

Charnwood Local Plan Examination Hearing Sessions 2023.

Matters, Issues and Questions.

Statement on Behalf of Redrow Homes, Davidsons
Developments and the Helen Jean Cope Charity (PSLP 598).

Matter 9: Viability and Monitoring

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Matter 9: Viability and Monitoring

Questions

It is noted that the Inspectors intend to discuss Questions 1.9 and 1.10 in Matter 1 as part of the Matter 9 discussions. Our response on these questions are set out in our original and supplementary responses to Matter 1.

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. Whilst there have not been any direct discussions with officers in relation to the land south of Watermead Way in terms of viability and deliverability, the updated Promotional Document accompanying these submissions considers the deliverability of the site and confirms that there are not technical constraints preventing delivery and refers to the intention to submit a hybrid application to enable the delivery of some 170 dwellings as a first phase.

9.7 Does the Plan have sufficient flexibility to respond to changing circumstances and which policies/measures will ensure that?

- 1.2. As outlined in our response to other matters, to ensure that the plan delivers the required number of homes over the plan period, it is considered that a flexibility allowance of 15% should be provided for. The Submission version of the plan only made provision for a flexibility allowance of some 9.5%. Further flexibility should be built into the plan through additional allocations. This will mean that the plan will be able to robustly deal with changing circumstances, including lower than expected delivery on certain sites.

9.8 Overall, is the Plan viable and deliverable and are the mechanisms for monitoring and review robust and appropriate, including Policy DS2?

- 1.3. Following the Inspector's conclusions on Matter 10 (Exam 55) it will be necessary to re-frame Policy DS2. We have set out in our response on earlier matters a suggested revised version of Policy DS2 that will be needed to allow for a review of the plan if examination of the Leicester City Local Plan identifies a higher level of unmet needs that would require the HMA authorities to revisit the Statement of Common Ground and may mean that the Local Plan would need to be reviewed to identify additional sites to accommodate any increased housing need. This is further justification for the plan applying a 15% flexibility buffer to deal with such circumstances.

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