



# Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments (ref PSLP/619 and 622).

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

Date 25 May 2022 | Pegasus Ref: P19-3107

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## Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	25th May 2022	GLO	GLO	
2	31st May 2022	GLO	GLO	Text amends



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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. Provision is made for at least 19,461 dwellings over and above the 17,776 dwelling requirement for the plan period to provide a degree of buffer to deal with changing circumstances.
- 1.2. The HMA authorities have now published a Statement of Common Ground (SoCG) which identifies the scale of unmet need from Leicester and agrees a distribution between the authorities, to be endorsed by relevant Executives/Councils over the coming months.
- 1.3. Now that the apportionment of Leicester's housing need has been established and its distribution largely agreed (with the exception of Hinckley and Bosworth), it is important that the Charnwood Local Plan is modified to ensure that the revised housing need, including Charnwood's apportioned element of Leicester's need is provided for. This is a matter that can be addressed now and not a matter that should be left to a subsequent review of the plan.
- 1.4. In order to provide for the identified 7% unmet need and maintain an appropriate degree of flexibility to deal with uncertainties, the plan will need to make further provision for housing.
- 1.5. In considering opportunities for additional provision to meet this updated housing need, the Council should properly consider the opportunity for development within Charnwood on the edge of Markfield where there are further opportunities to provide sustainable development well related to the existing settlement form in this location.
- 1.6. Davidsons Developments has interests in land off Markfield Lane, Field Head which provides a suitable opportunity for further housing growth well related to the Service Centre of Markfield to help meet the housing requirement identified through the SoCG.
- 1.7. The opportunity presented by the site is set out in more detail in our Statement in relation to Matter 6, which also includes the Design and Access Statement submitted as part of the recent outline planning application on the site.



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