

# Charnwood Local Plan Examination

## Matters and Issues Statement

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**Our ref** 12152/01/NT/NB/SFu  
**Representor** CEG  
**ID** 574  
**Prepared by** Lichfields  
**Date** 16 January 2023

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

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#### **1.0 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?**

- 1.1 CEG considers the plan identifies a sufficient supply of specific, deliverable and developable sites for these three stages of the plan period. The supply includes an appropriate buffer in housing supply given the Council's trajectory includes a mix of site sizes and types, including the SUEs.
- 1.2 Delivery of 455 dwellings is expected to at Thorpebury in years 1 – 5 of the Plan period (years 21/22 to 25/26) with a total of 2,805 dwellings in the Plan period. In principle there is scope to increase the delivery rates and/or density of development within areas of Thorpebury to assist Charnwood with meeting some of the additional housing need identified for the Borough, especially in the middle and later stages of the plan period.
- 1.3 CEG and the delivery partners are in ongoing discussions with the Council regarding the delivery of the SUE.

**Supplementary Question 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?**

- 1.4 This is for the Council to answer. However, in respect of Thorpebury, the site is suitable and available, being allocated as an SUE including for delivery of 4,500 homes in the Charnwood Core Strategy under Policy CS19 and in draft allocation LUA2.
- 1.5 A planning permission is in place and a Statement of Common Ground has been signed confirming the site's planning status (see Matter 7 Statement, June 2022) and anticipated housing delivery to inform the Council's updated housing trajectory and clearly evidence the deliverability of the site. The commencement of construction demonstrates the land at Thorpebury (the NEoL SUE) is suitable, viable and available for development.
- 1.6 The Council's Matter 7 Hearing Statement (Appendix 4) identifies delivery of 655 dwellings at Thorpebury in the five year supply period of 22/23 to 26/27. This remains achievable and reflects the agreed trajectory for Thorpebury in the signed Statement of Common Ground for these years.