

From: Natasha Styles <Natasha.Styles@theplanningbureau.ltd.uk>
Sent: 04 September 2024 13:42
To: localplans@charnwood.gov.uk
Subject: Response to Charnwood Local Plan Main Modifications consultation
Attachments: MS and Churchill response to Charnwood Main Modifications_04092024.docx

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On behalf of my clients McCarthy Stone and Churchill Living, please find attached a response supporting main modifications MM107, MM108, MM109 and MM110.

With kind regards
Natasha Styles

Natasha Styles

Senior Planning Associate

The Planning Bureau Limited

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For responding to:

- **Main Modifications**
(EXAM 81-83)
- **Housing Land Supply**
(EXAM 58J – 58M)

**Charnwood
Local Plan
2021-2037**

Main Modifications
Representation
Form

Ref:

**(For official use
only)**

**Please return to Charnwood Borough Council by 5PM on 4th September 2024
by:**

- **Email:** localplans@charnwood.gov.uk
- **Post:** Local Plans, Charnwood Borough Council Southfield Road,
Loughborough, LE11 2TX

The Privacy Statement can be found at: www.charnwood.gov.uk/privacy

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation
you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)
boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text" value="Miss"/>
First Name	<input type="text"/>	<input type="text" value="Natasha"/>
Last Name	<input type="text"/>	<input type="text" value="Styles"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Senior Planning Associate"/>
Organisation (where relevant)	<input type="text" value="McCarthy Stone and
Churchill Living"/>	<input type="text" value="The Planning Bureau limited"/>
Address Line 1	<input type="text"/>	<input type="text" value="4<sup>th</sup> Floor"/>
Line 2	<input type="text"/>	<input type="text" value="100 Holdenhurst Road"/>
Line 3	<input type="text"/>	<input type="text" value="Bournemouth"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text" value="BH8 8AQ"/>
Telephone Number	<input type="text"/>	<input type="text" value="07769 740736"/>
E-mail Address	<input type="text"/>	<input type="text" value="Planning.policy@theplanning
bureau.ltd.uk"/>

(where relevant)

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which modification to the Local Plan or to the Local Plan diagrams does this representation relate?

Modification
Reference

MM107
MM108
MM109
MM110

4. Do you consider the modification is (please tick as appropriate):

4.(1) Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5. Please give details of why you consider the modification is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the modification, please also use this box to set out your comments.

We support main modifications MM107, MM108, MM109 and MM110 as these changes will ensure that the plan is consistent with national policy, justified and will be effective in delivering much needed older persons housing in particular.

- We support MM107 it its removal of reference to M4 (3) housing as this was not effective or clear.
- We support MM108 in its recognition that NDSS has a cost implication and flexibility may be needed.
- We support MM109 it its recognition that the 'viability evidence shows that neither sheltered housing nor extra care housing developments are likely to be viable if a contribution towards affordable housing is sought'.
- We support MM110 and the proposed amendment to policy H4 Affordable Housing that confirms that 'Contributions will not be sought from sheltered housing, extra care housing, self build or custom build housing developments'. This makes the policy fully justified.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the change(s) to the modification you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

N/a

(Continue on a separate sheet /expand box if necessary)

7. Please set out any comments that you have on the updated housing land supply documents:

EXAM 58J: Housing Trajectory Update 2024
EXAM 58K: Housing Trajectory Update Notes July 2024
EXAM 58L: Update to Five Year Supply on Adoption May 2024
EXAM 58M: Updated Housing Land Supply Site List April 2024

N/A

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

8. Signature:

[Redacted Signature]

Date:

4th
September
2024