



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments Limited
(PSLP/575).

Matter 7 – Housing Land Supply

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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.

- 1.1. In response to Matters 1 and 4 we have indicated that the scale of housing provision needs to be increased in the light of the publication of the Statement of Common Ground (SoCG) on Leicester's unmet need and the need to maintain a good level of flexibility to respond to changing circumstances.
- 1.2. For the land west of Anstey, the Housing Trajectory at Appendix 2 to the Submission Draft Plan assumes development commencing on the site in 2024/25, with a 9 year build up to 2032/32. This represents a conservative assumption on delivery from the site.
- 1.3. Planning applications for development on the allocation site have been submitted by Davidsons covering the extent of its land interests in the allocation and also by William Davis on behalf of the Chapman Estate. Subject to the adoption of the plan and early decisions on the applications, there is scope for delivery on the site to commence in early rather than mid-2023. With two outlets on the site, completions of 90 dwellings a year are likely to be achieved.
- 1.4. Davidsons has been delivering housing in Anstey for the last 10 years, with its St James Gate development being highly successful. They are confident that the further development proposed through the plan will be attractive to the market and will easily deliver against the housing trajectory set out in the plan.



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