

# Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (PSLP 575).

Matter 4: Assessment of Housing Need, The Housing Requirement and Mix and Choice of Housing – Site HA43 Groby Road Anstey

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Author: Guy Longley

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## Document Management.

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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. In our original submission on Matter 4 we referred to the opportunity for the proposed allocation to the west of Anstey (site HA43) to accommodate additional development within the allocation area following more detailed masterplanning work undertaken in relation to planning applications submitted in relation to Davidsons Developments' land interests.
- 1.2. It is our submission that 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. As outlined in our previous submissions there is the scope to provide at least 420 dwellings on that part of site HA43 under the control of Davidsons Developments, suggesting that the allocated area could accommodate in excess of the proposed 600 dwellings. The Statement of Common Ground in relation to HA43 (Exam 24N) notes that the applications submitted by the promoters are for more than 700 homes but that there is not current agreement on the exact capacity of the allocated site. We reserve our position on this matter until the approach the Council intends to take on increased capacity is available and we may wish to comment further at the relevant Hearing sessions.

**East Midlands**

4 The Courtyard, Church Street, Lockington,  
Derbyshire, DE74 2SL  
T 01509 670806  
E EastMidlands@pegasusgroup.co.uk  
Offices throughout the UK & Ireland

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