

Charnwood Local Plan Examination

Matter 7: HOUSING LAND SUPPLY

Barkby Road, Queniborough

Prepared by Fisher German LLP on behalf of David Wilson
Homes East Midlands

Project Title

Land at Barkby Road, Queniborough

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1. Introduction

1.1 This Supplementary Hearing Statement has been prepared on behalf of David Wilson Homes East Midlands in respect of their land interests at Barkby Road, Queniborough. This site is an omission site in the emerging Charnwood Local Plan. The site is considered suitable for allocation in the scenario further housing sites are required to enable the Local Plan to be found sound (as we consider to be the case within representations and statements). These statements should be read in conjunction with our Regulation 19 submissions and initial examination Hearing Statements.



Figure 1: Barkby Road, Queniborough, Site Location Plan

1.2 The Barkby Road site is located to the southern edge of Queniborough. The adopted Core Strategy identifies Queniborough as one of Charnwood’s 12 ‘Other Settlements’ which are acknowledged to be sustainable settlements, located approximately 9km to the northeast of the centre of Leicester, just south of the A607. The existing facilities and services in Queniborough, and nearby Syston, are within walking distance of the application site.

1.3 David Wilson Homes are a respected national housebuilder who deliver high quality new residential development and who have a strong track record of delivery in the local area. The Company is proud to have been awarded the Home Builders Federation (HBF) 5 Star Home Builder status for thirteen consecutive years. This accolade demonstrates the quality of both our client’s product and service; awarded only to housebuilders who receive a higher than 90% recommendation by their customers.

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 set out their approach to five-year supply in their Matter 7 Hearing Statement. Without any critical examination of the Council's supply, this resulted in a housing land supply of only 5.11 years, already incredibly vulnerable to challenge ahead of examination proceedings. If the Council utilise the housing requirement as set out in Exam 55 (1,189 dwellings per annum), this results in a housing land supply of only 4.77 years.
- 2.2 The PPG confirms that Inspectors should deem Local Plans unsound if they acknowledge there to be 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 of the Council to meet a five-year housing land supply is crucial therefore 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 to meet the additional needs. Such an approach would not rectify the five-year supply position, as increasing sites density will not automatically increase the rate which homes are brought to the market, which means the Council will be reliant on supply not currently relied upon to achieve a five-year land supply in the submission Local Plan. On the basis of the evidence published by the Council to date it is evident the Councils supply is at best only 4.77 years and **additional allocations will be required**.

2.5

- 2.6 Whilst the Council consider the land supply position will improve from 2023 onwards, until parties have sight of an updated trajectory, against the updated housing requirement, it is not possible to give a definitive answer as to whether there would be a sufficient supply for years 1-5, 6-10 and 11 onwards.
- 2.7 It is assumed that other parties will have sight of the Council's updated figures on publication of the supplementary Hearing Statements. Whilst there will be time for Hearing session participants to consider the updated evidence and trajectories prior to any examination hearing sessions, given the data intensive nature of this matter, it is considered reasonable to enable parties to submit updated schedules of housing sites and supply trajectories ahead of this session, so all parties can refer to comments made on the day. The alternative will be a quite intensive and difficult session of parties reading their own assumptions from their own additional assessment work, without any reference point for those around the table, particularly the Inspectors and Council. Failure to do so will also prejudice those who cannot partake in Examination hearing sessions.

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?

- 4.2 Yes, and this seems to be a point acknowledged by the Council when they reference their ability to meet this higher target without the need for additional allocations. So far, this statement has not been supported by any publicly available evidence. As demonstrated above, the Council's current supply position as demonstrated on their Matter 7 Hearing Statement cannot deliver a five-year housing land supply. Thus, an updated trajectory will be required, otherwise the Plan cannot be found sound as it will not have been demonstrated that the Council has a five-year housing land supply on adoption.
- 4.3 Whilst the Council will point to an increased supply since the submission of the Plan, it will also be necessary to consider housing delivery in the first years of the Plan, and any under delivery taken into account when calculating the Council's five-year housing land supply position. This data will likely not be available for hearing sessions, but will be available post hearing sessions. If there is a significant under delivery in the current year, this will need to be mitigated through increased supply using the Sedgfield method. Liverpool is not supported given Charnwood's strategic

allocations have now had 7 years to materialise and thus they should be delivering within the next five years, thus there can be no reasonable justification to support Liverpool. Again, until this evidence is published in the public domain it is impossible to say definitively what the position will be.