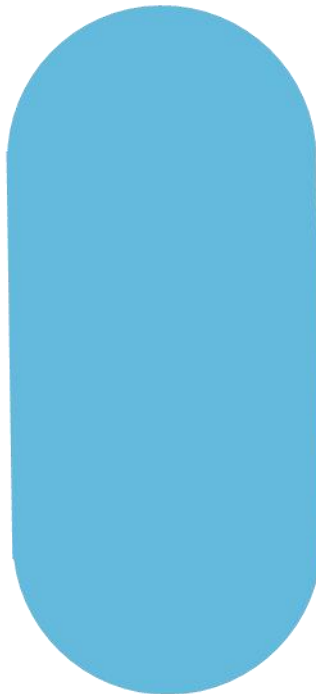


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION - HEARING SESSIONS 2023**

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Richborough Estates, the Bowler Family and William Davis Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates, the Bowler Family and William Davis have previously made representations to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation in respect of Policy DS3, site reference HA15.
- 1.3 Richborough Estates and the Bowler Family, William Davis Homes and the Council have agreed a Statement of Common Ground (SoCG) which has been submitted to the examination (Exam 24g).
- 1.4 This Statement should be read alongside the previously submitted Matter Statements made on behalf of our client. It responds to the Inspector's Supplementary Questions and provides an update to the previous Matter Statements where necessary.

2. MATTER 7- HOUSING LAND 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

- 2.1 As set out in our Matter 4 Statement, we consider that Policy DS1 should be amended to reflect the minimum local housing need of 1,234 dwellings per year (in line with the latest Standard Method and unmet need).
- 2.2 In response to the Inspectors' first supplementary question, we consider that there is potentially no need for additional sites to be allocated within the plan to ensure there is sufficient supply of specific deliverable and

developable sites. We would propose three mechanisms to accommodate the increased housing need resulting from the amendment to Policy DS1:

1. Increased developable area within proposed allocations;
2. Increased density within proposed allocations; and
3. Extensions to proposed allocations without an existing defensible boundary or where a new defensible boundary can be appropriately delivered.

2.3 We consider that these three mechanisms should be appropriately considered and employed in order to increase the provision of homes before any consideration is given to the allocation of omission, or additional sites. The use of increased developable areas, increased densities and allocation extensions will provide for effective use of land and the necessary flexibility to meet the increased housing need on sites identified in Policy DS3.

2.4 In respect of the Inspectors' second Supplementary Question, we consider that an updated Five Year Housing Land Supply statement should be produced by the Council and published for comment aligned with the minimum local housing need of 1,234 dwellings per year. We reserve the right to make further representations on the Council's Five Year Housing Land Supply once we have had sight of its content.

2.5 As stated in our Matter 1 Statement, Strategic policies should look ahead over a minimum 15 year period from adoption (Paragraph 22 of the Framework). Therefore, we consider that a further year must be added to the Plan Period to extend the Local Plan across the minimum 15 year period and the Council's updated Housing Trajectory should be amended accordingly.