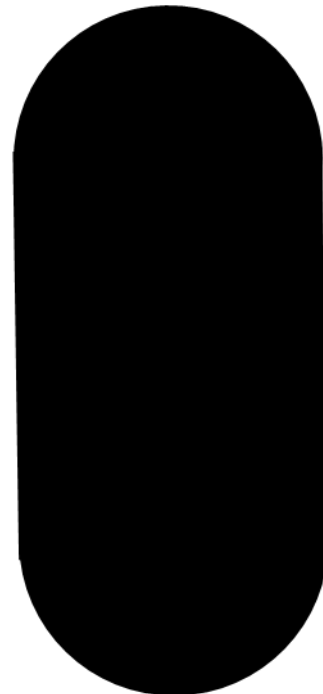
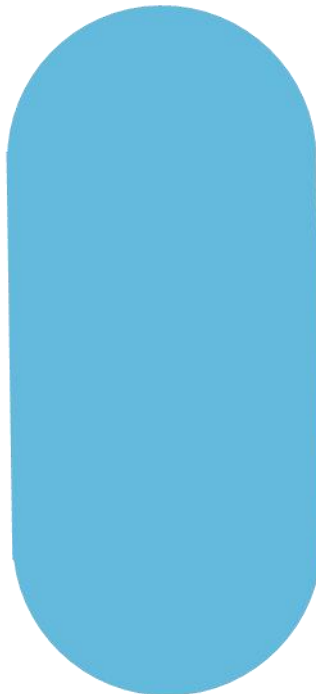


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION - HEARING SESSIONS 2023**

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

On Behalf of Richborough Estates, the Bowler Family and William  
Davis Ltd



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## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates, the Bowler Family and William Davis have previously made representations to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation in respect of Policy DS3, site reference HA15.
- 1.3 Richborough Estates and the Bowler Family, William Davis Homes and the Council have agreed a Statement of Common Ground (SoCG) which has been submitted to the examination (Exam 24g).
- 1.4 This Statement should be read alongside the previously submitted Matter Statements made on behalf of our client. It responds to the Inspector's Supplementary Questions and provides an update to the previous Matter Statements where necessary.

## 2. MATTER 4 - ASSESSMENT OF HOUSING NEED, THE HOUSING REQUIREMENT AND MIX AND CHOICE OF HOUSING

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

- 2.1 The Charnwood Local Plan 2021-2037 Pre-submission Draft (the Local Plan) has been prepared to respond to a standard housing method requirement of 1,111 homes a year (17,776 in total between 2021 and 2037).
- 2.2 The Leicester & Leicestershire Authorities - Statement of Common Ground (SOCG) relating to Housing and Employment Land Needs (April

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2022) distributes 78 homes a year (1,248 homes in total between 2020 and 2036) to Charnwood to meet, in part, the unmet need arising from Leicester City. This increases the housing requirement to 1,189 homes a year or 19,024 homes in total between 2020 and 2036.

- 2.3 The Inspectors' Letter on Unmet Need Post Hearing Session (Exam 55, November 2022) reiterates that the minimum local housing need for Charnwood is 1,189 dwellings per annum subject to further testing at the hearing sessions taking into account local circumstances particular to Charnwood that are evidenced in the Housing Needs Assessment.
- 2.4 The most up to date Standard Method calculation for Charnwood provides a local housing need of 1,156 dwellings per annum (taking account of the most recently published Affordability Ratio). This is an increase of 45 dwellings a year when compared to the 1,111 figure identified in the submission Local Plan.
- 2.5 The national planning practice guidance says that the local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination (Paragraph: 008 Reference ID: 2a-008-20190220). The Charnwood Local Plan was submitted on December 3 2021 and has been at examination for a little over a year.
- 2.6 Whilst the two year anniversary has yet to be reached it is possible that the examination and adoption of the plan will extend beyond 3 December 2023. Given the Council is undertaking the necessary work to reinforce the housing land supply 'now' to take account of the unmet need and provide for a deliverable plan that will remain up to date at adoption and in the longer term it would be sensible to plan for that latest local housing need figure.
- 2.7 If the additional 78 homes a year for unmet need (SOCG) are added to the up to date local housing need calculation the housing requirement would amount to 1,234 dwellings per annum.

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- 2.8 We consider that the minimum local housing need for Charnwood is 1,234 dwellings per year and Policy DS1 should be increased accordingly to ensure that the Plan has been positively prepared.
- 2.9 A modified Policy DS1 (to reflect the above) would set a total requirement for the period 2021-2037 of 19,744 dwellings. In our Matter 1 Statement we considered the potential for an additional year to be added to the plan period to allow the plan to look 15 years ahead in accordance with the Framework. That would have the effect of adding a further 1,234 homes and setting a total housing requirement for 20,978 homes.
- 2.10 The submitted Local Plan identified a housing supply of 19,461 homes. Our previous Matter Statements noted that the buffer in the submitted plan fell below the 10% identified as appropriate by the Council (c.9/7% at that time).
- 2.11 The supply as submitted now falls short of the housing requirement whether to 2037 or 2038. As a result, additional provision is required to meet the housing need and regain an appropriate buffer. The principle of this is accepted by the Council and there have been discussion with our clients in respect of HA15.
- 2.12 In our previous Matter 4 Statement we noted a 10-15% buffer to be desirable and appropriate.
- 2.13 The table below provides the minimum additional supply required to provide for a 10% and 15% buffer against the local housing need (including unmet need) of 1,234 dwellings per annum to 2037 and 2038.

Table 1: Plan period housing requirement utilising appropriate buffer.

Plan period	Housing Requirement	Submission provision	Minimum additional supply required	
			@ 10% buffer	@ 15% buffer
2021-2037	19,744	19,461	2,257	3,445
2021-2038	20,978		3,615	4,664

- 2.14 The Inspectors have requested an updated trajectory (MIQs Matter 7
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Supplementary Question 1). The supply of homes will, of course, no longer be 19,461 as a result of completions, lapses and new permissions for homes since the plan was submitted. The Council are also considering increases in yields for the package of draft allocations. As a result the minimum additional supply figures in the table above are illustrative only although depict the principles at play. We reserve the right to comment on the Council's updated housing land figures once published for the examination.