

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. VIABILITY AND MONITORING

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

Q 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. Whilst the figure of 18,700 has been agreed by the L&L authorities as the unmet need of Leicester in the SoCG (Exam 43) and the Inspectors found this figure to be a ‘*reasonable working assumption*’, when fully tested during the Leicester City Local Plan examination it could depart from this figure. If the figure of 18,700 were to increase then this could have implications for the Charnwood LP and this could then require a review of the plan be triggered.
- 2.2. We consider that DS2 as drafted is not is positively prepared and it is not effective, especially given the issuing of the updated SoCG, which details the unmet need apportionment during the examination period and the subsequent adoption of the agreed figure in the housing trajectory for the emerging local plan, which has been initially accepted by the Inspectors.
- 2.3. We consider that Policy DS2 should be re-drafted with the new trigger for a review of the local plan being the uplift of the unmet need for Leicester.

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

- 2.4. The proposed flexibility allowance of 15% would allow for a maximum flexibility to respond to changing circumstances across the plan period.

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

- 2.5. In its present form Policy DS2 would not add to the level of monitoring and review of the plan were it adopted, it should be re-drafted to account for any potential increase in Leicester’s unmet need as a new trigger point.