

Charnwood Local Plan Examination in Public

GC No. 37 Limited (Godwin Group)

Hearing Statement - Matter 4: Housing, Mix and Choice

June 2022

Quality Control

Project No.	19.011			
Client	GC No. 37 Limited (Godwin Group)			
Title	Charnwood EiP Hearing Statement: Matter 4			
Location	Ashby Road Central, Shepshed			
File Ref	19.011 Charnwood EiP Hearing Statement Matter 4			
Issue	Date	Prepared By	Reviewed By	Authorised By
2.	30 th May 2022	JW	SC	SC

1.0 Introduction

- 1.1 This Hearing Statement sets out submissions made by Planning and Design Group (UK) Ltd on behalf of GC No. 37 Limited (Godwin Group).
- 1.2 They are submitted in response to the 'Matter, Issues and Questions' (MIQs) for the Charnwood Borough Council Local Plan 2021-37 Examination in Public (identified by the Inspector in May 2022) and relate to Matter 4: Housing, Mix and Choice.
- 1.3 They should be read in conjunction with our previous representations, including extensive supporting evidence, made throughout the Charnwood Local Plan drafting and consultation process.
- 1.4 GC No. 37 Limited has an interest in 'Land south of Ashby Road Central, Shepshed' which is proposed for allocation in the Plan under policy HA41. GC No. 37 Limited has also submitted an outline planning application for up to 50 dwellings on the site (ref: P/21/2045/2), which remains under consideration at time of writing.
- 1.5 Not every question has been answered – only those which are relevant to GC No. 37 Limited's case and previous representations.

2.0 Matter 4: Housing Need, Mix and Choice

Issue 1 - Is the assessment of housing need and the housing requirement positively prepared, justified by the evidence and consistent with national policy?

Q4.1 Is basing the assessment of housing need on the Local Housing Need figure in the standard method robust and is the housing requirement of 17,776 dwellings in Policy DS1 justified? What evidence supports this approach and should any upward adjustments be made for economic growth or to support the delivery of affordable housing?

- 2.1 The Council's Housing Topic Paper (December 2021) explains that the 'standard method', as set out in Planning Practice Guidance, has been used to calculate its 'Local Housing Need'. This is because there are no exceptional circumstances, such as the presence of land designated as Green Belt, internationally recognised wildlife sites or areas of national importance in terms of their landscape, that justify an alternative approach. This is considered acceptable by GC No. 37 Limited.
- 2.2 The Plan proposes to deliver 17,776 (or 1,111 pa) new homes over the Plan period. This is a significant increase on the objectively assessed need identified in the previous Core Strategy (820 pa). This clearly identifies an increasing need for new housing across the Borough. It is therefore important that this Local Plan is adopted quickly so that its housing allocations can facilitate the delivery of this much needed new housing as soon as possible.
- 2.3 It is noted that the Council has added a 10% contingency to 17,776 new homes identified in the Plan to make a total supply of 19,461. This is supported by GC No. 37 Limited as it will help to provide certainty that the base housing need figure of 17,776 will be met if there was any slippage in delivery (if the projected windfalls were not as forthcoming as predicted for example – there is of course more certainty in housing delivery through the allocations).
- 2.4 The Council's Housing Topic Paper explains that it did consider an upward adjustment in housing figures to accommodate economic growth when finalising the housing target in the Plan. The evidence however indicated that the number of homes required based on demographic changes (household formation and migration) was greater than the number that was required to meet economic needs. This relationship was found in both the 2020 Charnwood Housing Needs

Assessment and the previous Leicestershire HEDNA published in 2017 (Housing Needs Assessment 2020, p73).

- 2.5 Although there is evidence that Charnwood has a large need for affordable rented homes, the Plan does not provide for this need in full. This is not an unusual position. Many Local Plans in other Local Planning Authorities do not deliver the full identified affordable housing need as this can often result in other negative impacts (environmental for example). Furthermore, in this case, the Council's Housing Topic Paper explains that analysis of this issue in the Housing Needs Assessment 2020 (pp102- 103) shows that a significant proportion of the identified need relates to households in accommodation that is unsuitable for them, but which would be available for others if the household was able to move. In addition, some of the need for affordable homes from newly forming households will already be counted as part of the Local Housing Need calculation. In this respect, GC No. 37 Limited believe the Council is acting responsibly.

Planning and Design Group

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