

1. Background

- 1.1. This hearing statement has been prepared on behalf of Redrow Homes East Midlands (“Redrow Homes”).
- 1.2. Redrow Homes are working in partnership with owners of the land off Ratcliffe Road, Sileby, which is not identified for development in the submitted version of in the Charnwood Local Plan.

2. 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

Q. 7.1 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of:

- a. Lead in times for planning permission being approved*
- b. Outline and reserved matters applications*
- c. Site preparation and ground works*
- d. Average build out rates and numbers of sales outlets*

Q. 7.2 Will the Plan identify a sufficient supply of specific, deliverable sites for years 1 – 5 of the Plan period and specific, developable sites or broad locations for growth for years 6 – 10 and where possible for years 11 – 15? What is the estimated total supply of deliverable and developable new housing from the following sources:

- a. Sites with detailed planning permission for 10 or more dwellings*
- b. Sites with outline or detailed planning permission for 9 or less dwellings*
- c. Windfall allowance*
- d. Sites with outline planning permission for 10 or more dwellings*
- e. Site allocations*
- f. Sites on the brownfield register*

(In responding to this question, the Council should provide updated figures from the most recent monitoring information)

Charnwood Local Plan Examination

Matter 7 – Housing land supply

Redrow Homes Limited
June 2022

Q. 7.3 What evidence is there to support the estimated supply from the above sources and is it robust?

Q. 7.4 How does the proposed annual requirement of 1111 dwellings in Policy DS1 compare with recent housing delivery?

Five Year Housing Land Supply

Q. 7.5 What is the relevant five year period on adoption and what is the requirement?

(The Council's response to this question should include a worked table of the five year requirement and the deliverable five year supply position against the requirement).

Q. 7.6 Does past delivery and/or the Housing Delivery Test results have any implications for the appropriate buffer to be added to the five year land supply?

Q. 7.7 Is there clear evidence to support the delivery of sites in the relevant five year period on adoption?

Q. 7.8 Based on a requirement of 1,111 dwellings per year, would the Plan help to ensure a five year supply of deliverable sites on adoption and over the Plan period?

We consider it is appropriate for the Council to respond to these questions and for participants to consider their position accordingly. In respect of housing land supply we note the update from the Council with a base of 1 April 2022 and would expect this to be submitted as an Examination Document.