



Charnwood Local Plan Examination

Matter 1 - Duty to Cooperate and Other
Legal Requirements

for Hollins Strategic Land LLP (Ref PSLP/366)



unlocking development opportunities

Project : 18-555
Site address : Matter 1
Client : Hollins Strategic Land LLP
(Ref PSLP/366)

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1. Introduction

- 1.1 Emery Planning is instructed to attend the Examination into the Charnwood Local Plan (2021 – 2037) on behalf of Hollins Strategic Land (hereafter referred to as 'HSL'). HSL's specific interest is the land north of Melton Road, Queniborough which is proposed for allocation (Site Ref HA65) under Policy DS3.
- 1.2 We have not requested to attend Matter 1 but given our representations and the MIQs wish to update our position on Issue 1 which is:

"Whether the Council has complied with the Duty to Cooperate in the preparation of the Plan."

- 1.3 Our particular interest is the issue of the unmet need Leicester.

2. Issue 1

1.4 When will the Statement of Common Ground on Housing and Employment Need (SCG-1) be updated to apportion the unmet need for housing and employment from Leicester to 2036?

1.7 If the outcome of cooperation on the Statement of Common Ground is that none of the unmet housing need will be apportioned to Charnwood, would there be any implications for the Plan or for Policy DS2?

- 2.1 Appendix B of the EXAM1A (Response to Preliminary Matters Letter) sets out an update on progress with the Statement of Common Ground on the matter of unmet need in Leicester.
- 2.2 In a press release by Charnwood dated 13th May 2022, a draft Statement of Common Ground (SoCG) relating to Housing and Employment Land Needs (dated April 2022) was published. We are not aware that this has been listed as an Examination document. For Charnwood, the SoCG states that their share is 1,189 dwellings of unmet need. However, Table 6.9 of the HENA Housing Distribution Paper (2022) that informed the SoCG shows that the "Distribution based on Functional Relationship" for Charnwood is 1,400 dwellings but this was adjusted downwards by 211 dwellings to 1,189 due to "Final Adjustments to Support Deliverability and Manage Commuting". 197 of these 211 dwellings were redistributed to Blaby (32 dwellings), Hinckley and Bosworth (85 dwellings) and North West Leicestershire (80 dwellings).
- 2.3 Under "Key Strategic Matters on which Authorities Do Not Agree" the SoCG states:

“Hinckley & Bosworth Borough Council (HBBC) do not agree to the step in the HENA Housing Distribution Paper (2022) methodology from paragraph 6.21 to 6.24 and the subsequent table 6.9 which apportions 197 dwellings per year of Leicester’s unmet housing need. HBBC note the capping of the redistribution of Charnwood’s numbers to 1189 and believe that the accommodation of the resulting 197 dpa shortfall should be tested as part of each LPAs Local Plan process, including the current Charnwood Local Plan.”

2.4 This shows progress towards an agreed position, but we also note that the press release states:

“All councils in Leicestershire, including the city and county councils and all seven district and borough councils, are under a legal duty to co-operate with each other to ensure that any ‘unmet needs’ are met within Leicestershire. Therefore, the councils have been in discussions over how to meet Leicester’s ‘unmet need’.

It has been agreed that the councils consider a draft document in the coming months called a Statement of Common Ground.”

2.5 As set out in our representations, we support the Council progressing with the Charnwood Local Plan as it is important to have an up-to-date development plan in place to meet the housing needs for the Borough now. We also support the inclusion of the timetable for the review in the policy if required although we did put forward a modification for additional text to Policy DS2 stating that:

“In the event that this submission date is not adhered to, the policies in the Local Plan which are most important for determining planning applications for new dwellings will be deemed to be ‘out of date’ in accordance with paragraph 11 d) of the National Planning Policy Framework 2021.”

2.6 We consider it important given that the unmet need is from 2020 that there is clear timetable for the local plan review to take place and if it does not meet those timescales, that the presumption applies.

1.8 If the Statement of Common Ground concludes that more housing is needed in Charnwood to meet Leicester’s unmet need, does the development strategy set out in Policy DS1 represent a robust and appropriate approach for the distribution of further housing, employment and other development in the longer term?

2.7 The quantum of development that Charnwood has been requested to deliver is 1,189 dwellings. This equates to some 15% of the planned housing requirement in the Submission Plan. Given that the spatial strategy has been informed by the Charnwood Settlement Hierarchy Assessment 2020 (EB/DS/3) we consider that Policy DS1 does represent a robust and appropriate approach for the distribution of further housing, employment and other development in the longer term given the

level of development required to meet the unmet needs which can be easily accommodated given the range of sustainable settlements across Charnwood, including Queniborough which is of particular interest to HSL. HSL control a site proposed for allocation (HA65) which has potential for a greater capacity that can assist in starting to meet that quantified unmet need in the next 2 years. We assess that site in greater detail in Matter 6.

2.8 This concludes our Statement for Matter 1.