

CHARNWOOD LOCAL PLAN EXAMINATION – MATTER 2



Representor: Taylor Wimpey UK Ltd and Merton College Oxford

Representor Reference
Number: 536

Date: 16 January 2023

MATTER 2: VISION, OBJECTIVES, SUSTAINABLE DEVELOPMENT AND THE DEVELOPMENT STRATEGY

1. This Hearing Statement has been prepared on behalf of Taylor Wimpey UK Ltd and Merton College Oxford (hereafter 'Merton College') the respective promoters and landowners of draft allocation HA1 'Land South East of Syston'.
2. The Inspectors' issues and questions as set out in the 'Matters, Issues & Questions' document of 5 December 2022 are set out in bold text below. The representations follow in standard text.

Issue 3 – The Development Strategy

Supplementary Questions

1. **Does the development strategy set out in Policy DS1 represent a robust and appropriate approach to the distribution of housing, employment and other development in the longer term, having regard to the Inspectors' initial findings (Exam 55) in relation to Charnwood's apportionment of Leicester's unmet need for housing and employment land?**
3. The development strategy set out in Policy DS1 continues to represent a robust and appropriate response to the distribution of housing in the longer term, having regard to the Inspector's initial findings in relation to Charnwood's apportionment of unmet housing need.
4. Policy DS1 sets out a clear approach to the distribution of future housing across different settlements in the hierarchy. It confirms that the overall spatial strategy for Charnwood is urban concentration and intensification with some limited dispersal to other areas of the Borough. This focusses development in sustainable locations which already have a range of services, facilities, employment opportunities and public transport infrastructure in place. The provision of new homes within these areas will support these existing facilities whilst also providing opportunities to improve these areas and increase the range and availability of services to existing communities. The development strategy therefore continues to support the overarching sustainable development objectives: economic, social and environmental.
5. It should also be noted that the distribution of development reflects the Strategic Growth Plan for Leicester and Leicestershire (2018) which identified Leicester as the 'central city', illustrates the A46 Priority Growth Corridor wrapping to the east and northeast of Leicester and highlights the need for regeneration in Shepshed. The Strategic Growth Plan will continue to shape the development strategy across the wider area into the longer term.
6. As noted in our previous Matter 2 Hearing Statement (June 2022) The figures in the table in policy DS1 should be expressed as minimum numbers. This would assist in ensuring that housing provision within the Local Plan

reflects the Inspector's initial findings in relation to Charnwood's apportionment of Leicester's unmet need for housing land.

7. In line with this, it is also considered that the 'Number of Homes' shown in the table associated with Policy DS3, Housing Allocations, should also be expressed a minimum numbers in relation to each allocation and this should be reflected by amendments to the policy text.