

# Charnwood Local Plan Examination

## Matters and Issues Statement

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<b>Our ref</b>	12152/01/NT/NB/SFu
<b>Representor</b>	CEG
<b>ID</b>	574
<b>Prepared by</b>	Lichfields
<b>Date</b>	16 January 2023
<b>Matter 2</b>	<b>Vision, Objectives, Sustainable Development and The Development Strategy</b>

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### 1.0 Issue 3 – The Development Strategy

**Supplementary Question 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?**

- 1.1 The spatial strategy in DS1 and 'urban concentration' in particular represent a robust approach, especially in regard to meeting housing need. It will support development in sustainable locations and extend Leicestershire's central city.
- 1.2 CEG does however encourage the Council to consider whether the wording and policy approach set out within draft Policy DS1 requires modification for soundness if it is to relate to a significantly larger quantum of employment need (i.e. if the employment need to be met in Charnwood includes the additional 23Ha of employment land required to accommodate Leicester's unmet need). Related to this, consideration needs to be given to the identification of a 10Ha site for larger strategic units (over 9,000 sqm) as recommended by the Employment Land Review.
- 1.3 CEG is concerned that, as drafted, the policy anticipates 'the majority' of the employment provision being accommodated solely within the Sustainable Urban Extensions and Watermead Business Park. It is CEG's view that a wider range of locations should be referenced to provide the market with choice when meeting the increased quantum of employment need and a specific, larger site would be a more appropriate development strategy to accommodate any strategic requirement.
- 1.4 CEG continues to rely on its original Matter 2 statement, in which further comments are made regarding the detail of DS1.
- 1.5 Further comments are also made in relation to Policy DS1 in response to supplementary questions 1 and 2 under Matter 4.

**Supplementary Question 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?**

1.6 This is for the Council to answer.

1.7 The Council needs to be reasonably confident that the sustainability appraisal has considered reasonable alternatives for the current unmet needs. CEG supports further growth and development in the SUEs and the Principal Urban Area around Leicester, but in our view these sites and locations would be unable to accommodate additional large-scale units. It may be that at least some of the additional housing and employment need can be best and most sustainably met by a distribution which is based on a 'co-location' approach in additional locations elsewhere in the borough.