# Charnwood Local Plan examination – Matter 2 (Vision, Objectives, Sustainable Development and the Development Strategy) Hearing Statement

## Rainier Developments

## May 2022

1.1 This Hearing Statement is submitted on behalf of Rainier Developments in relation to their land interests east and west of Iveshed Road, Shepshed.

1.2 We respond to questions 2.1, 2.2, 2.12, 2.13, & 2.25 below.

1.3 Rainier are promoting land to the east and west of Iveshed Road, Shepshed, measuring approximately 4.5ha and 2.42ha respectively (6.9ha combined). Together these areas of land (the site) represent a sustainable and deliverable residential opportunity for up to 133 dwellings. 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.

1.4 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.

1.5 The western parcel of the site (site PSH472) was subject to an outline planning application (ref: P/21/0027/2), submitted in December 2020. The application was refused by Charnwood Borough Council under delegated powers on 23 June 2021 with a single pertinent reason for refusal, relating to the impact of the proposed development on the character and appearance of the wider landscape. This decision is subject to an ongoing appeal (ref: APP/X2410/W/21/3281964), the hearing for which sat on 25 May 2022.

**Representations**

**Question 2.1: Do the Plan's vision and objectives cover the full range of opportunities, challenges and priorities that need to be addressed in the Borough over the Plan period? Is it clear how the policies will help to deliver the vision and objectives over the Plan period?**

1.6 As set out in response to Matter 1, Rainier consider that the unmet housing need arising from Leicester is a fundamental issue for the new Local Plan to address, not least because paragraph 2.61 of the Pre-Submission Draft confirms that "*the change in Leicester's housing need on 16 December 2020 (resulting from Government changes to the standard method for calculating housing need) is so significant that additional work is now needed."* The Plan's Vision and Objectives should reflect the need to accommodate the

unmet housing need attributed to Charnwood Borough from the unmet needs of Leicester City, agreed through the Statement of Common Ground (SoCG, April 2022).

**Question 2.2: Will the Plan contribute to achieving sustainable development, including a sustainable pattern of development, as set out at NPPF paragraph 11a and if so, how?**

1.7 The spatial strategy for the borough is considered to be appropriate, however the overall plan cannot be sustainable until it includes Charnwood's agreed contribution to Leicester's unmet needs and the plan period is extended to ensure it last 15 years post adoption.

1.8 On this basis, additional sites will need to be identified to meet the housing needs. In our Matter 1 statement we make the case that sites for a **minimum 2,687 new homes** (this would also ensure the supply includes a 10% buffer, an approach advocated by the plan) need to be identified. This is so the plan can respond to 'unforeseen circumstances', such as the under delivery of the identified Sustainable Urban Extensions.

1.9 **Question 2.12: Does Policy DS1 set out a clear approach to the distribution of future housing and employment development across the different settlements in the hierarchy?**

1.10 Yes, it does, but the distribution must be updated to include the contribution to Leicester's unmet needs. The unmet need should follow the plan's spatial strategy, so additional sites should be identified in higher order settlements such as Shepshed to identify homes to meet this need.

1.11 **Question 2.13: Should the figures in the table in Policy DS1 be expressed as minimum numbers?**

1.12 Planning Practice Guidance (PPG) is clear that the standard method calculation is not a housing requirement figure. It is a minimum annual housing need figure, which should be considered as a starting point for the identification of a suitable level of housing need to be planned for throughout the plan period. Furthermore, Paragraph 11, part b, of the NPPF sets out that *"strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas".*

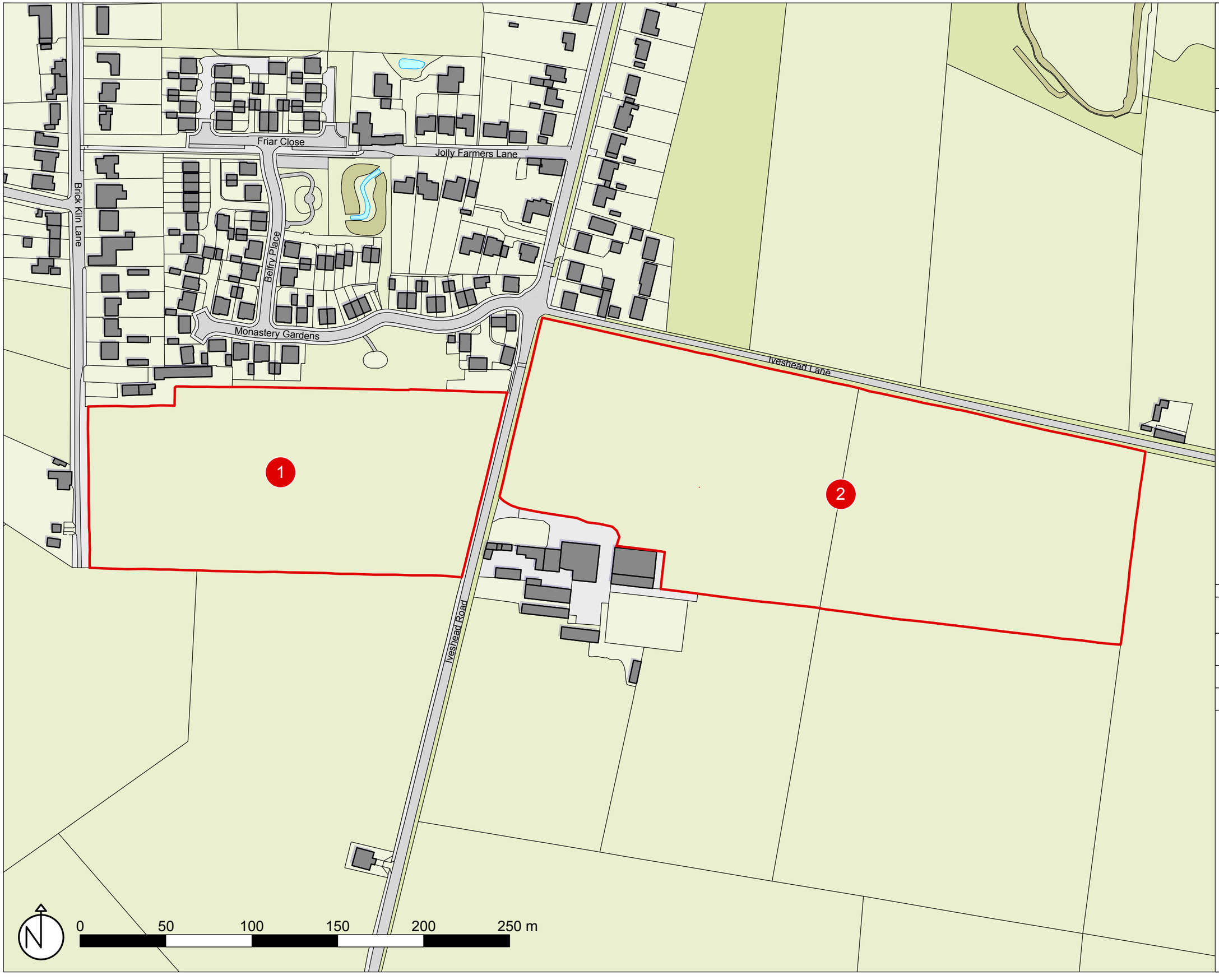
1.13 In light of the above, and notwithstanding the comments made regarding the unmet housing need uplift which should be included in the requirement, the requirement, with 10% buffer, **should be identified as minimum requirements** by Policy DS1, to accord with the NPPF and PPG.

1.14 **Question 2.25: Overall, will the Plan's vision and objectives contribute to the achievement of sustainable development and is the development strategy justified by the evidence and positively prepared? Are any main modifications necessary for soundness?**

1.15 The unmet housing need arising from Leicester City, as established by the Leicester & Leicestershire Authorities Statement of Common Ground (SoCG) relating to Housing and Employment Land Needs (April 2022), is a fundamental issue for the new Local Plan to

address. The Local Plan must accommodate the unmet housing need in the requirement for the Borough for it to be found sound.

# Appendix 1: Site Location Plan




VISION

1

2

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EDGE URBAN DESIGN

# Appendix 2: Illustrative Masterplan

**Do not scale from this drawing.**

This drawing is for planning purposes only. It is not intended to be used for construction purposes. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, **edge** Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

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# VISION

- Site boundary
- 1 2.42ha *(5.99acres)*
- 2 4.50ha *(11.13acres)*
- Proposed vehicular access point
- Proposed pedestrian/cycle connectivity
- Proposed recreation & circulation opportunities
- Proposed attenuation basin
- Proposed children's play area

**Proposal Stats:**

PARCEL 1:

Gross site area: **2.42ha *(5.99acres)***

Net developable area: **1.63ha *(4.03acres)***

Number of proposed units: **50 units** at an average density of **35dph**

PARCEL 2:

Gross site area: **4.50ha *(11.13acres)***

Net developable area: **2.71ha *(6.70acres)***

Number of proposed units: **88 units** at an average density of **32.5dph**

| Rev. | Date | Description |
|---|---|---|
| A | 17.12.19 | Updated |

Land east & west of Iveshead Rd
SHEPSHED

Illustrative Masterplan

| Job ref: | Drawing number: | Revision: |
|---|---|---|
| 213 | SK02 | A |

| Scale: | Date: |
|---|---|
| 1:2,000 @ A3 | Dec 2019 |

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