



Charnwood Local Plan Examination

Matter 7 - Housing Land Supply

for Hollins Strategic Land LLP (PSLP/366)



Project : 18-555
Site address : Matter 7
Client : Hollins Strategic Land LLP

Date : June 2022
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1. Introduction

1.1 Emery Planning is instructed to attend the Examination into the Charnwood Local Plan (2021 – 2037) on behalf of Hollins Strategic Land (hereafter referred to as 'HSL'). HSL's specific interest is the land north of Melton Road, Queniborough which is proposed for allocation (Site Ref HA65) under Policy DS3. We have not requested to attend Matter 7 but provide an updated position with regard to our client's site.

2. 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

7.7 Is there clear evidence to support the delivery of sites in the relevant five year period on adoption?

2.1 Appendix 2 of the Plan sets out the Housing and Employment Trajectory. Our client's site is shown to deliver as follows:

- 2025/26 - 25 dwellings; and,
- 2026/27 – 30 dwellings.

2.2 As part of the Examination process, HSL completed and submitted the following to the LPA:

- HA65 Pro-forma Cover Letter;
- Housing Allocation Information and Agreement Form;
- Proposed Site Access Arrangement (Drawing Ref. 2483-F01);
- HSL Delivery Statement; and,
- SLR Landscape Review of Area of Local Separation ALS-J & Appendix B Potential Development Area.

2.3 As appendices are not allowed for hearing statements we trust these documents will be available to the Inspectors as set out in the MIQs.

2.4 Our position is that the site can come forward earlier and can be delivered in full in the first five years of the plan period. This is because the land is controlled by HSL, an experienced land promotion company complete with its own housebuilding division. There are no restrictive

covenants or ransom strips associated with the site. Suitable access can be achieved onto Melton Road on land within the control of our client. Therefore, the site is controlled by a willing landowner, and there are no legal or ownership issues that would prevent development. The Examination can proceed in the confidence that the site is deliverable and can be delivered in the first 5 years of the housing land supply.

2.5 HSL intends to apply for planning permission at the earliest possible opportunity before either developing the site itself, or disposing of the site to a developer. We can also confirm willingness for further engagement with the Council and adjacent landowners (HA64).

2.6 On the basis that the Plan is found sound and adopted by the end of 2022, then a planning application would be submitted and determined by Spring 2023 at the latest. First completions would start by 2024 at the latest. Therefore, the trajectory can be amended as follows:

- 2024/25 - 25 dwellings; and,
- 2025/26 – 30 dwellings.

2.7 This means that the site would deliver 55 dwellings in the first 5 years.

2.8 As we have set out in our other statements, for example Matter 6, we consider the site has capacity for a greater level of development. The 55 dwellings is based on the area shown for housing in Policy HA65, but since that was delineated, the planning application by Hallam Land Management to the west (P/20/1605/2) had an indicative layout for 200 dwellings. The proposed allocation is for 100 dwellings on that site and the proposed developable area was greater than that shown in paragraph 2.120 of the draft Local Plan. Officers of the LPA concluded that this level of development was acceptable but whilst members did not follow officer advice it demonstrates that the "Housing within Allocation" should be removed as the actual developable area to be determined at the application stage. We consider that the capacity of our client's site could be up to 85 dwellings at a density of 30 dwellings per hectare.

2.9 This brings four benefits:

- 1) It assists the Council to deliver a 5-year supply but assist in meeting its cumulative housing requirement sooner. With new allocations, there is inevitably a lead in time and it can take a number of years for the cumulative housing requirement to be delivered. In this case, Appendix 2 shows that in Year 4 (2024/25), there is a deficit of 369 dwellings (4,075

completions against a requirement of 4,444). That deficit is changed to a surplus in Year 5 when against a requirement of 5,555 there are projected to be 6,271 dwellings. Earlier delivery on this site and other allocations, subject to the representations of the promoters in question, would enable the cumulative housing requirement to be met earlier in the plan period.

- 2) Greater capacity on proposed allocations enables sites to come forward to meet an uplift in the housing requirement due to affordable housing needs and/or meeting Leicester's unmet needs.
- 3) This will assist the Council in having a robust 5-year supply at the adoption of the Local Plan and earlier delivery will also assist with the Housing Delivery Test. Experience from other local plans across the country demonstrates that having a robust 5-year supply at adoption and for subsequent years is important to ensure an up-to-date local plan for decision taking.
- 4) The table on page 13 of the SHELAA identifies 41 dwellings to be delivered in Queniborough in the first 5 years. This is the 41 dwellings under construction (as of 1st April 2020) on the land off Barkby Road (PSH312). For our client's site (PSH446), the SHELAA states that the likely timetable for development of 6-10 years. Appendix 2 of the Housing Trajectory recognises that the site can forward earlier (years 5 and 6) but for the above reasons we propose Year 4 or 5. This is the latest that we would envisage the site coming forward and if it can be delivered sooner that would be our intention which would increase delivery in Queniborough in the first 5 years.

Earlier delivery in Queniborough would also assist in delivering affordable homes sooner. In the 2020 Housing Needs Assessment, Queniborough is part of the "South East – Wreake Villages" which comprise Barkby, Barkby Thorpe, Beeby, Cossington, East Goscote, Queniborough, Ratcliffe on the Wreake, Rearsby, South Croxton, Thrusington, Wanlip. Figure 4.16 of the Housing Needs Assessment states that the annual net affordable need in the South East – Wreake Villages is 28 homes per annum.

2.10 To conclude, the site is suitable and these site-specific matters will be duly considered in greater detail when a planning application is prepared and determined.