



Charnwood Local Plan Examination

Matter 9 - Viability and Monitoring

for Hollins Strategic Land LLP (PSLP/366)



Project : 18-555
Site address : Matter 9
Client : Hollins Strategic Land LLP

Date : June 2022
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1. Introduction

- 1.1 Emery Planning is instructed to attend the Examination into the Charnwood Local Plan (2021 – 2037) on behalf of Hollins Strategic Land (hereafter referred to as 'HSL'). HSL's specific interest is the land north of Melton Road, Queniborough which is proposed for allocation (Site Ref HA65) under Policy DS3.
- 1.2 We have not requested to attend Matter 9 but given the MIQs we wish to update our position on Issue 9 which is "Viability and Monitoring" and our representations at Submission stage relate particularly to Question 9.8 which asks:

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

2. Question 9.8

- 2.1 The unmet needs of Leicester and Leicestershire is a significant issue which the Plan seeks to facilitate by proposing a partial or full review once there is agreement by all partners. In our Matter 1 Statement we refer to the draft Statement of Common Ground (SoCG) relating to Housing and Employment Land Needs (dated April 2022) which was published on 13th May 2022, which quantifies Charnwood's share of the unmet need to be 1,189 dwellings.
- 2.2 As set out in our representations, we support the Council progressing with the Charnwood Local Plan as it is important to have an up-to-date development plan in place to meet the housing needs for the Borough now. We also support the inclusion of the timetable for the review in the policy although we did put forward a modification for additional text to Policy DS2 stating that:

"In the event that this submission date is not adhered to, the policies in the Local Plan which are most important for determining planning applications for new dwellings will be deemed to be 'out of date' in accordance with paragraph 11 d) of the National Planning Policy Framework 2021."

- 2.3 We put forward this wording because other plans which had similar review mechanisms and timetables did not have any consequences should a review of the plan not be progressed as set out. We therefore used the example of the Bedford Local Plan 2030. However as set out in Matter 1, Matter 4 and Matter 6, given the unmet need has arisen since 2020, this is a need that exists now and going forward, if there is the opportunity for proposed allocations in this Plan to provide a greater level of capacity then this should be considered as part of this Examination rather than

awaiting a Local Plan Review and potentially relying on less sustainable sites that haven't been allocated in this current Plan. As we set out in Matter 1, Policy DS1 is robust in order to distribute some or all of that unmet need now through increased capacity on sites and new allocations. If it is decided that this would prolong adoption of the Local Plan, then as a minimum increasing capacity on some allocations may reduce the need for new sites through a plan review.

2.4 This concludes our Statement for Matter 9.