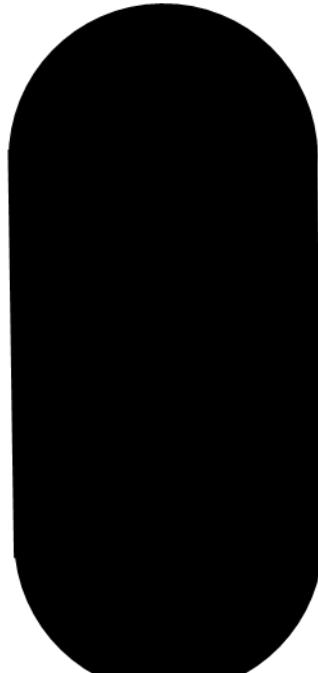
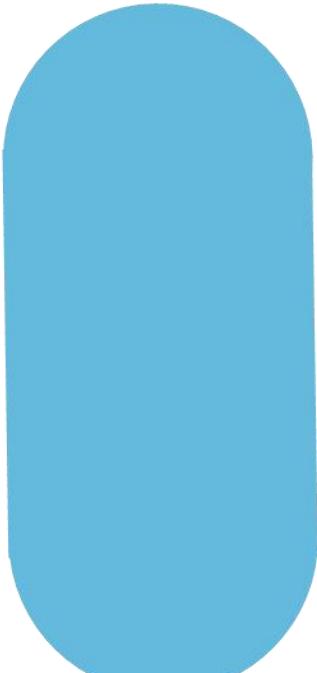




WRITTEN STATEMENT IN RESPECT OF THE CHARNWOOD LOCAL PLAN 2021-37 EXAMINATION

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Hallam Land Management Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Hallam Land Management Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Hallam Land Management Ltd have an interest in the land at Threeways Farm, Queniborough. The land is specifically covered under Policy DS3, site reference HA64.
- 1.3 Hallam Land Management 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 Hallam Land Management Ltd 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 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 HA64 should be restricted to 100 homes (see our Matter 2 statement) it will of course be much smaller than those strategic developments considered

by the Lichfields Report.

- 2.4 However, it is quite clear that development is capable of commencing well within time to support the five year housing land supply. 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/20/1605/2) all providing progress towards the delivery homes in the short term.
- 2.5 Whilst we do not agree with the yield being restricted to 100 homes, we consider it entirely reasonable to assume first completions will take place in 2024/5 with 25 homes delivered that monitoring year and 40 homes in 2025/6. Were development to be restricted to 100 homes it is reasonable to assume that the final 35 homes would be delivered in 2026/7.
- 2.6 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.