

Charnwood Local Plan Examination

Matter 7: Housing Land Supply – Supplementary Questions

Land off Gaddesby Lane, Rearsby

Prepared by Fisher German LLP on Clarendon Land
(Representation Number: 531)

Project Title

Land at Gaddesby Lane, Rearsby

Agent

Fisher German LLP

Contact details

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

1. Introduction

1.1 This Supplementary Hearing Statement has been prepared on behalf of Clarendon Land in respect of their land interests at Gaddesby Lane, Rearsby, as illustrated on Figure 1 below. The site is a draft allocation in the emerging Local Plan under Policy HA66. This statement should be read in conjunction with our Regulation 19 submissions and initial examination Hearing Statements.



Figure 1: Site Location – Gaddesby Lane, Rearsby

- 1.2 The site is located close to the village centre, in close proximity to the village’s services and facilities, including bus stops, public houses, village hall and school
- 1.3 An outline planning application for the development of up to 65 dwellings (including affordable housing), with all matters reserved other than access, together with associated landscaping and other infrastructure was submitted to the Council and validated in August 2022; Application Reference P/22/1168/2. The proposal is supported by a suite of detailed technical evidence setting out that the proposal can be delivered without undue impacts. The illustrative masterplan is included as Figure 2 below.



Figure 2: Illustrative Masterplan P/22/1168/2

1.4 Clarendon Land control additional land beyond the allocation site boundary. Extending the site allocation boundary of HA66, as suggested by Figure 3 below, could deliver a scheme of 147 dwellings and support the Council in accommodating Leicester City’s unmet need in a location extremely well related to Leicester City. Land at Gaddesby Lane is a sustainable location, where existing capacity within the village’s services and facilities, including the Primary School can support additional development.



Figure 3: Indicative Masterplan illustrating how 147 dwellings can be delivered at Gaddesby Lane, Rearsby

2. Matter 7: Housing Land Supply – 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 The Council addresses its housing land supply position within its Matter 7 Hearing Statement. Without any critical interrogation of the reported supply, the Council states a housing land supply of 5.11 years. If the housing requirement, as set out in Exam 55 (1,189 dwellings per annum), is used this results in a housing land supply of only 4.77 years.
- 2.2 Planning Practice Guidance is clear that Inspectors should deem Local Plans unsound if they consider there is a shortfall in five housing land supply, with Main Modifications required to ensure the Plan identifies a robust 5 year supply from the date of adoption. If a 10% buffer can be demonstrated, then the Council can request an annual position.
- 2.3 Given the ability to demonstrate a Five-Year Housing Land Supply is crucial to the judgement of the Plan's overall soundness, it is necessary that the Council robustly demonstrate to the satisfaction of Inspectors that the Plan meets this requirement.
- 2.4 It is not possible at this stage to provide a full answer to the Inspectors' question as we are yet to have sight of an updated trajectory, or detail of the Council's approach to meet its shortfall. The Council has suggested that it will simply increase the capacity of the existing allocations through replanning and increasing densities. It is however clear that additional action will be needed and **extensions to site allocations, such as HA66, and additional allocations will be required.**
- 2.5 As detailed in the Introduction to this Statement, Clarendon Land control additional land beyond the allocation site boundary. Extending the site allocation boundary of HA66, as suggested by Figure 3, could deliver a scheme of 147 dwellings and support the Council in accommodating Leicester City's unmet need in a location extremely well related to Leicester City. Land at Gaddesby Lane is a sustainable location, where existing capacity within the village's services and facilities, including the Primary School can support additional development.

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?

- 2.6 Simply, yes. For the reasons discussed in response to Question 1 above, the Council's housing trajectory and Five-Year Housing Land Supply detailed within the Council's Matter 7 Hearing Statement requires updating.