

Charnwood Borough Council

Southfields

Loughborough

Leicestershire

LE11 2TT

C/O Mr Ian Kemp

Representation Number: 615

Representor: Mr C Green

Via Email Only: dkemp@icloud.com

12 January 2023

Dear Sir/ Madam,

CHARNWOOD LOCAL PLAN EXAMINATION FURTHER HEARING STATEMENTS

Introduction

We are submitting this representation to provide a response to the supplementary questions produced by the Inspector in relation the Charnwood Local Plan 2021-37 Examination.

This representation provides a review of the planning policy context and a response to the following matter:

Matter 7: Housing Supply

Planning Policy Context

The following section details the relevant planning policies which have informed this representation.

Paragraph 8 of the National Planning Policy Framework (NPPF) (2021), hereinafter referred to as the NPPF, sets out three sustainability objectives which are as follows:

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

As detailed in paragraph 22, 'strategic policies should look ahead over a minimum 15 year period from adoption¹⁵, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.'

In accordance with paragraph 35 of NPPF (2021), Local Plans must be assessed as to whether they accord with legal and procedural requirements and meet the tests of soundness as set out below:

"a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant."

Supplementary Questions

The proceeding section will address the supplementary questions produced by the Inspector.

Matter 7: Housing Supply

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.

Supplementary Question 1: In the light of the Inspectors' findings (Exam 55) that the minimum local housing need for Charnwood is 1.189 dwellings per year and pending changes to the housing requirement in Policy DS1, do any additional sites need to be allocated to ensure that the Plan identifies a sufficient supply of specific, deliverable sites for years 1-5 of the Plan period and specific, developable sites or broad locations for growth for years 6-10 and where possible for years 11-15?

We agree that additional sites need to be allocated to ensure that the Plan identifies a sufficient supply of specific, deliverable sites for years 1-5 of the Plan period. It is our view that specific, developable sites should also be allocated for growth for years 6-10 and where possible for years 11-15, to provide developers with certainty. This will help to boost Charnwood's supply of homes and thus support its economic recovery. The approach of allocating additional sites will meet the test of soundness set out in paragraph 35 of the NPPF (2021).

I trust the above representation will be given due consideration during the examination process.