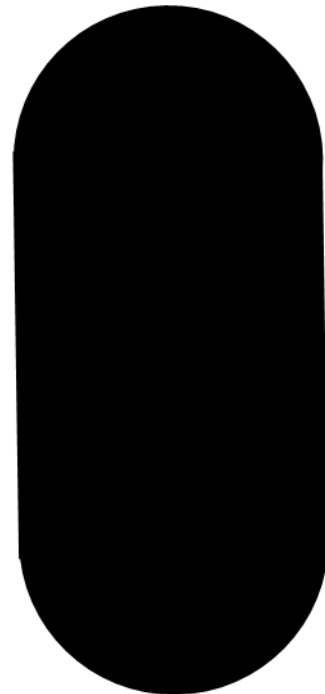
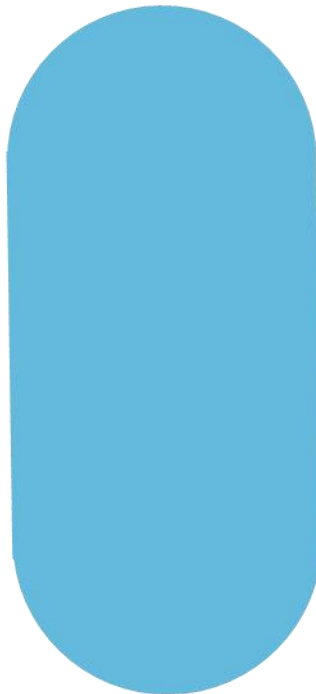


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION - HEARING SESSIONS 2023**

**MATTER 9 - VIABILITY AND MONITORING**

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



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## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Richborough Estates, the Bowler Family and William Davis 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 have previously made representations to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation in respect of Policy DS3, site reference HA15.
- 1.3 Richborough Estates and the Bowler Family, William Davis Homes and the Council have agreed a Statement of Common Ground (SoCG) which has been submitted to the examination (Exam 24g).
- 1.4 This Statement should be read alongside the previously submitted Matter Statements made on behalf of our client. It responds to the Inspector's Supplementary Questions and provides an update to the previous Matter Statements where necessary.

## 2. MATTER 9 – VIABILITY AND MONITORING

The Matters, Issues and Questions for the 2023 Hearing Sessions notes that Matter 1 questions 1.9 & 1.10 will be discussed under Matter 9. This Matter Statement responds to those questions and should be read alongside our original Matter 1 Statement.

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

*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?*

- 2.1 Policy DS2, as written in the submission plan concerns itself with the
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unmet needs of Leicester City and the potential triggers for a plan review and timescales for progressing such a review arising from the agreement to apportion those unmet needs through a Statement of Common Ground.

2.2 As is well documented, the Statement of Common Ground was published in advance of the initial hearings and the Council subsequently suggested that this plan could accommodate the homes distributed to Charnwood. As a result, DS2 as drafted is not reflective of the current circumstances and cannot be considered to be up to date. It would not perform the function of a trigger for a plan review if called upon.

2.3 Plans should contain an up to date housing requirement, make sufficient provision of land to meet housing needs and contain a strategy which is delivering homes to be considered up to date. As a result, the following matters could trigger the need for a plan review:

- A significant change in the housing requirement - either Local Housing Needs or by way of agreed distribution of homes within the Housing Market Area;
- Housing delivery failure – an insufficient supply of homes for the five year period or significant threat to the delivery of homes across the plan period; and/or
- Failure of the spatial strategy – the distribution of homes delivered being significantly at odds with Policy DS1.

2.4 In our view, the Council should be invited to modify Policy DS2 to trigger a review of the Local Plan in the event that any of the scenarios identified in paragraph 2.3 occur. Such a modification would encompass not only the potential for changes to the Housing Market Area strategy to meet the unmet need from Leicester City but also provide for any significant changes in circumstance such that the spatial strategy no longer reflects the housing need, or the supply and delivery of homes will not meet need or reflect the spatial strategy.