



Charnwood Local Plan Examination

For Hollins Strategic Land LLP | PSLP/366

Matter 7 – Housing Land Supply



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1. Introduction

- 1.1 Emery Planning is instructed to attend the Examination into the Charnwood Local Plan (2021 – 2037) on behalf of Hollins Strategic Land (hereafter referred to as 'HSL'). HSL's specific interest is the land north of Melton Road, Queniborough which is proposed for allocation (Site Ref HA65) under Policy DS3. We have not requested to attend Matter 7 but provide an updated position with regard to our client's site which will be discussed under Matter 6.



2. Supplementary Questions

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?

2.1 Given the findings of the Inspectors, that “*an increase in supply to meet Charnwood’s local housing need plus Leicester’s unmet need will be necessary*”¹ then additional dwellings do need to be allocated.

2.2 In our previous Hearing Statement for Matter 7 based on the proposed trajectory, we considered that additional dwellings should be allocated so that:

- the cumulative housing requirement to be met earlier in the plan period;
- Greater capacity on proposed allocations enables sites to come forward to meet an uplift in the housing requirement due to affordable housing needs and/or meeting Leicester’s unmet needs; and,
- assist the Council in having a robust 5-year supply at the adoption of the Local Plan and earlier delivery will also assist with the Housing Delivery Test.

2.3 As to whether additional sites need to be allocated, the Examination will need to assess the LPA’s sources of additional supply. However, the first opportunity to increase supply is to assess whether there is additional capacity on proposed allocations. By way of an update, our previously submitted statement also set out an updated trajectory for Site HA65. This trajectory was based on the HSL applying for planning permission at the earliest possible opportunity before either developing the site itself, or disposing of the site to a developer. We can confirm that the outline planning application for residential development of up to 99 dwellings (Access Only from Melton Road) was submitted in December 2022 and registered on 10th January 2023 (P22/2310/2).

¹ Exam 55



2. 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 any changes to the housing requirement in Policy DS1, do the housing trajectory (Exam 11) and the Five Year Housing Land Supply provided in the Council's Matter 7 Hearing statement (question 7.6) require updating? Are there any other changes in circumstances due to the delay in the Examination process that need to be addressed as part of any update to the trajectory and land supply documents?

- 2.4 EXAM55 states that the quantity of the shortfall will only be established "*pending further testing of the housing requirement and the soundness of the proposed site allocations*"². However, given the necessary delay to the Examination, then we would support an update to Exam 11 and the Five-Year Statement for the Examination at this stage so that the most up to date position is considered by all parties and the shortfall to be identified following the hearing sessions can then be set out on the latest available data.

² Exam 55



