

Charnwood Local Plan examination – Matter 2 (Vision, objectives, sustainable development and the development strategy) Supplementary Questions Hearing Statement

Rainier Developments

January 2023

1. This Hearing Statement is submitted on behalf of Rainier Developments in relation to their land interests east of Iveshed Road, Shepshed (site PSH473).
2. We respond to supplementary Q1 only.
3. Rainier are promoting land to the east of Iveshed Road, Shepshed, measuring approximately 4.5ha. The site represents a sustainable and deliverable residential opportunity for up to 55 new homes. The site has previously been submitted through the Council's Call for Sites and the Preferred Options consultation. A site location plan for the site is enclosed at **Appendix 1** and a proposed illustrative masterplan is enclosed at **Appendix 2**.
4. Each site is assessed separately in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) - the western parcel is assessed as site ref: PH472 and the eastern land as PSH473.
5. The site is currently subject to an outline planning application (ref: P/22/2229/2), submitted in December 2022.

Representations

Supplementary Q1 – 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?

6. It is now nearly two years since the pre-submission draft of the plan was published for reg 19 consultation (July 2021), over one year since the plan was submitted for examination (December 2021) and nearly one year since the trajectory for the plan was submitted to the examination (March 2022). Given the passage of time and the fact the Council is now planning for an increased minimum local housing need to accommodate Leicester's unmet housing needs, the Council should provide an updated summary of the proposed housing supply and associated trajectory. It is appreciated an update on this may well be provided in response to the Matter 7 supplementary questions.

7. Consideration of any updated supply is necessary in the context of whether it remains consistent with the draft plan's proposed development strategy, or if any additional permissions the Council is now relying on to meet the increased housing need (such as permissions for any speculative sites) are skewing the amount of growth directed to certain settlements, essentially 'blowing the strategy off course'. As per our matter 4 hearing statement (and as requested by the Inspectors in response to Matter 7), this evidence is also necessary to demonstrate there is sufficient supply to meet the increased minimum local housing need.