

CHARNWOOD LOCAL PLAN EXAMINATION – MATTER 4



Representor: Taylor Wimpey UK Ltd and Merton College Oxford

Representor Reference Number: 536

Date: 16 January 2023

MATTER 4: ASSESSMENT OF HOUSING NEED, THE HOUSING REQUIREMENT AND MIX AND CHOICE OF HOUSING

1. This Hearing Statement has been prepared on behalf of Taylor Wimpey UK Ltd and Merton College Oxford (hereafter 'Merton College') the respective promoters and landowners of draft allocation HA1 'Land South East of Syston'.
2. The Inspectors' issues and questions as set out in the 'Matters, Issues & Questions' document of 5 December 2022 are set out in bold text below. The representations follow in standard text.

Issue 1 - Is the assessment of housing need and the housing requirement positively prepared, justified by the evidence and consistent with national policy?

Supplementary Questions

1. **In the light of the Inspectors' findings (EXAM 55) that the minimum local housing need for Charnwood is 1,189 dwellings per year, should the housing requirement in Policy DS1 of 1,111 dwellings per year be increased to 1,189 to ensure that the Plan has been positively prepared? Is there any justification for a lower of higher figure?**
3. The housing requirement in Policy DS1 should be increased to 1,189 dwellings per year. This minimum local housing need is justified by evidence and robustly based (as set out in EXAM 44 and 45), as confirmed by the Inspectors' finding in EXAM 55.
2. **Pending any changes to the housing requirement in Policy DS1 to accommodate Charnwood's apportionment of Leicester's unmet need, is there a sufficient buffer between the minimum housing requirement in Policy DS1 and the overall supply during the Plan period to ensure that there is a reasonable prospect of the housing requirement being met? In the event that the supply needs to be increased to secure an appropriate buffer, what sources of supply would help to deliver this? Are any new site allocations likely to be required? If so, what would be the process and likely timescale for identifying sites?**
4. It is considered that the 19,461 new homes which provision is made for by Policy DS1 does provide a sufficient buffer and there is a reasonable prospect that the housing requirement will be met on that basis.
5. In the event that it is considered that supply needs to be increased to secure an appropriate buffer, it is our understanding that Charnwood Borough Council have identified additional capacity on a number of draft allocations already included within the Plan. This is a position that the Council have expressed at previous Examination Hearing sessions.

6. With regard to draft allocation HA1 'Land South East of Syston', the site has capacity to comfortably deliver 960 dwellings, in accordance with the requirements of the submitted Plan. As set out in our previous Matter 6 Hearing Statement (June 2022), detailed site-specific hydraulic modelling of the site has been undertaken to confirm both present day and future floodplain extents i.e. after climate change has been considered. This demonstrates that there is potential to increase the capacity of the site, whilst giving full consideration to other site constraints, and this is being discussed further with the Council through the ongoing preparation of a Masterplan Framework Document, as required by Policy DS3 (HA1), Land South East of Syston. A further update regarding the hydraulic modelling that has been undertaken is included in our updated Matter 6 Hearing Statement.