



Charnwood Borough Council
Local Plan Examination

Matter 9 – Viability & Monitoring

Supplementary Hearing Statement

January 2023



gladman.co.uk



01260 288888

Page intentionally left blank

MATTER 9: VIABILITY & MONITORING (SUPPLEMENTARY QUESTIONS & UPDATED STATEMENT)

Introduction

1.1.1 This hearing statement is submitted by Gladman Developments Ltd (Gladman) in response to the supplementary Matters, Issues and Questions (MIQs) stemming from the Inspectors consideration of Leicester and Leicestershire's Housing and Employment Unmet Needs.

1.1.2 We have not requested to attend Matter 9 but given the updated MIOs we wish to inform the Inspectors of our updated position in respect of Questions 1.9 and 1.10, which are to be now discussed under Matter 9, and Question 9.4.

Question 1.9: Are there any other issues that could trigger the need for a Plan review apart from Leicester's unmet need?

1.1.3 Gladman remain of the view that there a several issues that could trigger a need for a Plan review. As detailed in our Matter 1 Statement, appendix 1 of the submission Plan (SD/2) provides a monitoring framework which could form the basis of an effective, holistic and implementable review policy.

Question 1.10: Will Policy DS2 be effective in its submitted form and are any main modifications necessary to improve its clarity in relation to timescales and its effectiveness? Should the policy include a reference to strategic warehousing and distribution needs?

1.1.4 Policy DS2 of the submitted Plan sets out a review policy which refers to the now published SoCG. It has, therefore, been overtaken by events and a main modification to the policy will be necessary for soundness.

1.1.5 In respect of Leicester's unmet housing needs, it is suggested that Policy DS2 is amended to reflect the possibility that the position regarding Leicester's unmet need could change, including the potential for the scale of unmet need to increase and for a potential shortfall of c1,360 dwellings to arise, should Hinckley and Bosworth not agree to accommodate their apportionment figure through its emerging local plan.

- 1.1.6 Taking into account all issues that could trigger a plan review, it is suggested that a review mechanism could be along the following lines:

Policy DS2: Monitoring and review of the Local Plan

“1. The Council will monitor, through the preparation of its Annual Monitoring Report, the delivery and effectiveness of policies of this Local Plan against specific performance indicators and targets set out in Appendix 1 – Monitoring.

2. A full or partial update of the Local Plan will be commenced (defined as the publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) within 6 months of the following:

a. the adoption by the Council of a revised Statement of Common Ground (SoCG) which proposes a quantity of housing or employment development to 2036 that is significantly greater than the housing requirement or employment need identified in this Local Plan; or

b. in the absence of a revised SoCG, 6 months from the adoption of the Local Plan for Leicester City that includes satisfactory evidence of a significantly higher unmet local housing need; or

c. conclusion of a review in response to specific trigger points as set out in the monitoring framework, including identification of significant and persistent shortfalls in the delivery or supply of housing against the housing requirement.

3. Any full or partial update of the Local Plan triggered by 2. above will be submitted for examination within 30 months from the date it commenced.”

Question 9.4: The Viability Study recommends further engagement with the promoters of key sites to ensure that these will be viable and deliverable. Has this been undertaken and how would any risks to the delivery of such sites be managed?

- 1.1.1 As detailed in both our Matter 2 Statements, Gladman can confirm that the promoters of the development sites in Barrow upon Soar, following pragmatic and collaborative discussions with the County Council and Charnwood Borough Council (CBC), have

agreed an Education Delivery Strategy to ensure that the proposed housing allocation sites will contribute to the delivery of a new primary school at Barrow upon Soar.

- 1.1.2 The agreed Education Delivery Strategy sets out that each site promoter will pay a proportionate financial contribution towards a new 1FE primary school in the settlement, based on their pro-rata share of pupil generation. The school will be located on site HA48 (land at Willow Road) and the 1.1-hectare site for the school will be transferred to the County Council.