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## Charnwood Local Plan Examination

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

Define Planning and Design Ltd on behalf of Bloor Homes Ltd – Land off Willow Road, Barrow upon Soar (PSLP Representations Ref. PSLP/570) and Laburnum Way, Loughborough (PSLP Representations Ref. PSLP/572)

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#### **Matter 4, Issue 1: Is the assessment of housing need and the housing requirement positively prepared, justified by the evidence base and consistent with national policy?**

Question 4.3: Will the proposed supply of 19,461 dwellings set out in Policy DS1 against a requirement of 17,776 dwellings incorporate a sufficient 'buffer' to allow for non-delivery as well as providing choice and flexibility in the supply of housing land?

BHL welcome that the plan allows a buffer in its supply of housing above the minimum housing requirement. However, the buffer should be increased above the 9.5% value that is currently provided for in order to ensure that the supply of housing is sufficiently flexible to meet the overall housing requirement and maintain a five-year supply of housing throughout the plan period. To achieve that, the March 2016 report by the Local Plans Expert Group recommends that a 20% buffer is incorporated into an authority's supply.

That scale of buffer is clearly necessary in Charnwood Borough given that the land supply is reliant on delivery from large and complex sustainable urban extensions and that, due to historic difficulties and delays in the delivery of those sites, CBC has been unable to demonstrate a five-year supply of housing in recent years.

In order to increase the buffer, CBC should first seek to ensure that the development capacities set out for each of the plan's allocated sites reflect an efficient use of the land being allocated for development. For example, whilst the plan's suggested capacity for 'Laburnum Way, Loughborough' (site HA16) is 422 dwellings, the detailed masterplanning exercise and supporting technical assessments of the site that have been undertaken (as summarised in the Vision Document that was submitted alongside BHL's Regulation 19 representations) conclude that the site is capable of accommodating c. 500 dwellings. That is discussed in further detail in the Matter 6 statements submitted by BHL.

Similarly, whilst the Local Plan suggests a capacity of 215 dwellings for 'Land off Willow Road, Barrow upon Soar' (Site HA48), the detailed site Masterplan and robust site assessments have identified that, if developed to its full and logical extents, the site could accommodate 220 dwellings, together with the required primary school (plus an area for its potential expansion). BHL's Matter 6 hearing statement discusses the site's boundaries and capacity in further detail.

In light of the above and the further detail provided in BHL's Matter 6 statements, the capacities of sites that are considered to have additional capacity should be increased accordingly to maximise the buffer in CBC's overall housing supply. This would also ensure that an efficient use of land is achieved in accordance with the NPPF (paragraphs 124 and 125).