



CHARNWOOD LOCAL PLAN 2021-2037

Examination Statement by Charnwood Borough Council

## EXAMINATION HEARING SESSIONS 2023 MATTERS, ISSUES AND QUESTIONS

January 2023

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

### Issue 3 – The Development Strategy

#### SUPPLEMENTARY QUESTIONS

- 1. Does the development strategy set out in Policy DS1 represent a robust and appropriate approach for 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?**

### MATTER 2 - ISSUE 3 – ANSWER 1

The development strategy set out in Policy DS1 represents a robust and appropriate approach for the distribution of housing, employment and other development, subject to main modifications which respond to the Inspector's initial findings (Exam 55). The implications of the Inspectors' initial findings upon housing, employment and other development, and resulting main modifications are considered below:

#### Housing

In responding to the subject of unmet need, the Council has prepared the following documents:

- Charnwood Additional Housing Supply Technical Note (EXAM 56)
- Sustainability Appraisal Addendum December 2022 (EXAM 57)
- Housing Trajectory January 2023 (EXAM 58)

The Charnwood Additional Housing Supply Technical Note considers supply from intensification of yield from existing allocations within the Local Plan, the contribution of windfalls as well as providing up to date information regarding planning permissions. The Council has also updated the local plan housing trajectory to reflect current knowledge of each site (EXAM 58). The Council's housing supply evidence shows that unmet need for housing can be accommodated within the development strategy as set out in Policy DS1.

The Sustainability Appraisal Addendum (EXAM 57) sets three reasonable alternatives for accommodating unmet need for new homes, including the approach of site intensification described in the Housing Supply Technical Note. Exam 57 concludes that the sustainability effects of the approach to intensify existing sites within the development strategy compares favourably to other reasonable alternatives, and as such, Policy DS 1 represents a robust and appropriate strategy for the distribution of housing, including accommodating unmet need arising from Leicester City.

There has been significant engagement with infrastructure providers, most notably Leicestershire County Council as to the implications of accommodating unmet need for housing. This engagement is clear that alternatives to the development strategy set out in Policy DS 1 are not preferable from the perspective of infrastructure delivery. There are

means of accommodating unmet need for new homes which are practicable, and which require some limited modifications to the Local Plan Infrastructure Schedule.

### Employment

Policy DS 1 represents a robust and appropriate approach to the delivery of employment land. No new allocations are required to address the Inspectors' initial findings. Main modifications are proposed to paragraphs 2.15 to 2.21 of the role of the employment supply in Charnwood in addressing unmet needs arising from Leicester City. (EXAM 4 MAIN2.ar)

### Other Development

There are no implications from the Inspectors' findings for other types of development, and as such Policy DS 1 represents a robust and appropriate approach.

#### **SUPPLEMENTARY QUESTIONS**

- 2. Is any further SA testing of the options for the level and distribution of growth necessary 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?**

#### **MATTER 2 - ISSUE 3 – ANSWER 2**

As set out in the answer to Matter 2, Issue 3, Question 1 above, the Council has undertaken further SA work to test the options for distributing the additional growth necessary to accommodate Charnwood's apportionment of Leicester's unmet need for housing. The results of this work are set out in an SA addendum report (Exam 57). As set out above, the approach to intensify existing sites within the development strategy compares favourably to other reasonable alternatives. The scale of additional growth necessary to accommodate Charnwood's apportionment of Leicester's unmet need for housing falls within the range of the options that have previously been tested so no further testing of the overall level of growth is required.

The apportionment of Leicester's unmet need for employment land set out in Exam 55 does not affect the overall allocation of employment land in the Pre-submission Draft version of the Plan (SD/2). Therefore, no further SA testing of employment land options is necessary.