

Meeting	<b>LOCAL PLAN ADVISORY COMMITTEE</b>
Time/Day/Date	6.30 pm on Wednesday, 10 June 2015
Location	Council Chamber, Council Offices, Coalville
Officer to contact	Democratic Services (01530 454512)

All persons present are reminded that the meeting may be recorded and by attending this meeting you are giving your consent to being filmed and your image being used. You are kindly requested to make it known to the Chairman if you intend to film or record this meeting.

The Monitoring Officer would like to remind members that when they are considering whether the following items are exempt information under the relevant paragraph under part 1 of Schedule 12A of the Local Government Act 1972 they must have regard to the public interest test. This means that members must consider, for each item, whether the public interest in maintaining the exemption from disclosure outweighs the public interest in making the item available to the public.

## AGENDA

Item	Pages
<b>1. ELECTION OF CHAIRMAN</b>	
To elect a Chairman for the ensuing municipal year.	
<b>2. ELECTION OF DEPUTY CHAIRMAN</b>	
To elect a Deputy Chairman of the ensuing municipal year.	
<b>3. APOLOGIES FOR ABSENCE</b>	
To receive and note any apologies for absence.	
<b>4. DECLARATION OF INTERESTS</b>	
Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
<b>5. MINUTES OF PREVIOUS MEETING</b>	
To approve the minutes of the meeting held on 4 March 2015.	<b>3 - 6</b>



**6. COMMITTEE TERMS OF REFERENCE**

Terms of Reference attached.

**7 - 8**

**7. LOCAL PLAN - UPDATE**

Report of the Director of Services

**9 - 32**

Circulation:

Councillor R D Bayliss  
Councillor J Bridges  
Councillor J Cotterill  
Councillor R Johnson  
Councillor J Legrys  
Councillor T J Pendleton (Observer)  
Councillor V Richichi  
Councillor M Specht

MINUTES of a meeting of the LOCAL PLAN ADVISORY COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 4 MARCH 2015

Councillors C Large, J Legrys, V Richichi and S Sheahan

In Attendance: Councillor R Johnson

Officers: Mr S Bambrick, Mr D Gill, Mrs M Meredith, Ms K Mills, Mr I Nelson and Mr J Newton

In the absence of the Chairman, nominations were sought to elect a Chairman for this meeting only.

It was moved by Councillor J Legrys, seconded by Councillor V Richichi and

RESOLVED THAT:

Councillor C Large be elected as Chairman for the remainder of the meeting.

Councillor C Large took the chair.

#### **47. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R D Bayliss and J Bridges. At the meeting, Councillor J Legrys gave apologies on behalf of Councillor D De Lacy.

#### **48. DECLARATION OF INTERESTS**

There were no interests declared.

#### **49. MINUTES OF PREVIOUS MEETING**

Consideration was given to the minutes of the meeting held on 17 February 2015.

It was moved by Councillor J Legrys, seconded by Councillor S Sheahan and

RESOLVED THAT:

The minutes of the meeting held on 17 February 2015 be approved and signed by the Chairman as a correct record.

#### **50. COMMITTEE TERMS OF REFERENCE**

RESOLVED THAT:

The Terms of Reference be noted.

#### **51. LOCAL PLAN DESIGNATIONS**

The Director of Services presented the report to members. He explained that this was the starting point for discussions about the designations that the Advisory Committee were going to be recommending to Council as part of the Local Plan.

The Planning Policy Team Manager gave a presentation to members outlining the likely designations in the Local Plan.

Councillor S Sheahan commented that he felt bamboozled by the bland glossary of terms and limited explanation. He expressed dissatisfaction with the way in which the report had been put together.

Councillor J Legrys stated that from his point of view, 99.9% of the issues highlighted were fairly uncontroversial. He expressed some concerns in respect of the area of separation, and he agreed that this needed to be defined at the neighbourhood plan stage. He stated that he could not agree to the definition of the area of separation, particularly in respect of paragraph 2.5 of the report. He commented that this was a highly contentious issue and questioned whether this should be discussed at this time within weeks of an election. He felt that these points needed to be discussed with the new Council in May. He stated that he had been lobbied hard in respect of the area of separation at Packington. He expressed concern that there was no proper area of separation between Albert Village and Woodville. He added that the issues at Hugglescote and Ellistown required discussion with local people. He stated that he could not support paragraphs 2.3 and 2.5 of the report as there needed to be discussions at a much more local level with parish and other councils. He felt that areas of separation needed to be defined. He stated that he would take the professional advice from officers, but felt that Councillors needed to discuss this in detail and he felt the report was particularly premature.

The Planning Policy Team Manager advised that the issues surrounding the areas of separation could be addressed through neighbourhood plans, and it was not necessary to define them in the Local Plan. The advice from officers was that it was not considered necessary to do so at district level, with the exception of the Coalville/Whitwick area of separation. He added that neighbourhood plan groups could consider this if they wished to.

In response to a question from Councillor S Sheahan, the Planning Policy Team Manager advised that a neighbourhood plan group would need to be established in the area concerned to have an input on the areas of separation. He advised that there were only 2 groups currently set up, however more could be established.

Councillor V Richichi asked what strength would be afforded to the neighbourhood plan. The Planning Policy Team Manager advised that once approved, it would become part of the development plan.

Councillor J Legrys referred to a particular appeal where the inspector had said the neighbourhood plan could be ignored; the Secretary of State threw this out on appeal.

Councillor C Large echoed many of the previous comments made. She stated that she was personally unhappy with completely removing the area of separation policy. She added that she had not appreciated the neighbourhood plan option. She felt that defining the area of separation in the neighbourhood plan would remove another hurdle and would not afford the same level of protection and she could see no reason why the policy could not also be retained. She felt that this would leave the door open for developers.

The Planning Policy Team Manager advised that identifying all the areas of separation would make the Local Plan more detailed.

Councillor J Legrys stated that he was happy to retain the area of separation policy. He added that he could not agree with the proposal at paragraph 2.5 of the report, as he felt this was best left for the new Council to consider after the elections in May.

Councillor C Large stated that she would like to see a specific policy in respect of Donington Park Race Circuit alluding to the activities there being mostly related to racing.

She commented that she would not like to see its use watered down, particularly in light of the recent application regarding auctions being held at the site.

The Planning Policy Team Manager advised that the aim would be to retain a policy similar to what was currently in place.

Members discussed the recommendations before them and particularly expressed concerns regarding paragraph 2.5 of the report. It was considered that more detail was needed on this issue.

The Director of Services highlighted the recommendations were to note and comment on the designations. He suggested that further information in respect of areas of separation be brought before the Advisory Committee at a future meeting after the elections in May.

RESOLVED THAT:

The suggested designations to be included in the Local Plan be noted.

## **52. LOCAL PLAN - COMMUNITY ENGAGEMENT**

The Director of Services presented the report to members. He referred to the report at a previous meeting on the Statement of Community Involvement (SCI), which this report expanded upon.

The Planning Policy Team Manager added that the SCI was the starting point, but as this was a generic document, it was necessary to go into more detail in the Local Plan. He advised that this was still work in progress and would be updated as work on the Local Plan progressed. He advised that the document attempted to set out who would be targeted and how they would be engaged. He added that options were also being investigated as to how young people could be engaged.

Councillor S Sheahan asked if the plan had been drawn up with consideration being given to the Council's Community Engagement Strategy. The Planning Policy Team Manager advised that he would be working in conjunction with the Community Focus Team who had drawn up the Community Engagement Strategy.

Councillor S Sheahan moved that the recommendation be amended to add the words 'taking into account any relevant considerations from the Community Engagement Strategy'. This was seconded by Councillor J Legrys.

Councillor J Legrys commented that whatever the policy said, it would always be wrong for somebody. He stated that he was happy to go along with the proposals as a starter for ten; however he felt that the policy needed to be member led given his experience with the Core Strategy. He felt that members needed to put their heads on the block, explain the proposals and be accountable. He added that he took exception to officers taking the blame. He also expressed dissatisfaction with the emphasis being placed on web based communication, as there were a number of his constituents who had no access to the internet and they were being excluded. He felt that alternative methods of communication needed to be devised to engage with people who could not access the internet. He added that this was why the strategy should be Councillor led, as they would be the community leaders within their wards. He welcomed the inclusion of the students at Stephenson College, however he would like to see the pupils included at King Edward VII and other relevant schools, as he would like to hear their views.

Councillor S Sheahan endorsed the comments regarding members taking full responsibility in their community leadership roles. He added that he felt there was still work to be done on partnership working with officers.

Councillor C Large echoed the comments regarding community leadership. She stated that she attended Parish Council meetings to give updates on the Local Plan and felt that all members should be willing to do so and answer questions. She also agreed that the next generation should be involved in the consultation.

The Director of Services advised that members' comments had been noted and would be taken into account and developed.

RESOLVED THAT:

The proposed Community Engagement Plan in respect of the draft Local Plan be noted.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 7.11 pm

## **LOCAL PLAN ADVISORY COMMITTEE TERMS OF REFERENCE**

### **Purpose of the Local Plan Advisory Committee**

To enable cross-party discussion, guidance and support for the development of the North West Leicestershire Local Plan.

### **Role of the Local Plan Advisory Committee**

- To consider and comment on documents that relate to the North West Leicestershire Local Plan including (but not restricted to) policy options, draft policies and evidence prepared to support the Plan.
- To make recommendations as required to Council in respect of the North West Leicestershire Local Plan.
- To monitor progress on the preparation of the North West Leicestershire Local Plan.
- To provide updates to other Members who do not sit on the Local Plan Advisory Committee.
- To consider and comment on responses to plans being prepared by other local planning authorities as part of the Duty to Cooperate.

### **Membership of the Local Plan Advisory Committee**

- The Advisory Committee comprises four Members of the ruling group and three Members from the opposition group.
- The Council's Substitution Scheme will apply.
- The Advisory Committee will select a Chair at its first meeting of each civic year.
- Other members may be invited to attend and participate in meetings of the Advisory Committee in a non-voting capacity at the discretion of the Chair.
- The Advisory Committee meetings must have at least 3 members to be quorate.

### **Operation of the Local Plan Advisory Committee**

- Council Procedure Rule 4 will apply to the Local Plan Advisory Committee
- The Advisory Committee will meet at least once every two months, but will meet more frequently where necessary to enable continued progress on the North West Leicestershire Local Plan.
- The Advisory Committee will have no direct decision-making powers but will consider documents and information relating to the Local Plan and make recommendations to Council. Any such report will include specific comments and issues raised by the minority group.
- The Advisory Committee will be supported by the Director of Service and officers in the Planning Policy Team.
- Meetings will be organised, administered and minuted by Democratic Services with agendas and minutes being made available on the Council's website.
- The Portfolio Holder may attend as an observer.

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**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**LOCAL PLAN ADVISORY COMMITTEE – 10 JUNE 2015**

Title of report	<b>LOCAL PLAN – UPDATE</b>
Contacts	<p>Councillor Trevor Pendleton 01509 569746 <a href="mailto:trevor.pendleton@nwleicestershire.gov.uk">trevor.pendleton@nwleicestershire.gov.uk</a></p> <p>Director of Services 01530 454555 <a href="mailto:steve.bambrick@nwleicestershire.gov.uk">steve.bambrick@nwleicestershire.gov.uk</a></p> <p>Head of Planning &amp; Regeneration 01530 454782 <a href="mailto:jim.newton@nwleicestershire.gov.uk">jim.newton@nwleicestershire.gov.uk</a></p> <p>Planning Policy Team Manager 01530 454677 <a href="mailto:ian.nelson@nwleicestershire.gov.uk">ian.nelson@nwleicestershire.gov.uk</a></p>
Purpose of report	To provide the Advisory Committee with an update in respect of the preparation of the new Local Plan.
Council Priorities	<p>These are taken from the Council Delivery Plan:</p> <p>Value for Money Business and Jobs Homes and Communities Green Footprints Challenge</p>
<p>Implications:</p> <p>Financial/Staff</p> <p>Link to relevant CAT</p> <p>Risk Management</p> <p>Equalities Impact Screening</p> <p>Human Rights</p>	<p>None</p> <p>None</p> <p>A risk assessment of the project has been undertaken. As far as possible control measures have been put in place to minimise these risks, including monthly Project Board meetings where risk is reviewed.</p> <p>The Local Plan will need to be subject to an Equalities Impact Screening before the final plan is agreed in 2016</p> <p>None</p>

Transformational Government	Not applicable
Comments of Head of Paid Service	The report is Satisfactory
Comments of Section 151 Officer	The report is Satisfactory
Comments of Monitoring Officer	On the advice of external solicitors, the report is Satisfactory.
Consultees	Local Plan Project Board
Background papers	<p>Reports to Local Plan Advisory Committee which can be viewed at <a href="http://minutes-1.nwleics.gov.uk/ieListMeetings.aspx?CId=251&amp;Year=0">http://minutes-1.nwleics.gov.uk/ieListMeetings.aspx?CId=251&amp;Year=0</a></p> <p>National Planning Policy Framework which can be found at <a href="http://www.gov.uk/government/publications?topics%5B%5D=planning-and-building">www.gov.uk/government/publications?topics%5B%5D=planning-and-building</a></p> <p>Leicester and Leicestershire HMA Employment Land Study (PACEC) - January 2013 which can be found at <a href="#">Evidence Base Documents - North West Leicestershire District Council</a></p> <p>Statement of Community Involvement which can be found at <a href="#">Statement of Community Involvement 2015 - North West Leicestershire District Council</a></p>
Recommendations	<p><b>A) THAT THE ADVISORY COMMITTEE NOTES AND COMMENTS ON</b></p> <p><b>(i) THE PROPOSED LOCAL PLAN HOUSING REQUIREMENTS;</b></p> <p><b>(ii) THE OPTIONS FOR AFFORDABLE HOUSING PROVISION IN THE LOCAL PLAN;</b></p> <p><b>(iii) THE PROPOSED LOCAL PLAN SETTLEMENT HIERARCHY;</b></p> <p><b>(iv) THE PROPOSED TOWN CENTRE BOUNDARIES;</b></p> <p><b>(v) THE PROPOSED APPROACH TO DEFINING THE LIMITS TO DEVELOPMENT AT PACKINGTON.</b></p> <p><b>B) THAT THE ADVISORY COMMITTEE AGREES TO AN ADDITIONAL MEETING ON 29 JULY 2015 TO CONSIDER THE DRAFT LOCAL PLAN.</b></p>

	<b>C) THAT THE ADVISORY COMMITTEE AGREES TO CANCEL THE MEETINGS SCHEDULED FOR 16 SEPTEMBER 2015 AND 18 NOVEMBER 2015</b>
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## **1.0 BACKGROUND**

- 1.1 A Local Plan Advisory Committee (LPAC) was established at the meeting of Council on 25 February 2014 to work with officers on the preparation of a new Local Plan.
- 1.2 Since being established the LPAC has met on eight separate occasions and has considered reports in respect of:
- Scope of a document to replace the Core Strategy (18 March 2014);
  - Strategic Housing Land Availability Assessment and Statement of Community Involvement (29 April 2014);
  - Local Plan timetable, Strategic Housing Market Assessment (3 June 2014);
  - Strategic Housing Market Assessment (update), Risk Management, Plan Period update and Limits to Development (9 September 2014);
  - Review of Town Centre boundaries (15 October 2014);
  - Development Strategy, Affordable Housing and Statement of Community Involvement (12 November 2014);
  - Town Centre boundaries and Limits to Development updates and recent Local Plan examinations (17 February 2015);
  - Local Plan designations and Local Plan community engagement (4 March 2015)
- 1.3 All decisions on the Local plan are reserved for Council. The draft Local Plan will be considered by a special meeting of Council on 15 September 2015.
- 1.4 The purpose of this report is to provide an update in respect of those matters previously considered by the Advisory Committee.

## **2.0 HOUSING REQUIREMENTS**

- 2.1 The National Planning Policy Framework (NPPF) requires that the “*Local Plan meets the full objectively assessed needs for market and affordable housing.*”. It also advises that Local Planning Authorities should have a clear understanding of housing needs across a housing market area through the preparation of a Strategic Housing Market assessment (SHMA).
- 2.2 Reports to the 3 June 2014 and 9 September 2014 meetings of the Advisory Committee noted that a SHMA had been undertaken jointly with the other local planning authorities in the Leicester and Leicestershire Housing Market Area (HMA). The SHMA had suggested an objectively assessed need (OAN) for North West Leicestershire of 350 dwellings each year for 2011 to 2031 (i.e. a total of 7,000 dwellings).
- 2.3 A Memorandum of Understanding (attached at Appendix A of this report) was signed by all of the HMA authorities in late 2014 which confirmed that each authority could meet its own OAN as identified in the SHMA up to 2028 and that we would continue to work together to support the preparation of Local Plans post 2028.

- 2.4 Whilst the SHMA identified the OAN for each authority it also noted that the OAN figures *“provide a ‘policy off’ assessment of housing need. In translating this into housing targets in development plans, the commissioning local authorities will need to consider whether there is a case for adjusting the level of housing provision to align with their evidence regarding local economic growth potential and to address where relevant any unmet needs from adjoining authorities”*.
- 2.5 For clarification the reference to policy-off means that no account has been taken of any possible policy constraints which could affect the future provision of housing; it represents an objective assessment of future needs based on an analysis of predicted growth only.
- 2.6 The Memorandum of Understanding notes that *“In determining their housing target over the relevant plan period each authority will take account of all relevant evidence”*.
- 2.7 This reflects the advice at paragraph 158 of the NPPF that local planning authorities should ensure that their assessments of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.
- 2.8 As advised at the meeting of the Advisory Committee on 12 November 2014 it is necessary, therefore, to consider whether there is any other evidence which suggest that the housing requirement suggested in the SHMA should be adjusted, up or down.
- 2.9 The employment requirements to be met in the Local Plan are derived from a study undertaken by the Public and Corporate Economic Consultants (PACEC) on behalf of the Leicester and Leicestershire Enterprise Partnership (LLEP) in 2013. The Charnwood Local Plan which has recently been through examination similarly used this study for its employment requirements.
- 2.10 The PACEC study provides a forecast of the likely change in the number of jobs in the B Use Classes (i.e. That is those uses which fall within the B Use Class of the Use Classes Order 2015).
- 2.11 In respect of B8 Uses (Storage or distribution) the PACEC study predicts an increase of 3,400 jobs.
- 2.12 Members will be aware that there is currently a proposal for the development of a Strategic Rail Freight Interchange (SRFI) west of Junction 24 of the M1 and north of East Midlands Airport (the East Midlands Gateway Rail Freight Interchange). This envisages the creation of about 7,400 jobs, mostly in the B8 Use Class.
- 2.13 Clearly not all of the jobs created by the East Midlands Gateway Rail Freight Interchange would be over and above that forecast by PACEC. Some of the jobs would be included within the PACEC forecast of 3,400 jobs for the B8 Use Class. The question as to how many is clearly open to debate, but it has been assumed that 5,000 of the 7,400 jobs projected for the development (about 66% of all of the jobs) would be additional to that forecast by PACEC.
- 2.14 This is still significantly more jobs in the B8 Use Class than that forecast by PACEC study. It is considered therefore, that whilst permission has not yet been granted for this development (and there is no guarantee that it will be forthcoming), it would be prudent to

consider a greater number of jobs in the B8 Use Class than that forecast by the PACEC study when considering future housing requirements particularly as the Council has stated its support for the East Midlands Gateway Rail Freight Interchange proposal.

- 2.15 Before considering this further, members should also be aware that in February 2015 the Department for Communities and Local Government published new household projections based on 2012 data (the SHMA was based on the 2011 interim projections). These suggest that in North West Leicestershire as at 2031 there would be 44,000 households, compared to 44,802 in the 2011 projections and just over 46,000 suggested by the SHMA.
- 2.16 This suggests that the SHMA may have overestimated the future need. However, it should be appreciated that forecasting is not an exact science and it can be seen that forecasts do vary through time. Furthermore, the household projections are merely trend based and do not take account of any local factors which could suggest higher or lower growth than contained in the national household projections. As outlined above there is a potential for the proposed development of the East Midlands Gateway Rail Freight Interchange (if approved) to impact upon future housing requirements to a greater or lesser degree.
- 2.17 Notwithstanding the latest household projections, officers are of the view that it would be prudent in view of the economic growth issues outlined above to propose a higher housing requirement than that suggested in the SHMA and agreed as part of the Memorandum of Understanding.
- 2.18 It is suggested that to do this the Local Plan should seek to ensure that future growth in housing and jobs remain consistent with that which existed in 2011, the start date for the Local Plan. To do this a measure known as job density has been used.
- 2.19 Job density is a measure of the balance between jobs and people of working age in an area used by the Office for National Statistics. Under this the number of jobs in a defined area is compared to the number of people of working age (16-64) where a figure of 1 would mean there is one job for each working age person in that area. Anything above this would represent in commuting for work whilst anything less than 1 represents out commuting.
- 2.20 As at 2011 (the start date for the Local Plan) the job density was estimated as being 0.92. Officers have estimated that using the population forecasts in the SHMA that this increase in jobs over and above that forecast in the PACEC study would result in a job density of 1.06.
- 2.21 To maintain the job density at 0.92 as in 2011 would require a bigger working age population than that suggested by the SHMA and this in turn will result in more households and so more housing required. It is estimated that rather than 7,000 as suggested in the SHMA that a figure of about 10,700 dwellings would be required.
- 2.22 Therefore, for the reasons outlined above it is proposed that the draft Local Plan should seek to make provision for about 10,700 dwellings between 2011 and 2031.
- 2.23 In view of the deviation from the agreed Memorandum of Understanding it is necessary under the Duty to Cooperate for discussion to take place with the other HMA authorities to ensure that the other authorities are comfortable with level of housing provision in North

West Leicestershire. Officers have begun these discussions and it is not anticipated that there will be any significant issues as a result of the discussions

- 2.24 Whilst recognising that a requirement of 10,700 dwellings is a higher housing requirement than that identified in the SHMA the impact on the Local Plan is not as significant as might be supposed. This is because as a result of the fact that the Council has over the last couple of years granted or resolved to grant planning permission for a significant number of dwellings the amount of dwellings which would remain to be provided for in the Local Plan would only be about 1,500.

### **3.0 AFFORDABLE HOUSING**

- 3.1 The Advisory Committee meeting of 12 November 2014 considered a report in respect of affordable housing. The report set out possible approaches to be taken on this matter (for example, whether the amount of new affordable housing sought as part of new housing should be the same across the district or whether it should vary between different settlements).
- 3.2 The meeting did not reach a consensus on this matter. Therefore, in order to consider as wide a range of options as possible the options set out at Appendix B of this report are currently the subject of assessment as part of the Sustainability Appraisal and Viability Assessment which the Local Plan is required to be subject to anyway.
- 3.3 Notwithstanding the fact that these assessments have yet to be completed it is considered that it would be appropriate for the Advisory Committee to consider the various options set out in Appendix B and to advise on what their preference would be. When the draft Local Plan is then considered at a future meeting of the Advisory Committee (see section 7 below) members can reconsider this issue in the light of the results of these assessments.

### **4.0 SETTLEMENT HIERARCHY**

- 4.1 The issue of settlement hierarchy was considered at the meeting of the Advisory Committee on 12 November 2014. There was no consensus reached on this issue with some members expressing concern about having a hierarchy and other members questioning the position of some settlements in the hierarchy.
- 4.2 Amongst the 12 principles set out in the NPPF is that planning should:
- *“take account of the different roles and character of different areas, promoting the vitality of our main urban areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.*
  - *“actively manage patterns of growth to make the make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”.*
- 4.3 Officers have considered the concerns raised by members and are of the view that having regard to the range of services and facilities available in individual settlements that the suggested settlement hierarchy set out below represents a sustainable pattern of development consistent with the aims of the NPPF to deliver sustainable development.

- Principal Town – Coalville Urban Area;
- Key service centre – Ashby de la Zouch and Castle Donington;
- Local Service Centre – Ibstock, Kegworth and Measham
- Sustainable Villages
- Small Village

## **5.0 TOWN CENTRE BOUNDARIES**

- 5.1 The issue of suggested Town Centre boundaries was considered at the meeting of 15 October 2014.
- 5.2 Following the meeting in October officers undertook consultation with the relevant town and parish councils, town teams and neighbourhood plan groups about the suggested boundaries.
- 5.3 A further report was considered at the meeting on 17 February 2015 which set out the comments received to the consultation and the suggested response which included amendments to the boundaries of Ashby de la Zouch and Kegworth town centres.
- 5.4 The Advisory Committee recommended to Council that the Town Centre boundaries for Measham and Kegworth be agreed. In respect of Ashby de la Zouch, Castle Donington, Coalville and Ibstock the Advisory Committee asked officers to have a further look at these.
- 5.5 Officers have further reviewed these Town Centre boundaries and have identified some further amendments in respect of Ashby de la Zouch and Castle Donington. The plans attached at Appendix C show the boundaries as originally proposed and as now proposed to be amended.
- 5.6 No further changes are recommended in respect of Coalville or Ibstock but for completeness these are also attached at Appendix C.

## **6.0 LIMITS TO DEVELOPMENT**

- 6.1 The issue of proposed limits to development was initially considered at the meeting of 9 September 2014. The Advisory Committee agreed to prepare draft Limits to Developments for a number of settlements and for officers to hold a workshop for all members to discuss these
- 6.2 A workshop was held on 9 October 2014 at which members were presented with draft Limits to Development and invited to comment and make suggested amendments.
- 6.3 Following the workshop officers undertook consultation with the relevant town and parish councils and neighbourhood plan groups about the suggested boundaries.
- 6.4 A further report was considered at the meeting on 17 February 2015 which set out the comments received to the consultation and the suggested response which included amendments to the Limits to Development of a number of settlements (Ashby de la Zouch, Diseworth, Heather, Ibstock, Moira and Packington).

- 6.5 The Advisory Committee recommended to Council that the suggested Limits to Development be agreed for all settlements except for Packington.
- 6.6 In respect of Packington, the Advisory Committee was concerned that as drafted the Limits to Development included two sites where the Council had resolved to grant planning permission for housing development but were now the subject of legal challenges. These legal challenges have now been concluded and as a result the two planning applications are scheduled to be reconsidered by Planning Committee at its meeting on 9 June 2015. At this time it is proposed to exclude these two sites from within the Limits to Development (as set out at Appendix D of this report). However, should Planning Committee agree to permit one or both of these applications it would be appropriate to amend the Limits to Development accordingly. A verbal update will be provided at the meeting on this matter.

## **7.0 NEXT STEPS**

- 7.1 As noted earlier it is proposed that the draft Local Plan will be considered by full Council at its meeting on 15 September 2015.
- 7.2 Before the draft Local Plan is considered by Council it is proposed that the Advisory Committee be provided with an opportunity to comment on the draft Local Plan. To do this it is proposed to hold an additional meeting of the Advisory Committee for late July (29 July is suggested).
- 7.3 Subject to the agreement of Council, it is proposed to consult on the draft Local Plan between 28 September 2015 and 30 November 2015.
- 7.4 There are two meetings of the Advisory Committee currently scheduled for 16 September 2015 and 18 November 2015. In view of the fact that these will be during the consultation period it is suggested that the two meetings be cancelled. At this stage it is envisaged that responses to the consultation will then be considered by the Advisory Committee at its scheduled meeting on 20 January 2016 with a view to Council agreeing a final plan at its meeting on 22 March 2016.
- 7.5 An engagement plan will be developed for the consultation. This will have regard to the Council's approved Statement of Community Involvement and will provide opportunities for individuals and organisations to comment on the draft Local Plan. The engagement plan will be included as part of the report to Council.
- 7.6 Prior to the draft Local Plan being considered by Council officers will be in attendance at the following community events to raise awareness of the Local Plan and the forthcoming consultation I.
- Heart of the Forest, Measham – 20 June 2015
  - Picnic in the Park, Coalville – 28 June 2015
  - Music in the Park, Castle Donington – 5 July 2015
  - Jim's Tractor Run, Ashby de la Zouch – 26 July 2015 (jointly with Ashby Neighbourhood Plan group)



# Leicester & Leicestershire Housing Market Area

## A Memorandum of Understanding relating to Objectively Assessed Need for Housing – July 2014

### 1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period<sup>1</sup>. This is a key part of the evidence base to address the NPPF requirement of ensuring that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework<sup>2</sup>.
- 1.2 The Localism Act 2011 places a Duty to Co-operate on local planning authorities and county councils<sup>3</sup>. This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters. National policy in the NPPF adds to this statutory duty as it expects local planning authorities to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts.

### 2.0 The Leicester and Leicestershire Housing Market Area

- 2.1 The Leicester and Leicestershire Housing Market Area covers the administrative areas of all nine Leicester and Leicestershire local authorities, all of whom are signatories to this Memorandum, namely:
- Blaby District Council
  - Charnwood Borough Council

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<sup>1</sup> National Planning Policy Framework, paragraph 159.

<sup>2</sup> NPPF, paragraph 47.

<sup>3</sup> Localism Act 2011, section 110.

- Harborough District Council
- Hinckley and Bosworth Borough Council
- Leicester City Council
- Leicestershire County Council
- Melton Borough Council
- North West Leicestershire District Council
- Oadby and Wigston Borough Council

### **3.0 Demonstrating the Duty to Co-operate and meeting the requirements of the National Planning Policy Framework**

- 3.1 The purpose of this Memorandum of Understanding (MOU) between the authorities is to support the Charnwood Borough Local Plan, which is the subject of an Examination; and to set out how the local authorities will collaborate further to ensure the necessary joint evidence is in place to support subsequent Local Plans that will come forward. In this respect, it is intended to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts<sup>4</sup>.
- 3.2 The eight district and city planning authorities within the Housing Market Area, together with Leicestershire County Council, have collaborated to meet the requirements of the NPPF as set out in section 1.0. The main output from this collaboration is a joint SHMA<sup>5</sup>, which identifies the scale and mix of housing needed across the Area between 2011 and 2031; and between 2011 and 2036.
- 3.3 National policy requires the authorities to be able to demonstrate both that they have a clear understanding of their full housing needs across the Housing Market Area; and whether they can meet this need in full in their own area<sup>6</sup>. To enable an understanding of capacity to accommodate additional housing, the NPPF further requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period<sup>7</sup>.
- 3.4 The table below sets out the objectively assessed need for additional housing in the Housing Market Area between 2011 and 2028, which is the period covered by the Charnwood Borough Local Plan.

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<sup>4</sup> NPPF, paragraph 181.

<sup>5</sup> *The Leicester and Leicestershire Strategic Housing Market Assessment*, June 2014.

<sup>6</sup> Paragraph 179 of the NPPF says: 'Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework'.

<sup>7</sup> NPPF, paragraph 159.

<b>Local Authority</b>	<b>Objectively Assessed Need 2011 to 2028<sup>8</sup></b>
Blaby District Council	6,120 - 7,140
Charnwood Borough Council	13,770 - 13,940
Harborough District Council	7,055 - 8,075
Hinckley and Bosworth Borough Council	6,375 - 7,650
Leicester City Council	21,250 - 22,950
Melton Borough Council	3,400 - 4,250
North West Leicestershire District Council	4,845 - 5,950
Oadby and Wigston Borough Council	1,360 - 1,700
<b>HMA TOTAL</b>	<b>64,175 - 71,655</b>

*Source: Strategic Housing Market Assessment*

- 3.5 All authorities in the Area have completed their own SHLAA to an agreed common methodology. Based on these technical assessments and transport capacity work led by the County Council, all authorities are able to accommodate the upper figure in the above table within their own area.
- 3.6 In determining housing targets in their Local Plans, local authorities should take account of the requirements of national policy and local circumstances, including basing those plans on a strategy that seeks to meet the objectively assessed need for homes. In this regard, it should be noted that all authorities in the Housing Market Area are at different stages of plan preparation. Those authorities that do not have an up-to-date adopted plan or are reviewing an adopted plan are likely to be progressing plans with horizon dates of 2031 or 2036. In determining their housing target over the relevant plan period each authority will take account of all relevant evidence.
- 3.7 Against this background, the authorities are able to confirm that for the purposes of the Charnwood Borough Local Plan examination the full need for homes within the Housing Market Area in the above table can be met, meaning there is no unmet requirement in the Housing Market Area to at least 2028.

<sup>8</sup> The figures in this column are derived by annualising the objectively assessed need from the SHMA for the period 2011 to 2031 and applying these figures to the period 2011 to 2028. The figures are, therefore, the same as the SHMA except that they cover three years less.

#### **4.0 Further work to support Local Plan reviews**

- 4.1 To cover the period from 2028 to 2031, specific transport modelling for significant new development proposals will be completed, as appropriate by the County and City highway authorities, within a time period to meet the respective local plan preparation programmes for each authority. The programme of transport modelling required will be agreed and commissioned by the relevant local planning and highway authorities as soon as possible and authorities will use their best endeavours to ensure completion no later than the end of January 2015.
- 4.2 Beyond 2031 there is a need to articulate a longer term strategy for the spatial development of the Housing Market Area to ensure that opportunities for future economic growth are maximised. This strategy will need to set out how future growth and development will be promoted and accommodated through Local Plans, particularly those with end dates of 2036. A project plan and timeline will be developed for this work as soon as possible. The work will be commissioned and managed by the Housing, Planning and Infrastructure Group and be completed in accordance with the agreed timetable to be included in the project plan.

#### **5.0 Conclusion**

- 5.1 The purpose of this MOU is formally to record and make public the local authorities' agreement under the Duty to Co-operate to the position as set out in this Memorandum. This MOU has been endorsed by Members of each of the nine local authorities at a meeting of the joint Member Advisory Group on 24<sup>th</sup> July 2014.
- 5.2 The nine authorities that form signatories to this Memorandum agree, therefore, that the figures in the table above represent the level of objectively assessed need in each district in order to meet the overall identified need for additional housing within the Leicester and Leicestershire Housing Market Area between 2011 and 2028; and that based on SHLAAs and transport capacity work led by the County Council such levels of additional housing are able to be accommodated by each district in which the need arises.

## AFFORDABLE HOUSING OPTIONS BEING ASSESSED

A standard rate across the District based on 10 or more dwellings

- None
- 20%
- 25%
- 30%
- 60%

And the following variables across the district

### Variable One

<b>Settlement</b>	<b>Minimum Affordable Housing Contribution</b>	<b>Threshold</b>
Ashby de la Zouch	30%	15 or more
Castle Donington	30%	15 or more
Coalville Urban Area	20%	15 or more
Ibstock	20%	11 or more or 1,000sqm (gross) floor space
Kegworth	30%	11 or more or 1,000sqm (gross) floor space
Measham	30%	11 or more or 1,000sqm (gross) floor space
All other settlements	30%	11 or more or 1,000sqm (gross) floor space

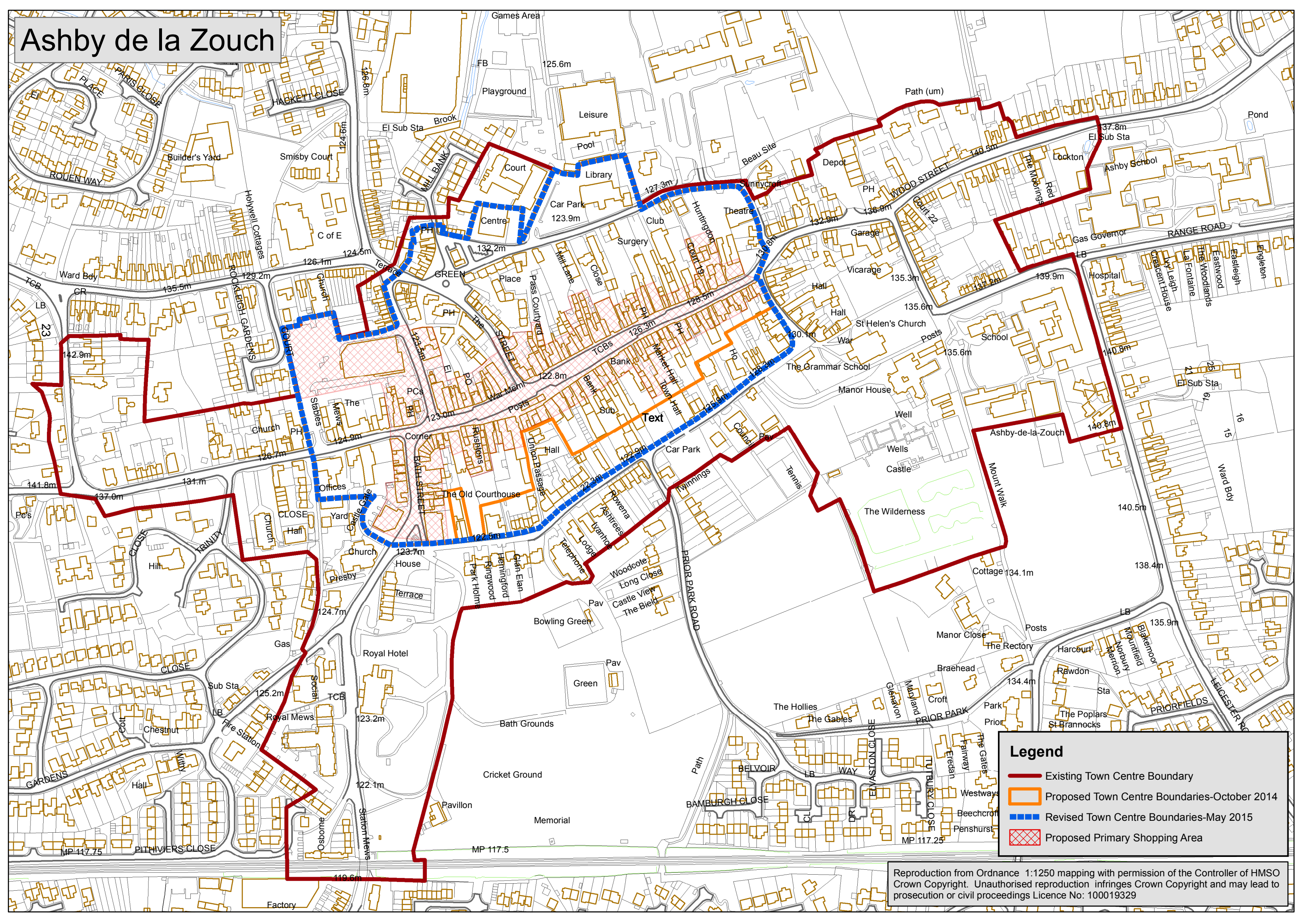
### Variable Two

<b>Settlement</b>	<b>Minimum Affordable Housing Contribution</b>	<b>Threshold</b>
Ashby de la Zouch	25%	15 or more
Castle Donington	25%	15 or more
Coalville Urban Area	15%	15 or more
Ibstock	15%	11 or more or 1,000sqm (gross) floor space
Kegworth	25%	11 or more or 1,000sqm (gross) floor space
Measham	25%	11 or more or 1,000sqm (gross) floor space
All other settlements	25%	11 or more or 1,000sqm (gross) floor space

Variable Three

<b>Settlement</b>	<b>Minimum Affordable Housing Contribution</b>	<b>Threshold</b>
Ashby de la Zouch	40%	15 or more
Castle Donington	30%	15 or more
Coalville Urban Area	20%	15 or more
Ibstock	20%	11 or more or 1,000sqm (gross) floor space
Kegworth	30%	11 or more or 1,000sqm (gross) floor space
Measham	30%	11 or more or 1,000sqm (gross) floor space
All other settlements	25%	11 or more or 1,000sqm (gross) floor space

# Ashby de la Zouch



**Legend**

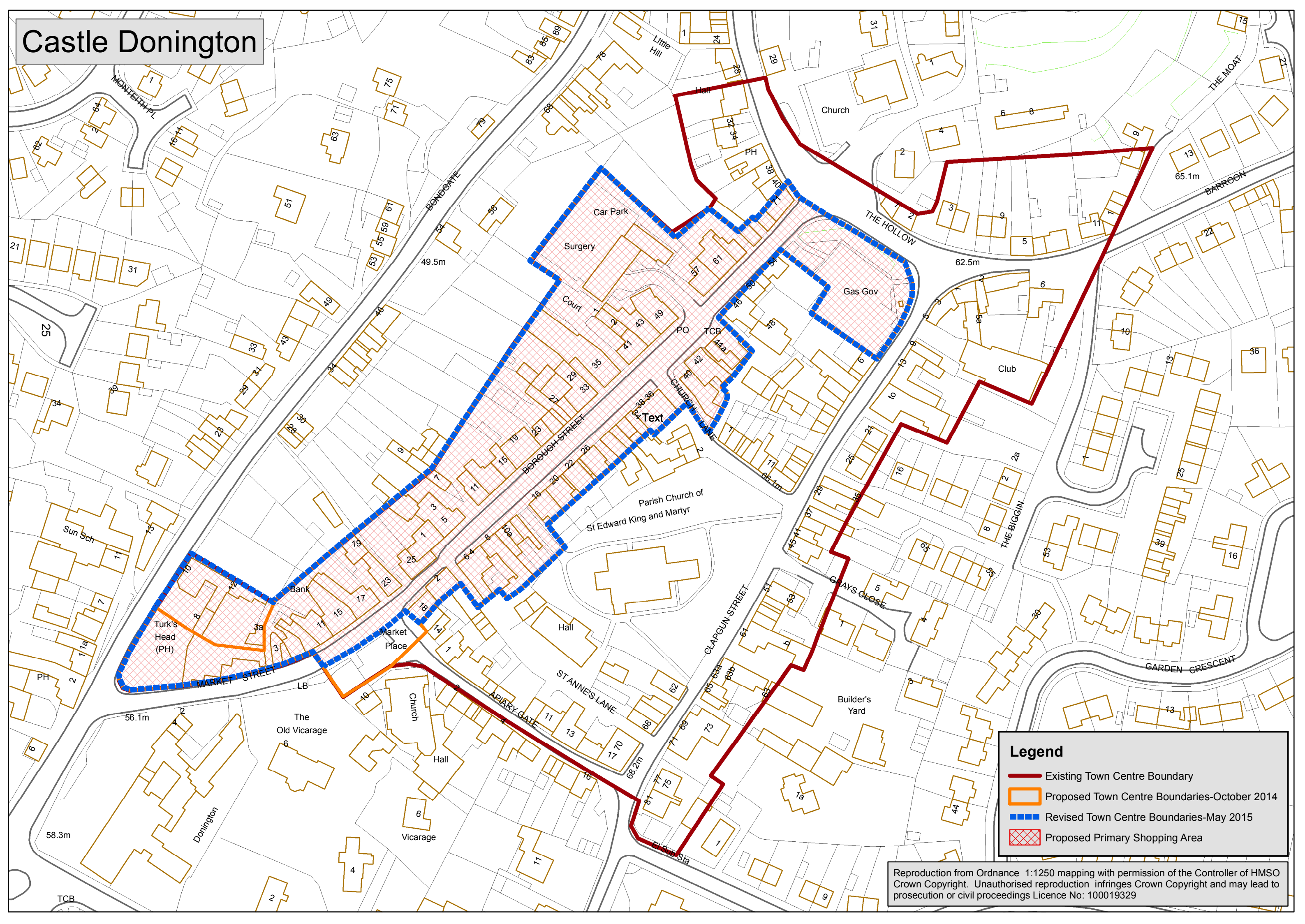
- Existing Town Centre Boundary
- Proposed Town Centre Boundaries-October 2014
- Revised Town Centre Boundaries-May 2015
- Proposed Primary Shopping Area

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# Castle Donington



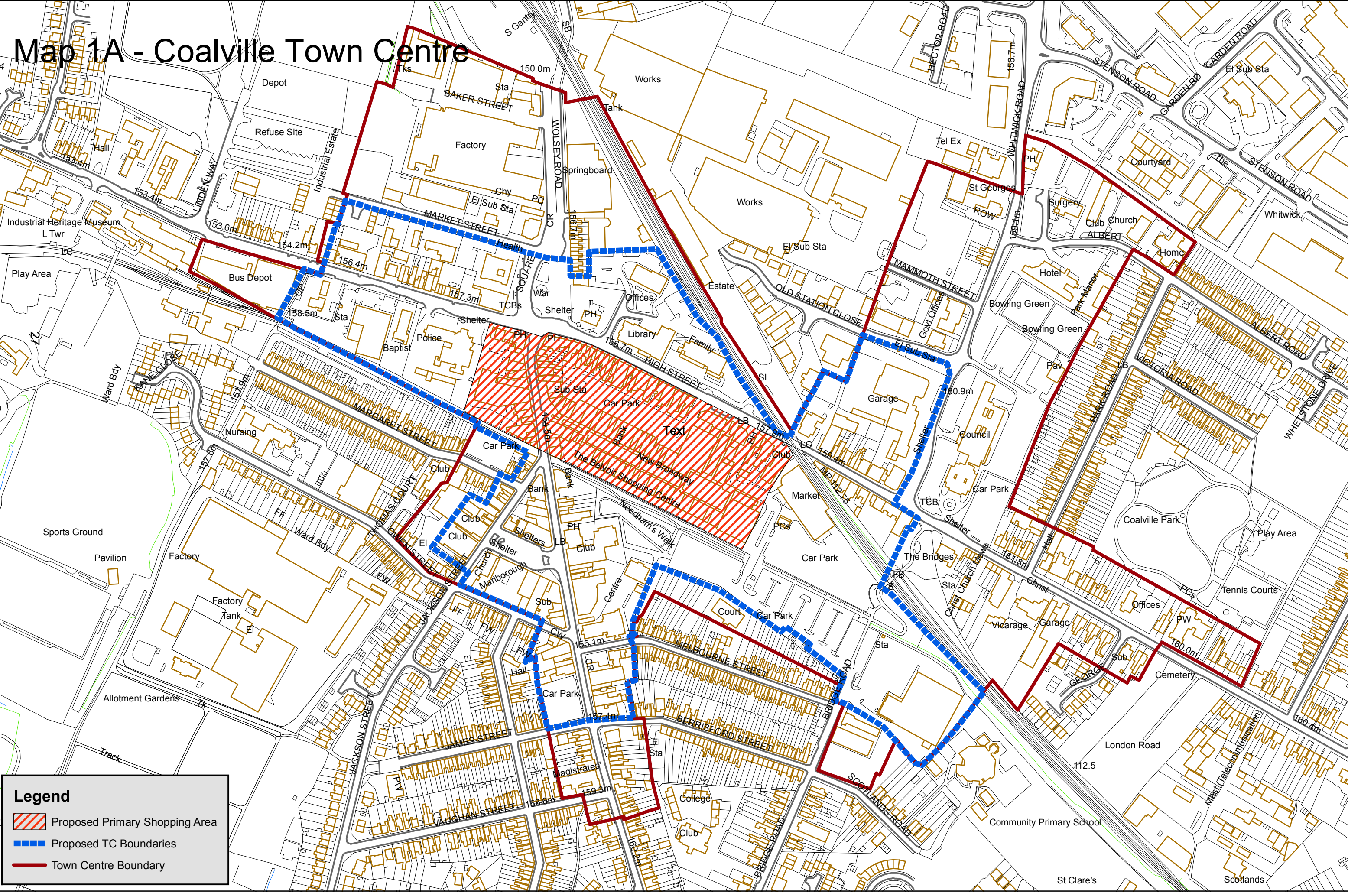
**Legend**

- Existing Town Centre Boundary
- Proposed Town Centre Boundaries-October 2014
- Revised Town Centre Boundaries-May 2015
- Proposed Primary Shopping Area

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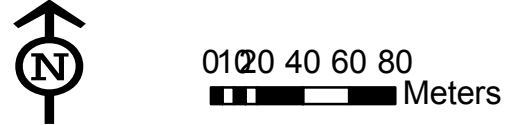
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# Map 1A - Coalville Town Centre



**Legend**

- Proposed Primary Shopping Area
- Proposed TC Boundaries
- Town Centre Boundary

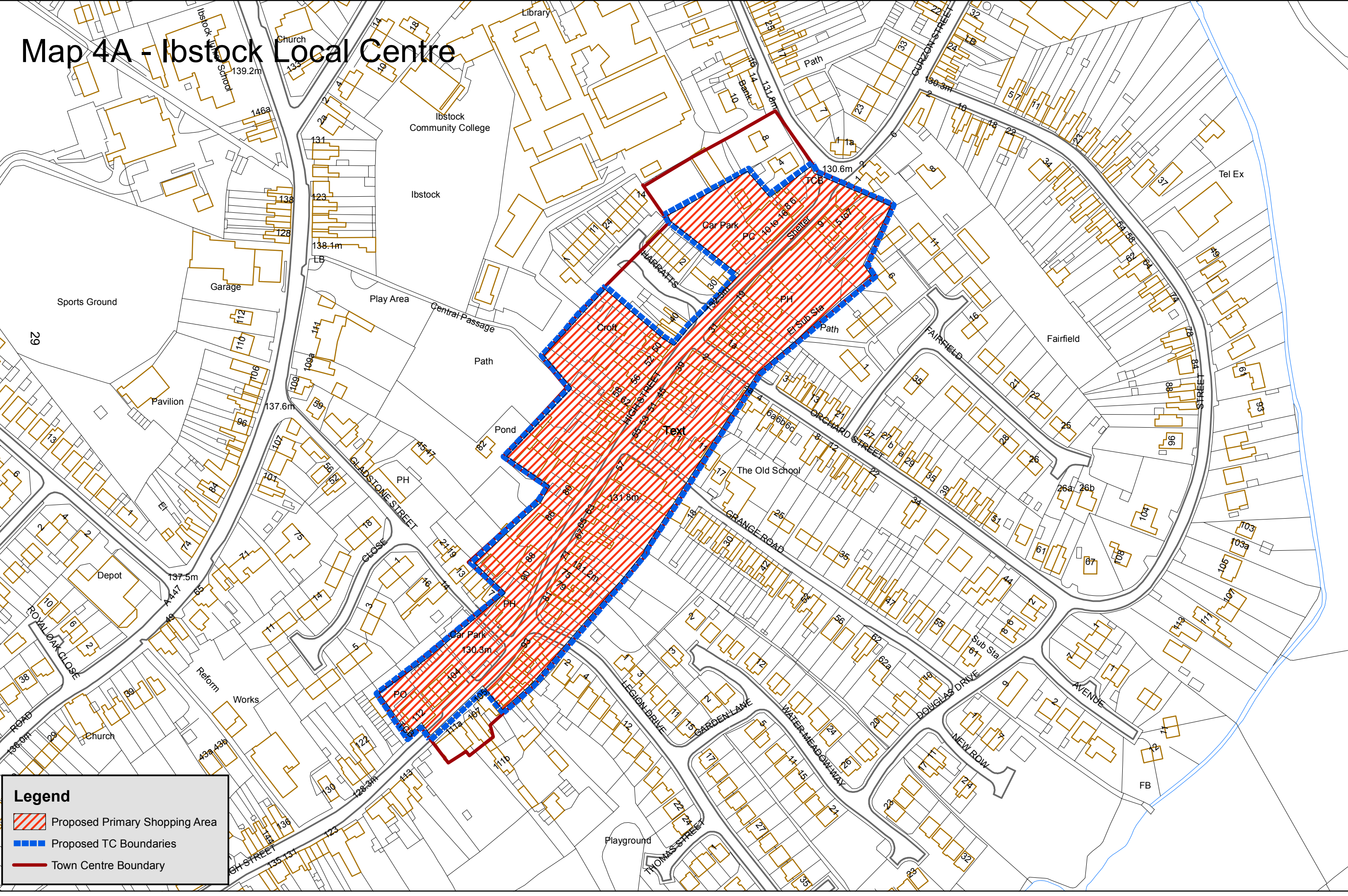


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 North West Leicestershire District Council

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# Map 4A - Ibstock Local Centre



**Legend**

- Proposed Primary Shopping Area
- Proposed TC Boundaries
- Town Centre Boundary

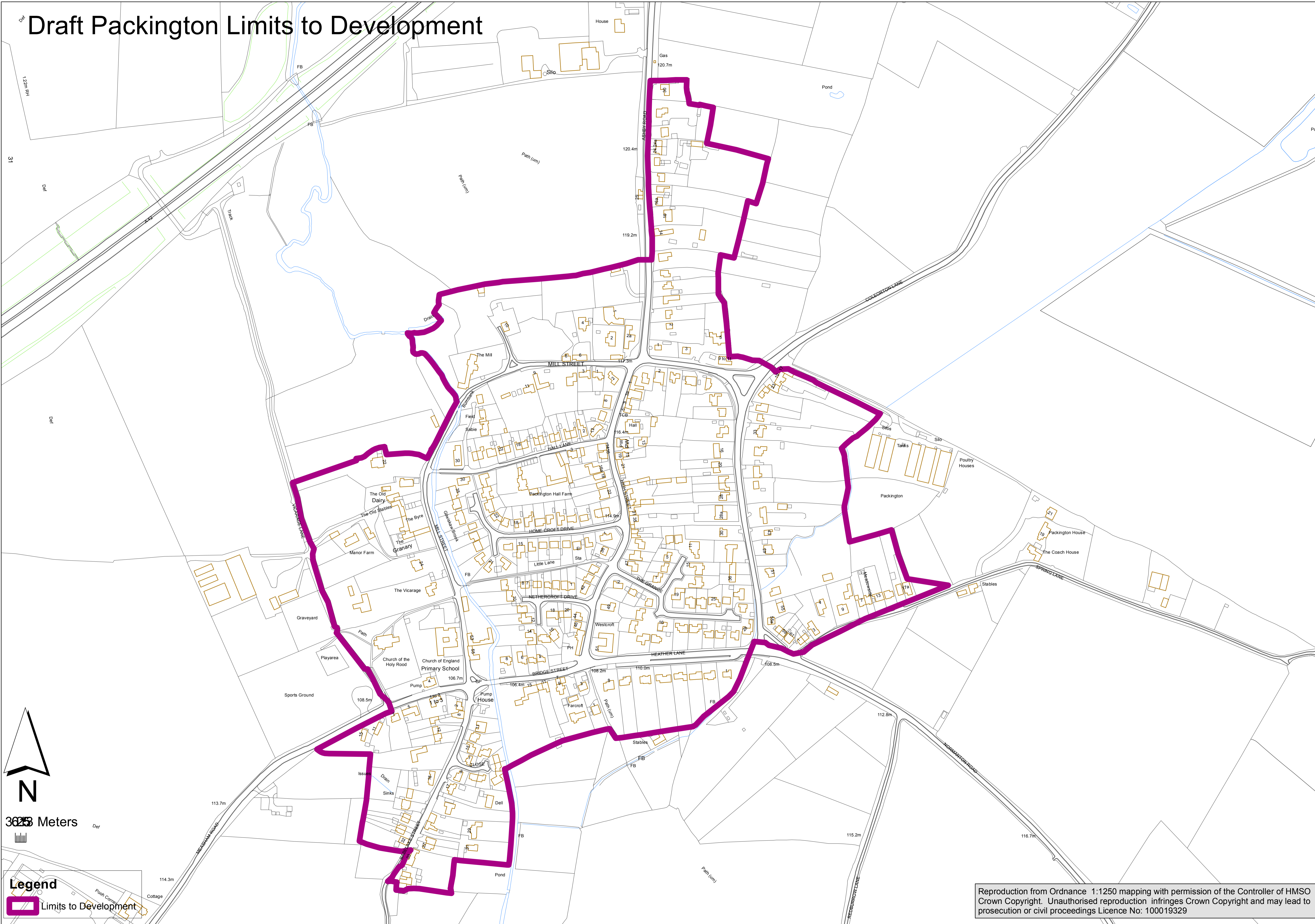
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# Draft Packington Limits to Development



**362.5 Meters**

**Legend**

— Limits to Development

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