

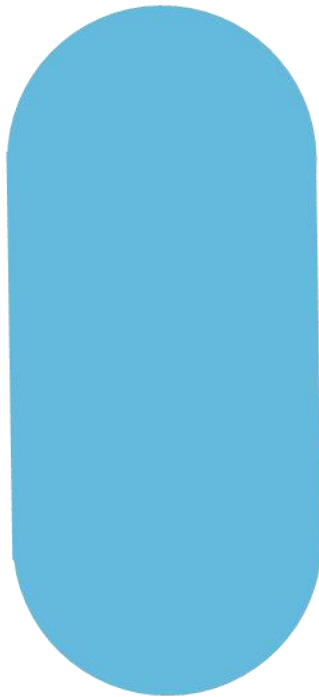
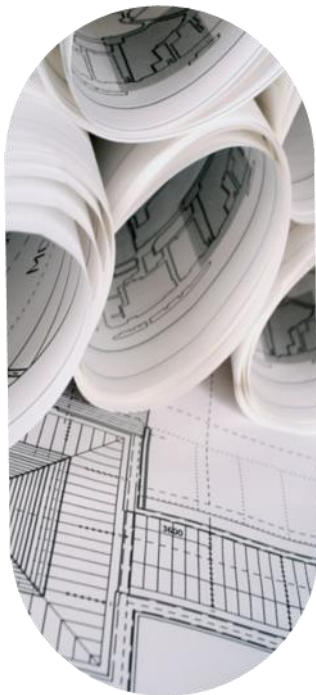
Harborough Local Plan Examination

Matter 3 – Five Year Housing Land Supply

Hearing Statement

David Wilson Homes

Respondent reference: 6254





This Hearing Statement is submitted on behalf of David Wilson Homes (DWH; respondent reference 6254) in respect of their interest at Smeeton Road, Kibworth. Representations relating to the site were submitted on behalf of DWH to the Proposed Submission Local Plan.

Matter 3: Is the methodological basis for calculating the 5 year housing land supply sound?

3.2 – Is the methodological basis for calculating the 5 year housing land supply sound?

1. The Council's current position, for the purposes of determining applications, is that it has a supply of 6.94 years. Firstly, it uses the government's standardised figure on the basis that the Council does not have an adopted plan less than 5 years old. Secondly, it uses a 5% buffer, supported by paragraph 73c of the NPPF. Finally, it does not account for the housing shortfall during the plan period. It is understood that with this approach, as guided by PAS, there is no need to take account of the shortfall from earlier in the plan period because of how the standardised housing need figure is calculated.
2. Upon adoption of the Plan, the Council's five year supply should be calculated using the adopted housing requirement figure, apply a 10% buffer in accordance with NPPF paragraph 73b and use the Sedgefield method, i.e. accounting for shortfall from the beginning of the plan period within the current five year period. The Council's supply will also be assessed using the new definition of 'deliverable' set out in the Glossary of the 2018 NPPF. As such, the examination process should establish that a five year supply can be met in line with the above methodology. It should also be demonstrated that sites included in the five year supply which have outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register are accompanied by clear evidence that housing completions will begin on site within five years.

Word Count: 341