



## Appendix F (b)

### Calculating a housing target for Quorn.

#### 1. Introduction

- 1.1. It is necessary for the NP to have a housing target to work to over the Plan period. This is needed to know how many homes to allocate in the NP.
- 1.2. Ordinarily – have to meet the targets specified in the Local Plan. NPs cannot promote fewer houses than CBC require.
- 1.3. The Adopted Charnwood Local Plan identifies no additional housing allocations for Service Centres such as Quorn.
- 1.4. But – the discussion document ‘Towards a Local Plan for Charnwood’ published in April 2018 identifies the need for housing growth up to 2036 – it is this document that the NP needs to be in conformity with.
- 1.5. The document identifies a range of between 8,100 – 15,700 new homes for the Borough up to 2036. It identifies options for distributing this level of growth but doesn’t establish Parish-wide targets - CBC Councillors have chosen not to do so at this stage.
- 1.6. The NPPF requires local planning authorities to specify a housing target if requested to do so by NP groups.
- 1.7. This is an attempt to provide a number that we are comfortable with and that will be acceptable to CBC. Earlier draft papers have overcounted existing approvals, so we need to rethink the strategy.

#### 2. Methodology

- 2.1. The NPPF suggests that housing numbers should take into account overall housing need and the population of the area.
- 2.2. It is suggested therefore that we base Quorn’s housing requirement on a proportionate share of Charnwood’s population. Quorn has 3.11% of Charnwood’s total population. CBC is happy with this approach.
- 2.3. The target for Quorn can also incorporate a reasonable allowance for windfall. All planning approvals from April 2017 onwards can count towards the overall target.

#### 3. Applying the methodology in Quorn.

- 3.1. The gross figures for Quorn based on the Borough-wide range of 8,100 – 15,700 are 252 – 488.
- 3.2. There is currently a total of 141 dwellings in Quorn either with a planning approval or close to receiving one. An allowance for windfall at a rate of 5 per annum would



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reduce the target levels by a further 90 dwellings. This leave a net range for Quorn of 21 - 261.

- 3.3. However, CBC acknowledge that neither the minimum nor the maximum number is ideal and have indicated that the final figure may rest somewhere in the middle. The net housing requirement for Quorn based on a mid-range target of 12,000 new homes across the Borough up to 2036 is 151.

### 4. Housing site assessments in Quorn

- 4.1. The top site based on the assessment criteria and work undertaken in the Housing Theme Group is land between the A6 and Loughborough Road which will yield up to 105 units.
- 4.2. The next highest scoring site is Buddon Lane for 45 dwellings – but this site has access-related issues which means that the site is currently classed as undeliverable. The developers are confident that the site will be able to be developed, although they are not yet able to say how this can be achieved.
- 4.3. If these issues can be resolved, the potential allocation of 120 dwellings would exceed the minimum net target (21) and match the mid-range numbers if CBC ultimately settle on a Borough-wide target of 12,000 dwellings.

### 5. Discussion

- 5.1. The NP cannot allocate both sites as the Buddon Lane site is likely to be rejected by CBC on the basis of information currently available. The allocation of the A6/Loughborough Road site would only meet CBCs housing requirement if the minimum figure was the Borough-wide target finally chosen by CBC – and this is unlikely. This runs the risk that the NP will fail at examination if the final figure chosen by CBC is above the minimum level as it cannot guarantee meeting its housing requirement.
- 5.2. An alternative option is to allocate the A6/Loughborough Road site only, as a means of achieving the minimum housing requirement and saying in the NP that should housing numbers increase above this minimum level, a reserve site will be allocated (Buddon Lane) to meet the revised housing target. This will meet the housing requirement for Quorn up to the mid-range Borough-wide requirement of 12,000. The issue of the current undeliverability of the site falls away as it is a reserve site only at this stage. The minimum requirement of CBC is met by the allocation of the A6/Loughborough Road site and the NP makes an allowance for a higher target, which is likely.
- 5.3. This option therefore ensures that provision is made whatever the housing target CBC finally settle on, up to a mid-range level which is expected.



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5.4. If CBC ultimately require a higher level of housing from Quorn than anticipated, then the allocations will need to be revisited. The problem is the lack of alternative sites available locally to meet any higher target ....

### 6. Way forward

- 6.1. This approach has been discussed with CBC who have agreed the methodology involved. A similar approach was adopted at the Clawson, Hose and Harby Neighbourhood Plan in advance of final housing numbers being agreed by Melton Borough Council and was accepted by the Examiner
- 6.2. Limits to development are to be drawn around the allocated site but excluding the reserve site until such a time as it is required (the policy wording will reflect this).
- 6.3. This approach guards against over delivery in Quorn, meets the minimum housing requirement whilst making provision for a higher target should this be necessary through the Local Plan once Adopted.

Gary Kirk  
YouLocale  
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