

Our Ref: P20-3155
Your Reference: HA3

8 November 2023

Ian Kemp
Programme Officer
Charnwood Local Plan

Dear Sir/Madam,

Charnwood Local Plan Post Examination Consultation

Thank you for the opportunity to comment on the Sustainability Appraisal Addendum, Housing Supply Update, Housing Trajectory, Draft Transport Strategy and Updated Viability Evidence.

This representation is submitted by Pegasus Group on behalf of Taylor Wimpey (UK) Limited in relation to our clients' interests in draft site allocation HA3: Land North of Barkby Road, Syston, which is proposed for 195 homes.

Our clients have engaged fully in the preparation of the plan, making submissions to the Call for Sites, Regulation 18 and Regulation 19 consultations and contributing to the Examination in Public process.

Updated Housing Trajectory

The updated housing trajectory assumes completion of homes on our client's site from 2026/2027, with 40 homes delivered each year for four years and the final 35 delivered in the fifth year.

This is a realistic, although conservative trajectory for the site which is well progressed with a live outline planning application due to be considered at appeal on 14th November with no reasons for refusal identified by the Council.

Draft Transport Strategy

The Transport Strategies to Enable Growth in the Borough of Charnwood document states at para 5.2.4, that the County Council anticipate that Main Modifications to the Local Plan will provide the basis for seeking to secure developer contributions. Whilst the Local Plan policy will provide a framework for considering appropriate contributions, it will not be sufficient on its own to start requesting the roof tax style contribution being proposed by Leicestershire County Council. It is essential that any specific per dwelling developer contribution requirements are set



out in an appropriate planning document and clearly justified, taking account of the viability evidence prepared and consulted on.

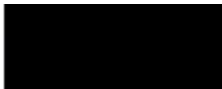
Updated Local Plan Viability Consolidated Addendum Report

The updated Local Plan Viability Report confirms that public funding of projects from Government will be needed in addition to developer contributions and this is welcomed.

It is important to emphasise that the report identifies a maximum developer contribution figure, which the report describes as being right up to the margins of viability. Each site is unique and therefore there needs to be flexibility to ensure that the allocations proposed in the Local Plan are deliverable. In the circumstances set out in the Updated Viability Report, further assessment of viability will almost always be required at the planning application determination stage.

Thank you for the opportunity to make representations.

Yours Sincerely



Clare Clarke

Associate Planner



Enc.