

## **Charnwood Local Plan Examination**

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### **HEARING SESSION AGENDA**

**16 February 2023 2.00 pm**  
**&**  
**17 February 2023 9.30 am**

#### **Matter 7 – Housing Land Supply**

Please Note: All participants are encouraged to familiarise themselves with the Hearing Statements previously submitted and any updates for the February 2023 hearing sessions produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website

<https://www.charnwood.gov.uk/pages/examination>

The Matters, Issues and Questions (MIQs) and supplementary question numbers relating to this session are listed on the left of this agenda and the points listed below are the matters on which the Inspectors require further information or clarification and which will form the basis of the discussion at the hearing sessions.

1. Inspectors' introductions
2. Participant introductions
3. Follow Up Items
4. **Matter 7: Housing Land Supply**

#### **Key Documents**

Confirmation from Proposed Housing Allocation Representatives Proformas (Exam 9)

5 Year Land Supply Calculation at 1.4.22 (Exam 11)

5 year Land Supply Table of Sites 2022/23 – 2026/27 (Exam 13)

Charnwood Additional Housing Supply Technical Note (Exam 56)

Housing Trajectory January 2023 (Exam 58)

Statements of Common Ground (Exam 24a – o, Exam 49, 50, 51)

**Issue 1 – Whether the Plan will provide for a sufficient housing land supply to deliver the planned housing growth over the Plan period and whether a deliverable five year supply of housing will be available on adoption**

MIQ  
7.1 Supply over the Plan Period

Are the following assumptions for lead in times, as set out in the Council's June 2022 Matter 7 hearing statement (paragraph 7.1.4) realistic and reasonable:

- 36 months from submission of an outline application to the first dwelling completions
- 42 months for more complex sites

What assumptions on lead-in times have been made where a detailed planning application is likely to be made or is already in place?

What assumptions have been used in relation to average build out rates and numbers of sales outlets per site?

Do the above assumptions provide a robust basis for the start dates and build out rates in the updated housing trajectory (Exam 58)?

7.2 What are the contributions to total supply over the Plan period from each of the following sources:

- Sites with detailed planning permission - 10 or more dwellings
- Sites with detailed planning permission – 9 dwellings or under
- Sites with outline planning permission – 10 or more dwellings
- Sites with outline planning permission – 9 dwellings or under
- Site allocations

Where necessary, is the supply estimate from these sources supported by evidence to justify their contribution to the housing supply over the Plan period?

7.3 Specific Deliverable Sites Years 1 – 5

(Note: Sites with planning permission are listed in Exam 13 and included as commitments in the updated housing trajectory in Exam 58)

Will the sites with planning permission be deliverable in terms of the definition set out in the NPPF, including in particular the following sites:

- Land off Melton Road, Burton on the Wolds
- Land north of Ashby Road, Shepshed
- Land at Mapplewell Road, Woodhouse Eaves
- Land South of East Road, Wymeswold
- Land off East Road, Wymeswold
- West of Loughborough (LUC2) (Garendon Park)
- North East of Leicester (LUA2) (Thorpebury)
- North of Birstall (LUA3) (Broadnook)

#### Specific Developable Sites or Broad Locations for Growth

Whether the Sustainable Urban Extensions will be developable over the Plan period in terms of the start dates and rates of development set out in the housing trajectory in Exam 58:

- West of Loughborough (LUC2) (Garendon Park)
- North East of Leicester (LUA2) (Thorpebury)
- North of Birstall (LUA3) (Broadnook)

Whether the other allocated sites in the updated housing trajectory in Exam 58 will be deliverable/developable over the Plan period in terms of the start dates and rates of development set out in the housing trajectory in Exam 58

SQ1 Will the additional sources of supply proposed in the Additional Housing Supply Technical Note (Exam 56) be deliverable/developable within the timescales set out in the updated housing trajectory (Exam 58):

New Sites (Appeal Decisions)

Additional Supply from Proposed Allocations – Increase Density Within Housing Parcels (Appendix A Table 1)

Expand Housing Parcels Within Allocation (Table 2)

Expand Allocation Boundaries (Table 3)

7.4 Is there robust evidence to justify the inclusion of a windfall allowance within the housing trajectory? Is the rate of 63 dwellings per year proposed in Exam 56 justified?

7.5 Whether the Plan will be effective in ensuring a deliverable supply over the Plan period, having particular regard to the supply against the requirement set out in Exam 58

7.6 - Five Year Land Supply

7.9

(Note: The Council has provided an update to the 5 year housing land supply calculation in its Matter 7 Supplementary Statement)

Can the 5 year land supply position be calculated from 1.4.23 in the absence of an update to the housing monitoring data for 2022/23?

Will there be a five-year supply of specific deliverable sites on adoption of the Plan:

The five-year requirement at likely date of adoption, taking into account any shortfall

Buffer

Supply of deliverable sites

Number of years supply

Is there a reasonable prospect of a five-year supply of deliverable sites being maintained over the Plan period?

5. Review of Matter 7 main modifications necessary for soundness

6. Follow up items and close of hearing session