

Charnwood Local Plan Examination Supplementary Consultation

Land at Gaddesby Lane, Rearsby

Prepared by Fisher German LLP on behalf of Clarendon Land

Project Title

Land at Gaddesby Lane, Rearsby

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1. Introduction

1.1 This response to the Supplementary Consultation has been prepared on behalf of Clarendon Land in respect of their land interests at Gaddesby Lane, Rearsby, as illustrated on Figure 1 below. The site is a draft allocation in the emerging Local Plan under Policy HA66.



Figure 1: Site Location – Gaddesby Lane, Rearsby

1.2 The site is located close to the village centre, in close proximity to the village’s services and facilities, including bus stops, public houses, village hall and school.

1.3 Charnwood Borough Council resolved to grant outline planning permission (subject to the signing of a S106) for the development of up to 65 dwellings (including affordable housing), with all matters reserved other than access, at Committee on 25th May 2023 (Application Reference P/22/1168/2). The S106 agreement is being progressed, with salient matters agreed between parties; it should be finalised and executed shortly subject to the Council’s availability. The illustrative masterplan is included as Figure 2 below.



Figure 2: Illustrative Masterplan P/22/1168/2

1.4 Clarendon Land control additional land beyond the allocation site boundary. The proposed allocation and redline for the outline application does not currently reflect the physical boundary of the site. The site could be further extended to the physical boundary (as illustrated by the blue line in Figure 3 below) to deliver a further 35 dwellings (a total of 100 dwellings), or extended further, as suggested by Figure 4 to deliver a scheme of 147 dwellings.

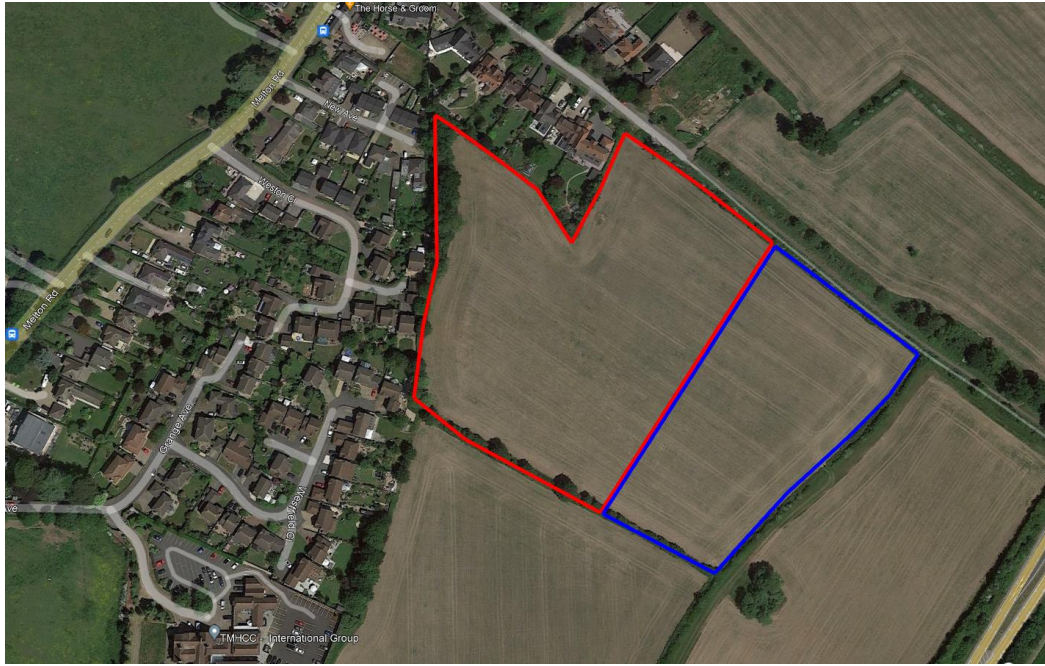


Figure 3: Additional land to physical site boundary (blue line) which could deliver a further 35 dwellings at Gaddesby Lane, Rearsby (Source: Google Earth)



Figure 4: Indicative Masterplan illustrating how 147 dwellings can be delivered at Gaddesby Lane, Rearsby

1.5 Delivery of additional dwellings in this location would support the Council in delivering a five-year housing land supply and enable Charnwood to accommodate Leicester City's unmet need in a location extremely well related to Leicester City. Land at Gaddesby Lane is a sustainable location as demonstrated through the existing allocation, where existing capacity within the village's services and facilities, including the Primary School can support the level of additional development proposed above.

2. Representations

Plan Period

- 2.1 Paragraph 22 of the NPPF states that “strategic policies should look ahead over a minimum 15-year period from adoption”. Given that adoption of the emerging Plan is now unlikely to take place before 2024/25 and applying the requirements of paragraph 22 of the Framework, the Plan period should be extended to 2038/39; an additional 2 years to the Plan period as currently proposed. The Plan will not be compliant with the requirements of the NPPF if the Plan period is not extended.

Five Year Housing Land Supply

- 2.2 There is no allowance in national policy or guidance for an Authority to advance a Local Plan which cannot demonstrate a minimum of 5-years supply on adoption. It is an absolute test of the Local Plan and where a five-year supply cannot be demonstrated, the Planning Practice Guidance (PPG) is clear that main modifications are required to rectify this position.

Method of Calculation

- 2.3 Exam 58B sets out that the Council can demonstrate a 5.16 year supply utilising the Sedgefield method of calculation (i.e. meeting any under delivery in the first 5 years of the Plan). This both marginal and fragile, and ultimately means any reduction in supply will result in a failure to demonstrate a 5-year housing land supply on adoption of the Plan. In such a scenario, the PPG is clear that it is incumbent on the Inspectors examining the Plan to propose main modifications.
- 2.4 The Council also provide the Sedgefield for calculating supply. The PPG is however clear that the Sedgefield method should be used as the starting point for calculating 5-year housing land supply. It states¹ “to ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period” [our emphasis].
- 2.5 It is recognised that there may be circumstances where Liverpool method is justified. However, given the pressing need for housing in Charnwood Borough, it would be inconsistent with the NPPF and PPG to defer the delivery of housing, which should have been delivered in 2021 (or earlier referring to the failure to deliver the Core Strategy strategic sites as anticipated), to 2037

¹ Paragraph: 022 Reference ID: 68-022-20190722

(or later if a more robust Plan period is adopted). The Sedgefield method should be utilised in advancing the Plan.

Requirement

- 2.6 In extending the Plan period to reflect a 15 year period from adoption, utilising the Sedgefield method for calculating supply and allowing a 5% buffer gives a five year requirement of 7,214 dwellings (assuming adoption 2023/24. If the point of adoption of the Plan is 2024/25, which is considered more likely, the five year requirement is 7,581 dwellings.

Supply

- 2.7 The Council's most recent housing trajectory (EXAM 58B), which represents the Council's view on delivery of the commitments and allocations in the Borough. The delivery of the housing trajectory, on a site-by-site basis, was discussed in detail at the Hearing Sessions with areas of disagreement explored. There remains disagreement with assumptions on site starts and delivery rates as detailed within the most recent housing trajectory. Key areas of disagreement include delivery assumptions relating to:

- HA1 Land South of Syston
- HA7 Land off Barkby Thorpe Lane, Thurmaston
- HA14 Land off Cliffe Road/Henson Close, Birstall
- HA15 Land south of Loughborough
- HA16 Laburnum Way, Loughborough
- HA22 Devonshire Square
- HA23 Market Street
- HA26 Former Limehurst Depot
- HA30 Land off Fairway Road
- HA32 Land off Tickow Lane (south)
- HA33 Land at Oakley Road
- HA35 Land North of Hallamford Road and West of Shepshed
- HA43 Land west of Anstey
- HA44 Fairhaven Farm, Anstey
- HA45 Land to south of Melton Road, Barrow upon Soar
- HA46 Land off Melton Road, Barrow upon Soar
- HA48 Land adjoining 84 Melton Road, Barrow upon Soar
- HA49 Land off Cotes Road, Barrow upon Soar
- LUC2 West of Loughborough SUE

- LUA2 North East of Leicester
- LUA3 North of Birstall

2.8 On review of the above sites, it is considered that a total reduction of circa 1,979 to 2,844 dwellings is required against the Council's assessment.

Supply Position

2.9 Utilising the amendments detailed above, the Council's housing land supply (at an assumed adoption base date of 2023/24) is **3.8 years**. Assuming the realistic adoption base date of 2024/25, the supply is **3.9 years**. Uncoupling Leicester City's Unmet Need appointment still results in a shortfall with a 4.1 year supply (2023/24) and 4.2 year supply (2024/25).

2.10 It is clear therefore that Charnwood is unable demonstrate the requisite supply in any scenario. Additional sites need to be identified and allocated to ensure the deliverable supply is remedied and a robust Plan is progressed.

Sustainability Appraisal

2.11 It is noted the Council have provided an updated Sustainability Appraisal (SA) (EXAM 57) covering the potential options for meeting Leicester City's unmet need. The three options considered included:

- **Option 1** - Site Intensification
- **Option 2** - Additional Sites (Shepshed, Loughborough and the Leicester urban area)
- **Option 3** - Cotes New Settlement

2.12 It is not clear why a hybrid option of Option 1 – Site Intensification, and Option 2 – Additional sites to incorporate additional settlements beyond the 'urban areas' was not considered. Whilst it is recognised that the SA did not intend to address a short fall in the Council's five-year housing land supply, it is considered that such an approach would enable the shortfall of housing land supply to be rectified in sustainable locations where capacity exists within existing services and facilities to support additional growth. An example of this is Rearsby. Capacity exists within the existing services and facilities to accommodate additional homes beyond the 65 dwellings identified by HA66. Rearsby is sustainably located with a good bus service and directly interacts with the Leicester City Urban Area. As discussed at the beginning of this response, there is an opportunity

to extend HA66, to deliver more homes, supporting existing services and delivering homes where they are needed the most.