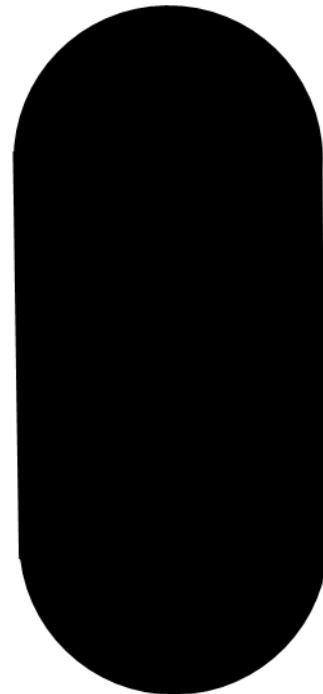
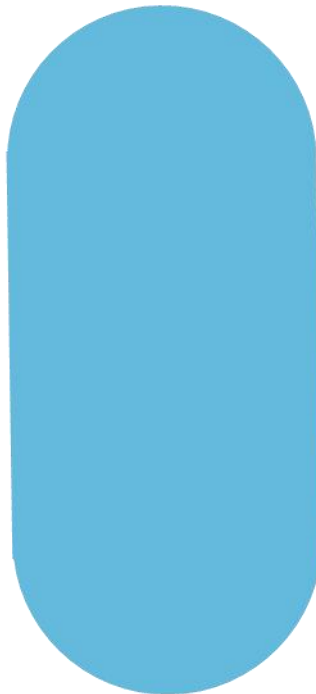


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Richborough Estates, the Bowler Family and William Davis Ltd



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis Ltd, in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates, the Bowler Family and William Davis Ltd are promoting land to the south of Loughborough. The land is specifically covered under Policy DS3, site reference HA15.
- 1.3 Both Richborough Estates and William Davis have previously made representations to the Regulation 19 Local Plan consultation.

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 Richborough Estates/the Bowler Family, William Davis 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 the parties on the following matters:
- i. The allocation of the Site is appropriate and justified.
 - ii. The extent of the Site, and of the land owned by the Council which

will be used to provide an access point to the Site from Allendale Road, are as shown on the plan in section 1.

- iii. Access can be achieved to the Site. The Promoters are continuing to explore connectivity between the land under their control and the remainder of the Site. The Council and the Promoters are committed to the need to ensure a cohesive approach to development of the whole of the Site.
- iv. The amended trajectory set out in section 2 [of the SOCG see 2.6 below] provides a realistic timetable for the development of the Site.
- v. Should evidence from the Local Education Authority (LEA) continue to show that the Site and other allocations generate proven need, a new 2 form entry primary school will be located on land within the Site boundary which meets the reasonable requirements of the LEA.
- vi. The land and build costs of the school will be shared equally on a per dwelling basis between the developments that it will serve. Arrangements for the timing and funding of the new primary school will be set out in a separate delivery strategy document.
- vii. The objectives of the requirements in Policy DS3(HA15) in relation to landscape and settlement identity are supported.
- viii. The quantum of development and the illustrative drawing in the Pre-submission Draft Local Plan have been informed by technical exchanges between technical officers from the Council and the Promoters.
- ix. The objectives of the requirements in Policy DS3(HA15) in relation to green infrastructure and biodiversity, and the mechanisms proposed for achieving them, are supported.
- x. The objectives and requirements in Policy DS3(HA15) in relation to securing comprehensive and cohesive development of the Site are supported for the land under the control of the Promoters.

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- xi. Policy DS3 should provide clarity regarding how to interpret the quantum of development identified for the allocation.
 - xii. The Promoters are committed to working together and with the Council in relation to the promotion and delivery of the Site.
- 2.4 The central parcel, promoted by Richborough Estates and the Bowler Family, has significant developer interest. Richborough Estates and the Bowler Family are collaborating with William Davis who are promoting the western parcel and will build it out.
- 2.5 Richborough Estates and William Davis are currently undertaking work towards the submission of a planning application with a target date for submission later this year. 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.
- 2.6 The SOCG sets out a revised trajectory for the whole allocation that takes account of delays to delivery that arise as a result of the planning appeal for development on the Eastern Parcel (P/21/0550/2). Taken together, HA15 is capable of delivering 65 homes in 2026/7, 90 homes in each of the following monitoring years through to 2033/4 with the final 28 homes completed in 2034/35. These timescales are supported by the Lichfields Report.
- 2.7 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.