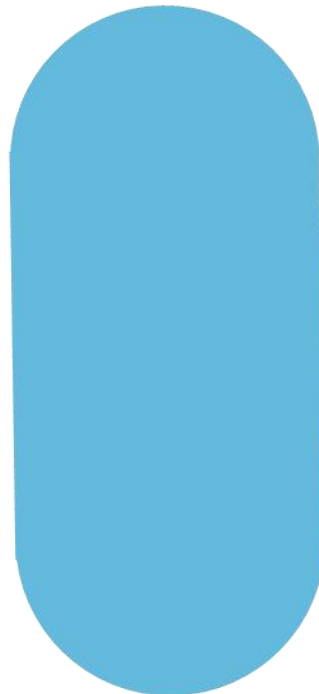


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION**

**MATTER 4- ASSESSMENT OF HOUSING NEED,  
THE HOUSING REQUIREMENT AND MIX AND  
CHOICE OF HOUSING**

On Behalf of Richborough Estates, Shaun William Taylor and Patrick Adam Taylor



---

## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, Richborough Estates, Shaun William Taylor and Patrick Adam Taylor in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates have an interest in the land to the west of the B591/ Ingleberry Road and north of Iveshead Lane, Shepshed. The land is specifically covered under Policy DS3, site reference HA40.
- 1.3 Richborough Estates have previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

## 2. 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?

- 2.1 The Charnwood Local Plan 2021-2037 Pre-submission Draft (the Local Plan) has been prepared to respond to a standard housing method requirement of 1,111 homes a year (17,776 in total between 2021 and 2037).
- 2.2 Our Matter 1 Statement contained analysis of The Leicester & Leicestershire Authorities - Statement of Common Ground (SOCG) relating to Housing and Employment Land Needs (April 2022). It noted that 78 homes a year (1,248 homes in total between 2020 and 2036) are distributed to Charnwood by the agreement that underpins the SOCG. This increases the housing requirement to 1,189 homes a year or 19,024 homes in total between 2020 and 2036.

- 
- 2.3 The Inspectors have asked *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?*
- 2.4 We note that principle questions in respect of housing land supply will be considered under Matter 7. However, the completion of the SOCG and changes to housing land supply since the submission of the Local Plan now result in a housing requirement of 19,024 homes between 2021 and 2037 and (according to the SOCG) an overall supply of 20,874 homes in Charnwood between 2020 and 2036.
- 2.5 It should be noted that the periods prescribed in the SOCG and Local Plan are the same length but the base date differs by a year. The Council will present its own data in respect of land supply and prepare an updated trajectory as requested by the Inspectors to inform Matter 7 Housing Land Supply. These will need to be reviewed in advance of the Matter 4 hearing. The difference in base date and impact it has on the comparison of housing requirements and supply will, of course, require explanation to satisfy the examination process.
- 2.6 Notwithstanding the above, the supply can be said to exceed the housing requirement (local housing need + portion of unmet need) at a very basic level for Charnwood by 1,850 homes. In principle, at least, the Charnwood Local Plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and unmet need from neighbouring areas is accommodated (Paragraph 35a of the Framework).
- 2.7 If we ignore the base date question, there appears to be a c.9.7% buffer. In itself this is probably a little lighter than desirable (10-15% is generally accepted as appropriate and healthy and not so high that it has the potential to skew the strategy or exacerbate sustainability impacts). But coupled with modifications to provide clarity that the yield prescribed to housing allocations is a minimum and that the quantum of development
-

---

on allocated sites should be informed by a constraints-led master-planning exercised at the planning application stage (see our Matter 2 Statement) in pursuit of the effective use of land, it is quite likely that the buffer will in fact be slightly more generous.