



**EXAMINATION – MATTERS FOR DISCUSSION
NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION
POSITION STATEMENT ON ON BEHALF OF:
DAVIDSONS DEVELOPMENTS LIMITED, (Rep 56), WESTERN
RANGE LIMITED (Rep 50) AND RADLEIGH HOMES (Rep 28)**

MATTER 5: Housing Land Supply

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PPG Ref: EMS.2774

Date: December 2016

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MATTER 5: Housing Land Supply

e. Does the Housing Trajectory demonstrate realistically that the housing development for which the plan provides will come forward in the Plan period?

- 5.1 Appendix 2 to the Submission Draft Plan included a housing trajectory looking at delivery from sites included in the plan over the period to 2031. This trajectory identified the provision of 10,769 dwellings to 2031, some 369 dwellings above the identified housing requirement of 10,400 dwellings. This represented a 3.5% surplus over the identified requirement.
- 5.2 The Council's latest amended trajectory (EX19) reduces this provision to 10,592 dwellings, representing a 1.8% surplus against the identified strategic requirement.
- 5.3 It is considered that the housing trajectory does not provide for sufficient flexibility to deal with changing circumstances to ensure that the required level of housing provision will come forward over the plan period. There are a number of reasons why expected delivery on sites may not come forward or may be delayed. In addition, as outlined in our response on Matter 1, building in flexibility into the plan would be a more effective way of dealing with potential changes arising from the soon to be published HEDNA report, avoiding the need for an immediate review of the plan.
- 5.4 In our representations on the Submission Draft Plan we proposed an amendment to Policy S1 to increase allocations in the plan to provide for some 12,000 dwellings. This would provide flexibility of some 15% against the identified housing requirement. This approach would reflect recommendations from the Local Plan Expert Group on building flexibility in plans to ensure the delivery of housing.
- 5.5 In addition, the Council should consider the identification of reserve sites to provide additional flexibility to enable the Council to respond effectively to changing circumstances.
- 5.6 Our clients have interests in a number of sites in the more sustainable settlements in the district that are suitable, available and deliverable and should be included as additional allocations in the plan to provide the necessary flexibility to ensure delivery of the required housing.