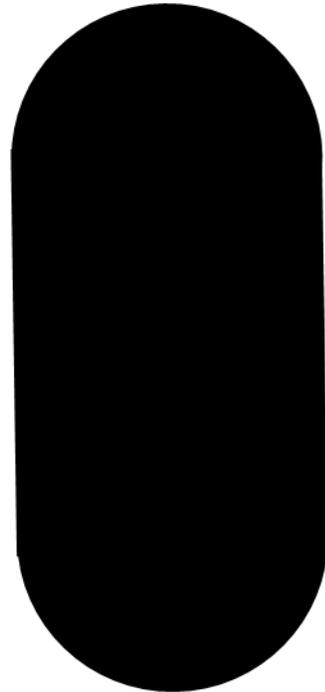
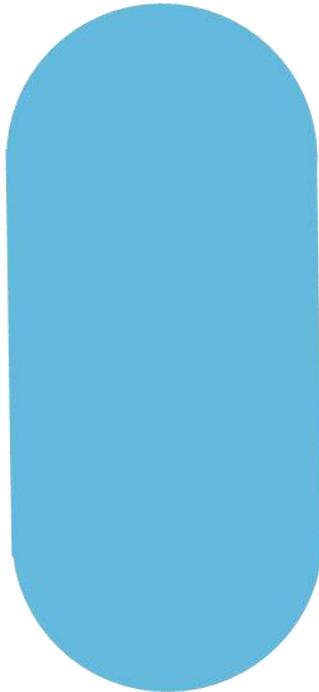
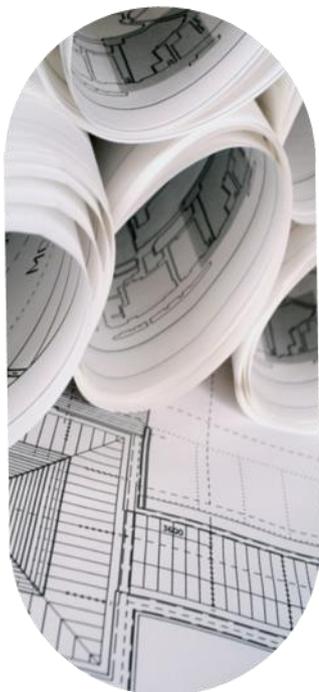


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Bellway Homes



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Bellway Homes Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Bellway Homes Ltd are promoting the land off Barkby Thorpe Lane, Thurmaston. The land is specifically covered under Policy DS3, site reference HA7.
- 1.3 Bellway Homes Ltd has engaged in all stages of the plan making process and previously made representations to the Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021).

2. 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

- 2.1 We note the Inspectors' request for the Council's responses to these questions to include an updated housing trajectory, updated completions information for 2021/22, site proformas and the Statements of Common Ground with site promoters (referred to in EXAM2).
- 2.2 Bellway Homes Ltd and the Council have agreed a Statement of Common Ground (SoCG) and we anticipate that the signed SoCG will form part of the Council's pack submitted to the examination (and so provision is not duplicated here).
- 2.3 The Statement of Common Ground (SoCG) confirms agreement between Charnwood Borough Council and Bellway Homes with respect to the following matters:
- i. The allocation of the Site is appropriate and justified.

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- ii. The extent of the Site is as shown on the plan in section 1 [of the SoCG].
 - iii. Access can be achieved to both the northern and southern edges of the site.
 - iv. Notwithstanding the disagreement regarding the overall capacity of the site, the site can accommodate at least 105 homes and the amended table set out in section 2 [of the SoCG see 2.7 below] provides a realistic timetable for the beginning of development of the Site.
 - v. It is necessary for the allocation of the Site to safeguard the route of one of the roads that will serve the North East of Leicester Sustainable Urban Extension. This can be achieved by an appropriate layout for the Site that enables its delivery.
 - vi. The Development Strategy set out in the Pre-submission Draft Local Plan recognises the need to maintain the separate character and identity of different settlements and this will require landscaping for the Site.
 - vii. Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for each allocation.
 - viii. The final two bullet points of Policy DS3(HA7) apply only to decisions to be taken on planning applications relating to the Site rather than to the North East of Leicester Sustainable Urban Extension.

2.4 The SoCG also notes that the most appropriate quantum of development for the site and the precise form of the landscaping required to maintain the separate character and identity of Syston and Thurmaston requires further discussion but does not affect the appropriateness of the allocation.

2.5 Both Charnwood Borough Council and Bellway Homes are willing to undertake further discussion on these matters, including in relation to any

available landscape evidence, some of which may take place through the planning application process.

- 2.6 The matters that have been identified for further discussion are:
- i. How a constraints-led masterplanning approach could inform the most appropriate quantum of development on the Site and the most appropriate location of development parcels within the site.
 - ii. How more detailed landscape and visual impact assessment could inform the most appropriate extent and type of landscape mitigation to ensure that the issues of landscape separation and identity are addressed.
- 2.7 The SoCG also records our shared understanding that it is entirely reasonable to assume first completions will take place in 2025/6 with 25 homes delivered in that monitoring year, 40 homes in 2026/7 and a further 40 homes in 2027/8.
- 2.8 The Lichfields Report 'Start to Finish' (February 2020 second edition) found that it takes between 2.8 and 3.1 years for the first home to be delivered from the grant of an outline permission on schemes of more than 500 homes. Whilst we do not agree with the Council that HA7 should be restricted to 105 homes (see our Matter 2 statement) it will of course be much smaller than those strategic developments considered by the Lichfields Report. However, it is quite clear that development is capable of commencing well within time to support the five year housing land supply.
- 2.9 Significant progress in respect of an application has been made with a detailed understanding of site constraints and a previously submitted planning application (reference P/14/1670/2) all indicating a desire to delivery homes in the short term.
- 2.10 In addition to those documents requested of the Council and referred to at 2.1 of this Matter Statement, we note that the Inspectors' have also requested of the Council a worked table of the five year requirement and
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the deliverable five year supply position against the requirement. These documents will of course require review ahead of the Matter 7 hearing session.