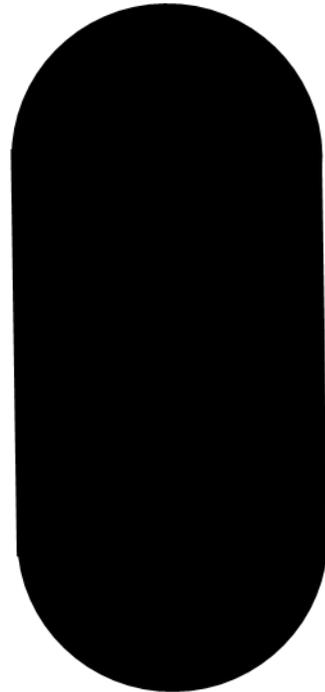
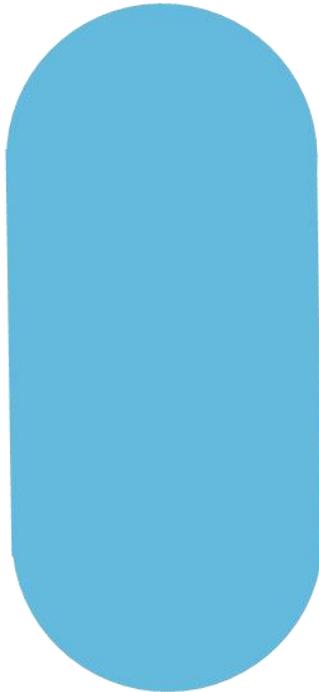


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Clarendon Land and Development Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Clarendon Land and Development Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Clarendon Land and Development Ltd have an interest in the land to the rear of Derry's Garden Centre, Cossington. The land is specifically covered under Policy DS3, site reference HA59.
- 1.3 Clarendon Land and Development Ltd has 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 Clarendon Land and Planning has submitted a site pro-forma to the Council and anticipate that it will form part of the pack submitted to the examination by them (and so provision is not duplicated here).
- 2.3 The Council resolved to grant planning permission at allocation HA59 on 1 December 2021 for up to 130 homes, provision of land for school expansion, open space and children's play area. Outline application with all matters reserved except access (planning application reference P/20/2393/2).

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- 2.4 The S.106 has been drafted with all clauses agreed by signatory parties and the final S.106 agreement is now being prepared for signature and engrossing.
- 2.5 The site has been taken to market in anticipation of the decision notice being issued. Developer interest is incredibly high given the paucity of development sites in villages like Cossington.
- 2.6 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. HA59 supports a much smaller development of up to 130 homes but it is quite clear that development is capable of commencing well within time to support the five year housing land supply.
- 2.7 In fact, we consider it entirely reasonable to assume first completions will take place in 2024/5 with 25 homes delivered that monitoring year, 40 homes in each of the monitoring years 2025/6 and 2026/7 and 25 homes in 2027/8 at which time the development will be completed.
- 2.8 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 the deliverable five year supply position against the requirement. These documents will of course require review ahead of the Matter 7 hearing session.