

Charnwood Local Plan Examination Hearing Sessions 2023.

Matters, Issues and Questions.

Statement on Behalf of Redrow Homes, Davidsons
Developments and the Helen Jean Cope Charity.

Matter 7 – Housing Land Supply – Supplementary Questions

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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.

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. In our responses to Matters 2 and 4, we have argued that, following the publication of the SoCG relating to Housing and Employment Needs and the conclusions of the Inspectors on Matter 10, the Plan needs to be modified to make provision for Leicester's unmet need apportioned to Charnwood, extend the plan period by 2 years to 2039 and include a 15% flexibility allowance to deal with uncertainty. All of these changes are necessary to ensure the plan provides for sufficient housing land supply to deliver the planned housing growth.
- 1.2. This will mean that additional sites will be required to ensure the revised housing requirement is met. The revised trajectory at Appendix 1 shows the implications of providing for Leicester's unmet needs and extending the plan period to 2039, resulting in an additional requirement of at least 1,300 dwellings. Including a 15% flexibility would mean that an additional 4,500 dwellings would be required.
- 1.3. Such increases cannot be achieved simply by assuming an increased density of development from existing draft allocations, as is understood to be the Council's approach. As information on the Council's approach to any additional requirement was not available at the time of writing, we reserve our right to make further submissions at the Examination sessions on this matter.
- 1.4. Whilst in some instances additional provision on sites may be a solution, particularly where detailed masterplanning has demonstrated that additional capacity can be achieved, this will not always be the case. We will review the Council's proposed approach and make further comment as appropriate.
- 1.5. It is considered that additional allocations should be considered which can offer more suitable strategic solutions building on existing allocations. In a report on the Charnwood Local Plan considered by Leicestershire County Council's Cabinet on the 23rd September 2022, it was resolved that the Borough Council be notified that it is the County Council's view that in the event that the Borough Council is required to reconsider its housing strategy, it should give due consideration to the inclusion of new sites as well as the distribution of additional housing across identified sites as this could aid the delivery of necessary supporting infrastructure and services compared with a strategy that may scatter provision in smaller numbers. We support the County Council's views on the



benefits of new housing allocations to address any additional supply requirements as a more sustainable solution.

- 1.6. A clearly suitable and sustainable site that should be added to the plan to provide a strategic development solution for South West Loughborough is land at Watermead Way, Loughborough.
- 1.7. The site represents a deliverable development opportunity that could bring forward completions in the next five years. With the involvement of two well respected local housebuilders, two development outlets will be achieved delivering housing on the site from 2024/25. A Pre-application request has already been submitted to the Council and work is underway to ensure that there are no technical constraints to the early delivery of the site.



Appendix 1 – Housing Trajectory

| Policy Ref | District: Charnwood | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 | 30-31 | 31-32 | 32-33 | 33-34 | 34-35 | 35-36 | 36-37 | 37-38 | 38-39 | TOTAL |
|--|---|------------|------------|------------|------------|------------|-----------|------------|------------|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|-------------|
| | Core Strategy | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | |
| | Commitments Leicester Urban Area - Birstall, Thurmaston, Syston | 14 | 64 | 20 | 14 | | | | | | | | | | | | | | | 112 |
| | Commitments Loughborough Urban Centre | 344 | 194 | 59 | 62 | | | 15 | | | | | | | | | | | | 674 |
| | Commitments Shepshed Urban Area | 169 | 118 | 181 | 110 | 54 | 40 | 40 | 25 | | | | | | | | | | | 737 |
| | Commitments Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby | 251 | 257 | 284 | 179 | 67 | | 106 | 111 | 23 | | | | | | | | | | 1278 |
| | Commitments Other Settlement– Estimated completions from commitments | 6 | 21 | 26 | 137 | 81 | | 35 | 71 | 8 | | | | | | | | | | 385 |
| | Commitments Small Village or Hamlet– Estimated completions from commitments | 8 | 7 | 6 | 10 | | | | | | | | | | | | | | | 31 |
| | TOTAL ALL – Estimated completions from commitments | 792 | 661 | 576 | 512 | 202 | 40 | 196 | 207 | 31 | 0 | | | | | | | | | 3217 |
| Leicester Urban Area Allocations | | | | | | | | | | | | | | | | | | | | |
| HA1 | Last South East of Syston | | | | | | 25 | 75 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 60 | | | 960 |
| HA2 | Barkby Road Syston | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 30 | | | | | | | | 270 |
| HA3 | Land North of Barkby Road Syston | | | | | 40 | 40 | 40 | 40 | 35 | | | | | | | | | | 195 |
| HA4 | Queniborough Lodge | | | | | 40 | 40 | 40 | 5 | | | | | | | | | | | 125 |
| HA5 | Land at Melton Road Syston | | | 28 | | | | | | | | | | | | | | | | 28 |
| HA6 | Brook Street Syston | | | | | | | | | | 15 | | | | | | | | | 15 |
| HA7 | Land off Barkby Thorpe Lane Thurmaston | | | | | 25 | 40 | 40 | | | | | | | | | | | | 105 |
| HA8 | Woodgate Nurseries Barkby Lane Thurmaston | | | | | 15 | 24 | | | | | | | | | | | | | 39 |
| HA9 | Works opposite 46 Brook St Thurmaston | | | | | | | | | | 7 | | | | | | | | | 7 |
| HA10 | Works adj. 46 Brook St Thurmaston | | | | | | | | | | 5 | | | | | | | | | 5 |
| HA11 | Rear of Manor Medical Centre Melton Rd Thurmaston | | | | | | | | | | 20 | | | | | | | | | 20 |
| HA12 | Land at Gynsill Lane and Anstey Lane Glenfield | | | | | 20 | 40 | 40 | 40 | 40 | 40 | 40 | | | | | | | | 260 |
| HA13 | Park View Nursery Site off Gynsill Lane Glenfield | | | | 10 | 20 | | | | | | | | | | | | | | 30 |
| HA14 | Land off Cliff Rd/Henson Close Birstall | | | | | 10 | 25 | | | | | | | | | | | | | 35 |
| Loughborough Urban Area Allocations | | | | | | | | | | | | | | | | | | | | |
| HA15 | Land South of Loughborough | | | | | | 65 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 28 | | | | | 723 |
| HA16 | Laburnum Way, Loughborough | | | | | | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 22 | | | | | 422 |
| HA17 | Moat Farm, Land south west of Loughborough | | | | | | | | | | 25 | 40 | 40 | 40 | 40 | 20 | | | | 205 |
| HA18 | Land to r/o Snells Nook Lane, Loughborough | | | | | 40 | 40 | 40 | | | | | | | | | | | | 120 |
| HA19 | Park Grange Farm, Newstead Way | | | | | | | | | | | | | | | | | | | 0 |
| HA20 | Land off Beacon Rd | | | | | | 10 | 20 | | | | | | | | | | | | 30 |
| HA21 | Part of Baxter Gate Opportunity Site, Loughborough | | | | | | | | | | 100 | 110 | | | | | | | | 210 |
| HA22 | Devonshire Square | | | | | | 39 | | | | | | | | | | | | | 39 |
| HA23 | Market St | | | | | 13 | 50 | | | | | | | | | | | | | 63 |
| HA24 | Southfields Council Offices, Southfield Rd | | | | | | | | | | | 53 | 110 | | | | | | | 163 |
| HA25 | 138-144 Knightthorpe Rd, Loughborough | | | | 13 | | | | | | | | | | | | | | | 13 |
| HA26 | Former Limehurst Depot | | | | | | | | | | 25 | 40 | 40 | 33 | | | | | | 138 |
| HA27 | Former Main Post office Sparrowhill Loughborough | | | | | | | | | | | | | 16 | | | | | | 16 |
| HA28 | Land off Derby Square | | | | | | | | | | | | | | | 43 | | | | 43 |
| HA29 | Southfields Rd Car Park, Loughborough | | | | | | | | | | 33 | | | | | | | | | 33 |
| Shepshed Urban Area Allocations | | | | | | | | | | | | | | | | | | | | |
| HA30 | Land off Fairway Rd | | | | | | 40 | 40 | 20 | | | | | | | | | | | 100 |
| HA31 | Land North of Ashby Rd Shepshed | | | | | | | | | | | | | | | | | | | 0 |
| HA32 | Land off Tickow Lane South | | | | | 25 | 44 | 44 | 44 | 44 | 44 | 44 | 11 | | | | | | | 300 |
| HA33 | Land at Oakley Rd Shepshed | | | | | 10 | 40 | 40 | 40 | 3 | | | | | | | | | | 133 |
| HA34 | Land off Tickow Lane North | | | | | 25 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 17 | | | | | 394 |
| HA35 | Land North of Hallamford Rd and West of Shepshed | | | | | | 10 | 40 | 40 | 40 | 40 | 40 | 40 | | | | | | | 250 |
| HA36 | 20 Moscow Lane Shepshed | | | | | | | 25 | 24 | | | | | | | | | | | 49 |
| HA37 | Land rear of 62 Iveshead Rd | | | | | | | | | | | | | | | | | | | 0 |
| HA38 | Land to rear of 54 Iveshead rd | | | | | | | | 5 | | | | | | | | | | | 5 |
| HA39 | Land fronting Ashby Rd and Ingleberry Road | | | | | | | | | | | 25 | 40 | 40 | 40 | 6 | | | | 151 |
| HA40 | Land to the west of the B591/Ingleberry rd and North of Iveshead lane | | | | 25 | 40 | 40 | 40 | 29 | | | | | | | | | | | 174 |
| HA41 | Land South of Ashby Rd central | | | | 10 | 25 | 14 | | | | | | | | | | | | | 49 |
| HA42 | 32 Charnwood Rd Shepshed | | | | 15 | | | | | | | | | | | | | | | 15 |

| Policy Ref | District: Charnwood | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 | 30-31 | 31-32 | 32-33 | 33-34 | 34-35 | 35-36 | 36-37 | 37-38 | 38-39 | TOTAL |
|--|---|-------------|-------------|--------------|--------------|--------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby Allocations | | | | | | | | | | | | | | | | | | | | |
| HA43 | Land west of Anstey | | | | 36 | 75 | 90 | 90 | 90 | 75 | 75 | 50 | 19 | | | | | | | 600 |
| HA44 | Fairhaven Farm Anstey | | | | | | 25 | 22 | | | | | | | | | | | | 47 |
| HA45 | land to South of Melton Rd Barrow Upon Soar | | | | | | 25 | 40 | 40 | 25 | | | | | | | | | | 130 |
| HA46 | Land off Melton Rd Barrow Upon Soar | | | | | | 25 | 40 | 40 | 15 | | | | | | | | | | 120 |
| HA47 | Land adj. 84 Melton Rd Barrow Upon Soar | | | | | | | | | 18 | | | | | | | | | | 18 |
| HA48 | Land off Willow Rd Barrow Upon Soar | | | | | | 60 | 60 | 60 | 35 | | | | | | | | | | 215 |
| HA49 | Land off Cotes Rd Barrow Upon Soar | | | | | | | 20 | 40 | 40 | 40 | 40 | 40 | | | | | | | 220 |
| HA50 | East of Loughborough Rd Quorn | | | | | | | | | | | | | | | | | | | 0 |
| HA51 | Land South of Rothley | | | | | 25 | 15 | | | | | | | | | | | | | 40 |
| HA52 | 971 Loughborough Rd Rothley | | | | | | | | | | | | | | | 9 | | | | 9 |
| HA53 | Land off Barnards Drive Sileby | | | | 25 | 40 | 40 | 40 | 40 | 40 | 3 | | | | | | | | | 228 |
| HA54 | Homefield Rd Sileby | | | | 25 | 30 | | | | | | | | | | | | | | 55 |
| HA55 | Rear of the Maltings Site High Street Sileby | | | | 13 | | | | | | | | | | | | | | | 13 |
| HA56 | Land off Kendal Rd (south of Butler Way and Gray Lane) Sileby | | | | | | | | | | 5 | 19 | | | | | | | | 24 |
| HA57 | 36 Charles St Sileby | | | | | | | | | | | | 11 | | | | | | | 11 |
| HA58 | 9 King St Sileby | | | | | | | | | | | | | | | | | | | 0 |
| Other Settlement Allocations | | | | | | | | | | | | | | | | | | | | |
| HA59 | Land to Rear of Derrys Garden Centre Cossington | | | | 25 | 40 | 40 | 19 | | | | | | | | | | | | 124 |
| HA60 | Land off Melton Rd East Goscote | | | | 25 | 40 | 40 | 40 | 40 | 38 | | | | | | | | | | 223 |
| HA61 | Land to the rear of 89 Loughborough Rd Hathern | | | | 18 | | | 11 | | | | | | | | | | | | 29 |
| HA62 | The Leys Hathern | | | | | | | | | | | 6 | | | | | | | | 6 |
| HA63 | Land off Zouch Rd Hathern | | | | 25 | 25 | | | | | | | | | | | | | | 50 |
| HA64 | Land at Threeways Farm Queniborough | | | | | 10 | 40 | 40 | 10 | | | | | | | | | | | 100 |
| HA65 | Land off Melton Rd Queniborough | | | | | 25 | 30 | | | | | | | | | | | | | 55 |
| HA66 | Land off Gaddesby Lane Rearsby | | | | | 25 | 22 | | | | | | | | | | | | | 47 |
| HA67 | 44 Hoby Rd Thrussington | | | | | | | | | | 30 | | | | | | | | | 30 |
| HA68 | Land off Old Gate Rd Thrussington | | | | | | | | | 25 | 35 | | | | | | | | | 60 |
| HA69 | The former rectory & Land at Thurcaston | | | | | 15 | 16 | | | | | | | | | | | | | 31 |
| SUEs | | | | | | | | | | | | | | | | | | | | |
| LUC2 | West Loughborough SUE | | | 60 | 130 | 180 | 210 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 120 | | 3200 |
| LUA2 | North East of Leicester SUE | | 30 | 125 | 150 | 150 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 250 | 250 | 250 | 250 | 250 | 3305 |
| LUA3 | North of Birstall SUE | | | 50 | 100 | 150 | 175 | 175 | 150 | 150 | 150 | 150 | 150 | 150 | 130 | 120 | | | | 1950 |
| Total Projected Completions | | 792 | 691 | 839 | 1157 | 1420 | 1853 | 1991 | 1778 | 1428 | 1466 | 1421 | 1235 | 1013 | 897 | 808 | 680 | 370 | 250 | 20089 |
| Cumulative Completions | | 792 | 1483 | 2322 | 3479 | 4899 | 6752 | 8743 | 10521 | 11949 | 13415 | 14836 | 16071 | 17084 | 17981 | 18789 | 19469 | 19839 | 20089 | |
| PLAN - Strategic Allocation | | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 1189 | 21402 |
| Cumulative Allocation | | 1189 | 2378 | 3567 | 4756 | 5945 | 7134 | 8323 | 9512 | 10701 | 11890 | 13079 | 14268 | 15457 | 16646 | 17835 | 19024 | 20213 | 21402 | |
| MONITOR - No. dwellings above or below cumulative allocation | | -397 | -895 | -1245 | -1277 | -1046 | -382 | 420 | 1009 | 1248 | 1525 | 1757 | 1803 | 1627 | 1335 | 954 | 445 | -374 | -1313 | |

| Five Year Rolling Supply | | | | | | | | | | | | | | | |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| 5 Year Periods | 21-26 | 22-27 | 23-28 | 24-29 | 25-30 | 26-31 | 27-32 | 28-33 | 29-34 | 30-35 | 31-36 | 32-37 | 33-38 | 34-39 | |
| 5 Year Supply | 4899 | 5960 | 7260 | 8199 | 8470 | 8516 | 8084 | 7328 | 6563 | 6032 | 5374 | 4633 | 3768 | 3005 | |
| 5 Year Requirement | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | 5945 | |
| 5 Year Requirement plus 5% | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | 6242 | |
| Surplus/ Shortfall | -1343 | -282 | 1018 | 1957 | 2228 | 2274 | 1842 | 1086 | 321 | -210 | -868 | -1609 | -2474 | -3237 | |
| Years supply | 3.92 | 4.77 | 5.82 | 6.57 | 6.78 | 6.82 | 6.48 | 5.87 | 5.26 | 4.83 | 4.30 | 3.71 | 3.02 | 2.41 | |

Source : Exam 11

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