



Charnwood Borough Council  
Local Plan Examination

**Matter 7: Housing Land Supply.**

**Hearing Statement**

June 2022

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## MATTER 7: HOUSING LAND SUPPLY

Issue 1 – Whether the Plan will provide for a sufficient housing land supply to deliver the planned housing growth over the Plan period and whether a deliverable five-year supply of housing will be available on adoption?

### **Question 7.7: Is there clear evidence to support the delivery of sites in the relevant five-year period on adoption?**

- 2.1.1 According to Appendix 2 to the Plan (SD/2) there is a 5-year housing land supply of 6.40 years at April 2022 based on the housing requirement figure of 1,111dpa and a buffer of 5%. The trajectory shows the anticipated timescales in which each draft housing allocation is expected to come forward together with the estimated annual completions for each site. The trajectory anticipates 7,469 units will be delivered over the relevant five-year period.
- 2.1.2 The trajectory includes 2,410 units on the three allocated strategic sites. It is important that any assessment of sites is fully consistent with the definition of 5-year land supply in the PPG and the definition of “Deliverable” within Annex 2 of the NPPF. Therefore, there should be clear evidence as to how the Council has engaged with developers and site promoters to support the assumptions being made in the housing trajectory, particularly for those sites without the benefit of a detailed planning permission. Without clear positive evidence from site developers, there can be no certainty that these sites will deliver new homes as anticipated within the next five years.
- 2.1.3 Insofar as the NE of Leicester SUE is concerned, the Council trajectory assumes the site will deliver 1,025 dwellings over the five-year period 2022-2027, although it is noted that it has only received reserved matters approvals that would enable the three housebuilders who control the site to deliver 604 dwellings between them. Furthermore, 700 dwellings are expected to come forward at the West of Loughborough SUE however only 468 units have detailed permission. Similarly, the trajectory shows how it is assumed that the North of Birstall SUE will deliver 685 dwellings over the over the five-year period, however no applications for approval of the reserved matters are yet to be made.

- 2.1.4 No evidence has been provided to demonstrate the delivery rates set out in the housing trajectory will be achieved on these strategic sites. Without clear, positive evidence from site developers, there can be no certainty that these sites will deliver new homes as anticipated within the next five years, particularly given the length of time it has taken the developers to secure the necessary planning and technical approvals to enable these sites to deliver housing to date.
- 2.1.5 As set out in our Matter 4 statement, given that the housing land supply in Charnwood is highly dependent upon relatively few strategic sites the Council should identify further small to medium sized sites that can deliver swiftly to guard against housing land supply related risks.

**Question 7.8: Based on a requirement of 1111 dwellings per year, would the Plan help to ensure a five-year supply of deliverable sites on adoption and over the Plan period??**

- 2.1.6 The Local Plan must be capable of enduring and ensuring that 5 years' worth of deliverable housing sites are available at all times. Thus, it is of concern that the housing trajectory identifies a housing land supply deficit in the Borough by April 2029 (4.88 years).
- 2.1.7 As illustrated in our response to the Regulation 19 Consultation draft and our Matter 4 Statement, we consider the c. 9.5% housing supply headroom is inadequate and further sites should be identified to increase the contingency to c. 15%. By doing this, a five-year housing land supply position can be maintained over the plan period through delivery of a diversified portfolio of housing sites.