

Charnwood Local Plan examination – Matter 4 (Assessment of housing need, the housing requirement and mix and choice of housing) Supplementary Questions Hearing Statement

Rainier Developments

January 2023

1. This Hearing Statement is submitted on behalf of Rainier Developments in relation to their land interests east of Iveshed Road, Shepshed (site PSH473).
2. We respond to supplementary Q1 and Q2 only.
3. Rainier are promoting land to the east of Iveshed Road, Shepshed, measuring approximately 4.5ha. The site represents a sustainable and deliverable residential opportunity for up to 55 new homes. The site has previously been submitted through the Council's Call for Sites and the Preferred Options consultation. A site location plan for the site is enclosed at **Appendix 1** and a proposed illustrative masterplan is enclosed at **Appendix 2**.
4. Each site is assessed separately in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) - the western parcel is assessed as site ref: PH472 and the eastern land as PSH473.
5. The site is currently subject to an outline planning application (ref: P/22/2229/2), submitted in December 2022.

Representations

Supplementary Q1 – 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?

6. Yes, it should be increased to 1,189 homes per year given the Council agreed at the Matter 10 hearing session on 25 October that this is now the agreed housing need for Charnwood Borough. To not do so would be contrary to NPPF paragraphs 11b) and 35a) in terms of meeting an area's minimum housing needs, including meeting the agreed unmet needs from other authorities.

Supplementary Q2 – 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?

7. Without seeing the Council’s updated supply position (as per our Matter 1 and 2 hearing statements), it is unclear whether the supply includes a sufficient buffer or not. It is appreciated the Council may provide this in response to Matter 7. As a minimum the supply should include a 10% buffer in respect to the housing need (i.e. 1,189 homes per annum) to ensure there is choice and competition in the market for land, whilst de-risking the plan so that the Council can maintain a five year housing land supply.
8. The supply position must be considered in the context that the housing need should be based on the plan period of 2020-2038 (i.e. an extra year of need).
9. We reserve the right to respond to this question further should an updated position be published.