

Charnwood Local Plan Examination

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HEARING SESSION AGENDA

22 February 2023 09.30 am

Matter 9 -Viability and Monitoring

Please Note: All participants are encouraged to familiarise themselves with the Hearing Statements previously submitted and any updates for the February 2023 hearing sessions produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website

<https://www.charnwood.gov.uk/pages/examination>

The Matters, Issues and Questions (MIQs) and supplementary question numbers relating to this session are listed on the left of this agenda and the bullet points are matters on which the Inspectors require further information or clarification and which will form the basis of the discussion at the hearing sessions.

1. Inspectors' introductions
2. Participant introductions
3. Follow Up Items
4. **Matter 9: Viability and Monitoring**

Key Documents

Viability Study (EB/I&D/1)
Affordable Housing Viability Assessment (EB/I&D/8)
Assessment of Changes Since Viability Study (Exam 32)
Viability Assessment Second Transport Addendum (Exam 32a)
Main Modifications (Exam 4 May 2022 and February 2023)

MIQ

- 9.3 Whether the Viability Study Addendum and Assessment of Changes (Exam 32 and 32a) are based on up to date evidence in relation to

the assumptions used to assess viability, including sales values and build costs

Whether the Affordable Housing Viability Assessment is based on up to date evidence in relation to the assumptions used to assess the viability of Policy H4

Does the viability evidence indicate that Policy H4 should specify a different approach to affordable housing provision in sheltered or extra care housing?

The implications for viability of the increase in cost of primary school provision set out in Main9x.1 – Main9x.8 (Exam 4 page 157) (February 2023)

The implications for viability of the changes to Policy INF2 to deliver transport strategies as set out in the Infrastructure Schedule Main9.a – Main9.w (Exam 4 page 130 onwards) (February 2023)

- 9.6 Whether the Monitoring Framework in Appendix 1 of the Plan will
9.7 provide an effective means of monitoring delivery over the Plan period and the main modifications necessary for soundness

Policy DS2

Is a Plan review policy necessary for soundness? If so, what are the possible matters that could trigger the need for a Plan review, including:

The scale of Leicester's unmet housing need
Provision for large scale warehousing and distribution
Five Year Land Supply
Updated evidence in relation to Gypsies, Travellers and Travelling Showpeople's accommodation needs

Main modifications necessary for the soundness of Policy DS2

- 9.8 Overall, is the Plan viable, deliverable and does it have sufficient flexibility to respond to changing circumstances?
5. Review of Matter 9 main modifications necessary for soundness
6. Follow up items and close of hearing session