



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on behalf of Davidsons Developments Limited
(PSLP/553) in relation to Land at Wymeswold

Matter 4: Assessment of Housing Need, The Housing
Requirement and Mix and Choice of Housing.

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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?


- 1.1. The Submission Draft Plan is based on a housing requirement reflecting an annual local housing need of 1,111 dwellings, with provision made for a total of 19,461 dwellings over the plan period to provide a degree of flexibility to deal with changing circumstances.
- 1.2. With the publication of the Statement of Common Ground (SoCG) by the HMA authorities, apportioning Leicester's identified unmet needs, it is important that the Local Plan is modified to ensure that the revised housing need is provided for in the plan without requiring an immediate review following adoption.
- 1.3. The Council granted planning permission for the development of 45 dwellings on land north of East Road Wymeswold, recognising the sustainability credentials of the settlement as a suitable location for limited further growth to address identified housing land supply shortfalls. Davidsons has interests in land adjoining the consented site (SHELAA Site Ref PSH407) and this represents a suitable opportunity for further growth to meet the identified increased housing requirement, and should be considered for allocation as part of any necessary Main Modifications to the Plan. The land provides the scope to provide some additional 64 dwellings. An extract of the SHELAA is included below.

Extract from SHELAA – Land North of East Road

CHARNWOOD SHELAA SITE ASSESSMENT 2020

Site Description	
Site Reference: PSH407	Site name/location: Land North of East Road, Wymeswold
Site size: 3.4ha	Parish: Wymeswold
Current land use and character: Good quality PSI	
If site is currently being developed what progress has been made: N/A	
Land uses and character of surrounding area Set away from residential to the west and south, to the east pastures bound by hedgerows provide a valued naturalistic quality.	

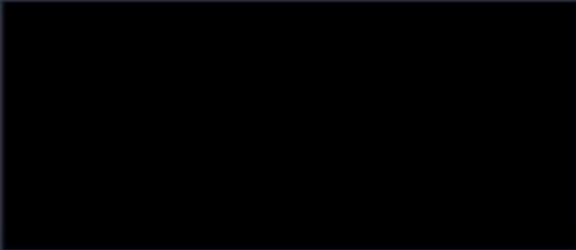
Site Boundary





14. The housing requirement of 60 dwellings set out in the plan is understood to have reflected the position when the Regulation 19 Plan was published where two sites in the village were subject to planning applications on land north and south of East Road. Subsequently both sites received planning permission to help address five year land supply issues. In combination these consents would provide for some 110 dwellings.
15. As noted above, on the land to the north of East Road there is scope to provide for an additional 64 dwellings.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004



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