

Charnwood Local Plan Examination Matters and Issues Statement

Representor **CEG**

ID **574**

Prepared by **Lichfields**

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Matter 7 Housing Land Supply

1.0 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

Q 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**

1.1 It is understood that the Council will be submitting an updated housing trajectory with its hearing statement to this matter (Matter 7). In relation to the North East of Leicester Sustainable Urban Extension (NEoL SUE, ‘Thorpebury’), this should reflect the anticipated completion rates stated in the agreed Statement of Common Ground between CBC and Commercial Estates Projects (CEP) (part of CEG).

1.2 CBC’s assumptions on delivery rates and lead in times for the other SUEs and site allocations should be similarly realistic and supported by Statements of Common Ground or correspondence with developers/parties responsible for each individual site. CEG reserves the right to comment on any updated housing delivery assumptions in the updated trajectory and evidence base at the Examination.

Q 7.2 - Will the Plan identify 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?

1.3 CEG considers the plan identifies a sufficient supply of specific, deliverable and developable sites for the plan period. The supply includes a buffer of 1,685 dwellings, which is appropriate given the Council’s trajectory includes a mix in supply of smaller and medium sized sites, alongside the SUEs.

- 1.4 It is recognised that the SUEs will provide a large proportion of the supply, but these are now progressing well.
- 1.5 A hybrid planning permission (P/13/2498/2) for the Thorpebury development was granted by Charnwood Borough Council (CBC) in August 2016. A planning permission for the element of the SUE which falls within Leicester City Council's (LCiC) administrative area (principally the Southern Access Road and associated landscaping) was granted at the same time. Reserved matters applications for the first phase of 604 dwellings were subsequently approved in February 2020¹.
- 1.6 Construction is underway on the first phase of the Thorpebury site, having been allocated alongside the other SUEs in the adopted Charnwood Core Strategy under policy CS19. The first homes are expected to be delivered this autumn and CEG and its delivery partners continue to meet regularly with CBC and LCiC Officers to support delivery of the next phases of the site.
- 1.7 There is therefore no justification to increase supply around the NEoL SUE based on lead times, as this period has passed and construction is underway. Additional provision could undermine the estimated delivery rate.
- 1.8 Delivery of 455 dwellings is expected to be delivered at Thorpebury in years 1 – 5 of the Plan period (20/22 to 25/26) with a total of 2,805 dwellings in the Plan period.
- 1.9 CEG provides further detail on the delivery of the NEoL SUE in its Matter Statement 6.
- Q 7.3 - What evidence is there to support the estimated supply from the above sources and is it robust?**
- 1.10 In respect of Thorpebury, a planning permission is in place and a Statement of Common Ground has been signed confirming the site's planning status (as above) and anticipated housing delivery, to inform the Council's updated housing trajectory and clearly evidence the deliverability of the site.
- 1.11 The commencement of construction demonstrates the NEoL SUE site is available for development. Whilst the site is in multiple ownerships, CEP controls over 90% of the allocated development land and privately held third party land is only required for later phases. The site is suitable and sustainable, being allocated as an SUE including for delivery of 4,500 homes in the Charnwood Core Strategy under Policy CS19 and in draft allocation LUA2.
- 1.12 CEG on behalf of CEP is acting as the master developer. CEG and its delivery partners meet at least monthly with CBC and LCiC Officers and are committed to delivering subsequent phases of the Thorpebury SUE, including a total of 2,805 dwellings in the Plan Period, as set out in the Statement of Common Ground.

¹ (CBC refs. P/19/1369/2, P/19/1374/2, P/19/1457/2 and P/19/1479/2)

Five Year Housing Land Supply

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

- 1.13 Assuming the relevant 5 year period on adoption to be 2022/23 – 2027/28 (i.e. adoption prior to April 2023), it is anticipated that 655 dwellings will be delivered at Thorpebury in this period. As above, the site is allocated in a development plan and the whole site has outline planning permission with reserved matters approved in respect of 604 dwellings. CEG anticipate that the next stage of reserved matters applications will be submitted in early 2023.
- 1.14 There is therefore clear evidence to support the anticipated housing delivery at Thorpebury, including its important contribution to the relevant 5 year period.