

CHARNWOOD LOCAL PLAN EXAMINATION – MATTER 7

Representor: Taylor Wimpey UK Ltd and Merton College, Oxford

Representor Reference Number: 536

Date: 6 June 2022

MATTER 7: HOUSING LAND SUPPLY

1. This Hearing Statement has been prepared on behalf of Taylor Wimpey UK Ltd and Merton College Oxford (hereafter ‘Merton College’) the respective promoters and landowners of draft allocation HA1 ‘Land South East of Syston’.
2. The Inspectors’ issues and questions as set out in the ‘Matters, Issues & Questions’ document of 25th April are set out in bold text below. The representations follow in standard text.

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

Supply over the Plan Period

- 7.1 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of:
 - a) Lead in times for planning permission being approved
 - b) Outline and reserved matters applications
 - c) Site preparation and ground works
 - d) Average build out rates and numbers of sales outlets
3. Taylor Wimpey UK Ltd and Merton College have agreed a Statement of Common Ground (SoCG) with Charnwood Borough Council which includes the following delivery trajectory for Land South East of Syston as set out in table 1 below.

2021/ 2022	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
0	0	0	0	0	25	75	100	100	100	100	100	100	100	100	60

Table 1 – Agreed delivery trajectory for Land South East of Syston

4. This trajectory is informed by a draft Planning Performance Agreement which Taylor Wimpey UK Ltd and Merton College are in the process of agreeing with Charnwood Borough Council. Whilst this is yet to be agreed it anticipates that an outline planning application will be submitted to the Council in March 2023, allowing for a

period of pre-application discussion and the agreement of a Masterplan Framework Document, as required by emerging Policy DS3 (HA1), in advance of any application submission.

5. The draft PPA anticipates planning permission would be granted in March 2024, so takes a cautious approach to the timescales associated with the application's determination, given the scale of the emerging allocation. This allows a further two years before completions are anticipated in order to allow sufficient time for reserved matters applications and site preparations and ground works.
6. Additionally, Taylor Wimpey UK Ltd and Merton College, Oxford, are currently undertaking a comprehensive suite of surveys covering matters such as transport, ecology, arboriculture, drainage etc. A Phase II Site Investigation has already been completed and this shows that ground conditions are fairly typical of a greenfield site and there does not appear to be any contamination that would prevent the site from coming forward in the timescales set out above.
7. The delivery rates set out from this point in time are based on Taylor Wimpey UK Ltd's significant experience of delivering large scale housing developments within the area. It is anticipated that there would be a minimum of two sales outlets on the site. This accords with other sites coming forward in the region including Wellington Place, Market Harborough and Edwalton, Rushcliffe.
8. The trajectory agreed with the Council with regard to emerging allocation HA1 is therefore based on robust and realistic assumptions regarding the speed at which dwellings can begin to be delivered from this site and contribute towards the Council's housing land supply.

7.3 What evidence is there to support the estimated supply from the above sources and is it robust?

9. With respect to Land South East of Syston the evidence to support the delivery trajectories is set out above and is based on a detailed understanding of the site and the key constraints (demonstrated in the Vision Document submitted in response to the Regulation 19 consultation), Taylor Wimpey's significant experience of delivering large housing developments and on-going discussions with the Borough Council in agreeing a Statement of Common Ground and Planning Performance Agreement. The estimated supply from the proposed allocation HA1 South East of Syston is considered to be reliable and robust.