037, therefore any additional need would not be supported by an evidence base. Having reviewed the evidence base, the plan period does not appear to have been a significant factor in assessing impacts and reaching outcomes. For example the **SA** only refers to the plan period in terms of the overall vision, there is no reference to the plan period being a factor in any of the outcomes reached. Although the plan period is mentioned in terms of housing delivery and delivering economic objectives, it does not appear to have any material

impact on the conclusions reached by the **Habitats Regulations Assessment**. In terms of housing and employment needs, the statement of common ground is based on the plan period 2020-2036, so the Council's plan is already not completely aligned with plan periods for the wider Leicester and Leicestershire Housing Market Area given it covers 2021-2037.

8. As such it does not appear that extending the plan period to 2038, to ensure it complies with NPPF paragraph 22, will materially impact any of the assessments made and outcomes reached by the plan's evidence base.

Supplementary Q2 – is an update to the latest Local Development Scheme (Exam 34) necessary to provide an updated timescale or Plan adoption?

9. Yes. It is yet to be confirmed what the Council's next steps are and how this impacts the timescales for adopting the plan. An updated LDS will assist in providing further clarity.