

Charnwood Local Plan examination – Matter 7 (Housing land supply) Supplementary Questions Hearing Statement

Rainier Developments

January 2023

1. This Hearing Statement is submitted on behalf of Rainier Developments in relation to their land interests east of Iveshed Road, Shepshed (site PSH473).
2. We respond to supplementary Q1 and Q2 only.
3. Rainier are promoting land to the east of Iveshed Road, Shepshed, measuring approximately 4.5ha. The site represents a sustainable and deliverable residential opportunity for up to 55 new homes. The site has previously been submitted through the Council's Call for Sites and the Preferred Options consultation. A site location plan for the site is enclosed at **Appendix 1** and a proposed illustrative masterplan is enclosed at **Appendix 2**.
4. Each site is assessed separately in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) - the western parcel is assessed as site ref: PH472 and the eastern land as PSH473.
5. The site is currently subject to an outline planning application (ref: P/22/2229/2), submitted in December 2022.

Representations

Supplementary Q1 – 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?

6. Yes, additional sites should be identified by the plan. The total requirement for Charnwood should now be 20,213 homes (based on the plan period being extended by an additional year to 2038, as per our response to Matters 1,2 and 4). Although the supply position needs to be updated by the Council, the supply proposed by the plan is 19,461, which does not meet the requirement, let alone allowing for a buffer.
7. We reserve the right to respond to this question further should an updated position be published.

Supplementary Q2 – 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?

8. Yes, they do need updating.
9. We reserve the right to respond to this question further should an updated position be published.