

Charnwood Local Plan Examination in Public

William Davis Homes Ltd & Chapman Estates (Leicester) Ltd

Additional Hearing Statement - Matter 2: Vision, Objectives,
Sustainable Development and the Development Strategy

Previous Rep Nos. 546 & 547

January 2023



1.0 Introduction

- 1.1 This Additional Hearing Statement sets out submissions made by Planning and Design Group (UK) Ltd on behalf of William Davis Homes Ltd and Chapman Estates (Leicester) Ltd. It relates to Matter 2: Vision, Objectives, Sustainable Development and the Development Strategy.
- 1.2 This Statement is submitted in response to the supplementary 'Matter, Issues and Questions' (MIQs) identified by the Inspector in December 2022 that will guide the relevant Examination in Public. They should be read in conjunction with our previous representations, including extensive supporting evidence, made throughout the Charnwood Local Plan drafting and consultation process.
- 1.3 Not every question has been answered – only those which are relevant to William Davis' and Chapman Estates (Leicester) Ltd's case and previous representations.

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

- 2.1 No. While the plan is correct to focus growth in the most sustainable locations through urban concentration, it is important to understand and reflect that the additional need is derived from the City of Leicester and not from the Borough itself. As such it is absolutely vital that the policy incorporates a geographically specific element alongside the more simplistic hierarchical approach to distribution.
- 2.2 In reflecting the requirements of sustainable development as set out in Policy DS1, additional development needs arising from Leicester need to be delivered in accessible, sustainable locations that lie within easy reach of, and that are well related to the City. Delivering additional need in urban areas remote from the City will not achieve sustainable development and will simply increase less sustainable patterns of growth and movement.
- 2.3 The service Centre of Anstey, already identified in the plan as a highly sustainable location for growth through allocations HA12 and HA43, is extremely well related to the northern boundary of the City, with existing strong connective linkages and public transport routes serving the city centre. Through our technical work on the HA12 and HA43 sites (HA43 being the subject of planning application and HA12 to be submitted imminently) additional capacity has been identified within the HA12 allocation boundary and adjacent to the HA43 boundary. This additional capacity of around 300 dwellings has been thoroughly tested in respect of site constraints and landscape impacts and has the potential to deliver sensitive and sustainable development in a highly accessible location that it directly related to the City
- 2.4 As we have previously set out it is considered that the percentages set out in the table relating to 'pattern of development' are very specific and could unduly constrain appropriate and sustainable development if strictly applied. Further, they

do not provide the flexibility for the delivery of Leicester City's unmet need to the most appropriate and sustainable location. For example, an addition of fewer than 100 dwellings to all Service centres would raise the percentage to 15% resulting in a potential conflict with policy. Given that the plan aims to provide at least 19,461 new homes, the table should express housing numbers as a minimum and the percentage as an approximate figure. A more flexible and responsive approach would be for the policy to read '~~accord with the pattern of development set out in table above~~ **spatial strategy**' we would respectfully request this as a minor modification to the plan.

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?

- 2.5 No. The Sustainability Appraisal includes and applies a methodology that has been developed from an analysis of the key sustainability issues arising from an evaluation of the baseline evidence base.
- 2.6 On the basis that those key sustainability issues identify that the unmet need from Leicester, can be met within sustainable locations that are well related to, and accessible to, the City, the additional growth can still be achieved in accordance with the appraisal and there is no need for further testing.

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