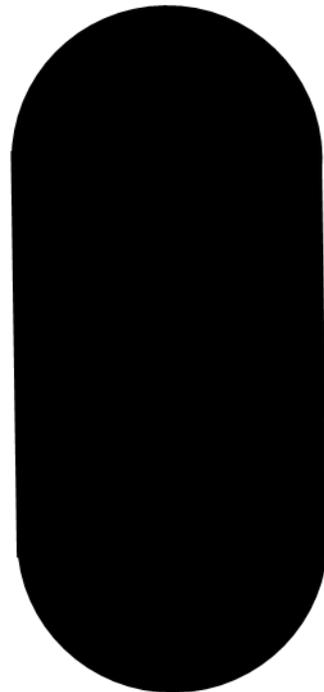
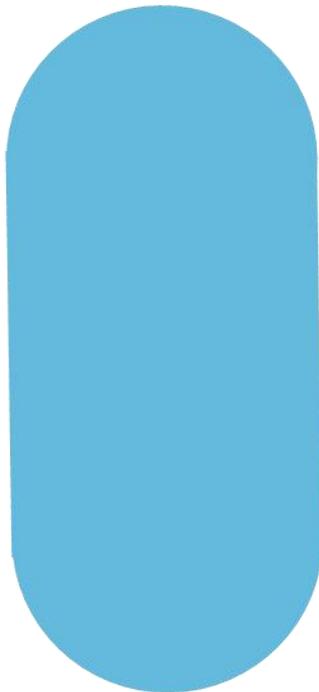


**WRITTEN STATEMENT IN RESPECT OF THE
CHARNWOOD LOCAL PLAN 2021-37
EXAMINATION**

MATTER 7- HOUSING LAND SUPPLY

On Behalf of Richborough Estates, Shaun William Taylor and Patrick Adam Taylor



1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, Richborough Estates, Shaun William Taylor and Patrick Adam Taylor in response to the Inspectors' Matters, Issues and Questions for the examination hearings for the Charnwood Local Plan 2037.
- 1.2 Richborough Estates have an interest in the land to the west of the B591/ Ingleberry Road and north of Iveshead Lane, Shepshed. The land is specifically covered under Policy DS3, site reference HA40.
- 1.3 Richborough Estates have 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 Richborough Estates 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 An outline planning application (reference P/20/2162/2) for the residential development of up to 200 dwellings with associated access, landscaping, open space and drainage infrastructure was submitted in December 2020.

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- 2.4 Significant progress has been made towards a positive resolution. The majority of matters are resolved and Richborough Estates and the Borough Council are engaging with the local highways authority to agree the only outstanding issue relating to the management of traffic on Iveshead Lane.
- 2.5 The site has previously been taken to market in anticipation of the decision notice being issued and a developer is on board to deliver the scheme following the grant of planning permission.
- 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. Whilst not of that scale (HA40 is allocated for a development of up to 174 homes and the associated application (P/20/2162/2) proposes 200 dwellings at the site) it is quite clear that development is capable of commencing well within time to support the five year housing land supply.
- 2.7 Subject to positive engagement from the local highways authority, we consider the application will be approved in the Summer. On this basis, it is 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 thereafter until 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.