

# Charnwood Local Plan Examination in Public

## William Davis Homes Ltd & Chapman Estates (Leicester) Ltd

Additional Hearing Statement - Matter 4: Assessment of  
Housing Need, the Housing Requirement and Mix and Choice of  
Housing

Previous Rep Nos. 546 & 547

January 2022



## 1.0 Introduction

- 1.1 This Hearing Statement sets out submissions made by Planning and Design Group (UK) Ltd on behalf of William Davis Homes Ltd. It relates to Matter 4: Assessment of Housing Need, the Housing Requirement and Mix and Choice of Housing
- 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' case and previous representations.

## 2.0 Matter 4: Assessment of Housing Need, the Housing Requirement and Mix and Choice of Housing

*Supplementary Question 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 or a higher figure?*

- 2.1 It is essential that in order to be positively prepared and to accurately reflect and respond to the agreed revised housing need figure (acknowledged by the Council Exam 55a) that Policy DS1 should incorporate the revised minimum housing need figure in accordance with paragraphs 66 and 67 of the NPPF.

*Supplementary Question 2*

*Pending any changes to the housing requirement in Policy DS1 to accommodate Charnwood's apportionment of Leicester's unmet housing 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?*

- 2.1 The currently identified supply figure of 19,461 would provide only a 2.3% buffer to the **minimum** housing requirement of 19,024 dwellings. This is woefully inadequate to deal with the potential for non-delivery, unforeseen constraints issues and ensuring a range and choice of sites. The policy as it stands provides for a 9% buffer, being a much more reasonable, positive and sound approach, with greater flexibility. A 9% buffer to the new minimum figure would give a provision figure of 20,736, being an additional 1,275 dwellings over the plan period.
- 2.2 We have undertaken detailed technical assessment work in relation to Sites HA12 and HA43 which are very well related to Leicester City and have the realistic potential to deliver a proportion of the City's unmet need in the right location. Notwithstanding the Council's rather conservative estimate of capacity on these

sites, with a modest and appropriate boundary change, HA43 has the potential to accommodate up to an additional 320 dwellings and HA12 has the capacity to accommodate up to an additional 115 dwellings. Together, these two sites, when used most efficiently in accordance with Paragraphs 124 and 125 of the NPPF, have the potential to provide a significant proportion of the unmet need in the location that is most sustainably appropriate. Moreover, they are already at an advanced stage of preparation having had planning applications prepared and detailed technical evidence of deliverability provided. By making the most efficient use of these two site allocations, the plan is more positively prepared and accords with national planning policy.

**Planning and Design Group**