

Charnwood Local Plan Examination

Matter 2: Vision, Objectives, Sustainable Development and Development Strategy – Supplementary Questions

Land off Gaddesby Lane, Rearsby

Prepared by Fisher German LLP on behalf of Clarendon Land
(Representation Number: 531)

Project Title

Land at Gaddesby Lane, Rearsby

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1. Introduction

1.1 This Supplementary Hearing Statement has been prepared on behalf of Clarendon Land in respect of their land interests at Gaddesby Lane, Rearsby, as illustrated on Figure 1 below. The site is a draft allocation in the emerging Local Plan under Policy HA66. This statement should be read in conjunction with our Regulation 19 submissions and initial examination Hearing Statements.

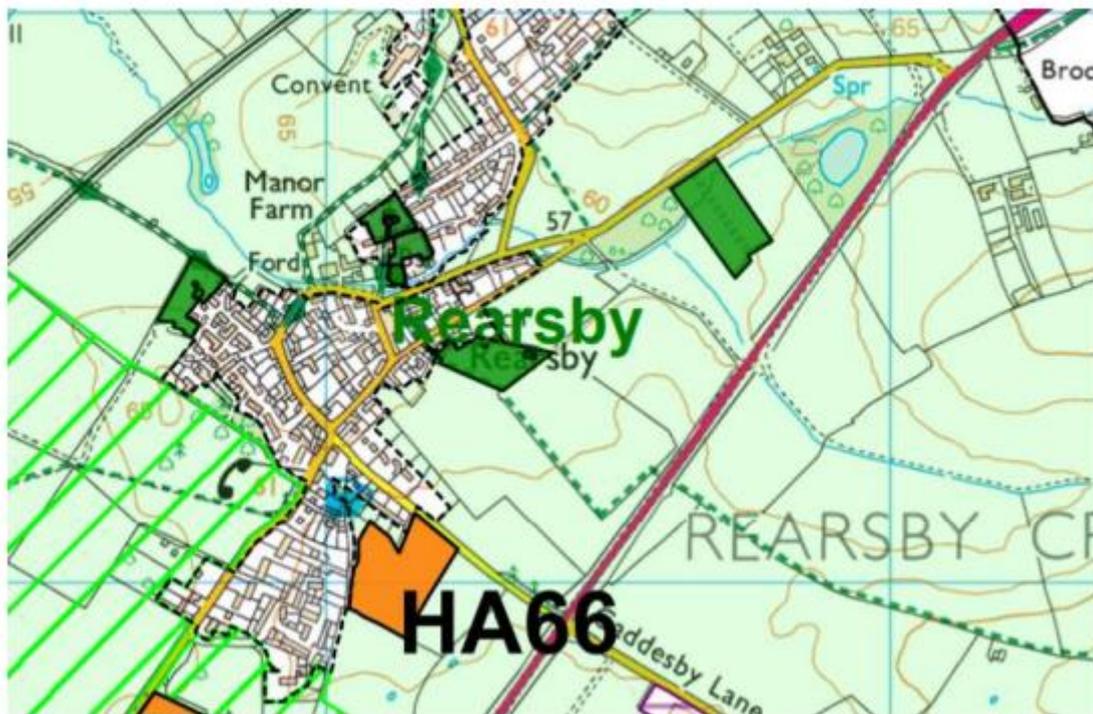


Figure 1: Site Location – Gaddesby Lane, Rearsby

- 1.2 The site is located close to the village centre, in close proximity to the village’s services and facilities, including bus stops, public houses, village hall and school
- 1.3 An outline planning application for the development of up to 65 dwellings (including affordable housing), with all matters reserved other than access, together with associated landscaping and other infrastructure was submitted to the Council and validated in August 2022; Application Reference P/22/1168/2. The proposal is supported by a suite of detailed technical evidence setting out that the proposal can be delivered without undue impacts. The illustrative masterplan is included as Figure 2 below.



Figure 2: Illustrative Masterplan P/22/1168/2

1.4 Clarendon Land control additional land beyond the allocation site boundary. Extending the site allocation boundary of HA66, as suggested by Figure 3 below, could deliver a scheme of 147 dwellings and support the Council in accommodating Leicester City’s unmet need in a location extremely well related to Leicester City. Land at Gaddesby Lane is a sustainable location, where existing capacity within the village’s services and facilities, including the Primary School can support additional development.



Figure 3: Indicative Masterplan illustrating how 147 dwellings can be delivered at Gaddesby Lane, Rearsby

2. Matter 2: Vision, Objectives, Sustainable Development and 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?

2.1 The development of the Charnwood Local Plan, and Policy DS1, was undertaken on the basis that unmet need from Leicester City would be dealt with by means of Plan review. This is confirmed at Paragraph 2.11 of the Pre-Submission Local Plan which states:

"A Statement of Common Ground is advanced between partners setting out the process by which unmet need will be distributed. Policy DS2 provides a clear mechanism for the local plan to be reviewed, and then updated if necessary once the Statement of Common Ground is agreed by all partners".

2.2 Policy DS2, confirms that within 6 months of the Statement of Common Ground being agreed, the Council will review the Local Plan. Timescales to deliver this are set out in the Policy.

2.3 Policy DS1, and the Plan as a whole, has not been prepared to respond to the increased housing numbers to be delivered by Charnwood, which result from Leicester City's unmet need. Whilst the development strategy detailed in Policy DS1 may represent a robust and appropriate approach for the distribution of Charnwood Borough Council's own housing needs, it clearly does not address Leicester City's unmet need.

2.4 It would be wrong to assume that the increased housing numbers can be absorbed within the structure of the development strategy set out in Policy DS1. With an increased housing need to accommodate, it may no longer be appropriate to reflect the distribution currently proposed under Policy DS1. For example, there are Other Settlements, such as Rearsby, which have capacity within their existing services and facilities to accommodate increased numbers, are located on public transport routes and are better related to Leicester City, to directly meet its needs.

2.5 The options available for distribution should therefore be re-assessed and tested through the SA. Without such testing, Policy DS1 cannot be considered to represent a robust and justified approach to the distribution of the increased housing need.

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?

- 2.6 As detailed in response to Question 1, the options available for distribution of the increased need should be re-assessed and tested through the SA to ensure legal compliance and a sound Plan.
- 2.7 Planning Practice Guidance (PPG) (Strategic environmental assessment and sustainability appraisal) confirms that an updated SA may not be required if Main Modifications are "not significant" (Paragraph: 023 Reference ID: 11-023-20140306). Materially increasing a housing requirement, during the Examination of the Plan, is a significant change. Without an updated SA to consider the options available for distribution of the increased need the Plan would not be legally compliant.
- 2.8 It is not however only the distribution of housing which will need to be considered through an updated SA, but also the extended boundaries of some of the site allocations and additional allocations proposed to accommodate the increased need,