



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (PLSP/575).

Matter 1 – Duty to Cooperate

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Matter 1 – Duty to Cooperate and other Legal Requirements

Issue 1 – Whether the Council has complied with the Duty to Cooperate in the preparation of the Plan.

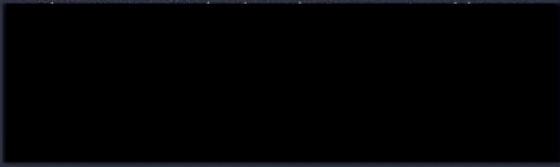
- 1.1. The Statement of Compliance with Duty to Cooperate (SD/15) sets out how the Council considers it has complied with the Duty to Cooperate. Topic Paper TP/4 Justification for Progressing Local Plan Ahead of the Apportionment of Unmet need seeks to explain why the plan has been progressed to submission ahead of the identification of Leicester's unmet needs and its apportionment.
- 1.2. The HMA authorities have now issued the Statement of Common Ground (SoCG) relating to Housing and Employment Needs and this is published on the Strategic Growth Plan website and is being presented to each authority's Executive/Council for approval. The SoCG identifies an overall unmet need for Leicester of some 18,700 homes between 2020–2036 and directs some 7% of that to Charnwood – an additional 78 dwellings a year over and above the identified local housing needs of 1,111 dwellings a year.
- 1.3. As this key information on unmet needs is now available, it is imperative that the necessary modifications are made to the plan to ensure that it delivers this revised requirement over the plan period to 2037. As this information is now available, there is no reason why revisions to the plan cannot be made now. Leaving this matter for what would be an immediate review of the plan would not represent good planning or effective use of resources.
- 1.4. For Charnwood, the additional requirement will require the provision of an additional 1,248 dwellings over the plan period. Whilst the Submission Plan makes provision for some 19,461 dwellings and therefore makes adequate provision for the additional requirement, this means that the intended 10% flexibility to deal with uncertainty would be reduced to a mere 2%.
- 1.5. In our representations on the Submission Plan we argued the need for at least a 15% flexibility to deal with changing circumstances and we remain of the view that the plan, as well as being amended to deal with the now identified unmet needs, should also provide for 15% flexibility. This will require additional housing to be made.
- 1.6. In the first instance the Council should consider whether there is scope to secure additional housing numbers on sites already proposed for allocation. Davidsons has interests in the proposed allocation HA43, Land West of Anstey. The Plan identifies a capacity for the site of some 600 dwellings. Based on recent masterplanning work to support the submission of planning applications on the site (application references P/20/2251/2, P20/2252/2 and P/21/2668/2) we are confident that some 420 dwellings could be delivered on that part of the proposed allocation under the control of Davidsons. The anticipated numbers from the proposed allocation should be increased to at least 720 dwellings to reflect the additional capacity within the allocation area identified through more detailed masterplanning work.



Issue 2 – Whether the Plan has been informed by a Sustainability Appraisal

17. The Sustainability Appraisal accompanying the Submission Draft Plan (SD/5) provides an appraisal of sites proposed for allocation and other sites submitted to the Strategic Housing and Employment Land Assessment (SHELAA). Topic Paper TP/2 provides a commentary on the development strategy and the Council's approach to site selection. The approach to the selection of the land west of Anstey for allocation is set out at Page 34 of the Topic Paper.
18. In the Sustainability Appraisal, the land off Groby Road, Anstey under the control of Davidsons Developments is considered under site reference PSH389. The conclusions of the Sustainability Appraisal in relation to the proposed allocation west of Anstey is considered to be robust and are generally supported. As we commented in our representations to the Submission Draft Plan, we would challenge the conclusions of the Sustainability Appraisal for the site in relation to secondary school provision. The Sustainability Appraisal identifies a negative effect/minor constraint in relation to the distance to the nearest secondary school. The Martin High School is within 1.6km of the site and Davidsons' St James Gate development provided for safe traffic free routes connecting to Bradgate Road that would be continued through the allocation area to provide safe routes towards the secondary school.
19. The proposed allocation of the land west of Anstey is supported and the Council's selection of the site for allocation is robustly justified and supported by the available evidence. Work on the outline planning applications provide a suite of supporting technical documents that confirm that there are no overriding constraints to the delivery of the site in the early part of the plan period to help the Council provide for a five-year supply of housing and help to deliver its strategic housing requirements.

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