

Charnwood Local Plan Examination Hearing Sessions February 2023.

Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (PSLP 619 and 622).

Matter 4: Assessment of Housing Need, The Housing Requirement and Mix and Choice of Housing – Land at Field Head

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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?

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 or higher figure?

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 timescales for identifying sites?

- 1.1. The housing requirement set out in Policy DS1 should be amended to reflect the findings of the Inspectors in relation to Leicester’s unmet needs and provide an annual requirement of 1,189 dwellings a year. With the need to increase the requirement to 1,189 dwellings, increase the plan period to ensure 15 years from adoption and provide a 15% buffer, there will be a need to identify additional sources of housing supply to meet the increased housing requirement.
- 1.2. In terms of sources of supply to address this shortfall and provide an appropriate buffer, in our original submission we referred to land at Field Head, directly adjoining the Service Centre of Markfield within Hinckley and Bosworth as a location that could accommodate housing to help meet any identified shortfall. The site is the subject of a current application that has not identified any overriding constraints to its development.

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