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| Meeting | LOCAL PLAN COMMITTEE |
| Time/Day/Date | 6.30 pm on Wednesday, 7 November 2018 |
| 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 |
|--|----------------|
| 1 APOLOGIES FOR ABSENCE | |
| 2 DECLARATION OF INTERESTS | |
| Under the Code of Conduct members are reminded that in declaring disclosable interests you should made clear the nature of that interest and whether it is pecuniary or non-pecuniary. | |
| 3 MINUTES | |
| To confirm and sign the minutes of the meeting held on 12 September 2018. | 3 - 6 |
| 4 LOCAL PLAN REVIEW – SETTLEMENT HIERARCHY | |
| Report of the Strategic Director of Place | 7 - 22 |
| 5 LOCAL PLAN REVIEW – FURTHER CONSULTATION | |
| Report of the Strategic Director of Place | 23 - 44 |
| 6 LEICESTER AND LEICESTERSHIRE AUTHORITIES' JOINT STRATEGIC GROWTH PLAN | |
| Report of the Strategic Director of Place | 45 - 96 |

7 STATEMENT OF COMMUNITY INVOLVEMENT

Report of the Strategic Director of Place

97 - 150

Circulation:

R Adams
R Ashman
J Bridges (Chairman)
J G Coxon
D Harrison
R Johnson
J Legrys
V Richichi
A C Saffell
N Smith
M Specht (Deputy Chairman)

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 12 SEPTEMBER 2018

Present: Councillor J Bridges (Chairman)

Councillors R Adams, R Ashman, J G Coxon, D Harrison, J Legrys, V Richichi, A C Saffell and M Specht

In Attendance: Councillor T J Pendleton

Officers: I Jordan, Mrs M Meredith, Mr I Nelson and Miss E Warhurst

9 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Johnson and N Smith.

10 DECLARATION OF INTERESTS

Councillor J G Coxon declared a non-pecuniary interest in item 7 – Proposed Supplementary Planning Documents – Ashby de la Zouch and Coalville Cycling Strategies as a member of Ashby de la Zouch Town Council.

11 MINUTES

Consideration was given to the minutes of the meeting held on 20 June 2018.

It was moved by Councillor M Specht, seconded by Councillor D Harrison and

RESOLVED THAT:

The minutes of the meeting held on 20 June 2018 be approved and signed by the Chairman as a correct record.

12 FINAL REVISED NATIONAL PLANNING POLICY FRAMEWORK - IMPLICATIONS FOR LOCAL PLAN REVIEW

The Planning Policy Team Manager presented the report to members, outlining the key changes to the NPPF which might have implications for the Local Plan. He drew members' attention to section 1.5 of the report and the clarification that existing policies should not be considered out of date simply because they were adopted prior to the date of the current policy framework.

In response to comments and questions from members, the Planning Policy Team Manager clarified that the term neighbouring areas had been utilised rather than housing market areas when referring to meeting unmet needs. He made reference to the memorandum of understanding in Leicester and Leicestershire and added that it would be difficult to progress without clarification on the unmet need in Leicester City. He explained that the Strategic Growth Plan was due to be agreed by all authorities at the end of the year however he highlighted the differing plan period to the Local Plan.

The Planning Policy Team Manager advised members that planning applications should be determined in accordance with the development plan unless material considerations indicated otherwise, and the NPPF was a material consideration. If the development plan differed from the NPPF, the weight afforded would partly depend which was the more recent document; however the development plan was not prepared in isolation and was required to be consistent with the NPPF. He added that it was a key requirement to keep revising the Local Plan and this gave a better chance of resisting unwanted development.

Members discussed the issues of affordable housing and matching housing need to employment types.

Members thanked the Planning Policy Team Manager for an excellent report and presentation.

It was moved by Councillor J Legrys, seconded by Councillor J G Coxon and

RESOLVED THAT:

The new National Planning Policy Framework and the implications for the Local Plan review be noted.

13 SELF-BUILD AND CUSTOM HOUSEBUILDING

The Planning Policy Team Manager presented the report to members, explaining the government's approach to self-build and custom housebuilding and how this might be dealt with through the review of the Local Plan.

In response to comments and questions from members, the Planning Policy Team Manager clarified that large developers could sell plots on to a self-builder, provided that the design of the dwelling was specific. He explained that there was nothing in national planning policy or legislation that suggested that a self-build or custom build application should be treated any differently to any other planning application. He added that arguably most of the one or two dwelling developments permitted could now fit the definition of custom build. He advised members that there was no statutory requirement to have a policy on self-build and custom housebuilding, however there were other requirements which the council as a planning authority was required to fulfil. Therefore, the Committee were asked to instruct officers to develop a policy as part of the Local Plan review.

Councillor R Ashman thanked the officers for the detailed report.

It was moved by Councillor R Adams, seconded by Councillor J Legrys and

RESOLVED THAT:

- a) The obligations placed on the council in respect of self and custom build be noted;
- b) The various options outlined in the report be noted; and
- c) The proposal that consideration be given to including a policy in respect of self-build and custom housebuilding as part of the Local Plan review be supported.

14 ELLISTOWN AND BATTLEFLAT NEIGHBOURHOOD PLAN - PROPOSED RESPONSE TO SUBMISSION DRAFT

The Planning Policy Team Manager presented the report to members, highlighting the consultation process and the officer comments on the neighbourhood plan which had now been submitted for examination. He outlined the next steps and explained that the district council was a consultee but was also an administrator for the next stages of the process.

It was moved by Councillor D Harrison, seconded by Councillor R Ashman and

RESOLVED THAT:

- a) The suggested response to Ellistown and Battleflat parish council at Appendix B be endorsed;
- b) The Committee notes that the Strategic Director of Place, in consultation with the Portfolio Holder for Regeneration and Planning will:
 - i) Publish the plan for a six week period and invite representations;
 - ii) Notify consultation bodies; and
 - iii) Appoint an independent examiner to conduct the examination of the neighbourhood plan
- c) The Committee notes that following receipt of the independent examiner's report, the Strategic Director of Place in consultation with the Portfolio Holder for Regeneration and Planning will determine whether the conditions have been met for the neighbourhood plan to proceed to referendum.

15 PROPOSED SUPPLEMENTARY PLANNING DOCUMENTS - ASHBY DE LA ZOUCH AND COALVILLE CYCLING STRATEGIES

The Planning Policy Team Manager presented the report to members, highlighting the consultation process which had taken place and the responses received.

It was moved by Councillor D Harrison, seconded by Councillor R Adams and

RESOLVED THAT:

The Ashby de la Zouch cycling strategy and the Coalville cycling strategy be adopted as supplementary planning documents subject to the amendments outlined in Appendix 1.

The meeting commenced at 6.30 pm

Councillor J Legrys left the meeting at 8.00pm, at the conclusion of consideration of the item entitled 'Self-Build and Custom Housebuilding'.

The Chairman closed the meeting at 8.05 pm

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY, 7 NOVEMBER 2018

| | |
|-----------------------------|---|
| Title of report | LOCAL PLAN REVIEW – SETTLEMENT HIERARCHY |
| Contacts | <p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p> |
| Purpose of report | To consider the need for possible changes to the settlement hierarchy (Policy S2) in view of the apparent concerns of Planning Committee |
| Council priorities | <p>Value for Money Business and Jobs Homes and Communities Green Footprints Challenge</p> |
| Implications: | |
| Financial/Staff | None |
| Link to relevant CAT | None |
| Risk Management | Notwithstanding the recent adoption of the Local Plan, in view of the apparent concerns of Planning Committee in respect of the Settlement Hierarchy (policy S2) it is appropriate to consider whether any changes should be made to the policy. It is necessary to ensure that in making any changes as part of the Local Plan review to consider reasonable options. These are set out in the report. |
| Equalities Impact Screening | An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal. |
| Human Rights | None discernible |

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|----------------------------------|--|
| 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 | The report is satisfactory |
| Consultees | Local Plan Project Board |
| Background papers | National Planning Policy Framework which can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2 Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-guidance |
| Recommendations | THAT THE LOCAL PLAN COMMITTEE ADVISE AS TO WHETHER IT AGREES WITH THE SUGGESTED APPROACH TO REVISING THE SETTLEMENT HIERARCHY AS SET OUT IN THE REPORT |

1.0 INTRODUCTION

- 1.1 Members will be aware that Policy S2 of the adopted Local Plan establishes a settlement hierarchy, the purpose of which is to distinguish between the role and function of the various settlements across the district and to guide where new development should go.
- 1.2 This report considers whether as part of the current partial review of the Local Plan the policy should be amended

2.0 BACKGROUND TO POLICY S2 – SETTLEMENT HIERACHY

2.1 A copy of policy S2 is attached at Appendix 1.

2.2 In summary it identifies (in descending order of scale):

- Principal town (Coalville Urban Area)
- Key Service centre (Ashby de la Zouch and Castle Donington)
- Local Service Centre (Ibstock, Kegworth and Measham)
- Sustainable Villages (17 villages)
- Small Village (16 villages)
- Hamlets

- 2.3 The settlement hierarchy takes its lead from the National Planning Policy Framework (NPPF) which is clear that “*Significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes*”.
- 2.4 It is for this reason that the majority of new development is directed towards the largest settlements (i.e. Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham) which have the greatest range of services and facilities, including public transport.
- 2.5 This does not mean that no development can take place below the Local Service Centres, but the approach to new development is more restrictive the further down the hierarchy. This is achieved by defining Limits to Development for Sustainable Villages (as they are for the higher order settlements) within which new development is generally considered to be acceptable in principle, subject to the normal planning considerations relating to matter such as scale of development, design, access and impact upon amenity. In Small Villages development is to be restricted to the conversion of existing buildings or the redevelopment of previously developed land or an exceptions site for affordable housing (in accordance with policy H5). In Hamlets development is limited to that in accordance with Policy S3 (Countryside). The latter category generally presumes against new development consistent with the NPPF which states that “*Planning policies and decisions should avoid the development of isolated homes in the countryside...*”.

3.0 DOES POLICY S2 NEED TO BE REVIEWED?

- 3.1 In considering whether there is a need to amend the settlement hierarchy policy the following should be noted:
- The local plan was adopted less than a year ago.
 - A review of the range of services and facilities available by settlement has been undertaken and there are limited changes which have occurred which reinforces this view.
 - There are appeal decisions across the district where Planning Inspectors have dismissed appeals in such settlements because it was considered that the development would represent unsustainable development having regard to the lack of services and facilities available in those settlements (e.g. Church Lane Osgathorpe).
- 3.2 The above would suggest that there is not a need to review policy S2.
- 3.3 However, since the adoption of the Local Plan there are a number of instances where Planning Committee has approved housing developments outside of the Limits to Development (typically small-scale developments, 1 and 2 dwellings) contrary to officer’s recommendations. There are also instances where Planning Committee has expressed their support for such developments, but with reluctance agreed to refuse planning permission in accordance with the officer’s recommendation. Examples of these are set out at Appendix 2 of this report.
- 3.4 It would appear from discussion at Planning Committee that members’ concerns relate to the lack of policy support for proposals in the smaller settlements which are purported to

meet a 'local need', and that 'local need' is not just restricted to issues relating to affordability. Again it would appear that this is largely in relation to those settlements which fall within the 'Small Village' or Hamlets' categories.

- 3.5 As members will be aware the NPPF makes it clear that "*The purpose of the planning system is to contribute to the achievement of sustainable development*". It goes on to outline that sustainable development has three overarching and interdependent objectives: an economic objective, a social objective and an environmental objective.
- 3.6 Policies, therefore, need to strike a balance between these three objectives. Policy S2 is clearly positive from an environmental point of view as it directs development to those settlements with the best range of services and facilities so reducing the need to travel (consistent with the aims of the NPPF). However, it could be argued that it is less positive in terms of meeting the social objectives as in Small villages and below there are limited opportunities for additional growth which can impact upon existing residents, for example forcing young people to move out of a village due to lack of accommodation (whether affordable or not).
- 3.7 The following is put forward for Members' discussion assuming that Members would wish to see some changes to Policy S2. It is also assumed that Members are content with the first four levels of the hierarchy (i.e. Principal Town, Key Service Centre, Local Service Centre and Sustainable Villages) and so focusses upon possible changes to the approach in Small Villages and Hamlets.

4.0 POSSIBLE APPROACH

- 4.1 Five possible options are outlined at Appendix 3 of this report together with some possible advantages and disadvantages to each option.
- 4.2 If members are minded to change policy S2 so that it becomes more flexible, then Option 4 is considered to provide a reasonable option. However, whilst it would go some way to meeting members' apparent concerns, it may be considered that it does not go far enough, particularly in terms of addressing concerns regarding meeting 'local needs'. Therefore, a further possible iteration of Option 4 would be to:
- Define Limits to Development around Small Villages and within these;
 - Allow small scale development in Small Villages to meet a 'local need'.
- 4.3 In terms of local need there are examples from around the country, particularly (although not exclusively) in National Parks, where policies restrict new housing to those with a local connection. These connections can be in terms of how long somebody has been resident in an area or to have had employment in an area or some form of family need (e.g. to look after a relative) or a need from an affordability point of view.
- 4.4 Support for an approach which recognises the importance of meeting local needs can be found in the NPPF which states (paragraph 77) that in rural areas "*planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*".

4.5 Attached at Appendix 4 is an example of suggested criteria to be able to demonstrate a local connection which is put forward for discussion. The approach set out is similar to that used in Section 106 Agreements in respect of affordable housing whereby a cascade approach is used to ensure that new affordable housing remains available to meet local needs, rather than wider needs. For the avoidance of doubt:

- A close family member is defined as being mother, father, daughter, son, sister or brother;

This would need to be addressed in the supporting text to the policy.

4.6 In order to ensure that the policy operates properly, a number of measures would need to be in place. These include:

- Requiring a Section 106 Agreement so that the property would remain available for local needs in perpetuity;
- Requiring that the initial occupancy be restricted to the applicant;
- Ensuring that the size of the proposed property reflects the actual need (i.e. seeking a 4 bed property when only a 2 bed property is needed);
- Requiring the applicant to have applied and been accepted to go on the self and custom build register.

4.7 In terms of the last point above, members will recall from a previous meeting of this Committee that the Council is required to maintain a register of individuals and associations of individuals who are looking to undertake a self or custom build project. By their definition somebody applying for planning permission under the 'local needs' banner would be likely to meet the definition of self or custom build (most likely the latter).

4.8 In terms of additional flexibility in Hamlets, it is considered that the current policy is consistent with the NPPF and so it does not need to be changed. However, it is considered that it would be helpful to identify those settlements which are considered to represent Hamlets.

4.9 If these changes were made a revised Policy S2 would look something like that set out at Appendix 5. Those parts underlined are the additions to the policy. It should be noted that additional changes may be required through the review process.

4.10 Members should note that Normanton-le-Heath is included in the suggested revised policy as a Small Village. Paragraph 5.19 of the adopted Local Plan lists those settlements which are considered to be Small Villages, including Normanton-le-Heath, but Normanton-le-Heath was inadvertently omitted from the list in policy S2 itself. The suggested change seeks to rectify this omission.

5.0 NEXT STEPS

5.1 If members are minded to agree to the suggested approach outlined in this report then it is considered that it should be subject to wider consultation as part of the proposed consultation outlined elsewhere on the agenda for this meeting. In this way it will be possible to seek the views of a range of stakeholders.

- 5.2 The policy (with or without amendments) will also need to be subject to Sustainability Appraisal to assess its sustainability credentials. This will also need to consider the various options outlined at Appendix 3 of this report.
- 5.3 Only if the policy is subsequently agreed by Council and taken forward in to later stages could the policy be given any weight. At this stage no weight could be attributed to the suggested policy.

Policy S2 – Settlement Hierarchy

The following Settlement Hierarchy will be used when assessing the suitability of a settlement for new development, with the general principle being that those settlements higher up the hierarchy will take more growth than those lower down and that the type of development proposed is appropriate to the scale and character of the settlement and its place in the hierarchy.

| Settlement Classification | Settlement(s) |
|--|--|
| <p>Principal Town</p> <p>The primary settlement in the district which provides an extensive range of services and facilities including employment, leisure and shopping and which is accessible by sustainable transport from surrounding areas and to other large settlements outside the district. The largest amount of new development will be directed here, including retail development, to support the regeneration of Coalville Town Centre.</p> | <p>Coalville Urban Area which comprises of Coalville, Donington-le-Heath, Greenhill, Hugglescote, Snibston, Thringstone and Whitwick as well as the Bardon employment area.</p> |
| <p>Key Service Centre</p> <p>Smaller than the Principal Town in terms of population and also the range of services and facilities they provide, they play an important role providing services and facilities to the surrounding area and are accessible by some sustainable transport. A significant amount of development will take place in these settlements but less than that in the Principal Town.</p> | <p>Ashby de la Zouch Castle Donington</p> |
| <p>Local Service Centre</p> <p>Settlements which provide some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place.</p> | <p>Ibstock Kegworth Measham</p> |
| <p>Sustainable Villages</p> <p>Settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development.</p> | <p>Albert Village, Appleby Magna, Belton, Blackfordby, Breedon on the Hill, Coleorton (the Lower Moor Road area only), Diseworth, Donisthorpe, Ellistown, Heather,</p> |

| | |
|--|---|
| | Long Whatton, Moira (including Norris Hill), Oakthorpe, Packington, Ravenstone, Swannington, Worthington. |
| Small Village Settlements with very limited services and where development will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the National Planning Policy Framework) or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for Affordable Housing). | <i>Batram, Coleorton (the part not considered to be a Sustainable Village), Griffydam, Hemington, Lockington, Lount, Newbold, Newton Burgoland, Osgathorpe, Peggs Green, Sinope, Snarestone, Sweystone, Spring Cottage, Tonge, Wilson.</i> |
| Hamlets Small groups of dwellings with no services and facilities and where development will be considered in the context of the countryside policy (Policy S3). | |

The re-use of previously developed land (as defined in the National Planning Policy Framework) will be supported where it is compatible with the settlement hierarchy set out above. The redevelopment of previously developed land for housing should be within or well-related to the Principal Town, a Key Service Centre, Local Service Centre, Sustainable Village or Small Village.

Any development provided for within this policy which discharges wastewater into the Mease catchment will be subject to the provisions of policy En2. Any such development which does not meet these provisions will not be permitted.

Appendix 2

Erection of detached dwelling (outline access and layout included). Land opposite Lower Farm House Netherseal Road Chilcote Derby (18/00095/OUT)

- Application recommended for refusal at Planning Committee of 9th May 2018
- Applicants had cited a need to move from current place of residence to be near parents who required care
- S106 Agreement restricts future sales to no more than 45% of the open market value to a person or household with a local connection who meets affordability criteria

Erection of one detached two storey dwelling Land at Pitt Lane Coleorton Coalville Leicestershire (17/01511/FUL)

- Application recommended for refusal at Planning Committee of 9th January 2018
- Application was a dwelling for applicant who had a need for a dwelling because their existing dwelling was no longer suitable due to the fact that the applicant was disabled and used a wheelchair
- S106 Agreement restricts future sales to no more than 60% of the open market value to a person or household with a local connection who meets affordability criteria

Erection of two and a half storey dwelling with detached garage and new vehicular access 17 School Lane Newbold Coalville Leicestershire LE67 8PF (18/00112/FUL)

- Application refused under delegated procedures

Erection of two single storey dwellings Land to the South Peters Close Tonge Derby (18/00567/FUL)

- Application recommended for refusal at Planning Committee of 3 July 2018.
- Application refused following recorded vote.
- Applicant sought permission citing a need for the Council to make provision for self-builders

Possible options for changing policy S2

Option 1 - Merge small villages and hamlets

Under this approach all settlements which fall in to these categories would be treated the same and some development, provided it involved the conversion of an existing building or the reuse of previously developed land or affordable housing in accordance with the exceptions policy, would be potentially acceptable.

This approach would have the advantage that it is simple and easy to use.

However, it would encourage development in locations which are not suitable for development due to a lack of services and facilities (particularly in hamlets) contrary to the stated aim of the NPPF to reduce the need to travel by private car and so would not be a reasonable option.

Option 2 – define Limits to Development around Small Village

This would provide some form of guidance as to where development was considered to be acceptable in Small Villages and be less of a restrictive ‘blanket’ approach.

This would have an impact upon resources in terms of officer time to define appropriate Limits to Development. It would also be likely to lead to objections from those who are seeking to resist development or from those promoting development but whose sites have been excluded.

Unless the scope for the type of development considered to be acceptable in a Small Village was widened from that currently allowed, it would not change anything significantly. Therefore, it is considered that this is not a reasonable option.

Option 3 – widen the scope of development allowed in Small Villages

Rather than restricting development to that using previously developed land or conversion of existing buildings, new build development small in scale (say a single dwelling on a site) would also be considered appropriate.

The policy would need to be worded very carefully so as to be clear as to what is meant by a site so as to avoid a situation whereby a site is split and so result in more than one dwelling.

Unless this was combined with Option 2 it would make it difficult to resist development anywhere in the vicinity of a settlement and so could potentially result in development poorly related to the settlement pattern. It is considered that this would run counter to the NPPF and so would not be a reasonable option.

Option 4 – define Limits to Development around Small Villages and widen the scope of development considered to be acceptable

This would combine Options 2 and 3 so that development was restricted to that which is small in scale and within defined Limits to Development.

This would represent a more flexible approach than the current policy, but would allow the Council to retain some degree of control as to where development goes. As with Option 2 it would be likely to lead to objections from those seeking to resist development, although the fact that there would be a limit in terms of scale may help to offset some of these concerns.

The policy would need to be worded very carefully so as to be clear as to what is meant by a site so as to avoid a situation whereby a site is split so as to allow more than one dwelling.

Option 5 - define Limits to Development around Small Villages and widen the scope of development considered to be acceptable

Under this option the scope of development would be widened to allow for any development within the defined Limits to Development (subject to normal planning considerations).

Whilst this would overcome the disadvantages to Options 3 and 4 in terms of how to word the policy, it would mean, in reality, that there would be nothing to distinguish it in policy terms between a Sustainable Village and Small Village (other than the scale of development relative to the scale of the settlement). For this reason it is considered that it not be reasonable option.

Possible local connection criteria

- Existing resident in the parish within which the application is located for a continuous period of at least 10 years prior to an application being submitted; or
- The person requires frequent attention and/or care due to age, ill health, disability and/or infirmity as demonstrated by written evidence from a medical doctor or relevant statutory support agency and therefore has an essential need to live close to a close family member who currently reside in the parish within which the application is located and have done so for a continuous period of at least 10 years and; or
- The person has an essential need to provide support, as demonstrated by written evidence from a medical doctor or relevant statutory support agency, for a close family member who currently reside in the parish within which the application is located and have done so for a continuous period of at least 10 years; or
- The existing accommodation of the proposed occupant must be located within the parish and be no longer suitable for their needs due to its size or is difficult to get around due to ill health or disability as demonstrated by written evidence from a medical doctor or relevant statutory support agency; or
- No longer resident in the parish within which the application is located but has previously resided in the parish for a period of at least 10 years within the last twenty years

Possible revised policy S2

Policy S2 – Settlement Hierarchy

The following Settlement Hierarchy will be used when assessing the suitability of a settlement for new development, with the general principle being that those settlements higher up the hierarchy will take more growth than those lower down and that the type of development proposed is appropriate to the scale and character of the settlement and its place in the hierarchy.

| Settlement Classification | Settlement(s) |
|--|---|
| <p>Principal Town</p> <p>The primary settlement in the district which provides an extensive range of services and facilities including employment, leisure and shopping and which is accessible by sustainable transport from surrounding areas and to other large settlements outside the district. The largest amount of new development will be directed here, including retail development, to support the regeneration of Coalville Town Centre.</p> | <p>Coalville Urban Area which comprises of Coalville, Donington-le-Heath, Greenhill, Hugglescote, Snibston, Thringstone and Whitwick as well as the Bardon employment area.</p> |
| <p>Key Service Centre</p> <p>Smaller than the Principal Town in terms of population and also the range of services and facilities they provide, they play an important role providing services and facilities to the surrounding area and are accessible by some sustainable transport. A significant amount of development will take place in these settlements but less than that in the Principal Town.</p> | <p>Ashby de la Zouch Castle Donington</p> |
| <p>Local Service Centre</p> <p>Settlements which provide some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place.</p> | <p>Ibstock Kegworth Measham</p> |
| <p>Sustainable Villages</p> <p>Settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development.</p> | <p>Albert Village, Appleby Magna, Belton, Blackfordby, Breedon on the Hill, Coleorton (the Lower Moor Road area only), Diseworth,</p> |

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| | <p>Donisthorpe, Ellistown, Heather, Long Whatton, Moira (including Norris Hill), Oakthorpe, Packington, Ravenstone, Swannington, Worthington.</p> |
| <p>Small Village</p> <p>Settlements with very limited services and where development will be restricted to <u>sites within the Limits to Development and where the proposed development is limited to a single dwelling to meet the needs of a person(s) who satisfies one of the following local connection requirements:</u></p> <ul style="list-style-type: none"> • <u>Existing resident in the parish within which the application is located for a continuous period of at least 10 years prior to an application being submitted; or</u> • <u>The person requires frequent attention and/or care due to age, ill health, disability and/or infirmity as demonstrated by written evidence from a medical doctor or relevant statutory support agency and therefore has an essential need to live close to a close family member who currently reside in the parish within which the application is located and have done so for a continuous period of at least 10 years and; or</u> • <u>The person has an essential need to provide support , as demonstrated by written evidence from a medical doctor or relevant statutory support agency, for a close family member who currently reside in the parish within which the application is located and have done so for a continuous period of at least 10 years; or</u> • <u>The existing accommodation of the proposed occupant must be located within the parish and be no longer suitable for their needs due to its size or is difficult to get around due to ill health or disability as demonstrated by written evidence from a</u> | <p>Batram, Coleorton (the part not considered to be a Sustainable Village), Griffydam, Hemington, Lockington, Lount, Newbold, Newton Burgoland, <u>Normanton-le-Heath</u>, Osgathorpe, Peggs Green, Sinope, Snarestone, Swepstone, Spring Cottage, Tonge, Wilson.</p> |

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| <p><u>medical doctor or relevant statutory support agency; or</u></p> <ul style="list-style-type: none"> • <u>No longer resident in the parish within which the application is located but has previously resided in the parish for a period of at least 10 years within the last twenty years</u> <p><u>The applicant will be required to demonstrate that there are no suitable properties, of a scale commensurate with their need, available in the parish which would meet their needs</u></p> <p><u>The proposed development must be of a scale commensurate with the need.</u></p> <p><u>The proposed occupant must have been accepted on to the council's self and custom build register prior to the submission of an application.</u></p> <p><u>A planning obligation will be required which restricts the initial occupancy to the applicant for a period of at least three years and secures that the dwelling remain available to somebody who meets the local connections criteria in perpetuity.</u></p> | |
| <p>Hamlets</p> <p>Small groups of dwellings with no services and facilities and where development will be considered in the context of the countryside policy (Policy S3).</p> | |

The re-use of previously developed land (as defined in the National Planning Policy Framework) will be supported where it is compatible with the settlement hierarchy set out above. The redevelopment of previously developed land for housing should be within or well-related to the Principal Town, a Key Service Centre, Local Service Centre, Sustainable Village or Small Village.

Any development provided for within this policy which discharges wastewater into the Mease catchment will be subject to the provisions of policy En2. Any such development which does not meet these provisions will not be permitted.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**LOCAL PLAN COMMITTEE – WEDNESDAY, 7 NOVEMBER 2018**

| | |
|-----------------------------|---|
| Title of report | LOCAL PLAN REVIEW – FURTHER CONSULTATION |
| Contacts | <p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p> |
| Purpose of report | To outline for members the proposed latest consultation as part of the Local Plan review and to provide an update in respect of various matters which are likely to impinge upon the review. |
| Council Priorities | <ul style="list-style-type: none"> - Building Confidence in Coalville - Homes and Communities - Businesses and Jobs |
| Implications: | |
| Financial/Staff | The cost of the review is met from existing budgets for 2018/19 and appropriate budgetary provision will be sought as part of the budget process for 2019/20. |
| Link to relevant CAT | None |
| Risk Management | 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. |
| Equalities Impact Screening | An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal. |
| Human Rights | None discernible |
| 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 | The report is satisfactory |
| Consultees | None |
| Background papers | National Planning Policy Framework which can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2 Report to Local Plan Committee of 12 September 2018 regarding Self and Custom Housebuilding which can be viewed at https://minutes-1.nwleics.gov.uk/ieListDocuments.aspx?CId=344&MId=1948&Ver=4 |
| Recommendation | THAT THE LOCAL PLAN COMMITTEE: (I) APPROVES, FOR CONSULTATION PURPOSES, APPENDIX A TO THIS REPORT (SUBJECT TO THE INCLUSION OF ADDITIONAL TEXT IN RESPECT OF THE SETTLEMENT HIERARCHY); (II) AGREE TO ADDRESSING THE NEEDS OF GYPSIES AND TRAVELLERS AS PART OF THE LOCAL PLAN REVIEW RATHER THAN THROUGH A SEPARATE DEVELOPMENT PLAN DOCUMENT |

1.0 BACKGROUND

- 1.1 A review of the local plan was formally commenced in February 2018, in accordance with the commitment made when the local plan was adopted in November 2017.
- 1.2 The first stage of the review was to undertake an issues consultation between 21 February and 4 April 2018. The outcome of this consultation was reported to the meeting of this Committee held on 20 June 2018.
- 1.3 The approved Local Development Scheme (LDS), which sets out the programme for the preparation of the local plan and other key planning documents, identifies that a further round of consultation (referred to as Emerging Options) would take place in November/December 2018.
- 1.4 The purpose of this report is to outline what it is proposed to consult upon and to provide an update in respect of various matters which are likely to impinge upon the review.

2.0 THE PROPOSED CONSULTATION

- 2.1 Attached, at Appendix A of this report, is a copy of the proposed consultation document. The document sets out options on a number of issues and will help to demonstrate that the Council has considered reasonable alternatives as part of the review process, a requirement of the Strategic Environmental Appraisal process.
- 2.2 Members will recall that in view of the fact that the Local Plan was adopted recently the review is a 'partial review'; not all policies need to be reviewed. In particular, there is a need to address the shortfall in employment land compared to the requirements identified in the Housing and Economic Development Needs Assessment (HEDNA) for Leicester and Leicestershire. Therefore, the proposed consultation sets out a number of strategy options for how this might be done. At this stage no sites are proposed for development; this will be the subject of further work and consultation in due course.
- 2.3 The February 2018 consultation noted that a number of new policies could be included to address policy 'gaps'. Therefore, it is proposed to consult upon options in respect of Self and Custom Build, which was the subject of a report to this Committee of 12 September 2018, and also how we might address Health and Wellbeing issues through the plan review.
- 2.4 In terms of Self and Custom Build, since the meeting of this Committee of 12 September the response of Inspectors at examinations locally has provided different outcomes. In the case of Melton a policy is retained which provides details as to the threshold above which such provision will be sought as part of market developments and also the amount required. However, in the case of Blaby the policy has been changed such that it provides support in principle but with no detailed requirements. This serves to highlight the difficulty associated with this issue and members should be aware that whatever evidence the Council provides, there is no guarantee that a policy will be supported by an Inspector.
- 2.5 In respect of other existing policies, a report elsewhere on this agenda considers whether policy S2 (Settlement Hierarchy) should be changed to take account of members' concerns which have arisen since the plan was adopted. Subject to the views of this committee on this matter, the proposed consultation would also include this issue. The text will need to be added to that currently included at Appendix A when member's views are known.
- 2.6 Members will be aware, from previous reports to this committee, that a key change in government policy has been the introduction of a standard methodology to be used by local authorities to inform decisions on future housing requirements. The standard methodology uses a combination of data published by the Office for National Statistics on household growth projections and information regarding affordability of housing (referred to as the median workplace based affordability ratios).
- 2.7 The latest household projections were published in September 2018. When these are applied to the standard methodology it results in a housing requirement for North West Leicestershire for the period 2018-36 of 9,522 dwellings (529 dwellings every year). This is slightly higher than the housing requirement used in the adopted Local Plan (481 dwellings every year) and somewhat higher than the figure in the HEDNA for the period to 2036 (448 dwellings every year). It is also significantly higher than the requirement arising from the

previous 2014 based household projections (368 dwellings every year) as noted in the report to this committee on the revised NPPF.

- 2.8 This represents a significant change, not only in terms of the actual numbers, but also for the review and what it will need to address. Based on the previous figures (not taking in to account the possible need to accommodate any unmet need from Leicester City), it was estimated that the potential requirements would be largely met from existing permissions and allocations; in effect there would be little need to allocate new sites. However, based on the latest prediction of the number of new homes which are likely to be built on sites with planning permission or allocated for development, it is estimated that about 8,200 dwellings would be built by 2036. This is about 1,300 dwellings less than is required. Therefore, the Local Plan review will need to address this shortfall.
- 2.9 The issue is further complicated by the fact that, as previously reported to this committee, the government has stated that it will consult on changes to the standard methodology in order to ensure that the government's stated aim of 300,000 new homes being built every year can be achieved. There is no confirmed date for this consultation, but it is possible that it will not take place until late 2018/early 2019. Allowing for consultation and consideration of any responses it is likely, therefore, that it will be mid-2019 before we get a firm indication of the housing requirements.
- 2.10 There is also uncertainty as Leicester City has previously declared that it cannot accommodate all of its housing requirements within the city. The quantity of this shortfall, the implications of the latest results from the standard methodology, and the timing of when confirmation will be available are unclear.
- 2.11 Notwithstanding the uncertainty regarding the likely housing requirement it would be prudent to assume that it will be at least 529 dwellings every year and will require the allocation of additional land. This will require additional work over and above that previously anticipated.
- 2.12 It would not be appropriate to await the final confirmation of what the requirement is likely to be as this will only delay the plan review. Therefore, the consultation outlines possible ways that the plan review can build in sufficient flexibility to make sure that future requirements are met (whatever these may be) and seeks views on these options.
- 2.13 Subject to the approval of this committee it is proposed that the consultation on the matters outlined above would commence on 12 November 2018. It is the normal approach for such consultation to take place for 6 weeks. In this instance this would mean an end date to consultation on 21 December 2018. In view of the proximity to Christmas it would be prudent to have an extended period of consultation to 11 January 2019.

3.0 OTHER MATTERS

- 3.1 Since the review commenced the government has published a new National Planning Policy Framework (NPPF) in July 2018. As reported to this committee on 12 September 2018 whilst the overall thrust of national policy has not changed significantly, the new NPPF has introduced a number of changes which will also need to be addressed as part of the review. For example, issues relating to the role of small sites in housing supply and entry level exception housing sites, and the distinction between strategic and local policies.

- 3.2 The review will also need to take on board the outcome from the Strategic Growth Plan which is the subject of a separate report elsewhere on the agenda for this committee.
- 3.3 Members will be aware that in parallel to the Local Plan review, work has been undertaken on a separate Gypsy and Traveller Development Plan Document. A further call for sites was issued in the summer. Whilst no new sites were put forward as part of this process, officers are continuing to examine a wide range of possible sources.
- 3.4 The delay in the preparation of the Gypsy and Traveller Development Plan Document which has arisen from the need to do a further call-for-sites means that the timetable for both documents have, in effect, come together.
- 3.5 In view of this, there would be advantages to addressing the needs of gypsies and travellers as part of the Local Plan review rather than as a separate document. It would mean that all of the key issues are addressed in a single document and so be easier to understand. In addition, it would be more efficient in terms of officer time and would reduce costs (and possibly time) at examination stage as there would be some elements of an examination common to both plans. Any delay in agreeing appropriate sites for gypsies and travellers would have implications for the wider Local Plan review and so could delay its adoption.
- 3.6 On balance it is considered that the issue of provision for gypsies and travellers should now be included as part of the Local Plan review.
- 3.7 The implications of all of the above, including the additional work that will now need to be undertaken in respect of future housing, will be considered by officers and may result in changes to the LDS.

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APPENDIX 1

Why are we reviewing the Local Plan?

The North West Leicestershire Local Plan was adopted on 21 November 2017. It sets out a strategy for delivering the homes, jobs and infrastructure needed in the district between 2011 and 2031. The council committed to start a review of the plan within three months of the date of adoption.

There are two main reasons why an immediate review was required:

1. A shortage of employment land up to 2031 compared to what is needed (as identified in our Housing and Economic Development Needs Assessment HEDNA)
2. The possible need to accommodate additional housing arising from unmet needs in Leicester city.

In addition to the above, the [Leicester and Leicestershire Strategic Growth Plan](#), which has emerged since the Local Plan was prepared, represents a change which will influence the future planning of the district.

What has happened so far?

Work on the Local Plan review began with an [Issues consultation](#), under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, between 21 February and 4 April 2018. We contacted landowners, developers, local residents, neighbouring authorities, statutory consultees, Parish Councils, local interest groups and other stakeholders. The consultation was also publicised on the Council website and via social media. We received 72 responses from a range of individuals and organisations, and those responses have helped to inform our approach to the current consultation. A report summarising the consultation was prepared for the Council's [Local Plans Committee](#) in September 2018.

Between 25 June and 28 August 2018 we undertook further consultation, this time inviting the submission of potential housing and employment sites (through a call for sites exercise for the Strategic Housing and Economic Land Availability Assessment – SHELAA), as well as Gypsy and Traveller sites and also seeking nominations for potential local greenspace. Although work on assessing the potential housing, employment and Gypsy and Traveller sites is now underway, we are still accepting further submissions via the [‘submit a site’](#) form on the Council website.

We have also begun to produce/update various parts of our Local Plan evidence base. This will help to inform the next stage of the Local Plan review.

One such piece of evidence is the Sustainability Appraisal of the Review and between 3 September and 15 October 2018, we consulted on the [Scoping Report for the Sustainability Appraisal](#) (incorporating Equality Impact Assessment and Health Impact Assessment).

National and sub-regional context

Since we started work on the Local Plan Review, there have been a number of changes that have occurred in the wider planning landscape that will impact upon the review itself.

In July 2018, the revised [National Planning Policy Framework \(NPPF\)](#) was published. This replaced the previous NPPF introduced in 2012 and Local Plans (and so the Local Plan Review) need to ensure

that they are in accordance with it. Although many of the key aims of the NPPF remain unchanged, there are some key differences in the new version. These include:

- The introduction of a standard methodology to assess housing needs. This will replace the housing need figure identified through the Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA) as a way of identifying our housing requirement figure. The implications of this are considered later on as part of this consultation.
- The requirement to separate strategic and non-strategic policies in a Local Plan. This may have some implications for the Review as the adopted Plan specifically notes that all of the policies in it are strategic, but not all of the policies may meet the new definition of what is a strategic policy.
- The requirement to provide 10% of an authority's housing requirement on sites of no more than 1 hectare.
- The requirement to recognise and address the specific locational requirements of different employment sectors, including storage and distribution sectors at a variety of scales and in suitably accessible locations.

In September 2018, the Leicester and Leicestershire Authorities produced a final version of the [Strategic Growth Plan \(SGP\)](#) for approval by each authority. This is currently proceeding through the governance processes of each organisation. It is hoped that a final plan will be in place by the end of 2018. The SGP sets out a strategy for the growth and development of Leicester & Leicestershire in the period to 2050, enabling partners to consider the longer term needs of the area and opportunities which extend beyond the conventional timeframe of a local plan. We will need to take account of the SGP when formulating the Local Plan Review.

What are we consulting on?

This consultation is seeking views on the following issues:

- Making sure that we have sufficient land for housing
- Making sure we have sufficient land for employment
- Should we change the settlement hierarchy?
- How can the review consider the issue of self and custom build housing?
- How can the review address issues relating to health and wellbeing?

Making sure that we have sufficient land for housing

How much housing do we need?

A key role of the Local Plan is to establish the housing requirements which we need to meet for the plan period to 2036.

The housing requirements in the adopted Local Plan were based on the Housing and Economic Needs Assessment (HEDNA) produced for Leicester and Leicestershire in 2017. This identified housing requirements to both 2031 and 2036. It had been the intention that the HEDNA would provide the basis for determining the housing requirements to be addressed as part of the review. However the government has introduced a standard methodology to be used by local authorities to inform decisions on future housing requirements. The standard methodology uses a combination of data published by the Office for National Statistics on household growth projections and information

regarding affordability of housing (referred to as the median workplace based affordability ratios). More information regarding the standard methodology can be found on the [national planning practice guidance](#) website.

The latest household projections were published in September 2018. When these are applied to the standard methodology it results in a housing requirement for the period 2018-36 of 9,522 dwellings (529 dwellings every year). This is slightly higher than the housing requirement used in the adopted Local Plan (481 dwellings every year) and somewhat higher than the figure in the HEDNA for the period to 2036 (448 dwellings every year).

Our latest prediction of the number of new homes which are likely to be built on sites with planning permission or allocated for development is that about 8,200 dwellings would be built by 2036. Details about predicted build rates can be viewed from this link. This is 1,300 dwellings less than is required. Therefore, the Local Plan review will need to address this shortfall.

However, the government has stated that it will consult on changes to the standard methodology in order to ensure that the government's stated aim of 300,000 new homes being built every year can be achieved. There is no confirmed date for this consultation.

There is also uncertainty as Leicester City has previously declared that it cannot accommodate all of its housing requirements within the city. The quantity of this is not clear and nor are the implications of the latest results from the standard methodology.

Therefore, at this time we do not have absolute clarity regarding what the future housing requirements are likely to be, but it is likely that a figure of 529 dwellings each year will be the minimum level of requirement that we need to plan for.

Whilst we do not have sufficient clarity at this time on the housing requirements we will begin the process to identify how we might best accommodate the new housing that is going to be required.

Meeting our needs

Irrespective of what the final housing requirements are, we will need to ensure that over the plan period the housing requirements are met. If we were to simply allocate sites with dwelling numbers that equal the need figure this would mean that we would have to rely upon every single dwelling from each allocation being delivered and within the timescales. Such a strategy would risk not being found 'sound' at the Examination stage.

To avoid this we could ensure that sufficient flexibility is built in to the housing provision in the plan. One possible way for doing this would be to include a 'buffer' to the housing requirement (i.e. the housing requirement plus buffer). We would then allocate sufficient land to meet this figure.

We would need to decide what an appropriate buffer would be. The NPPF requires all authorities to maintain a five year supply of deliverable housing sites. It suggests that such supply should include a minimum buffer of 5%, rising up to 10% or as much as 20%, depending upon the circumstances of the authority. We could, therefore, use one of these figures as a buffer.

An alternative approach would be to allocate sufficient land to meet the requirement (without a buffer) and to then identify a number of reserve housing sites which could be brought forward for development in the event that, for whatever reason, the actual build rates did not keep pace with the requirements. We would need to specify under what circumstances sites could be brought

forward and in what order. For example, if build rates were below the requirement for x number of years or if they fell below the requirement by a certain percentage.

It is important to recognise that there are significant lead in times for new developments, particularly large scale developments such as urban extensions or new settlements. For example, for planning and designing a new development including new infrastructure and securing the necessary funding and regulatory approvals (not just planning). Therefore, another approach which could be taken in the review is for sites to be allocated which are intended for development towards the end of the plan period (and possibly beyond) with a clear set of requirements to be satisfied before development could be allowed to proceed.

Question 1 - Should the plan build in a flexibility allowance?

Question 2 - If we build in flexibility should the plan include a 'buffer' to the housing requirement figure when deciding how much land to allocate for new housing or should we identify reserve sites?

Question 3 - If we were to include a 'buffer' what would be an appropriate figure?

Question 4 - If we were to identify reserve sites under what circumstances should sites be released?

Question 5 - Should the review build in the potential for sites to be developed which go beyond the end of the plan period?

Question 6 - Are there any other ways that the plan can build in flexibility?

Making sure we have sufficient land for employment

In terms of employment, the district benefits from its central location at the heart of England with good motorway connections and has the added benefit of East Midlands Airport which provides international links. In recent years, the district has proven very popular with companies wishing to locate here, particularly in the logistics sector.

How much employment land do we need?

The amount of employment land (excluding strategic B8 - storage and distribution - units of over 9,000sqm) that we need to provide as part of the review is set out in the [Leicester and Leicestershire Housing and Economic Development Needs Assessment](#) (HEDNA) which was published in 2017. This identifies what we need to provide for the period 2011 to 2036:

- For B1a/b (which is essentially offices and research & development) there is a requirement of nearly 56 hectares;
- For B1c/B2 (light and general industry) a requirement of just over 4 hectares;
- For small scale B8 (storage and distribution units of under 9000sqm) there is a requirement of 21 hectares.

(The requirements for strategic B8 (units of over 9000sqm) have been identified separately in another study – see section below)

It is important to note that the figures above do not take into account the many developments that have already occurred in the district since 2011, or planning permissions that we have granted that are still current.

Adding these in shows that overall our need is much less (11 hectares), as we effectively have enough land identified already to meet the requirements for B1c/B2 and small scale B8, but that there is still a particular issue with B1a/b (offices and research & development), with an outstanding requirement of just over 28 hectares.

| All figures are in Hectares | B1a/b | B1c/B2 | Small B8 | TOTAL |
|---|--------------|---------------|-----------------|--------------|
| Requirements 2011-2036 (not including strategic B8) | 55.9 | 4.1 | 21.0 | 81.0 |
| Completions 2011-2018 (allocations) | 4.0 | 0.6 | 4.8 | 9.5 |
| Completions 2011-2018 (non-allocations) | 3.2 | 2.0 | 3.3 | 8.5 |
| Under construction at 1st April 2018 | 1.6 | 0.3 | 0.0 | 2.0 |
| Allocated but without permission | 5.3 | 5.3 | 5.3 | 16.0 |
| With permission at 1st April 2018 | 13.5 | 7.9 | 12.6 | 34.0 |
| Residual requirement up to 2036 | 28.2 | -12.1 | -5.1 | 11.0 |

In the current Local Plan we have included an allowance of 10 hectares for expected loss of existing employment land to other uses. We are currently undertaking an employment land assessment that will identify how much of our existing employment land we think could be lost to other uses by 2036. We will therefore also need to identify additional employment land to replace these expected losses on top of the 11 hectares we already have to allocate.

How should/could we meet our identified need?

The largest need for employment land based on the HEDNA relates to offices (B1a/b). The evidence suggests that we still have an outstanding need for an additional 28 hectares. Currently this is not being provided by the market. We therefore need to consider how best to address this issue in the Local Plan review. The following options could be considered:

- i. Allocate sufficient sites to meet just the identified shortfall (i.e. for 100% office use) - however this could be seen as quite restrictive given recent preferences for other 'B' employment uses and the relatively low amount of B1 that has come forward in the district since 2011. It is generally the case that site promoters prefer to have greater flexibility as to the type of uses which can be allowed as it reduces their risk.
- ii. Allocate sufficient sites equal to the shortfall but do not restrict to B1a/b – this approach provides more flexibility for the market but would be likely to mean that the requirement for B1a/b would not be achieved, and would require all sites to be developed to meet our need.
- iii. Allocate sites that are more than the shortfall and require that any future development include a set amount of B1a/b floorspace (either a specific figure or as a percentage of the

total floorspace to be provided) - this approach provides more flexibility for the market to bring sites forward and would help to ensure that need for B1a/b is achieved, but would require us to allocate more land for employment uses than our evidence suggests that we need, as our need for B1a/b is much greater than for other employment uses.

- iv. Allocate sites that are more than the shortfall but without any restrictions as to the type of employment use which would be allowed – this would provide flexibility, ensure that our overall employment land need is met, and would provide scope for more B1a/b uses, although it may still mean that the full requirement for B1a/b would not be achieved. Again it would require us to allocate more land than the HEDNA suggests is needed.

Question 7 - Is the HEDNA an appropriate evidence base on which to formulate our employment land policies?

Question 8 - Which of the options set out above would best address the outstanding need for employment land?

Question 9 - Are there any other options that we could consider?

What about large scale storage and distribution uses?

In terms of large scale storage and distribution uses (strategic B8 - units of over 9000sqm) North West Leicestershire is a very attractive location for such uses, falling within what is known as the 'golden triangle' for the sector due to its central location and excellent transport links. Interest in warehousing and distribution in the district in recent years has been extremely high, with large scale developments such as East Midlands Distribution Centre, East Midlands Gateway and Amazon at Bardon all either completed or under construction.

The minimum requirements for strategic B8 are set out in the [Leicester and Leicestershire Strategic Distribution Study 2014](#), which was [updated in 2016](#). Rather than split this requirement by district, the study sets out a city and county-wide requirement of 472 hectares of strategic B8 by 2036.

| | |
|--|-----------------|
| Strategic B8 minimum requirement 2011 – 2036 (Leicester and Leicestershire-wide) | 472.0 ha |
| NWL strategic B8 Completions 2011-2018 | 75.0 ha |
| NWL strategic B8 Under construction at 1st April 2018 (includes 139ha at East Midlands Gateway) | 174.7 ha |
| NWL strategic B8 With permission at 1st April 2018 | 74.7 ha |
| TOTAL supply for NWL | 324.4 ha |
| TOTAL supply rest of Leicester and Leicestershire | 345 ha |
| TOTAL supply NWL & Leicester and Leicestershire | 669.4 ha |

Taking into account the sites delivered since 2011 in the district, and adding the current supply leaves a minimum of nearly 148 hectares to be found across the whole sub-region. However

information obtained from other local authorities shows that the total provision of strategic B8 across Leicester and Leicestershire stood at about 345 hectares in September 2018. This is significantly in excess of the minimum requirements identified.

In addition to being required to allocate enough land to meet our need, the revised NPPF (July 2018) now requires planning policies to recognise and address the specific locational requirements of storage and distribution operations at a variety of scales and in suitably accessible locations.

We could allocate more sites for strategic B8. However our evidence is telling us that the need across the whole County has already been met. To meet the new NPPF requirement, a further option we have is to identify, as we have done in the adopted Local Plan, strategic B8 sites with permission and include a policy that assumes permission on those sites will be renewed should it lapse for any reason.

Question 10 - Is the Strategic Distribution Study an appropriate evidence base on which to formulate our strategic B8 employment land policies?

Question 11 - What should our preferred approach be to deal with strategic B8?

Option 1: Do not allocate any additional sites, as we have already met our need. We could, instead, have a general criteria based policy.

Option 2: Identify sites with permission and have a presumption of renewal.

Option 3: Allocate more sites for strategic B8 due to current market demand.

Question 12 - Are there any other options that we could consider?

Should we change the settlement hierarchy?

[to be inserted following decision of Local plans Committee]

Where will new development go?

As set out above we know that there is a need for additional land for both housing and employment, although we do not know the exact amounts. The adopted Local Plan establishes a settlement hierarchy which is used to guide where development should go. Whilst we are suggesting some changes to the settlement hierarchy policy the principles would be largely unchanged. We will need to consider how new development should be distributed having regard to the settlement hierarchy.

As already noted a [Strategic Growth Plan](#) is being prepared by the Leicester and Leicestershire authorities. A key part of the strategy is the identification of the northern part of the district (together with the northern part of Charnwood Borough) as the Leicestershire International Gateway. The proposed end date for the review (2036) is part way through the plan period of the Growth Plan and so we will need to consider what this might mean for the review in terms of how new development should be distributed across the district.

Any options we develop will need to be assessed as part of the Sustainability Appraisal.

How will potential sites be assessed?

Once we have identified a preferred way for distributing development, we will then need to consider which sites are the most appropriate. A long list of potential housing and employment sites has been identified through the [Strategic Housing and Economic Land Availability Assessment](#) (SHELAA) call for sites process – which has involved two call for sites since 2016 including in Summer 2018. We have also identified sites where planning permission has been granted or previously sought for housing and employment uses.

Depending upon the scale of need we may not need to fully assess all of the sites identified in the SHELAA. Instead we would undertake an initial sieve of sites against national policies and the locational strategy, removing those which perform poorly. The remaining sites would then be thoroughly assessed against a wide range of criteria and the Sustainability Appraisal. It is likely that there will also need to be a degree of planning judgement.

Question ? - Is this general approach to site assessment methodology an appropriate one?

Question ? - Are there any specific criteria that we should include when assessing sites?

How should we meet the needs for self and custom house building?

What is self-build and custom house building?

Self-build and custom housebuilding is a key element of the government’s agenda to increase the supply of housing, both market and affordable.

The Housing and Planning Act 2016 amended the Self-build and Custom Housebuilding Act 2015 to include that self-build and custom housebuilding means the building or completion by:

“(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as home by those individuals.”

The National Custom and Self Build Association summarises a self-build as being *“projects where someone directly organises the design and construction of their new home”* and custom build as *“those where you work with a specialist developer to help deliver your own home.”* The former involves an individual taking on a greater level of responsibility than the latter.

As such, legislation has been introduced in recent years that places duties on Local Planning Authorities (LPA) to:

- Maintain a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authorities area for their own self-builds and custom housebuilding.
- To grant sufficient planning permissions for suitable serviced plots to meet the demand on the self-build and custom housebuilding register.

It does not include however where a developer delivers speculative units for profit, or the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specification decided or offered by that person (e.g. a volume housebuilder).

What is the demand for self-build and custom housebuilding in the district?

Having regard to the self-build register there is a demand for self-build and custom house build plots within North West Leicestershire. The level of demand is established by the number of entries added to the authority's register during a base period which runs from 31 October to 30 October each year. The local authority then has 3 years from the end of each base period in which to permit an equivalent number of plots. For our district this demand equates to an overall total of 44 plots to be permitted by 2021.

How might the Local plan address the need for self-build and custom house building in the district?

As part of the Local Plan review there are a number of policy approaches that could be taken to address the issue of self and custom build and help assist the council meet the demand for suitable plots. Listed below are a number of policy options accompanied by the potential advantages or disadvantages of such approaches. The policy wording suggested is not definitive and comments on both the principle and the wording is sought through this consultation.

Strategic Self and Custom Build Policy

A strategic policy could provide the Council's overarching approach to the provision of self and custom build plots. For example:

The Council will support the provision of self and custom building housing by:

- Holding and maintaining a register of individuals and associations of individuals who wish to acquire service plots of land to bring forward self-build and custom house building projects.
- Encouraging the inclusion of self and custom build opportunities as part of new housing development;
- Encouraging the inclusion of policies or the identification of specific sites for self-build and custom house building projects as part of Neighbourhood Plans;
- Working with communities to further understand their requirements and encouraging them to develop their own proposals

This approach is straight forward and provides the Council's strategic approach. However it does not provide any specific requirement although it is considered that it would be more appropriate to include this as part of more detailed and specific policies.

A housing mix policy

As part of a Housing Mix Policy, proposals should seek to address need and demand for affordable, market housing and starter homes, including self-build and custom-build housing. For example:

New housing development of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities.

Proposals should seek to address the need and demand for affordable, market housing and starter home including self-build and custom-build housing.

This approach is straight forward but a potential disadvantage could be that it does not provide any specific guidance or requirement and this may affect the likelihood that it would help to meet the requirements.

A percentage mix policy

Have a policy which requires a proportion (expressed as a percentage) of allocated or windfall sites over a certain size to make provision for self and custom housebuilding usually in the form of serviced plots. For example:

To support prospective self-builders and custom builders on sites of more than [XX] dwellings, developers will supply at least [XX%] of serviced dwelling plots for sale to self-builders or custom builders.

This approach could provide clear guidance regarding what is required and so is more likely to help address the identified needs. However it would be necessary to justify the threshold i.e. the scale of development to which it is to be applied, as well as the percentage to be applied. The threshold and percentage that may be applied is the subject of this consultation, and in considering the appropriate level it will be necessary to have regard to the potential implications of site viability.

Allocating land for self and custom house building

Land specifically for self-build and custom housebuilders could be allocated in the local plan, for example, through the identification of Council-owned sites which are suitable for self-build and custom build housing, and then promoting these to people on the self-build register, as well as to developers. Alternatively privately owned land could be allocated. For example:

Land at XX is allocated for self and custom build housebuilding to address identified local requirements for self and custom-build homes as detailed in the North West Leicestershire self and custom build register.

The Council does not own a significant amount of land, so it is likely that any such sites would provide only limited opportunities. It would also have financial implications for the Council which would need to be fully understood.

In terms of other land ownership, there would need to be a landowner who is willing to make the land available at a price that would be likely to be less than if they sold it to a developer on the open market.

Supporting Neighbourhood Plans

The Neighbourhood Plan is a community prepared plan which enables local people to guide the future of the area they live and work and provides an opportunity to play a direct role in the planning of their area. Neighbourhood Plans are prepared by Town or Parish Councils or neighbourhood forums (community groups that are designated to take forward neighbourhood planning in areas without a parish or town council) and can be used to establish planning policies for the development and use of land within a specific neighbourhood area.

A Neighbourhood Plan approved at referendum will form part of the development plan for the local authority area and decisions on planning applications must be determined in accordance with the development plan for the local authority area, unless material considerations indicate otherwise. The Local Plan could provide support for Neighbourhood Plans to identify sites for self and custom build. For example:

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood area.

This approach is straight forward but a potential disadvantage could be that it does not provide any specific guidance or requirement and this may affect the likelihood that it would help to meet the requirements. However, it does recognise the role Neighbourhood Planning has to play in the development of the district and is advantageous in that it is prepared by local communities.

Question ? - Should we include a specific policy on self and custom build?

Question ? - Which of the options do you prefer and why?

Question ? – If a percentage approach is supported, what threshold and percentage would you apply and why?

Question ? - Should the Council allocate sites for self and custom housebuilding properties only and/or seek to identify opportunities for self and custom plots as part of allocated housing sites?

Question ? - Should the occupation of these ‘allocated’ plots be restricted, in the first instance, to those on the Council’s self and custom build register?

Question ? – Are there any other options we should consider?

How can the Local Plan help to address issues relating to health and wellbeing?

Health in Planning

It is recognised that there is a close relationship between planning and health and that planning can contribute to positive health outcomes in a variety of ways, for example, provision and access to green spaces and community facilities, public realm and social interaction, good quality housing, sustainable travel, protection of amenity and safe and accessible environments.

The [National Planning Policy Framework](#) (NPPF) identifies that the social role of planning is ‘to support strong, vibrant and healthy communities’ and specifically states that policies should aim to achieve the creation of healthy, inclusive and safe places.

Adopted Local Plan Policy

Objective 1 of the adopted Local Plan (2017) seeks to ‘*Promote the health and wellbeing of the district’s population and its policies, promote health and wellbeing of its communities and the*

creation of healthy living environments.' This is addressed explicitly and implicitly in several of its policies. For examples the Local Plan includes policies supporting:

- The delivery of the district's housing needs supporting the creation of vibrant communities
- A sustainable pattern of development providing access for all and opportunities for active travel, such as cycling and walking, and sustainable transport
- High quality and well-designed development, supporting the creation of vibrant and mixed use communities
- The creation of public realm and provide opportunities for social interaction
- The protection of residential amenity and mitigation against the potential harmful impacts of noise, pollution and lighting
- The retention of key services and facilities and improvements in terms of quality, accessibility and levels of provision, providing opportunities for social interaction and inclusive communities.
- The provision and protection of open space, sport and recreation facilities providing opportunities for physical activity, play, sport and recreation and participation in healthier lifestyles
- A suitable balance of food takeaway uses in parts of the district to in part allow consideration to be given to any health issues due to the number of such premises.

Health Matters in the District

The Council is currently working with partners to develop a Health and Wellbeing Strategy and the final strategy will be finalised shortly. The health profile of the district suggests that the overall picture for North West Leicestershire is one of general good health compared with many other areas of the country. However there are a number of key findings that show a number of issues:

- Depending on where you live in the district there is a potential for a 10-year difference in life expectancy
- The number and proportion of over 65's will rise to 26.9% of the population by 2041
- Adult obesity is higher than the national average
- There has been a rise in the number of obese children within the age group of 10-11 years
- The number of hospital stays for self-harm has increased
- There is a high number of inactive adults, the third highest when compared to the rest of Leicestershire

How can the planning function deliver positive health outcomes?

Whilst the adopted Local Plan does go some way to addressing health matters, the Local Plan Review provides an opportunity to further the role of the planning function to deliver positive health outcomes. It allows for consideration to be given to any steps that could be taken to enable the planning process to contribute further to health and wellbeing in North West Leicestershire.

There are a number of policy approaches that could be taken to address health matters and help assist the Council meets its objective with respect to the health and quality of life of its residents. Listed below are a number of policy options. The policy wording suggested is not definitive and comment on the wording is sought through this consultation.

A Strategic Health and Wellbeing Policy

Health and wellbeing are cross cutting themes and it is suggested that the Local Plan could include a strategic policy to be read alongside other policies that address the wider determinants of health.

This policy could form part of the strategy section of the Local Plan and given its status as a strategic policy it would apply to all development proposals. For example:

The wellbeing and health of communities will be maintained and improved by:

- a) Working in partnership with the health authorities to improve the health and well-being of North West Leicestershire's residents, and supporting the provision of new healthcare facilities and improvements to existing facilities which provide services important for the physical health, mental health and general wellbeing of communities.
- b) Requiring development to contribute to creating an age friendly, healthy and equitable living environment through:
 - i. Creating an inclusive and built environment.
 - ii. Promoting and facilitating active and healthy lifestyle, in particular walking and cycling.
 - iii. Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality.
 - iv. Providing access for all to health and social care facilities.
 - v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities
- c) Promoting allotment and gardens for exercise, recreation and for growing locally produced food.
- d) Controlling the location of, and access to, unhealthy eating outlets.

Health Impact Assessment

A Health Impact Assessment (HIA) is a process which ensures that the effect of development on both health and health inequalities are considered and responded to during the planning process.

The Local Plan could include a policy that requires developments above a certain size to be supported by a HIA. This could be used as a tool for assessing the development against, and identifying significant, health issues, and to inform the design of a development or of potential mitigation measures required to address any potential issue. Evidence would be needed to support this approach and to inform the issues on the HIA toolkit - for example the proposed criteria against which a development should be considered. We would also need to identify whether there is public health capacity to assist in the preparation of and/or assessment of any submitted checklist. A Supplementary Planning Document would be prepared which would provide guidance in respect of the type and nature of any assessment.

An example of a policy could be:

Development proposals will be required to assess their impact upon the health and wellbeing of the district through Health Impact Assessments in accordance with the Council's Supplementary Planning Document[to be prepared]

All residential development proposals of xx or more dwellings and non-residential development proposals of a combined gross floorspace of more than xxxx sqm will be required to submit a Health Impact Assessment screening statement. The statement will measure the potential impact and demands of the development proposal upon the existing services and facilities.

For developments where the initial screening indicates more significant health impacts, a more comprehensive, in depth Health Impact Assessment will be required.

Where significant impacts are identified, planning permission will be granted where measures to mitigate the impact are provided, either onsite and/or off site through the use of planning conditions or obligations.

Controlling Take Away Uses

The [National Planning Practice Guidance \(NPPG\)](#) advises that planning has a role to play in supporting opportunities for communities to access a wide range of healthier food production and consumption choices. The role of the Local Plan could be to include policies to limit the proliferation of hot food take away uses in identified areas, where there is a need for planning permission. Relevant issues may include the proximity of take away uses close to locations where children and young people concentrate (schools, playgrounds), evidence of high obesity levels, deprivation and poor health in specific locations and the clustering of uses. It is noted that there are a number of existing hot food take away uses within the proximity of schools. However a future policy would only be able to address future planning applications for new take away uses.

Policy wording could seek to protect an 'exclusion zone' around a particular location, or seek to restrict the opening hours of the premises to specific times of day. This approach must be supported by a robust evidence base in order to establish whether this is a specific health-related issue which needs to be addressed and whether this is relevant to the district as a whole or to a particular area(s).

An example of a policy could be:

The Council will not grant planning permission for hot food take away premises that fall within an exclusion zone of [xxxx] of the boundaries of a primary or secondary school as shown on Map XXX

Question ? - Should we include a policy (or policies) to address health and wellbeing issues as part of new development?

Question ? – Should we have a strategic policy which would support the health and wellbeing of North West Leicestershire's residents?

Question ? – Do you support the use of a Health Impact Assessment Screening Statement to demonstrate the potential impact of a proposal, and to identify whether a more in depth Health Impact Assessment is required?

Question ? - If we required a Health Impact Assessment what threshold should be used above which a Health Impact Assessment would be required?

Question ? - Would you support the inclusion of a policy which would restrict further take away uses within a specific distance of the boundary of a school?

Question ? - If yes, what evidence do you have to support this approach? What specific distance would you suggest and why?

Question ? - Are you aware of any evidence that demonstrates health issues suffered by residents within the district that would justify a restriction on further take away uses?

Responding To This Consultation

Details of the consultation can be found at www.nwleics.gov.uk/localplanmysay

Visit this website to fill in our online response form or to download a MS Word version.

Responses can be sent to planning.policy@nwleicestershire.gov.uk or Planning Policy, North West Leicestershire District Council, Whitwick Road, Coalville, Leicestershire LE67 3FJ

Copies of the consultation material can also be found in all Council libraries and at the main Council offices in Coalville during normal opening times.

The deadline for responses is the end of ?? January 2019.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNSDAY, 7 NOVEMBER 2018

| | |
|-----------------------------|---|
| Title of report | LEICESTER AND LEICESTERSHIRE AUTHORITIES' JOINT STRATEGIC GROWTH PLAN |
| Contacts | <p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p> |
| Purpose of report | To outline for the Local Plan Committee the revised Strategic Growth Plan (the revised SGP) prior to consideration by Council. The revised SGP is attached as Appendix A to this report. |
| Council Priorities | <p>Participation in the development of the Strategic Growth Plan will support the following priorities:</p> <ul style="list-style-type: none"> - Building Confidence in Coalville - Homes and Communities - Businesses and Jobs |
| Implications: | |
| Financial/Staff | <p>Already budgeted for, with an earmarked reserve to cover the cost of evidence base, administration associated with the consultations and a contribution to the Joint Strategic Planning Manager role.</p> <p>Staffing implications are considered as part of normal workloads and establishment.</p> |
| Link to relevant CAT | None |
| Risk Management | Risks have been managed by the Joint Strategic Planning Manager |
| Equalities Impact Screening | An Equalities and Human Rights Impact Assessment has been undertaken and forms part of the evidence base for the plan |
| Human Rights | An Equalities and Human Rights Impact Assessment has been undertaken and forms part of the evidence base for the plan |

| | |
|----------------------------------|---|
| Transformational Government | The draft Joint Strategic Growth Plan has been prepared in collaboration between the City and County Councils of Leicester & Leicestershire, as well as each of the District and Borough Councils, and the LLEP. |
| Comments of Head of Paid Service | The report is satisfactory |
| Comments of Section 151 Officer | The report is satisfactory |
| Comments of Monitoring Officer | The report is satisfactory |
| Consultees | None |
| Background papers | <p>Strategic Growth Plan Consultation Draft – which can be viewed at http://www.llestrategicgrowthplan.org.uk/the-plan/stage-two/draftplan/</p> <p>Equalities and Human Rights Impact Assessment A copy can be viewed at https://www.nwleics.gov.uk/pages/strategic_growth_plan</p> <p>Sustainability Appraisal A copy can be viewed at https://www.nwleics.gov.uk/pages/strategic_growth_plan</p> |
| Recommendation | <p>THAT:</p> <p>(I) THE LOCAL PLAN COMMITTEE ADVISE WHETHER IT SUPPORTS THE STRATEGIC GROWTH PLAN; AND</p> <p>(II) COUNCIL BE INFORMED OF THE VIEWS OF THIS COMMITTEE</p> |

1.0 BACKGROUND

- 1.1 Members will be aware that this Council, working with Leicester City Council, the County Council, and the LLEP has been working on the preparation of a Strategic Growth Plan (SGP) for Leicester and Leicestershire.
- 1.2 The SGP has been prepared jointly by the eight local planning authorities (the borough and district councils), the County Council as the highway authority and the City Council as a unitary authority with combined planning and highways responsibilities. Each of these is represented on a Members' Advisory Group (MAG) which, supported by senior officers (Strategic Planning Group), has overseen the preparation of the Plan. The LLEP attends

MAG in the capacity of an observer; Homes England (formerly the Homes & Communities Agency) attends the senior officer group in the capacity of an observer.

- 1.3 A Consultation Draft SGP was considered and endorsed by the Members' Advisory Group in November 2017. It was subsequently approved for the purpose of public consultation by Cabinet on 14 November 2017 (other authorities also gave approval for the purposes of public consultation).
- 1.4 A further report which established the Council's formal response to the SGP was considered by Cabinet on 1 May 2018.
- 1.5 The meeting of MAG on 24 September 2018 considered and agreed a revised SGP. This was considered by Cabinet at its meeting of 9 October 2018. A copy of the report is attached at Appendix 1 of this report.
- 1.6 The Cabinet agreed the recommendations as set out in the report.
- 1.7 As noted at paragraph 8.1 of the Cabinet report, the SGP will be considered by a meeting of full Council on 14 November 2018 to determine this council's response to the SGP.
- 1.8 In view of the fact that this committee is responsible for overseeing the preparation of the Council's local plan, and the SGP will provide a framework for future local plans, it is appropriate for this committee to consider the revised SGP and for its views to be reported to Council for consideration at its meeting of 13 November 2018.
- 1.9 For the reasons set out in the Cabinet report it is considered that the SGP should be approved.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – 9 OCTOBER 2018

| | |
|--------------------------------------|--|
| Title of report | LEICESTER AND LEICESTERSHIRE AUTHORITIES' JOINT STRATEGIC GROWTH PLAN |
| Key Decision | a) Financial No b) Community Yes |
| Contacts | Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk |
| Purpose of report | The purpose of this report is to enable Cabinet to consider the revised Strategic Growth Plan (the revised SGP) and to recommend a response to Council. The revised SGP is attached as Appendix A to this report. |
| Reason for Decision | To enable Cabinet to form a view |
| Council Priorities | Participation in the development of the Strategic Growth Plan will support the following priorities: - Building Confidence in Coalville - Homes and Communities - Businesses and Jobs |
| Implications: Financial/Staff | Financial implications are already provided for, with an earmarked reserve to cover the cost of evidence base, administration associated with the consultations and a contribution to the Joint Strategic Planning Manager role. Staffing implications are considered as part of normal workloads and establishment. |
| Link to relevant CAT | None |

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| Risk Management | Risks have been managed by the Joint Strategic Planning Manager |
| Equalities Impact Screening | An Equalities and Human Rights Impact Assessment has been undertaken and forms part of the evidence base for the plan |
| Human Rights | An Equalities and Human Rights Impact Assessment has been undertaken and forms part of the evidence base for the plan |
| Transformational Government | The draft Joint Strategic Growth Plan has been prepared in collaboration between the City and County Councils of Leicester & Leicestershire, as well as each of the District and Borough Councils, and the LLEP. |
| Comments of Head of Paid Service | The Report is Satisfactory |
| Comments of Deputy Section 151 Officer | The Report is Satisfactory |
| Comments of Deputy Monitoring Officer | The Report is Satisfactory |
| Consultees | None |
| Background papers | <p>Strategic Growth Plan Consultation Draft – which can be viewed at http://www.l1strategicgrowthplan.org.uk/the-plan/stage-two/draftplan/</p> <p>Equalities and Human Rights Impact Assessment</p> <p>A copy can be viewed at https://www.nwleics.gov.uk/pages/strategic_growth_plan</p> <p>Sustainability Appraisal</p> <p>A copy can be viewed at https://www.nwleics.gov.uk/pages/strategic_growth_plan</p> |
| Recommendation | <p>THAT THE FOLLOWING BE RECOMMENDED TO FULL COUNCIL:</p> <p>(I) THE REVISED STRATEGIC GROWTH PLAN (SGP) “LEICESTER AND LEICESTERSHIRE 2050: OUR VISION FOR GROWTH” BE APPROVED; AND</p> |

| | |
|--|--|
| | <p>(II) THE CHIEF EXECUTIVE (OR EQUIVALENT) OF EACH SGP PARTNER AUTHORITY, FOLLOWING CONSULTATION WITH THE LEADER OF THAT AUTHORITY AND THE JOINT STRATEGIC PLANNING MANAGER FOR THE SGP, BE AUTHORISED TO AGREE, PRIOR TO PUBLICATION, ANY FINAL MINOR AMENDMENTS TO THE SGP WHICH DO NOT SIGNIFICANTLY CHANGE THE OVERALL CONTENT OR PURPOSE OF THE DOCUMENT.</p> |
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1.0 BACKGROUND

- 1.1 This Council, working with Leicester City Council, the County Council, and the LLEP has been working on the preparation a Strategic Growth Plan (SGP) for Leicester and Leicestershire.
- 1.2 The abolition of Regional Spatial Strategies by the government in 2010, [CHECK] coupled with the need for local planning authorities to consider strategic planning within the context of the 'duty to co-operate' required by the Localism Act 2011 created the need for a new approach to strategic planning across Leicester & Leicestershire.
- 1.3 In Leicester & Leicestershire, it was decided by the local planning authorities that long term strategic planning would be more effective if undertaken across the City and County and to include the local enterprise partnership, the LLEP, as a partner.
- 1.4 The SGP has therefore been prepared jointly by the eight local planning authorities (the borough and district councils), the County Council as the highway authority, the City Council as a unitary authority with combined planning and highways responsibilities. Each of these is represented on a Members' Advisory Group (MAG) which, supported by senior officers, has overseen the preparation of the Plan. The LLEP attends MAG in the capacity of an observer; Homes England (formerly the Homes & Communities Agency) attends the senior officer group in the capacity of an observer.

2.0 THE PROCESS TO DATE

- 2.1 To date the preparation of the SGP has involved agreeing a Strategic Growth Statement which set out the rationale and proposed process for the preparation of the SGP, identified the defining characteristics of the local area and challenges faced by the partners, outlined the evidence base that would be assembled and the spatial options to be considered in formulating a SGP, and set out initial objectives and ambitions for the future. It was considered by Council on 28 June 2016.
- 2.2 A Consultation Draft SGP was considered and endorsed by the Members' Advisory Group in November 2017. It was subsequently approved for the purpose of public consultation by Cabinet on 14 November 2017 (other authorities also gave approval for the purposes of public consultation). More details of this are set out in section 3 of this report.

- 2.3 A further report which established the Council's formal response to the SGP was considered by Cabinet on 1 May 2018.
- 2.4 The meeting of MAG on 24 September 2018 considered and agreed a revised SGP. A copy is attached at Appendix A of this report.
- 2.5 Each of the local authorities across Leicester & Leicestershire are being recommended to approve the revised SGP during autumn/winter 2018.

3.0 PUBLIC CONSULTATION

- 3.1 A 17-week consultation period took place from 11 January -10 May 2018 and summary documents are available. Activities included:
- press releases, periodic media coverage
 - emails/letters to statutory consultees
 - emails/letters to organisations and groups identified by partners
 - public exhibitions
 - copies of the Draft SGP and summary leaflets
 - paper copies of questionnaires and all evidence at main offices
 - SGP website
 - links to the SGP website from partner websites
 - social media messages
- 3.2 A total of 588 responses were received, 79% of which were from members of the public. These comments have been analysed and considered during the preparation of the revised SGP. A summary of key changes is attached as Appendix B.
- 3.3 In line with the Statement of Community Involvement, those respondents who provided contact details have been informed that a revised plan has been prepared. The opportunity for further comment will take place during governance and/or the preparation of Local Plans.

4.0 THE REVISED STRATEGIC GROWTH PLAN

- 4.1 The SGP will:
- Support partners to plan effectively for the future, giving Local plans a consistent framework and helping to make decisions on infrastructure and secure Government funding;
 - Give some control over accommodating and supporting future growth and help to protect and enhance environmental assets;
 - Provide confidence to the market, the Government, local businesses and residents that the local councils and the LLEP are working together to improve the area.
- 4.2 There are risks in not having a SGP and these are summarised in Appendix C.
- 4.3 As the SGP has been developed, a number of events have been held for Members to keep them advised of progress. This has included all-Member briefings on the SGP at various stages in its preparation.

Key elements of the SGP

- 4.4 The SGP sets out a strategy for the growth and development of Leicester & Leicestershire in the period to 2050, enabling partners to consider the longer term needs of the area and opportunities which extend beyond the conventional timeframe of a Local Plan. MAG considered the distribution of housing and employment land over the period 2011-31 and 2011-36 in the context of the Housing and Economic Development Needs Assessment (January 2017) in order to give a more detailed framework for shorter term Local Plans.
- 4.5 There have been on-going discussions with organisations such as Network Rail and Midlands Connect to ensure that their emerging policies and proposals are incorporated in emerging plans, strategies and funding programmes where necessary.
- 4.6 The SGP proposes that most development will take place in major strategic locations with less development happening in existing towns, villages and rural area, in so doing it allows new development to be focussed along transport corridors and close to employment centres.
- 4.7 The five building blocks that have been used to prepare the Plan are an understanding and appreciation of:
- the existing settlement pattern
 - national policies, particularly in relation to planning, housing and infrastructure provision
 - the local economy and how it is supported by the Midlands Engine Strategy (March 2017)
 - road and rail networks and the proposals and priorities of the Midlands Connect Strategy (March 2017), and
 - the area's environmental, historic and other assets.
- 4.8 Four priorities are identified in the SGP:
- creating conditions for investment and growth
 - achieving a step change in the way that growth is delivered
 - securing essential infrastructure
 - delivering high quality development.
- 4.9 Analysis has indicated that through existing and emerging Local Plans and planning permissions provision can be made for the amount of new housing needed in the area to 2031. This will be achieved through a mixture of major strategic sites already identified in Local Plans (approximately 40%) and smaller scale growth on non-strategic sites (approximately 60%). The proposed new spatial distribution of strategic development, therefore, does not need to focus on this time period but it remains an important part of the plan e.g. we wish to accelerate the delivery of consented and allocated sites and we need to secure the infrastructure which is essential to their success.
- 4.10 Beyond 2031, the SGP proposes that more growth should be directed to strategic locations. This requires new strategic infrastructure to open up land for development and

the Midlands Connect Strategy (setting out key transport priorities for the East and West Midlands) lays the foundations for this.

Proposed Growth Areas

- 4.11 The proposed growth areas are:
- Leicester City
 - The A46 Growth Corridor
 - The Leicestershire International Gateway
 - The A5 Improvement Corridor
 - The Melton Mowbray Key Centre for Regeneration and Growth
- 4.12 Coalville, Hinckley, Loughborough, Lutterworth and Market Harborough are identified as areas where growth would be managed in Local Plans.
- 4.13 In the villages and rural areas, the SGP proposes that there will be limited growth consistent with providing for local needs.

5.0 EQUALITY AND HUMAN RIGHTS IMPLICATIONS

- 5.1 By seeking to ensure that economic growth is secured, and appropriate provision for market and affordable homes is made, the implementation of the SGP can contribute to meeting the needs of disadvantaged groups across Leicester & Leicestershire.
- 5.2 An Equalities & Human Rights Impact Assessment (EqHRIA) has been undertaken. The outcomes of the assessment are available to view in a report which supports the SGP. The assessment considers a number of options for the spatial distribution of growth within Leicester & Leicestershire, including that of the SGP. It is clear that different options have the potential to impact, in different ways, on matters such as age, disability, race, religion or belief (some positive, some negative and some neutral). Other matters are not likely to be affected.
- 5.3 As this is a high-level strategic plan, however, the responsibility for mitigating any adverse impacts upon individuals or community groups will fall to subsequent statutory plans, primarily Local Plans prepared by individual authorities. In most cases, it will be important to ensure that specific infrastructure and services are planned effectively to deal with the specific needs of these groups. The EqHRIA ensures that the partner organisations are aware of the various impacts of the SGP and enables them to put in place any necessary mitigating measures and/or enhancements.

6.0 ENVIRONMENTAL IMPLICATIONS

- 6.1 A Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment) (SEA) has been undertaken together with a Habitats Regulations Assessment (HRA). These can be viewed at www.nwleics.gov.uk/pages/strategic_growth_plan
- 6.2. The SA concludes that the SGP has the potential to deliver significant positive effects in relation to health and well-being; housing; and economy and employment. Minor positive effects are reported in relation to climate change and cultural heritage (although, in the

case of the latter, minor negative effects are also reported as well). Minor negative effects are reported in relation to water; and moderate negative effects in relation to landscape and land. Mixed effects are reported in relation to transport and travel i.e. significant positive effects in relation to the focusing of development in strategic locations and minor negative effects in relation to potential congestion on nearby routes. Uncertain negative effects are recorded in relation to biodiversity and minerals. Where significant effects are identified, measures to mitigate these have been suggested, if possible. Further measures to enhance the positive effects have also been suggested, where possible.

- 6.3 The SA reports that the findings broadly support the preferred strategy as it would generate the most benefits in terms of employment and housing growth. It reports that the focus of growth at key areas of economic growth and infrastructure capacity is also likely to reduce the length of car trips, and encourage sustainable modes of travel (particularly where there are strong rail and bus links into the City of Leicester). It also states that, in terms of environmental effects, the preferred approach does not generate any major negative effects and performs better or the same as the alternatives in this respect.
- 6.4 The SA acknowledges the role of the SGP in establishing broad preferred locations for longer term growth to provide a framework for statutory Local Plans. It states that the broad locations would evidently be able to accommodate a range of different growth levels so, if subsequent work based on updated evidence confirms that a higher level of growth ought to be pursued in certain locations, then this can be considered at that stage. A higher level of growth (than the notional projected housing requirement) will have largely negative impacts. This is supported by the SA findings which suggest that the negative effects for every option would be likely to increase and this could lead to major negative effects on the built and natural environment, water and transport infrastructure.

7.0 WHAT ARE THE IMPLICATIONS FOR NORTH WEST LEICESTERSHIRE OF THE CHANGES?

- 7.1 In terms of North West Leicestershire the following changes are highlighted:
- The Northern Gateway which covered the northern part of the district and Charnwood has been redefined as “The Leicestershire International Gateway”;
 - For the period 2031 to 2050 the number of dwellings to be provided has been increased by 1,200 to 9,720;
 - There is explicit support for the re-opening of the Leicester-Burton railway to passenger traffic; and
 - Explicit support for the regeneration of Coalville
- 7.2 An additional 1,200 dwellings for the period 2031-50 would increase the total figure from 8,520 to 9,720 which equates to 68 extra dwellings every year. The annual requirement would increase from 448 dwellings to 511 dwellings. This is marginally more than the annual requirement in the adopted Local Plan (481 dwellings) up to 2031. This should be seen in the context that the scale of growth envisaged in NWL by the SGP so far is no higher than the requirement identified by the HEDNA, whereas most other authorities have significantly more growth than identified in the HEDNA. For example, Blaby is expected to take an additional 155%, Harborough 63% (allowing for a reduction of 2,000 dwellings) and Hinckley 17%. The comparable figure for NWL would be 14%.

- 7.3 Furthermore, such an increase is not considered to represent a challenge as our current Strategic Housing Land Availability Assessment identifies the potential for just 22,000 dwellings over the next 20 years.
- 7.4 It is considered, therefore, having regard to the above that an additional 1,200 dwellings for the period 2031-50 is not unreasonable.
- 7.5 The support for both the re-opening of the Leicester-Burton railway and the regeneration of Coalville are to be particularly welcomed. The inclusion of the former is the first time that such support has been given in strategic plans.

8.0 WHAT ARE THE NEXT STEPS?

- 8.1 The immediate next step for this Council is for the Strategic Growth Plan to be presented to full Council for approval in accordance with the Recommendations above. It will also be reported to the meeting of the Local Plan Committee on 7 November 2018.
- 8.2 Subject to the SGP being approved by each of the Leicester and Leicestershire authorities as outlined at paragraph 2.5 of this report, the SGP will be used to guide the preparation of local plans.
- 8.3 Through the work of the Strategic Planning Group discussions have started in terms of additional work to help ensure the delivery of the plan, not only the housing and employment development, but also the key infrastructure that is required. These discussions will need to involve a range of partners including government agencies and the private sector.
- 8.4 A programme for this work will need to be developed when a new Joint Strategic Planning Manager is in post.

Joint Strategic Growth Plan is attached at appendix 2

APPENDIX B

Key changes made following consultation on the Draft SGP

| Matter | Explanation |
|--|---|
| Chapter 3: Accommodating our Growth | |
| Ch 3: Title changed from ' <i>Accommodating Our Growth</i> ' to ' <i>Planning for Our Growth and Infrastructure</i> '. | Emphasises relationship between growth and infrastructure. |
| Ch 3: Re-drafted to bring together two time periods 2011-31 and 2031-50 (housing numbers as before). | Provides clarity on scale of growth over long term; better support for funding bids. |
| Ch 3: New text on aligning growth, infrastructure and services; focus on delivery, removing barriers to development; increasing speed. | Emphasises need for infrastructure to support committed and new development; identifying other infrastructure needs and priorities. |
| Chapter 4: The Building Blocks for our Plan | |
| Ch 4: New text added on emerging National Planning Policy Framework. | Explains how we will address changing government policy. |
| Ch 4: New text and plan relating to environmental, historic and other assets. | Emphasises that such assets are an important consideration. |
| Chapter 5: Our Overall Approach | |
| Ch 5: New text on ' <i>Investment and Growth</i> ' | Recognises that L & L will continue to grow so we have to plan for this; links to the LLEP's emerging Local Industrial Strategy; local aspirations. |
| Ch 5: New text on ' <i>Securing essential Infrastructure</i> ' | States that wide range of infrastructure is needed; promised infrastructure needs to be provided; much of this from the public sector but also collaboration with private sector. |
| Ch 5: Text on garden cities agenda brought forward. | To emphasise the way in which this agenda will lie at the heart of our proposals to give social, economic and environmental focus. |
| Chapter 6: Our Spatial Strategy | |
| Ch 6: New text to emphasise that the SGP will be delivered via Local Plans | To emphasise that LPAs intend to be in control of the delivery process |

| | |
|---|--|
| Ch 6: A46: identified as the <i>'The A46 Priority Growth Corridor'</i> | Reinforces the message that the A46 is a critical element of the strategy without which growth on the scale/speed proposed would not be possible. |
| Ch 6: <i>Northern Gateway'</i> : Re-defined and identified as <i>'The Leicestershire international Gateway'</i> | Recognises the increasingly international importance of this area with East Midlands Airport, East Midlands Gateway, HS2 station, major employers, new roads, etc. |
| Ch 6: <i>'Southern Gateway'</i> deleted; replaced with <i>'A5 Improvement Corridor'</i> | Emphasises the importance of the A5 improvements to the delivery of committed growth |
| Ch 6: Lutterworth deleted as <i>'Key Centre for Growth'</i> ; re-designated as an <i>'Area of Managed Growth in Local Plans'</i> | Allows the local planning authority to focus on current proposals for growth and control future development in Local Plans |
| Ch 6: Melton Mowbray renamed <i>'Key Centre for Regeneration and Growth'</i> | Better reflects the aspirations of the local authority for growth and regeneration supported by new infrastructure |
| Strategy Plan revised | Amended in line with changes. |
| Housing Numbers | |
| Housing numbers: <ul style="list-style-type: none"> • Reduced by 2,000 dwellings in Harborough DC • Increased by 800 dwellings in Melton BC • Increased by 1,200 dwellings in North West Leicestershire DC | Reflecting agreements by local planning authorities |
| General changes to the text in various places | |
| Explicit support for public transport enhancements; including radial routes and railways not in Midlands Connect Strategy e.g. Leicester-Burton Line and around Melton Mowbray. | Better reflects the aspirations of the partners in terms of public transport improvements and aspirations. |
| Recognition of the need for public transport to support growth. | Amended to emphasis aspirations for improved public transport as part of a sustainable transport strategy. |
| Importance of infrastructure to support committed development. | Emphasises that infrastructure is need to support both long term growth and sites which already have consent. |
| Emphasis on relationship/dependency | Recognises that improvements to the |

| | |
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| between strategic and 'lower order' infrastructure | wider network will be needed to support the strategic road and rail improvements highlighted in the Plan. |
| Emphasis on delivery. | Emphasises that development in the period 2011-31 needs to be accelerated. |
| Align homes and jobs; recognising LLEP priorities. | Recognises the desire to reduce levels of commuting and the relationship between major employment centres and new homes. |
| Explicit support for regeneration e.g. Coalville Town Centre | Acknowledges that growth can take the form of regeneration and redevelopment of brownfield sites. |

Risk Assessment

| Risk | Specific issue | Response |
|--------------------------------------|---|---|
| Joint working | The revised NPPF makes it very clear that government wants LPAs to work together, specifically preparing joint statutory Local Plans. | <p>The SGP is clear evidence of joint working albeit on a non-statutory basis. The work has made steady progress over the last three years with no interruption, signs of hesitation or withdrawal of support. Failure to agree at this late stage would signal a major break-up in the partnership putting at risk all of the attendant benefits which could be delivered through continued joint working (notably access to funding and the ability to resist unwanted development pressures).</p> <p>Joint working has also raised the profile of the Leicester & Leicestershire partners with statutory agencies and has contributed to a positive outcome on a number of funding applications.</p> |
| The 'Duty to Co-operate' | The revised NPPF strengthens the requirements of the 'Duty to Co-operate', effectively turning it into a 'Duty to Agree'. | If approved by all partners, the SPG will be a clear statement of co-operation and agreement. It highlights the issues, identifies a strategy and, in its final form, will be a clear statement of agreement by the partners. This is a powerful statement and a good collaborative position for the partners which can be clearly demonstrated. |
| Statement of Common Ground | The revised NPPF establishes a mandatory requirement for a Statement of Common Ground and sets out a timetable for its preparation. | The SGP provides much of the information needed for a Statement of Common Ground. The Statement of Common Ground will set out the agreement on housing numbers including a recognition on behalf of the partners that they will need to accommodate any demonstrated unmet need arising from Leicester City (and Oadby & Wigston Borough if necessary). |
| Reputational damage if one or | Clear demonstration of failure to work co-operatively, lack of | Withdrawal of support by a number of partners would signal clear failure in |

| | | |
|--|--|--|
| <p>more partners does not approve the Plan</p> | <p>strategy to address acknowledged development requirements and no framework for Local Plan. Consequential, ad hoc and piecemeal development pressures which would be difficult to resist.</p> | <p>attempts at joint working. This would be likely to result in a position that would probably be worse than if the SGP process had not started. Intense pressure from development interests would be likely to arise across the Leicester & Leicestershire Housing Market Area (HMA), in all likelihood targeting the types of site that the SGP is attempting to protect (e.g. development in villages and rural areas).</p> |
| <p>Delay in the preparation of Local Plans</p> | <p>The SGP is intended as a framework for Local Plans. If this does not exist, then the Duty to Co-operate will need to be re-cast in a different form.</p> | <p>Possibility of delay rather than rapid progression towards Statement of Common Ground being agreed across the Leicester & Leicestershire HMA and in the preparation of Local Plans.</p> |
| <p>Failure to deliver new housing at the pace required.</p> | <p>Local Planning Authorities will have to return to relying on disaggregated and piecemeal ways of securing infrastructure.</p> | <p>Government is committed to the delivery of new housing and accelerating the speed of delivery. Work on the SGP has already supported applications for funding (which have been successful). Homes England have expressed a willingness to support the partners in accelerating growth, bringing other government departments into the process. This is a good collaborative position for the partners to be able to demonstrate as they go forward.</p> |
| <p>Delivering new infrastructure</p> | <p>Different mechanisms to make the case for arguing for strategic infrastructure would have to be devised. Returning to disaggregated and piecemeal means of doing this might not deliver provision at the scale and pace required.</p> <p>Lack of infrastructure is currently delaying the delivery of some growth that already benefits from planning permission and, as a result, pressure continues to be exerted on other sites.</p> | <p>Government's view is that infrastructure and growth are closely aligned. Those authorities which best demonstrate joint working and a commitment to growth will access the greatest Government funding. Leicester & Leicestershire has had some significant funding successes already e.g. the Melton Mowbray Relief Road; progress to Stage 2 of the Housing and Infrastructure Fund both the South-West Leicestershire package of improvements and the final section of the Melton Mowbray Relief Road.</p> |
| <p>Accelerating the</p> | <p>The SGP demonstrates to</p> | <p>Leicester City Council has secured</p> |

| | | |
|---|--|--|
| <p>pace of housing delivery</p> | <p>Government the effort that has already been made by the partners to accommodate development via existing Local Plan allocations and planning permissions. This provides a good platform to negotiate infrastructure funding and other work with Government in order to accelerate delivery.</p> | <p>Marginal Viability Funding to accelerate the pace of delivery at the important Ashton Green site. The Leicester & Leicestershire partnership is recognised by Homes England who have offered support in a variety of forms. Accelerating the delivery of consented schemes allows local people to see how growth can support the local housing market and to see the merits of growth.</p> |
| <p>Loss of confidence in the ability of the partners to plan pro-actively.</p> | <p>Powers exist already for the government to transfer control to the County Council if the partners fail to co-operate and manage growth positively and proactively through a plan-led approach.</p> | <p>The SGP is an excellent example of collaborative working across organisations with responsibility for the whole range of local government functions. It could be an exemplar of how to balance competing interests and thereby maximise funding opportunities.</p> |
| <p>The scale of growth will not reduce</p> | <p>There is intense pressure for development in the logistics sector in the Leicestershire and Leicestershire area. Both the Housing and Economic Development Needs Assessment (January 2017) and the new standard methodology for calculating housing needs (set out in the revised NPPF) indicate a similar scale of housing need across the Leicester & Leicestershire housing market area.</p> | <p>The SGP does not promote growth above objectively assessed needs. That being the case, even if the SGP were to be abandoned, Local Plans would have to plan for the same scale of growth but with no over-arching strategy in place. The development industry could target particularly vulnerable authorities e.g. those whose five-year housing land supply is marginal.</p> |
| <p>Deletion of the A46 Expressway (Southern/Eastern Leicester Bypass</p> | <p>Growth likely to gravitate towards existing infrastructure and major employment centres. Continued pressure also in villages and rural areas across the Leicester & Leicestershire area.</p> | <p>The SGP does no more than accommodate the objectively assessed needs of Leicester & Leicestershire. That being the case, if the new A46 Expressway were to be deleted from the plan, some 38,000 dwellings would have to be provided in other locations. Conventional sustainability criteria are likely to support the notion that new growth should gravitate towards places with infrastructure and economic generators.</p> |

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LEICESTER &
LEICESTERSHIRE
2050:
OUR VISION
FOR GROWTH

FOREWORD

The Strategic Growth Plan has been prepared by the ten partner organisations in Leicester & Leicestershire to provide a long term vision that will address the challenges we face and the opportunities presented to us. It is a non-statutory plan but it sets out our agreed strategy for the period to 2050. We will deliver the strategy through our Local Plans.

We have listened to the comments submitted in response to our consultation and this document is the final version of the Plan. It explains the approach that we have taken in preparing the Plan, identifies broad locations where we think that development should take place and the infrastructure needed to deliver it. We will now work with local people, businesses, developers, landowners, government and statutory organisations to deliver the strategy and secure the infrastructure which is so critical to its success.

Cllr Trevor Pendleton

Chair, Members' Advisory Group for the Strategic Growth Plan

Our Partners:



This document has been prepared on behalf of: Blaby District Council, Charnwood Borough Council, Harborough District Council, Hinckley & Bosworth Borough Council, Leicester City Council, Leicestershire County Council, Leicester & Leicestershire Enterprise Partnership, Melton Borough Council, North West Leicestershire District Council and Oadby & Wigston Borough Council.

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LEICESTER & LEICESTERSHIRE TODAY

OUR STRENGTHS:

Great location and connectivity

- at the heart of the UK, with nationally significant road, rail and air services, and businesses that have the potential to export more goods and services

Growing and diverse economy

- with employment opportunities ranging from traditional manufacturing, logistics and distribution to cutting edge, research and enterprise, innovation and technology sectors

Distinctive environmental, historic and other assets

- beautiful countryside, valuable flora and fauna, thriving market towns and popular villages, country parks, waterways and canals

A diverse and multi-cultural city

- with a young population, unique history, global tourism appeal, and attractive city centre with great shops, leisure, arts and entertainment

Three outstanding universities

- globally significant in space, engineering and sports science, and high quality FE colleges.

IN SHORT, A COMBINATION THAT OFFERS EXCEPTIONAL QUALITY OF LIFE AND BUSINESS OPPORTUNITY

OUR WEAKNESSES:

Congestion on our roads and railways

- we are tackling this but further investment is needed to continue improvements and support our long term growth

Gaps in the road and rail network

- travelling north-south is relatively easy (albeit congested) but east-west links are slow and unreliable

Poor economic productivity per head of population

- lower than the national and regional averages

Low pay structure - many highly skilled employees and graduates move away, travel costs are high for those on a low wage making it difficult to access jobs

High levels of commuting - some of the most important employment areas are remote from places where people live

Outside the City, an **ageing population**, not economically active but relatively wealthy. A strong influence on the number and type of dwellings

Pressures on existing communities from new development, lack of infrastructure and services such as education and health

RECOGNISING THE CHALLENGE

Leicester & Leicestershire has huge potential for growth. Located at the very heart of the UK, with a population of over 1 million, a thriving and vibrant city, distinctive and characterful market towns, three universities and an international airport, our economy contributes some £23bn to the UK economy. We have much to offer in terms of quality of life.

We want to play our part in developing the UK economy, improve productivity and create the conditions for growth. We want to increase the speed of housing delivery, remove the barriers that have slowed progress to date, and ensure that there is a good supply of new housing for people who need it. We also want to protect the places and features that make Leicester & Leicestershire special.

If we are to be successful, we need to plan for the future at a 'larger than local' level and for the longer term. This allows us to consider a wider range of possibilities.

The Strategic Growth Plan has been prepared by the ten partner organisations - the City Council, the County Council, the seven boroughs and districts, and the Leicester & Leicestershire Enterprise Partnership - to provide a plan which will shape the future of Leicester and Leicestershire in the period to 2050. It is a 'non-statutory' plan but it provides an agreed framework which we will use when preparing our individual Local Plans and other strategies.

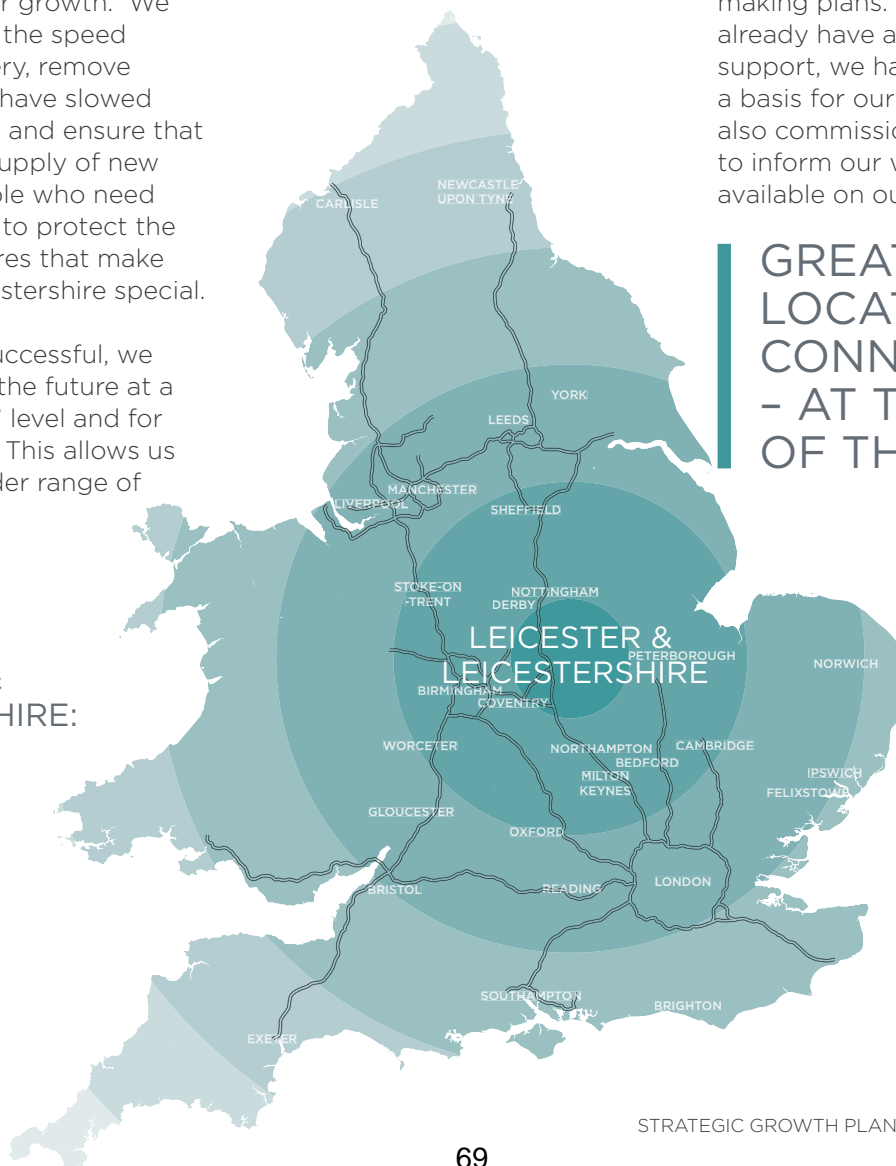
The Strategic Growth Plan focuses on four key matters:

- delivering new housing
- supporting the economy
- identifying essential infrastructure, and
- protecting our environment and built heritage.

We have not started with a blank sheet. Government, local and regional agencies are also making plans. Where these already have a measure of support, we have used them as a basis for our work. We have also commissioned evidence to inform our work and this is available on our website.*

GREAT LOCATION AND CONNECTIVITY - AT THE HEART OF THE UK

**FIGURE 1:
LEICESTER & LEICESTERSHIRE:
A CENTRAL LOCATION**



PLANNING FOR OUR GROWTH AND INFRASTRUCTURE

CALCULATING OUR HOUSING AND EMPLOYMENT NEEDS

2011-31 (AND 2036)

The Strategic Growth Plan covers the whole of the period from 2011-50. It is not possible to produce accurate estimates of the scale of growth that is likely to be required for the whole of the period up to 2050 but we can divide it into stages.

Up to 2036, we can use government statistics and economic forecasts to plan with some confidence. The results are set out in our study of housing and economic development needs which calculates the need for both new homes and jobs.¹ Because our Local Plans are being prepared to end dates of either 2031 or 2036, the study sets out our need for new homes and jobs to the same end dates.

The detail is set out in Appendix A but, in summary, across Leicester & Leicestershire we need some 96,580 homes and 367-423ha of land for employment use in the period 2011-31 (See Table A).

2031-50

For the period 2031-50, we can use government statistics and economic forecasts only for the period 2031-36. Beyond that, there are no reliable estimates of population growth or household change, nor economic forecasts, but we need to have some understanding of how much growth we might be expected to accommodate. Having this information allows us to consider a wider range of options than if we were to focus only on shorter term needs.

For the purposes of the Strategic Growth Plan, we have chosen to work with an estimate of our housing needs for whole of the period 2031-50.

These are referred to as our 'notional' needs and have been produced by projecting forward the annual figures given in our study of housing and economic development needs. This indicates that, across Leicester & Leicestershire, we will need an additional 90,500 dwellings in this period.

The results will need to be monitored and reviewed as Government statistics become available but they are considered to be a reasonable basis on which to proceed. If we do not look to this longer timescale we will not be able to plan for, and secure funding for, the essential infrastructure that we need.

TABLE A: TOTAL HOUSING AND EMPLOYMENT LAND NEEDS 2011-50

| Housing | Employment Land (B1/B2/B8) ³ | |
|------------------------|---|------------------------------|
| 2011-31 | 96,580 ¹ | 367-423ha. ¹ |
| 2031-50 | 90,516 ² | Not quantified at this stage |
| Total (2011-50) | 187,096 | |

Notes:

1. As shown in Housing and Economic Development Needs Assessment (January 2017)

2. 'Notional' needs calculated by projecting forward estimates set out in the Housing and Development Needs Assessment (January 2017)

3. Small scale B8 only (i.e. less than 9,000 sqm); the amount of land needed for strategic distribution facilities has not been quantified because it is so heavily dependent upon property market considerations.

WHETHER DEVELOPMENT TAKES PLACE BEFORE OR AFTER 2031, IT IS CLEAR THAT MORE HOMES AND JOBS WILL BE NEEDED. WE NEED TO PLAN FOR THIS NOW.

In terms of economic growth, it is very difficult to predict needs with any accuracy beyond 2036. We have decided, therefore, not to quantify the need for additional employment land for this period, at this stage. Again, in accordance with normal practice, we will monitor and review needs as necessary.

Our total requirements for the period 2011-50 are shown in Table A on page 5.

ACCOMMODATING OUR HOUSING AND EMPLOYMENT NEEDS

We have analysed the amount of development that has already been built, has planning permission or is allocated in adopted or emerging local plans that have been published. This demonstrates that much of our housing and employment land is already provided for in the period 2011-31.*

Only Leicester City Council has declared that it will be unable to meet its housing needs. We are confident, however, that any shortfall in the period 2011-31 can be met through Local Plan allocations in other areas.

Beyond, 2031, we have assumed that neither Leicester City Council nor Oadby & Wigston Borough Council will be able to accommodate their needs. An important aspect of the Strategic Growth Plan, therefore, has been to consider how any unmet needs might be shared between the other local authorities in Leicester & Leicestershire.

We have decided that these additional needs will be satisfied, in part, by development in strategic locations in accordance with the strategy set out in this Plan.

The agreed distribution will be set out in an agreed statement. In line with the needs of our Local Plans, this will cover the time periods to 2031 and 2036. The statement will be used with the Strategic Growth Plan as the basis for preparing or reviewing Local Plans.

ALIGNING GROWTH, INFRASTRUCTURE AND SERVICES

We are very clear that significant new development cannot be accommodated within Leicester & Leicestershire without significant investment in infrastructure and services. We welcome government's recognition of this problem at a national and regional level, and the investment that is already being committed to projects in our area.

We will continue to work with government, landowners, developers and other stakeholders to accelerate development and to align this with essential infrastructure.

WITHOUT ADDITIONAL INFRASTRUCTURE WE WILL BE UNABLE TO DELIVER LONG TERM GROWTH ON THIS SCALE, OR IN THE TIMESCALE PROPOSED.

To accelerate the speed of development, we will address the lack of essential infrastructure (highway capacity, schools, healthcare facilities, etc.) We will also consider financial viability which can be a problem on some sites. In others, the costs of the necessary infrastructure might need to be shared across several development sites.

We are working with developers, landowners and statutory agencies to remove the barriers to development and will focus on this more intensively as we move forwards. Our highway authorities have already identified key road and rail projects and are progressing these through formal approval and funding regimes. Outside the City, the County Council has summarised the key projects in its '*Prospectus for Growth*'.*

Together the City and the County Councils, as highway authorities, are collaborating on a Strategic Transport Plan which will identify additional projects and set out short and long term aspirations for sustainable transport initiatives including public transport improvements, ways of reducing the use of the private car and green transport initiatives.

Other statutory undertakers will be able to use the Strategic Growth Plan and Local Plans as a clear statement of the proposed growth in Leicester & Leicestershire. This will allow them to identify their own investment priorities. We will support them in their requests for funding, lobbying government and supporting applications for funding through the normal processes.

MAXIMISING THE RETURNS ON INVESTMENT

Where infrastructure has already been committed, we now have the opportunity to maximise the returns on this investment and use it to the advantage of our local communities. We have taken as one of the building blocks for our Plan, proposals for infrastructure investment that already have a degree of support from government, executive agencies and other organisations. All of the strategic infrastructure in our Plan is acknowledged as being required to resolve national and regional problems.

Through the Strategic Growth Plan we can maximise the benefits of this investment by focusing growth in areas close to new infrastructure proposals. This does not mean to say that these are the only road and rail projects that are needed to support the growth that we will have. Existing schemes are already in the pipeline (e.g. improvements to the A5, the A511 and Melton Mowbray Relief Road) and we are working to deliver these. Additional schemes will be needed to provide better connections to the strategic network. We will also look for ways to improve public transport, cycling and walking.

In undertaking this work, we recognise that, on our own, we cannot deliver growth on this scale. Government, statutory agencies, landowners, developers and local authorities all have an important role to play in this process. The partnership approach that we have achieved to date provides a secure foundation on which to move forward with other organisations. Without additional infrastructure we will be unable to deliver long term growth on this scale, or in the timescale proposed.

THE BUILDING BLOCKS FOR OUR PLAN

Other agencies are preparing plans and strategies which will influence what we do. In many cases, we have contributed to these documents so their contents are already aligned with our own aspirations. At the same time, the Strategic Growth Plan must be firmly rooted in the character of Leicester & Leicestershire and must protect our environmental, historic and other assets. This chapter summarises the principal building blocks that we have used to prepare our Plan.

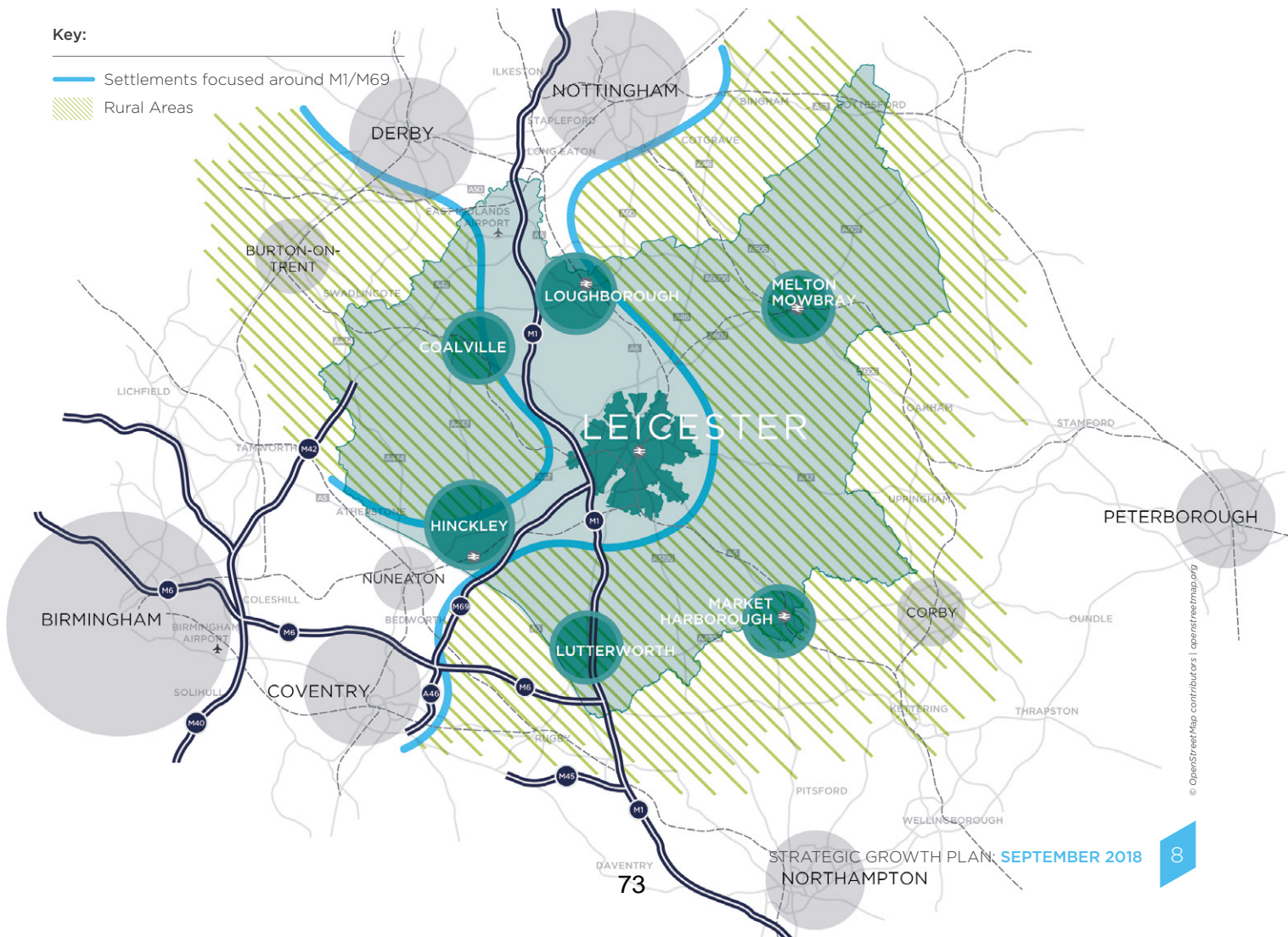
FIGURE 2:
SETTLEMENT PATTERN

THE EXISTING SETTLEMENT PATTERN

The first building block for our Plan is the settlement pattern that we already have. Looking beyond the county boundaries, the settlement pattern can be described as a series of separate towns and cities, extending from Derby and Nottingham in the north to Coventry and Birmingham in the south-west, mostly focused around the M1 and the M69 with intervening rural areas. On either side, extensive rural areas separate Leicester & Leicestershire from the West Midlands and Cambridgeshire.

Within Leicester & Leicestershire the settlement pattern is quite distinctive:

- **A strong 'central' city (Leicester)**, located at the heart of the County, with suburbs extending into adjoining boroughs and districts. With strong office, shopping, arts, culture, heritage and visitor profiles, the City is a focus for the market towns, rural areas and major employment areas that are linked to it.



- **A ring of strong, independent and characterful market towns** each connected to Leicester by radial routes and with strong physical, functional, social and economic ties to the City. The market towns contribute much to the character of Leicestershire, are economically buoyant in their own right and are an important focus for local communities.
- **Extensive rural areas** encircling the City and the market towns, villages and hamlets. The landscape is beautiful and varied, and has an economy of its own, from nationally significant agriculture and food production to a growing professional services sector.

Together, this mix of urban and rural areas underpins our quality of life. The long-standing relationship between Leicester, the market towns and the rural areas is a feature that we wish to enhance. It is not lost on us that our settlement pattern resembles that of the ‘social city’, a phrase coined by the garden cities movement of the early 20th Century to describe a cluster of new garden cities in the countryside. The garden cities movement sought to deliver the perfect partnership between town and country.

NATIONAL POLICIES

The second building block of our Plan is an understanding of national policies. These influence what we can do, particularly in relation to our priority areas: housing, the economy, infrastructure and the environment. They also set the government’s agenda for funding so it is important that we reflect these priorities. We want to be ready to take advantage of opportunities that will bring benefits to our area, yet able to control excessive development pressures.

THE INDUSTRIAL STRATEGY

The Government’s Industrial Strategy sets out a long term plan to boost the productivity and earning power of people throughout the UK. It provides a framework for our own Local Industrial Strategy* and investment by the LLEP. The Strategic Growth Plan considers how existing employment areas can be supported and where new growth should be directed.

THE HOUSING STRATEGY

Government has also published its strategy for tackling problems in the housing market. This recognises that if more new housing is to be built, at a faster rate, it will have to be accompanied by investment in new infrastructure. The housing strategy also recognises the importance of strategic planning for long term growth.

Government has already committed to new investment in housing, industry and infrastructure in Leicester & Leicestershire through various funding programmes, and more is promised. We want to maximise the benefits of this investment, nationally, regionally and locally.

WE CONSIDER THAT OUR STRATEGIC GROWTH PLAN RESPONDS VERY POSITIVELY TO THE GOVERNMENT'S PRIORITIES FOR INVESTMENT AND NEW PLANNING POLICY

THE NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework has recently been revised. The emphasis of the new document is very much on strategic priorities, housing delivery and joint working. It includes a number of significant changes:

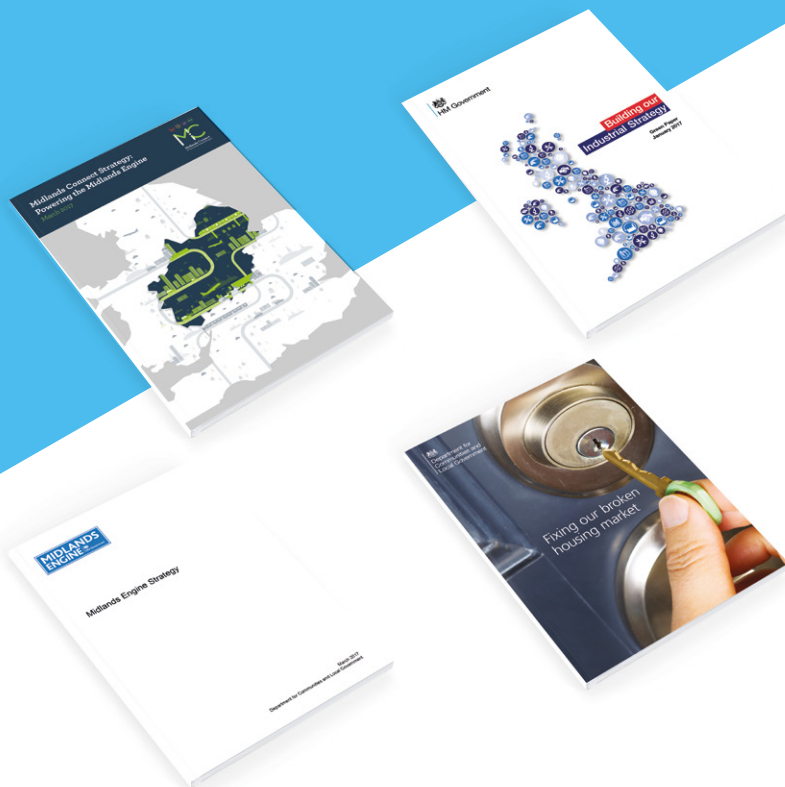
- the re-introduction of strategic planning
- the use of a 'standard methodology' for calculating housing need, and
- the requirement to prepare a 'Statement of Common Ground'.

In terms of strategic planning, authorities must now, as a minimum, ensure that there is a plan which addresses the priorities for an appropriate geographical area. It is acknowledged that in many cases, this will highlight the need for collaborative working on a joint plan.

We have used the standard methodology to calculate housing needs so that we can compare the results with our own study. We have found that, across Leicester & Leicestershire as a whole, the scale of need is very similar, although there are variations at the local level.

In terms of a Statement of Common Ground, our Strategic Growth Plan already fulfils much of what is required: it is a clear statement of acknowledged issues, it identifies our priorities and it sets out an agreed strategy for our Local Plans. It provides a good foundation for future work on our Statement of Common Ground.

Although the National Planning Policy Framework states the government's preference for statutory plans, this has come at a late stage in the preparation of our Plan. We consider that the current Plan fulfils many of the government's requirements. We also have a need for an agreed strategy to set a framework for our Local Plans and investment priorities. For these reasons, we have decided to complete our work on the Plan but we will, of course, consider the need for a statutory plan in line with the requirements of national planning policy as we move forwards.



OUR ECONOMY AND THE MIDLANDS ENGINE STRATEGY

The third building block of our Plan is an understanding of the local economy and how it is supported by the Midlands Engine Strategy. The economy in Leicester & Leicestershire is recovering strongly from the last recession but there is still much to be done. Productivity and wages remain below the national average but we have many important growth sectors and key employment locations.

The Midlands Engine Strategy has been prepared by Government and sets out a collective ambition for economic growth and prosperity. It aligns with the national industrial strategy and highlights how the region can build upon existing business sectors and areas of opportunity. It highlights many of our key industries, universities and employment areas as places of national, and even global, significance.

The Midlands Engine Strategy also recognises the growth potential of major employment areas such as East Midlands Airport, East Midlands Gateway, the two enterprise zones - MIRA Technology Park near Hinckley and the Loughborough & Leicester Enterprise Zone - the logistics and distribution industry and the potential of Leicester City Centre. Since the strategy was published government funding has been put in place for key projects.

THE MIDLANDS ENGINE STRATEGY HAS BEEN PREPARED BY GOVERNMENT AND SETS OUT A COLLECTIVE AMBITION FOR ECONOMIC GROWTH AND PROSPERITY





FIGURE 3:
ECONOMIC GROWTH AREAS*

- Key:**
- 1. Toton Station (High Speed 2)
 - 2. East Midlands Gateway (Strategic Rail Freight Interchange)
 - 3. East Midlands Airport
 - 4. Engineering Skills Training Centre at MIRA
 - 5. MIRA Enterprise Zone
 - 6. Centre for Connected Autonomous Vehicles
 - 7. Birmingham International Airport
 - 8. Arden Cross Station (High Speed 2)
 - 9. Magna Park Distribution Centre
 - 10. Agri-Food and Drink Processing
 - 11. Fosse Park Retail Centre
 - 12. City Centre and Strategic Regeneration Area in Leicester

- 13. Leicester University
- 14. De Montfort University
- 15. Global Space Technologies Hub
- 16. Space Research Centre & Earth Observation Centre
- 17. IBM Client Innovation Centre
- 18. Agri-Food and Drink Processing
- 19. Loughborough & Leicester Enterprise Zone
- 20. Loughborough University
- 21. Life Sciences Opportunity Zone

*Places and activities highlighted in the Midlands Engine Strategy (2017)

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INFRASTRUCTURE AND THE MIDLANDS CONNECT STRATEGY

The fourth building block of our Plan is an understanding of the local road and rail networks and how they are supported by proposals in the Midlands Connect Strategy. A particular feature of the road and rail network in Leicester & Leicestershire is its emphasis on north-south movement and the difficulty of east-west movement. All routes, however, are heavily congested and few have the capacity to support growth beyond 2031.

The Midlands Connect Strategy has been prepared jointly by the Midlands Connect Partnership and government agencies. It supports the Midlands Engine Strategy and sets out a series of long term transport investment priorities to help unlock jobs and growth. It proposes a rolling 25-year programme of strategic road and rail improvements around a series of economic hubs and intensive growth corridors.

The Strategy endorses a number of key rail projects in Leicester & Leicestershire including improved rail services between Leicester, Coventry and Birmingham. Key road projects include improving the A5, M42/A42 and A46 to expressway standard, including a new road to the south and east of Leicester linking into strategic highways to the west.

Whilst the electrification of the Midland Main Line north of Kettering will not now proceed as originally planned, we will continue to press for improvements to the track, stations and services to support our local economy and housing growth.

The improvement of the Leicester-Burton Railway Line does not form part of the Midlands Connect Strategy. Currently, the cost of improving the track for passenger use, re-instating stations and operating services on this line far exceeds available funding and the likely income. If viable funding solutions were to emerge, however, supported by new development in the vicinity of the line such that it could be re-opened for passenger use, the matter could be reviewed in future.

Similarly, the railway lines from Leicester to Melton Mowbray and from Melton Mowbray to Nottingham/Newark do not feature in the Midlands Connect Strategy. Improvement of these lines would also improve connectivity and provide additional public transport options to support growth. At present, however, the cost of improved lines and services requires further investigation to establish the economic case and availability of funding solutions.



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THE MIDLANDS CONNECT STRATEGY HAS BEEN PREPARED JOINTLY BY THE MIDLANDS CONNECT PARTNERSHIP AND GOVERNMENT AGENCIES

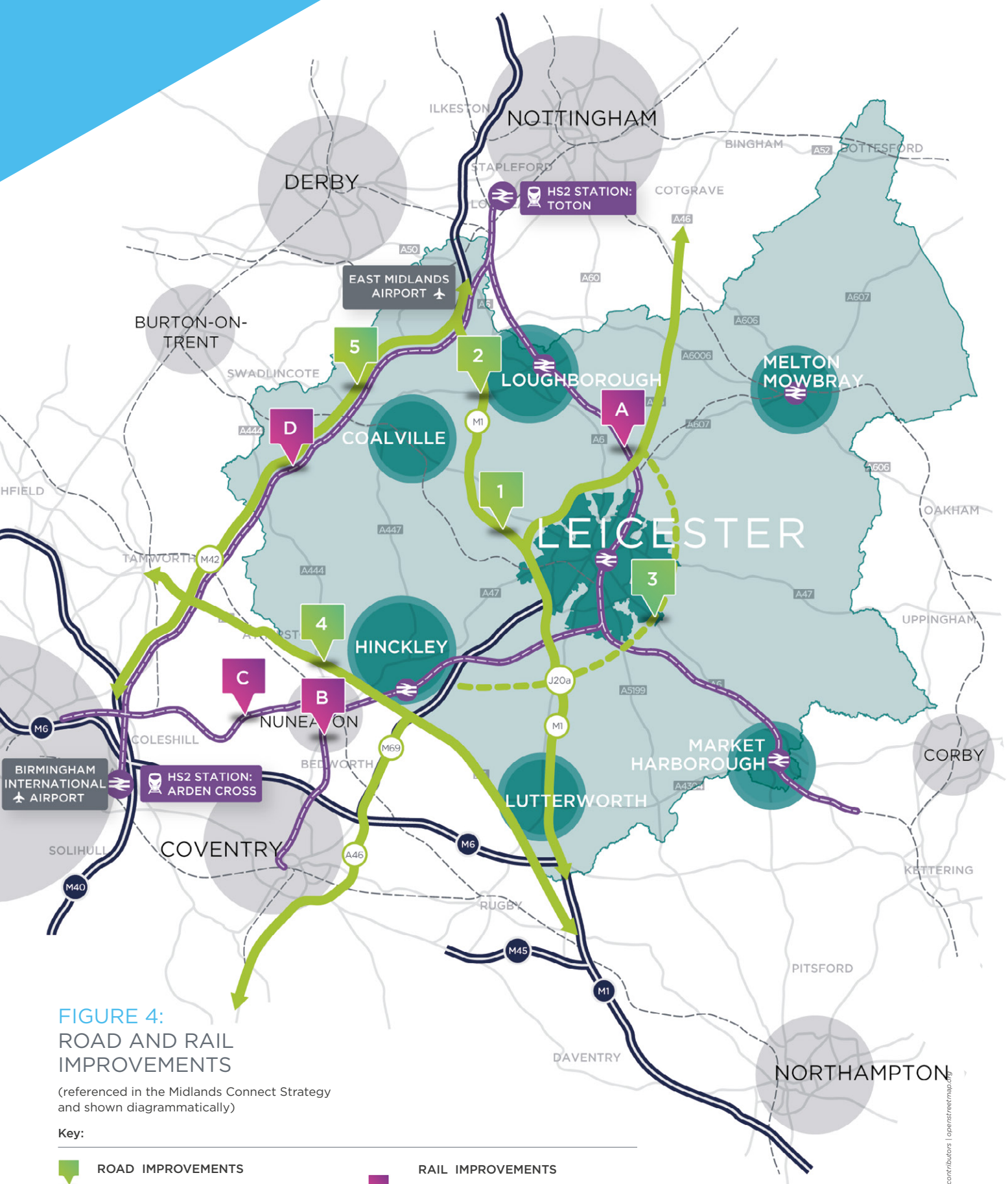


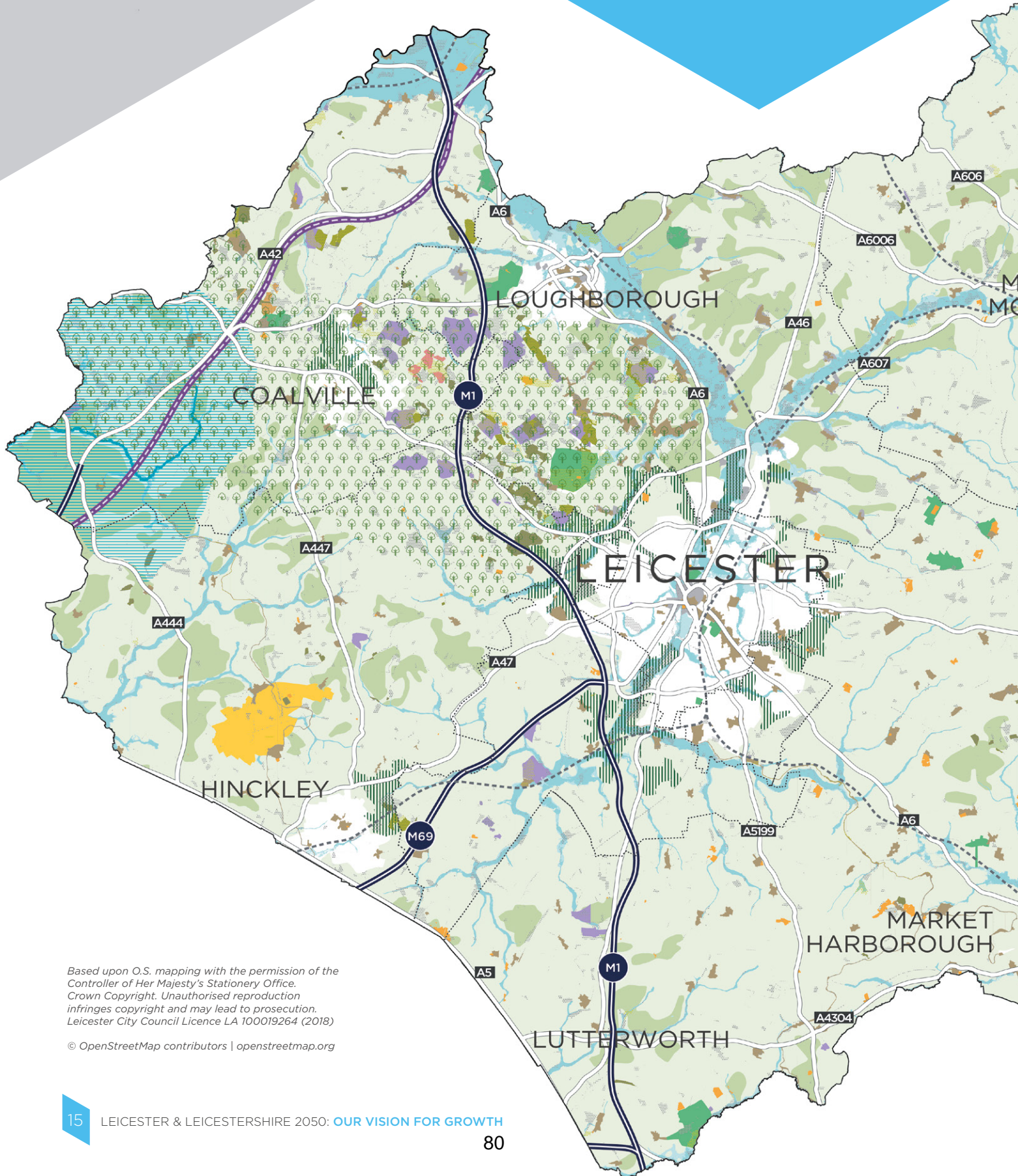
FIGURE 4:
ROAD AND RAIL IMPROVEMENTS

(referenced in the Midlands Connect Strategy and shown diagrammatically)

Key:

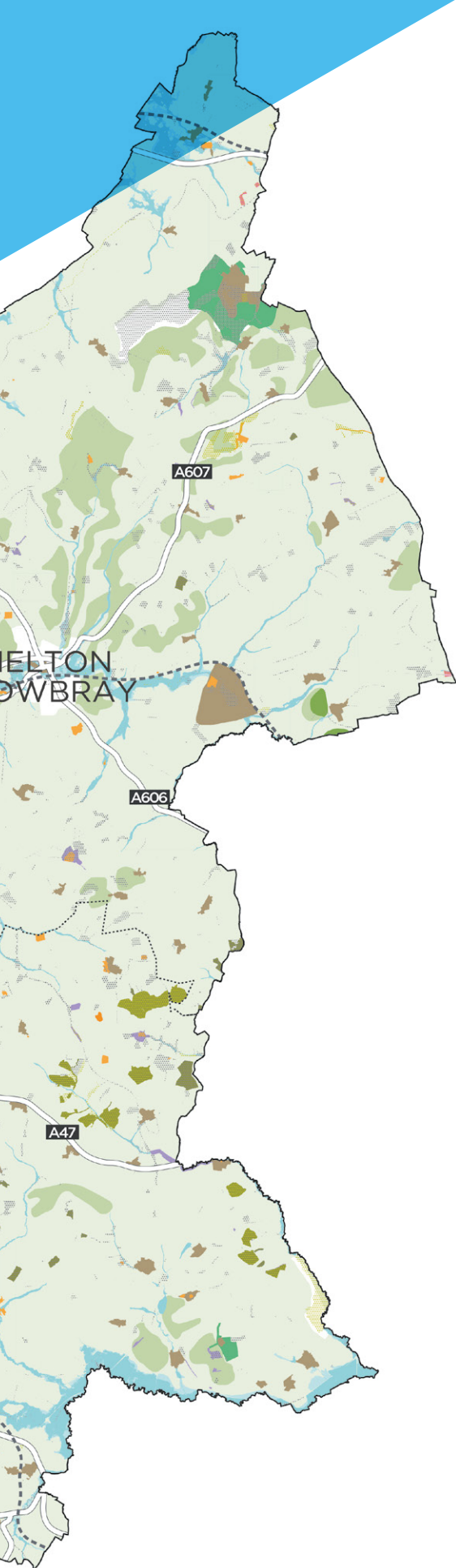
- | | |
|--|---|
| <ul style="list-style-type: none"> ■ ROAD IMPROVEMENTS 1. Smart Motorway M1 J19-23a 2. M1 J23/A512 improvements 3. A46 Expressway (route to be defined) 4. A5 Expressway 5. M42/A42 Expressway | <ul style="list-style-type: none"> ■ RAIL IMPROVEMENTS A. Midland Main Line Upgrade and Electrification B. Leicester-Coventry Upgrade C. Leicester-Birmingham Upgrade D. High Speed 2 |
|--|---|

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PROTECTING OUR ENVIRONMENTAL, HISTORIC AND OTHER ASSETS

The fifth building block in the Plan is a recognition of the assets that are most important to us. We have identified key features and designations to help us make decisions about areas that need to be protected (See Fig 5). We have few national or international constraints but there are key features that are important to Leicester & Leicestershire, not least the National Forest, Charnwood Forest, Bosworth Battlefield, areas separating urban areas (our 'green wedges'), valuable landscape and townscape, local nature conservation designations, civic heritage, conservation areas, etc. Many other places are important locally and these too need to be protected.




In a strategic document such as this, it is impossible to convey the range of assets that we have. This information has been assembled, however, and is available on our website. Further detailed information is held by each of the local authorities and will be used to make decisions about potential development sites. Balancing the need for growth with protection of our assets has been a critical consideration.

Difficult decisions have had to be made but we know, from previous experience, that unplanned growth can bring even more unacceptable consequences. We will continue to gather evidence about our assets and how they can be protected as we continue our work on Local Plans.








FIGURE 5: ASSETS

Key:

AGRICULTURAL LAND GRADES:

-  Grade 1
-  Grade 2
-  Grade 3

NATIONAL FLOOD ZONES:

-  Level 3
-  Level 2
-  National / Charnwood Forest
-  Battlefield
-  Parks and Gardens
-  Ancient Woodland
-  Green Wedge

-  Scheduled Monument
-  River Mease Catchment Area
-  River Mease SAC
-  Conservation Areas
-  National Nature Reserve
-  Geology
-  LNRs and Wildlife Sites
-  Sites of Special Scientific Interest
-  Archaeological Alert
-  HS2

OUR OVERALL APPROACH

We acknowledge that Leicester & Leicestershire will grow. Our population is increasing and we need more homes. We have clusters of businesses, universities and research institutions that operate on a world stage. There is a national and regional imperative to provide more homes and jobs.

But we also know that too much growth in particular locations, and insensitive development, is having an adverse impact on our local communities and on our environment. The lack of essential infrastructure is also slowing the pace of delivery.

The Strategic Growth Plan is our proposal for balancing these competing interests. By providing a long term strategy and a framework for our Local Plans, the Strategic Growth Plan gives us the opportunity to identify strategic development locations and the infrastructure that is essential to their delivery.

THIS IS OUR OPPORTUNITY FOR CHANGE

OUR PRIORITIES

During the course of our work we have identified four priorities. They are:

- **creating conditions for investment and growth** - balancing the need for new housing and jobs with protection of our environment and built heritage.
- **achieving a step change in the way that growth is delivered** - focusing more development in strategic locations and less on non-strategic sites.
- **securing essential infrastructure that is needed to make this happen** - taking advantage of proposals to improve national and regional networks (as set out in the Midlands Connect Strategy) and maximising the benefits from them.
- maintaining the essential qualities of Leicester & Leicestershire and **delivering high quality development.**

This sets an agenda for growth which is based on achieving a better relationship between homes, jobs and infrastructure, increasing the speed of delivery and ensuring that development does not damage the special places that we cherish.

INVESTMENT AND GROWTH

Analysis of population and household statistics tells us that Leicester & Leicestershire will continue to grow whether we plan for this or not. New jobs continue to be created particularly in Leicester city centre, in the northern part of the county and around the market towns.

More new jobs are expected in the LLEP's priority sectors of life sciences (medical technologies); advanced manufacturing and engineering; advanced logistics; space and digital technologies; and textiles. These reflect the priorities of the Midlands Engine Strategy and the growth of the national economy.

More locally, individual authorities are focusing on tourism, leisure, health and wellbeing and supporting the rural economy. The Strategic Growth Plan provides a spatial framework within which this investment and growth can occur.

OUR VISION*

Our vision is that:

“By 2050, Leicester & Leicestershire will have established itself as a driver of the UK economy, exploiting opportunities for linkages across its diverse economic base, supporting its urban and rural centres, and taking advantage of its exceptional location. Growth will contribute to people’s health, happiness and well-being through the timely delivery of well-designed and high quality development, raising the bar in terms of environmental standards, quality of life and local distinctiveness.”

** Reference: Strategic Growth Statement (2016)*

SHIFTING THE FOCUS OF DEVELOPMENT

To date, the majority of new housing in Leicester & Leicestershire has been built on small and medium-sized sites in the City, market towns, villages and rural areas. Some of this development has been unplanned. Often these developments make little or no contribution to infrastructure or services and, instead, rely on existing facilities. This has created significant problems. Some communities feel overwhelmed by the speed and scale of change. Others are disadvantaged by pressures on local schools, health centres and recreation facilities. Congestion on local roads and public transport is a frequent cause of complaint.

Sometimes those who want to live in good quality homes close to their place of work find that there is little available within their price range. Several major employers and clusters of economic opportunities are located towards the edge of the County. Not all are close to housing so a great deal of commuting takes place. This is a problem not least for those who do not have a car – public transport is often limited.

Our strategy proposes to build more development in major strategic locations and to reduce the amount that takes place in existing towns, villages and rural areas. This will allow us to plan for new housing and employment together with new and improved roads, public transport, schools, health services, local shops and open space.

We are working with developers and Homes England to increase the speed at which development sites come forward and are built out. We will continue to seek funding for essential infrastructure to support development.

Our analysis has demonstrated that, through our existing and emerging Local Plans, and planning permissions, we can make provision for the amount of new homes and jobs we need in the period up to 2031. This will be achieved through a mixture of major strategic sites already identified in Local Plans (about 40%) and smaller scale growth on non-strategic sites (about 60%).

SECURING ESSENTIAL INFRASTRUCTURE

Delivering sustainable growth, before and after 2031, needs new infrastructure, not only road and rail improvements but also schools, healthcare facilities, venues for sports and leisure, open space, community halls, etc. Through our work on Local Plans we have already identified the road and rail improvements that are needed to support growth in housing and jobs up to 2031. Statutory agencies also have the information that they need to organise their investment priorities. The problem has been aligning this provision across a number of delivery agencies. Solving this problem will lie at the heart of delivering growth in the early stages of our plan.

Beyond 2031, the scale of infrastructure and service provision is such that significant investment by government will be needed. Our strategy makes provision for more of our growth to be provided in strategic locations. To do this, we need to:

- deliver the infrastructure and services that have already been identified in Local Plans and planning applications; and
- secure public sector funding for new strategic infrastructure which will open up sites for development.

In terms of road and rail improvements, the Midlands Connect Strategy lays the foundations for longer term, strategic investment. Analysis has shown that by investing in road and rail schemes in Leicester & Leicestershire, congestion can be reduced on other parts of the regional and national network. The strategy, therefore, proposes major improvements to road and rail facilities throughout the area.

We have considered how these road and rail improvements could support strategic development in Leicester & Leicestershire. We have concluded that there are major opportunities for strategic development in locations that relate well to areas of housing need and economic opportunity. It makes great practical and financial sense to maximise the benefits that are offered by these schemes.

We recognise that, if high quality sustainable development is to be achieved, these schemes will need to be supported by public sector investment in local road and rail improvements, and in public transport. The City and County Councils, as highway authorities, are already starting to identify what will be needed but decisions cannot be finalised until specific development sites have been identified in Local Plans. The Strategic Transport Plan will provide more information on what these improvements are and how they will be delivered.

In terms of private sector projects, we recognise that the lack of funding, or the ability to secure finance, and a range of other factors have caused delay. We need to resolve these problems if we are to create high quality developments with a sense of place and everything that they need to create real communities. Growth after 2031 is also very much dependent upon earlier infrastructure being put in place.

We will work collaboratively with the private sector and others to remove any barriers which exist. The Strategic Growth Plan, together with Local Plans, the Local Industrial Strategy and the Strategic Transport Plan will demonstrate that we are speaking with one voice and are committed to an agreed strategy.

DELIVERING HIGH QUALITY DEVELOPMENT

We have decided that our common agenda will be delivering 21st century garden towns, villages and suburbs within our strategic growth areas. This reflects the settlement pattern of the City and County, and establishes a framework for protecting the valuable assets that we have. It also allows us to develop a strong agenda around social, economic and environmental priorities.

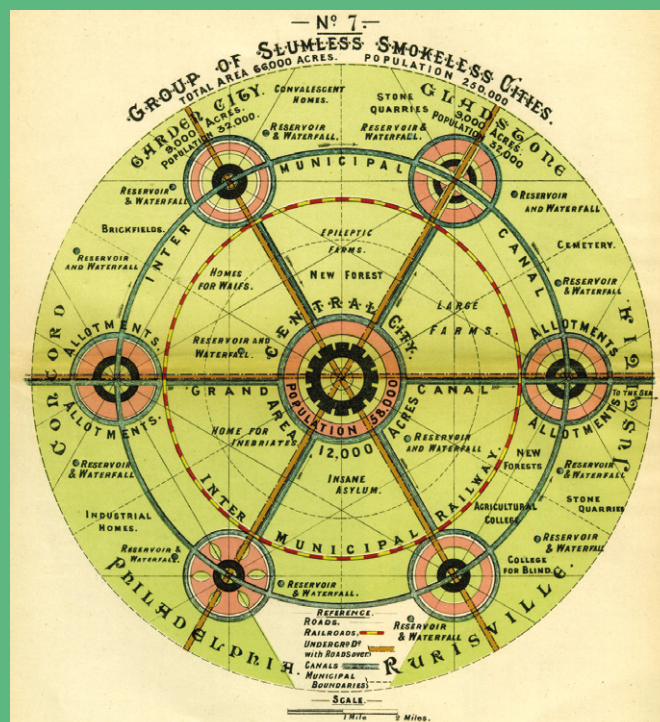
The scale of opportunity in Leicester & Leicestershire assists these choices. Our strategy focuses development along transportation corridors and close to important employment centres. At a local level, we could expand existing settlements or create new ones. We could plan for some new development in existing urban areas. Indeed, given the scale of opportunity, several of these options could be delivered in combination. The decisions will be made in our Local Plans but the intention is that individual decisions will be made in line with this strategy.

We also propose to seek high quality environments, with a strong community focus and economic justification, and we consider that new strategic development should be delivered to a common agenda.

For this we have looked to our distinctive settlement pattern - Leicester as a thriving central city surrounded by strong, independent and characterful market towns, and extensive rural areas. We are keen to reflect our heritage of garden suburbs and government support for new garden towns, villages and suburbs.

The Garden City concept allows us to plan for new development which captures the very best of town and country. It would ensure that new development is planned with strong social, economic and environmental foundations, and that communities are placed at the heart of planning. This is the common agenda to which we will work as we bring forward, through our Local Plans, the major development opportunities in the Plan.

FIGURE 6:
THE SOCIAL CITY CONCEPT OF
THE GARDEN CITY MOVEMENT



Credit: Town And Country Planning Association

OUR SPATIAL STRATEGY

Our spatial strategy acknowledges the scale of growth that is already in the pipeline as a result of Local Plans and planning permissions. It also builds upon known road and rail infrastructure opportunities or commitments. In delivering the strategy we will enhance the role of Leicester at the heart of the county and maintain the close relationships between the City, the market towns and rural areas. In doing so, we will prepare Local Plans in line with this spatial strategy to ensure that growth is delivered in a way which responds positively to our aspirations.

LEICESTER: OUR 'CENTRAL CITY'

Leicester has a pivotal role to play in the strategy. We propose that it should develop its role as the 'central city' supporting the market towns and rural areas around it. More jobs, leisure, arts, culture and entertainment facilities would be provided within the City Centre. The strategic regeneration area along the Waterside will develop as a mixed use area, extending the economic opportunities available within the centre of the City, but balancing new jobs with the need for new homes.

The population of the urban area, in and around Leicester City, is about 650,000 and increasing rapidly. We are working collaboratively to accommodate all of the homes that the City needs in places that are well-connected to it.

Given the scale of housing need and the potential for new jobs, the City needs to grow. This needs to be done in such a way that we can make full use of existing services and infrastructure within the City. Also, by providing more homes close to jobs in the City Centre and other employment centres, we will be able to relieve development pressures in other parts of the surrounding **BIRMINGHAM** authorities.

Given the scale of development on the fringes of Leicester, any growth would need to be accompanied by measures to increase capacity on the radial roads and improve public transport, cycling and walking.

WE WILL ENHANCE THE ROLE OF LEICESTER AND MAINTAIN THE CLOSE RELATIONSHIPS BETWEEN THE CITY, THE MARKET TOWNS AND RURAL AREAS

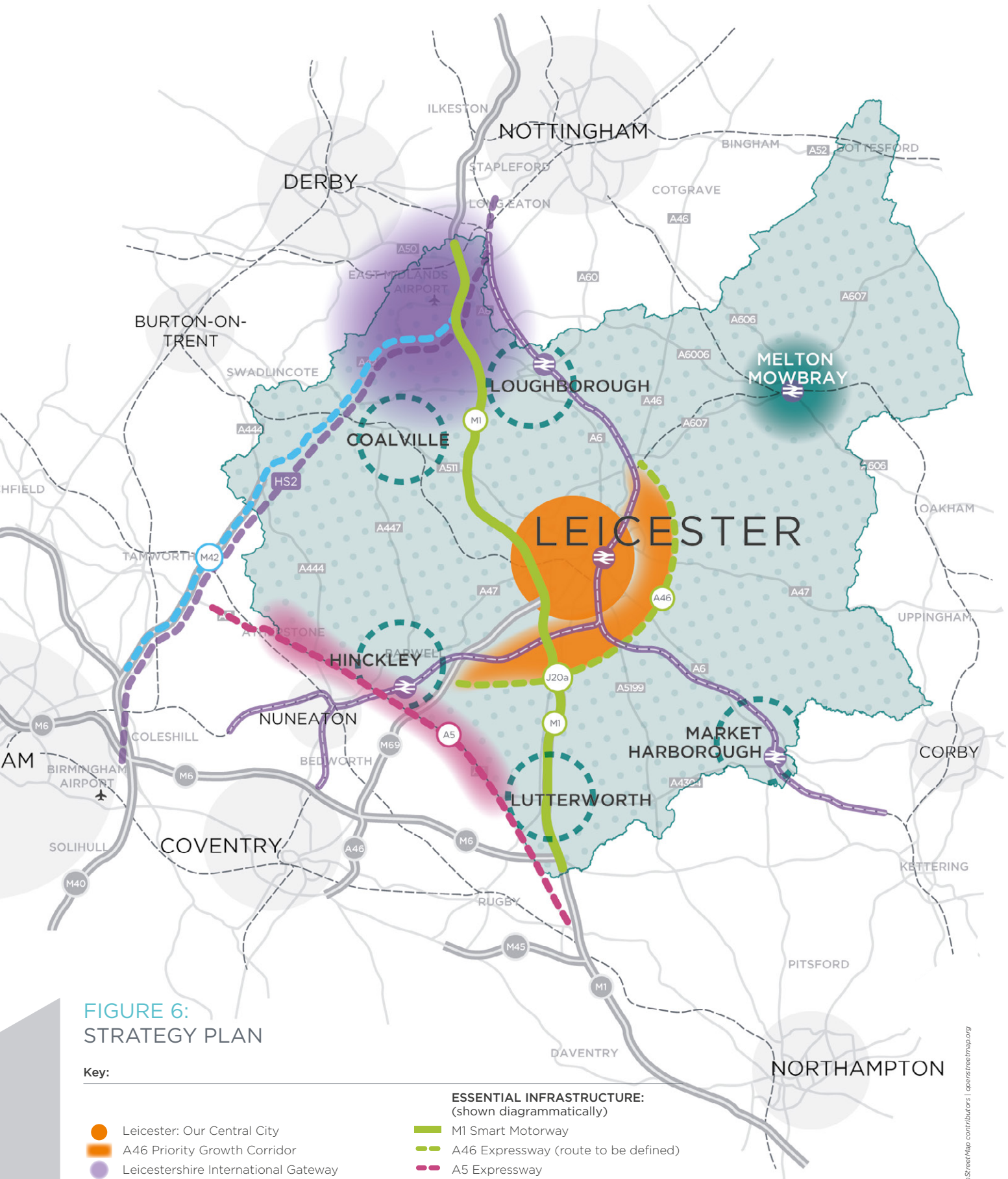


FIGURE 6:
STRATEGY PLAN

Key:

- | | |
|---|---|
| <ul style="list-style-type: none"> ● Leicester: Our Central City ▬ A46 Priority Growth Corridor ▬ Leicestershire International Gateway ▬ A5 Improvement Corridor ● Melton Mowbray: Key Centre for Regeneration and Growth ⋯ Managed Growth in Local Plans ⋯ Growth to support local needs only | <p>ESSENTIAL INFRASTRUCTURE: (shown diagrammatically)</p> <ul style="list-style-type: none"> ▬ M1 Smart Motorway ⋯ A46 Expressway (route to be defined) ▬ A5 Expressway ▬ M42/A42 Expressway ▬ Rail improvements ▬ HS2 |
|---|---|

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THE A46 PRIORITY GROWTH CORRIDOR

The 'expressway' proposal for the A46 is critical to our strategy. It not only provides an alternative route to the M1 but also creates the opportunity for significant development to the south and east of the City. The expressway proposal is included in the Midlands Connect Strategy and proposes a new road extending from a new or improved junction on the M69, and continuing to the south and east of Leicester, with a new junction on the M1 (J20a). The new road will re-join the existing A46 to the north-east of the City. The precise route of the new road will have significant implications for encouraging growth in Leicester and Leicestershire and will be the subject of consultation at various stages in its routing and design.

Improvements to the railway lines and services between Leicester, Coventry and Birmingham are also proposed.

The combination of new and improved roads and railways in this area creates the opportunity for major development along a corridor extending around the southern and eastern fringes of Leicester. The proposed new road is of national and regional significance but it also provides the opportunity for strategic development in Leicester & Leicestershire. We estimate that this corridor has the potential to accommodate about 38,000 new homes and additional new jobs.

The Midlands Connect Strategy proposes that the A46 and A5 expressways will be built by the early 2030s. Increased capacity on the railways is proposed within the same timeframe. As planning progresses on these road and rail projects, and Local Plans make provision for future development, the Plan proposes that we should start to shift the balance of new growth, away from small and medium-sized sites, towards major strategic locations within this corridor.

WE ESTIMATE THAT THIS CORRIDOR HAS THE POTENTIAL TO ACCOMMODATE ABOUT 38,000 NEW HOMES AND ADDITIONAL NEW JOBS

THE LEICESTERSHIRE INTERNATIONAL GATEWAY

The Leicestershire International Gateway is focused around the northern parts of the A42 and the M1, where there are major employment opportunities notably East Midlands Airport, East Midlands Gateway (strategic rail freight terminal) and HS2 station at Toton nearby. The authorities have already made provision for strategic new housing developments in Ashby, Coalville, and Loughborough and these need to be completed as a matter of priority to provide the opportunity for people to live close to their places of work. At the same time, some parts of the area (e.g. the centres of Coalville and Shepshed) are in need of regeneration and the physical fabric needs to be improved. In our Local Plans we intend to explore the theme of 'forest towns' suggested in the National Forest Strategy. This could be a way of enhancing the physical fabric of the towns and villages in this area and making the most of our environmental assets. It would also support investment in tourism and leisure facilities and health and wellbeing agenda.

Loughborough, with a world class university, has also made provision for a science and enterprise park and this needs to be delivered in conjunction with improved access from J23 on the M1, now funded.

Overall, we estimate that the area has the potential to accommodate about 11,000 new homes. Improvements to the A42, the M1, railway lines and services – all set out in the Midlands Connect Strategy – support this opportunity.

THE A5 IMPROVEMENT CORRIDOR

The A5 provides a long distance strategic route running from the south-east to the north-west. The route acts as an alternative to the M6 motorway between J12 and the M1 but suffers from increasing congestion and lack of capacity to serve as a relief route when there are problems on the M6. Also, it is expected to experience increased traffic growth in the future from advanced manufacturing and logistics developments such as the MIRA Enterprise Zone & Technology Park, phase three of DIRFT near Daventry and Magna Park in Lutterworth.

Improvement of the A5 corridor is essential to reduce congestion in the area, to deliver already planned housing growth and to support delivery of major industrial sites which already have Local Plan allocations and/or planning permission. Managing the delivery of consented/allocated sites in and around Hinckley will be achieved through Local Plans.

There are long-standing proposals, promoted by the A5 Partnership, to improve the A5 from Dodwells to Longshoot, widening to dual-carriageway a short section of the A5 near Hinckley, which carries the traffic of both the A5 and the A47. The A5 Partnership proposals also call for improvements to upgrade the A5 between the A38 and the M1 to 'expressway' standard. This is supported by the Midlands Connect Strategy and will provide much needed relief to local roads, and provide an efficient alternative route to the M6, between J12 and the M1.

MELTON MOWBRAY: KEY CENTRE FOR REGENERATION AND GROWTH

Melton Mowbray sits at the centre of a largely agricultural area in the north east of the county. Somewhat distant from other centres, strategic road and rail routes, the town functions as a rural hub for the surrounding villages and rural communities, the focus of social and economic activity, enhanced by a characterful and distinctive landscape. Recently economic growth has been constrained by lack of sites and poor connectivity but there is evidence that local firms are looking to expand and new businesses wish to move in.

The town centre is congested and in need of regeneration but has a great deal of potential. Investment in the public realm – the buildings, public spaces, streets – would do much to restore confidence in the town and support its potential as centre for tourism and leisure in one of the most attractive parts of the county.

The recent approval for the Melton Mowbray Relief Road provides the catalyst for change: it will remove congestion in the town centre and open up land for development to the north and east of the town. Similar investment in highways to the south of the town could increase this further. New growth will support town centre shops and services and provide the opportunity for people to live close to where they work. The new A46 expressway and improved connections to it, will also improve connectivity to Leicester, the M1 and the Leicestershire International Gateway.

AREAS OF MANAGED GROWTH IN LOCAL PLANS

Coalville, Hinckley, Loughborough, Lutterworth and Market Harborough vary in size, location and economic base but all contribute significantly to the local economy. All are already under intense pressure for development and have made substantial provision within and on the edges of the existing towns. Much of this has still to be built and is dependent upon new local infrastructure. Further sustainable development should be consistent with the need to support local growth. In particular, there are aspirations for continued town centre regeneration and better services.

TABLE B: NOTIONAL CAPACITY OF STRATEGIC GROWTH AREAS (DWELLINGS)

| Growth area | Notional capacity (dwellings) |
|--|-------------------------------|
| A46 Priority Growth Corridor | 38,000 |
| The Leicestershire International Gateway | 11,200 |
| Melton Mowbray: Key Centre for Regeneration and Growth | 3,800 |
| Total | 53,000 |

OUR VILLAGES AND RURAL AREAS

In recent years, our villages and rural areas have been under intense pressure for growth. The strategy proposes that, in future, there will be limited growth in these areas, consistent with providing for local needs.

NOTIONAL CAPACITY (DWELLINGS)

We have estimated the notional capacity of our strategic growth areas to accommodate new homes and this is shown in Table B below. In Appendix B we indicate how this growth would be distributed across the eight local authorities in Leicester & Leicestershire.

NOTIONAL CAPACITY (EMPLOYMENT LAND)

Our study of housing and economic development needs* indicates the amounts of employment land that will be required in the periods 2011-31 and 2011-36 (see Appendix A). We are confident that, for these periods, provision will be made in existing and emerging Local Plans.

Longer term requirements are not quantified. The need for employment land is subject to considerably greater market variability than the need for new homes.

It is, therefore, unrealistic to anticipate what these might be so far ahead. In principle, however, it is considered that the spatial distribution of new employment will need to reflect the overall strategy of the Plan, enable homes and jobs to be located in close proximity, and take advantage of opportunities for commuting by public transport. The need for new employment land will be monitored and reviewed on a regular basis through the preparation and adoption of Local Plans.

OUR COMMITMENT TO DELIVERY

A PARTNERSHIP APPROACH

Our analysis demonstrates that Leicester & Leicestershire has the potential to deliver development which is of national and regional significance. The fact that the Strategic Growth Plan has been prepared by the ten partner organisations responsible for planning, transport and economic development demonstrates the extent of the collaborative work that is taking place. Three strategic documents are being prepared in parallel: the Strategic Growth Plan, the Strategic Transport Plan and the Local Industrial Strategy. Together with Local Plans, these key documents will demonstrate our commitment to future growth and infrastructure investment.

STATUTORY VS NON-STATUTORY PLANS

The changes to the National Planning Policy Framework state a preference for statutory plans, make recommendations on a standard methodology for calculating housing need, and set out the requirements for a '*Statement of Common Ground*'. The work on our three strategic documents, however, has reached an advanced stage. To pause and re-work the Strategic Growth Plan in a different format would cause significant delay at a time when there are significant issues to resolve and opportunities to grasp.

We propose, therefore, to proceed on the basis of a non-statutory plan and we will reinforce its provisions as necessary to give confidence that we are committed to delivery. We will implement the Strategic Growth Plan through our statutory Local Plans, supplemented by additional documents as necessary.

Should circumstances change in future, we can update housing need and supply through Statements of Common Ground and/or a review of the Strategic Growth Plan.

ALIGNING INFRASTRUCTURE AND GROWTH

It is clear, however, that we will need support from government if we are to achieve the step change in the amount and speed of housing and economic growth that we propose. We started our work with a shared commitment to deliver the homes and jobs that Leicestershire needs over the period 2011-50 and our strategy is set out in this Plan. We wish to take full advantage of the opportunities that are presented by the Midlands Engine and Midlands Connect strategies. Our proposals, therefore, maximise the benefits that are delivered by the infrastructure investment proposed in these documents. We value the government's stated commitment to the region.

DIGITAL CONNECTIVITY

Digital connectivity is a significant issue in parts of Leicester & Leicestershire, both rural and urban. High quality communications support remote working and provide access to on-line services. They are an essential part of the infrastructure planning process and need to be funded as such.

OUR OFFER TO GOVERNMENT

Our offer to government, in return for investment in infrastructure, is to maximise the benefits that can be achieved from commitments that are already made in the Midlands Engine and Midlands Connect strategies. We are confident that we can deliver genuinely high quality new homes and jobs, in successful communities at a faster pace than has been achieved to date. New infrastructure will enable this to happen.

Given that our growth in the period 2011-31 can be provided on existing sites or in Local Plans, we have time to align infrastructure and new growth. We propose to work with government and its executive agencies to put this into effect. We will also work with local communities and government departments to ensure that new development brings with it the local services that are needed. For our part, through our Local Plans, we will deliver the growth that is set out in this Plan, ensuring that new development is built to the highest possible standards.

APPENDIX A

HOUSING NEEDS 2011-31 AND 2011-36

We have undertaken a study of our housing and employment economic development needs for the periods 2011-31 and 2011-36 to align with the different time periods for which Local Plans are being prepared. The results of this analysis are set out in Tables 1 and 2 and further detail can be found in the study. Leicester City Council has formally declared that it will be unable to meet its 'objectively assessed needs' (OAN) for housing for the period 2011-31. Oadby & Wigston Borough Council has declared that, subject to further investigation of highway matters, it might be unable to meet its needs for the period 2031-36. Planning guidance requires the OAN to be satisfied across the 'housing market area' (HMA) as a whole.

We have undertaken an analysis of completions, planning permissions and allocations in adopted and emerging Local Plans. We have concluded that sufficient provision has been, or will be, made in adopted or emerging Local Plans to accommodate the OAN for housing, across the HMA as a whole, for the period 2011-31. The unmet need arising in the administrative areas of Leicester City Council will, therefore, be accommodated in the remaining borough and district councils and this will be reflected in Local Plans as they progress, supported by an agreed statement or Statement of Common Ground as appropriate.

Beyond 2031, provision will be made in Local Plans in accordance with the framework set out in this Plan.

TABLE 1: HOUSING NEED 2011-31

| Authority | Housing Need ¹ | |
|---|-------------------------------|---------------------------|
| | Number of dwellings per annum | Total number of dwellings |
| Blaby DC | 370 | 7,400 |
| Charnwood BC | 1,031 | 20,620 |
| Harborough DC | 532 | 10,640 |
| Hinckley & Bosworth BC | 471 | 9,420 |
| Leicester City Council | 1,692 | 33,840 |
| Melton BC | 186 | 3,720 |
| North West Leicestershire DC | 481 | 9,620 |
| Oadby & Wigston BC | 148 | 2,960 |
| Total (Leicester & Leicestershire) | 4,829² | 96,580² |

TABLE 2: HOUSING NEED 2011-36

| Authority | Housing Need ¹ | |
|---|-------------------------------|----------------------------|
| | Number of dwellings per annum | Total number of dwellings |
| Blaby DC | 361 | 9,025 |
| Charnwood BC | 994 | 24,850 |
| Harborough DC | 514 | 12,850 |
| Hinckley & Bosworth BC | 454 | 11,350 |
| Leicester City Council | 1,668 | 41,700 |
| Melton BC | 170 | 4,250 |
| North West Leicestershire DC | 448 | 11,200 |
| Oadby & Wigston BC | 155 | 3,875 |
| Total (Leicester & Leicestershire) | 4,716² | 117,900² |

Notes:

1. Source: *Housing and Economic Development Needs Assessment*, GL Hearn, January 2017

92 2. The totals do not match the sum of the parts due to the way in which additional provision to support economic growth in Melton BC and North West Leicestershire DC is taken into account.

EMPLOYMENT LAND NEEDS 2011-31 AND 2011-36

The study of housing and economic development needs also considered employment land needs for the periods 2011-31 and 2011-36. The results of this analysis are set out in Table 3 and further detail can be found in the study. In addition to the needs set out in Table 3, the authorities will seek to meet the need from strategic B8 uses identified in a separate study relating to logistics and distribution.

TABLE 3: EMPLOYMENT LAND NEEDS (HA) 2011-31 AND 2011-36

| | 2011-31 | | | 2011-36 | | |
|------------------------------|----------------|------------|-----------|----------------|------------|------------|
| | B1a/b | B1c/B2 | Small B8 | B1a/b | B1c/B2 | Small B8 |
| Blaby DC | 37-45 | 15 | 10 | 47-48 | 19 | 12 |
| Charnwood BC | 14-37 | 21 | 11 | 17-40 | 26 | 13 |
| Harborough DC | 14-21 | 22 | 8 | 17-24 | 28 | 9 |
| Hinckley & Bosworth BC | 11-32 | 14 | 16 | 13-34 | 17 | 20 |
| Leicester City Council | 2-6 | 36 | 15 | 3-7 | 45 | 19 |
| Melton BC | 10-18 | 21 | 14 | 10-23 | 26 | 17 |
| North West Leicestershire DC | 45-46 | 3 | 17 | 50-56 | 4 | 21 |
| Oadby & Wigston BC | 1 | 0 | 4 | 2 | 0 | 5 |
| Totals | 142-198 | 132 | 93 | 177-215 | 165 | 117 |

Notes:

The range for the Total B1a/b does not sum to the cumulative minimum and maximum range for each local authority. This is because the source of the minimum and maximum figures varies according to the outcome of the labour demands scenario and completions trends. The totals reflect the total for each scenario. Numbers may also not add up due to rounding.

Local plans will make provision for these needs in the period 2011-36.

Beyond 2031, provision made in Local Plans, for both housing and economic growth will be made in accordance with the framework established by the Strategic Growth Plan.

APPENDIX B

NOTIONAL HOUSING NEEDS AND SUPPLY 2031-50

For the purposes of the Strategic Growth Plan, we need to estimate the likely scale of growth for the period 2031-50. This needs to be identified across the housing market area as a whole. Currently, only the Melton Local Plan goes beyond 2031, and only to 2036.

The study of housing and economic development needs also gives us an indication of what needs might be for the period 2031-36.

We recognise that projecting forward beyond this date is highly problematical but we need some notional estimates of growth in order to take a longer term view. In the absence any more authoritative data, therefore, we have chosen to extrapolate these figures forwards. The results are set out in Table 4.

It is important to note that, although these numbers cannot be regarded as being authoritative, they will be consistently monitored and reviewed, and can be adjusted as necessary.

In Table 4, we have also estimated the likely sources of housing supply. The Strategic Growth Plan assumes that both Leicester City Council and Oadby &

Wigston Borough Council will be unlikely to be able to meet their objectively assessed needs during this period. Table 4, therefore, assumes that there will be a re-distribution of housing across the housing market area. In line with the strategy set out in the Plan, we propose that there should be a shift in the focus of development from small- and medium-sized sites to strategic locations.

The authorities in Leicester & Leicestershire agree that the distribution in Table 4 will be used as the basis for future Local Plans. This will be reinforced in an agreed statement or Statement of Common Ground and in Local Plans.

TABLE 4: NOTIONAL HOUSING NEED AND SUPPLY 2031-50

| Authority | Notional Housing Needs 2031-50 ¹ | | Delivery on Non-Strategic Sites ⁴ | | Delivery on Strategic Sites | Total Delivery | |
|---|---|---------------|--|---------------------|-----------------------------|----------------|---------------|
| | dpa | Total | dpa | Total | Total | dpa | Total |
| Blaby DC | 361 | 6,859 | 110 | 2,060 ³ | 15,500 | 924 | 17,560 |
| Charnwood BC | 994 | 18,886 | 470 | 8,890 ² | 10,000 | 994 | 18,890 |
| Harborough DC | 514 | 9,766 | 150 | 2,930 ³ | 13,000 | 838 | 15,930 |
| Hinckley & Bosworth BC | 454 | 8,626 | 140 | 2,590 ³ | 7,500 | 531 | 10,090 |
| Leicester City | 1,668 | 31,692 | 550 | 10,450 | 0 | 550 | 10,450 |
| Melton BC | 170 | 3,230 | 80 | 1,520 | 3,800 | 280 | 5,320 |
| North West Leicestershire DC | 448 | 8,512 | 240 | 4,520 ² | 5,200 | 512 | 9,720 |
| Oadby & Wigston BC | 155 | 2,945 | 60 | 1,140 | 1,500 | 139 | 2,640 |
| Total (Leicester & Leicestershire) (%) | 4,764 | 90,516 | 1,800 | 34,100 (38%) | 56,500 (62%) | 4,768 | 90,600 |

Notes:

1. Notional housing needs 2031-50 based on information contained in Housing and Economic Development Needs assessment (January 2017)
2. Charnwood and North West Leicestershire are assumed to meet notional OAN so delivery on non-strategic sites exceeds the Strategic Growth Plan's figure of 40% of notional OAN.
3. Due to the level of provision for development on strategic sites in Blaby DC, Harborough DC and Hinckley & Bosworth BC, development on non-strategic sites is limited to 30% of notional OAN.
4. Delivery on non-strategic sites rounded to the nearest '10'.



For further details on the Strategic Growth Plan please visit our web site:

llstrategicgrowthplan.org.uk

or contact any of the partner organisations listed on the inside cover.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY, 7 NOVEMBER 2018

| | |
|----------------------------------|---|
| Title of report | STATEMENT OF COMMUNITY INVOLVEMENT |
| Contacts | <p>Councillor Trevor Pendleton 01509 569746 trevor.pendleton@nwleicestershire.gov.uk</p> <p>Strategic Director of Place 01530 454555 james.arnold@nwleicestershire.gov.uk</p> <p>Planning Policy Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk</p> |
| Purpose of report | To agree a revised Statement of Community Involvement. |
| Council Priorities | Value for Money Businesses and Jobs Homes and Communities |
| Implications: | |
| Financial/Staff | The production of a revised Statement of Community Involvement has been met from existing staff and financial resources. |
| Link to relevant CAT | None |
| Risk Management | A failure to engage effectively and constructively in the preparation of the Local Plan and in determining planning applications could leave the Council vulnerable to challenge. Having an up-to-date Statement of Community Involvement will help to minimise this risk. |
| Equalities Impact Screening | The Statement of Community Involvement will be subject to an Equalities Impact Assessment. |
| Human Rights | No discernible impact |
| 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 | The report is satisfactory |
| Consultees | None |
| Background papers | <p>Consultation responses, copies of which are held by the Planning Policy Team in Room 102.</p> <p>National Planning Policy Framework which can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>The Town and Country Planning (Local Planning)(England) Regulations 2012 which can found at http://www.legislation.gov.uk/ukSI/2012/767/contents/made</p> <p>The Town and Country Planning (Development Management Procedure) Order 2015 which can be found at https://www.legislation.gov.uk/ukSI/2015/595/contents/made</p> <p>Neighbourhood Planning Act 2017 which can be found at http://www.legislation.gov.uk/ukpga/2017/20/contents/enacted</p> |
| Recommendation | THAT THE REVISED SCI BE RECOMMENDED TO CABINET FOR ADOPTION SUBJECT TO THE AMENDMENTS OUTLINED IN APPENDIX A. |

1.0 BACKGROUND

- 1.1 The National Planning Policy Framework (paragraph 155) states that in the preparation of Local Plans “*Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential*”.
- 1.2 Under Section 18 of the Planning and Compulsory Purchase Act 2004 North West Leicestershire District Council is required to produce a Statement of Community Involvement (SCI).
- 1.3 The purpose of the Statement of Community Involvement (SCI) is to set out how the Council will involve the local community, businesses, key organisations and others in preparing its Local Plans, other important planning documents and in processing planning applications. The SCI must also set out how the Council will help neighbourhood plan-making bodies and provide support for neighbourhood planning.
- 1.4 The SCI has been revised in view of a number of recent legislative changes that have taken place. The revised SCI seeks to provide a framework that is more up to date and

mainly to take account of changes introduced in the Neighbourhood Planning Act 2017. A number of changes that this Act has introduced has implications for the SCI, namely:

- Section 2 of the Neighbourhood Planning Act requires a local planning authority to notify the parish/town council or neighbourhood forum of relevant planning applications if there is an adopted neighbourhood plan for their area.
- Section 6 of the Act, amends the Planning and Compulsory Purchase Act 2004, which requires a local planning authority to prepare a SCI. Within its SCI the Council is now required to set out its policy for discharging its duty to give advice or assistance to qualifying bodies i.e. parish/town councils or neighbourhood forums, to facilitate neighbourhood planning and neighbourhood development plans and their preparation.
- In addition, regulations require that the Statement of Community Involvement is reviewed every five years.

1.5 At its meeting on 20 June 2018 the Local Plan Committee considered a report in respect of the need to prepare a revised SCI and it was agreed to undertake a consultation on the revised SCI. A copy of the revised SCI was attached to the report

2.0 CONSULTATION ON STATEMENT OF COMMUNITY INVOLVEMENT

2.1 Consultation on the SCI was undertaken between 25 June 2018 and 28 August 2018.

2.2 In view of the changes in legislation, outlined in paragraph 1.4 above, the main changes proposed to the current SCI relate to Neighbourhood Planning. It should also be noted that there are a number of other, more minor, changes suggested throughout the SCI. These can be summarised as factual updates and improvements to the readability of the document. The suggested revisions to the current SCI were shown as 'track changes.'

2.3 The consultation was advertised on the Council's website and all individuals and organisations on the Planning Policy database were contacted directly, along with District Councillors, and Parish and Town Councils.

3.0 OUTCOME FROM CONSULTATION

3.1 A total of 8 responses were received in respect of the SCI consultation from agencies and bodies and members of the public.

3.2 A summary of the responses and suggested changes to the SCI is attached at Appendix B to this report

3.3 The revised SCI is attached at Appendix A to this report and incorporates changes made in response to the consultation. The changes are shown in 'bold and underlined' for ease of identification.

3.4 In preparing the new SCI, consideration and reference has been made to the following and appropriate changes have been incorporated within the document:

- Changes in legislation, regulation and national policies (for example, reference to Neighbourhood Plans).
- Responses received in response to the SCI consultation (Summer 2018).

3.5 The SCI satisfies the statutory requirements for consultation and engagement and also seeks to exceed these requirements where appropriate. It also identifies how the Council will support and provide advice to those involved in the neighbourhood planning process.

3.6 Furthermore, the Council is able to adopt its own SCI without it being submitted to the Secretary of State for independent examination. This reflects the spirit of 'localism' that underpins the current planning system.

4.0 NEXT STEPS

4.1 In accordance with the legislation setting out the exercise of local authority functions and the Council's constitution, the SCI is a matter to be approved by Cabinet. Therefore, subject to the comments of members it will be reported to Cabinet to seek approval to adopt it.

4.2 Once adopted the SCI will be displayed on the Council's website.

4.3 Once adopted it will provide the framework which will be used to guide all future consultation on planning matters.

REVISED STATEMENT OF COMMUNITY INVOLVEMENT (NOVEMBER 2018)

SECTION A: INTRODUCTON AND BACKGROUND

1 INTRODUCTION

1.1 Planning shapes the places where people live and work, so it is right that people should be able to take an active part in the process.

1.2 The [National Planning Policy Framework](#)(NPPF) (March 2018) highlights the importance of engagement with our communities in plan-making and states that:

“Plans should.....be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; (Paragraph 16)”

1.3 In addition, Local Planning Authorities are required to produce a Statement of Community Involvement (SCI) under section 18 (Part 1) of the Planning and Compulsory Purchase Act 2004.

1.4 In making decisions as part of the plan making or planning application process the outcome of engagement will be taken in to account alongside all other material considerations.

What is the Statement of Community Involvement (SCI)?

1.5 The main purpose of the Statement of Community Involvement (SCI) is to:-

- set out how the community, business and other organisations with an interest in the development of the District can engage with the planning system.
- explain how North West Leicestershire District Council will engage and consult the community and other interested individuals and organisations in the production of new Development Plan Documents (DPDs) including the Local Plan and Supplementary Planning Documents (SPDs), and when dealing with planning applications.
- set out the Council’s role in neighbourhood planning

1.6 The SCI provides a framework for future consultation and community engagement. It is not prescriptive. The approach to consultation will vary depending upon circumstances and therefore a flexible approach to all future consultations is required. Certain requirements for consultation and engagement on plan-making and planning applications are set out in

legislation. The SCI satisfies these statutory requirements and also seeks to exceed these requirements where appropriate whilst also having regard to available resources.

- 1.7 Section D of the SCI addresses Neighbourhood Planning which is a key part of the Government's localism agenda. The approach to consultation and engagement will be a matter for the individual bodies in preparing their plans and therefore this matters is outside the scope of the neighbourhood plan. Therefore the SCI provides an overview of what neighbourhood planning is, its process and how the District Council will support and assist Neighbourhood Plan Groups in the preparation and making of Neighbourhood Plans.

Why is a new SCI required?

- 1.8 The current adopted SCI (20015) was prepared to take into account legislative changes relating to the preparation of Local Plans and the determination of planning applications. It also provided an opportunity to allow the Council to change its approach on consultation based on experience gained since the adoption of the 2006 SCI.
- 1.8 Since the adoption of this SCI (2015), legislative changes have been made under the Neighbourhood Planning Act 2017, with respect to plan-making and neighbourhood planning, and what should be addressed in a SCI, namely:-
- The Neighbourhood Planning Act requires a local planning authority to notify the parish/town council or neighbourhood forum of relevant planning applications if there is an adopted neighbourhood plan for their area.
 - Within its SCI the Council is now required to set out its policy for discharging its duty to give advice or assistance to qualifying bodies (i.e. Parish/Town Councils or Neighbourhood Forums) to facilitate neighbourhood planning and neighbourhood development plans and their preparation.

It is therefore an appropriate and relevant time to prepared an updated SCI to allow for these changes to be incorporated.

How is the statement set out?

- 1.9 Section A sets the background and context for the SCI, including legal requirements and explaining how communities, and other individual and organisations, can be involved in the planning process.
- 1.10 Section B deals with plan-making, providing details on who the Council will consult, as well as when and how we will consult and engage with communities and stakeholders.
- 1.11 Section C explains how planning applications are dealt with and outlines the District Council's consultation arrangements.

1.12 Section D provides an overview of the role and process of Neighbourhood Development Plans and how the Council will support neighbourhood planning.

1.13 A glossary of terminology that has been used is provided within Appendix I.

2 WHAT IS PLANNING?

2.1 The purpose of the planning system is to manage the use and development of land and buildings. It is how we as a society strike a balance between allowing development to support economic development and provide the things we need like homes, jobs, shops and transport whilst conserving our heritage and the environment.

The planning system has two main parts to it:

- Plan making (Planning Policy) and
- Managing Development (Planning Applications)

Plan-Making

2.2 The purpose of plan making is to set out how an area will develop over time and to provide a guide for future development. Development Plan Documents (DPDs) will set out the policies for development within the district, for example, the North West Leicestershire Local Plan (Adopted 2017). When making decisions on planning applications, they are made having regard to adopted DPDs unless other material considerations indicate otherwise.

2.3 A Neighbourhood Plan is also a DPD, and is prepared by either a Parish or Town Council, or a Neighbourhood Forum. It is used to assist in the determination of planning applications in the local area to which it applies.

[National Planning Policy](#)

2.4 National Planning Policy is contained within the National Planning Policy Framework (NPPF), together with the National Planning Policy Guidance (NPPG) and the Planning Policy for Traveller Sites (PPTS). These documents provide advice on how the national policies should be applied and also provide guidance for local authorities, both in preparing DPDs and making decisions on planning applications.

[Duty to Co-operate](#)

2.5 There is also a 'Duty to Co-operate' in the plan making process as defined in Section 110 of the Localism Act 2011. It is a requirement for the Council to engage with its partners, such as neighbouring authorities and other statutory bodies to consider joint approaches to plan making. North West Leicestershire District Council is committed to meeting this duty and is actively working with neighbouring authorities and other statutory bodies, and will continue to do so, throughout the plan-making process. See Appendix A for a list of the Duty to Co-operate bodies.

Local Plan Policy

Development Plan Documents

- 2.6 Development Plan Documents (DPDs) set out the District's policies for development. The Development Plan comprises of Development Plan Documents (DPDs) which form the legal basis for all future planning decisions in the district. DPDS must be consistent with and have regard to national planning policy.
- 2.7 The key and main DPD for the District Council is the Local Plan. This will set out the planning strategy, policies and proposal for the district; it will set out how the area will develop and change in the long term and will:
- Provide a vision for the future of the area, based on evidence of what is needed and what makes the local area distinctive
 - Provide priorities and policies to guide future development
 - Allocate land for housing, employment, retail and other uses.

Planning applications must be determined in accordance with the development plan (i.e. the Local Plan) unless material considerations indicate otherwise.

- 2.8 The current [North West Leicestershire Local Plan](#) was adopted in 2017 and provides the planning policies for the district for the period 2011 to 2031. It comprises a vision, strategic objectives, site allocations and development management policies.

Supplementary Planning Documents

- 2.9 We can also produce Supplementary Planning Documents (SPDs) to add greater detail to policies in the Local Plan. These can be area or topic based. Although SPDs do not have the same status as the Local Plan they can be a material consideration when making planning application and making planning decisions. Current [SPDs](#) are available to view on the Councils website.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 2.10 All DPDs must be subject to a Sustainability Appraisal and most DPDs and some SPDs to a Strategic Environmental Assessment (SEA), the latter normally being incorporated into the former. The Sustainability Appraisal seeks to assess the environment, social and economic effects of the implementation of the policies contained in the documents or the effects of not having these policies. The SEA only considers the environmental implications of policies and proposals in a DPD.
- 2.11 The Sustainability Appraisal is an integral part of Local Plan preparation and its outputs will be consulted upon during the various consultation periods

Neighbourhood Plan Policy

Neighbourhood Plans

- 2.12 A Neighbourhood Plan is a community prepared plan which enables local people to guide the future of the area they live and work in. It is prepared by communities themselves with the support of the Council and will form part of the Statutory Development Plan alongside the Local Plan. Legislation enables either a parish or town council (where they exists), or a neighbourhood forum (for non-parished areas) to take neighbourhood planning forward and produce a Neighbourhood Plan. These are referred to as the 'qualifying body'. It is the role of the local planning authority to agree to the designation of a neighbourhood forum for the neighbourhood area.
- 2.13 A Neighbourhood Plan can be used to address the development and use of land and it can allocate land for the development, or include policies to guide development, for example, by seeking to protect important local green spaces. It should support the strategic policies set out in the Local Plan for its area and have regard to national policies and advice, set out in the NPPF and the NPPG. A proposed Neighbourhood Plan is subject to an Independent Examination and if recommended will proceed to a referendum. If a majority vote is received at referendum the Neighbourhood Plan will then be approved and form part of the development plan for that Neighbourhood Area. Applications for planning permission must be determined in accordance with the development plan, which includes both a local plan and neighbourhood plan, unless material considerations indicate otherwise

Managing Development

- 2.14 Most new development, building work and how land and buildings are used, are managed through the process of planning permission. We are responsible for the determination of planning applications for such works. We receive about 1,000 applications per year which range from householder extensions and minor applications to large-scale proposals that include new housing, employment, retail and other development. The Local Plan is the most important consideration in deciding planning applications and planning applications must be determined in accordance with the development (i.e. the Local Plan) unless material considerations indicate otherwis

3 WHAT OPPORTUNITIES ARE THERE TO BE INVOLVED IN PLANNING?

3.1 For the plans that we prepare and the planning applications that are submitted to us to decide, we must consult and engage with people and organisations in making our decisions.

Plan Making

3.2 The Local Plan has to be widely consulted upon and there is a formal process of consultation that all Local Plans need to go through with fixed deadlines. Minimum requirements for engagement are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (The Regulations). There are different stages in the preparation of a Local Plan and there are different opportunities to have a say throughout.

3.3 The nature of community involvement will vary depending on the type of planning policy document being produced. For example;

- Development Plan Documents - these must go through specific stages of community involvement before being submitted to a Government Inspector for examination and decision;
- Supplementary Planning Documents - these will also be subject to public consultation (but no independent examination) but will be adopted by the Council itself.

3.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 ('The Regulations') sets out the three stages of plan production where some consultation or engagement is required, these are:

- Preparation of a Local Plan (Regulation 18)
- Publication of a Local Plan (Regulations 19)
- Representations relating to a Local Plan (Regulation 20); and
- Submission of a Local Plan and information to the Secretary of State (Regulation 22)

3.5 In terms of Supplementary Planning Documents (SPDs) the Regulations set out the two stages of plan production where some consultation or engagement is required, these are:

- Public participation (Regulation 12) and;
- Adoption of supplementary planning documents (Regulation 14)

Managing Development

3.6 Once any planning application has been received and recorded, we will take steps to publicise it, consult and invite comments. The nature, scale and type of planning application will determine how we will engage with the Community. Minimum requirements are set out in the Town and Country Planning (Development Management Procedure) Order 2015 (DMPO).

What is the role of Councillors in the planning system?

- 3.7 Councillors have an extremely important role to play in the planning process, both as decision makers and as somebody who will represent the views of local people. Before the Local Plan can be submitted for independent examination it must be agreed by a meeting of all Councillors. Eleven Councillors also sit on the Local Plan Committee, which enables cross-party discussion, guidance and support for the development of the Local Plan.
- 3.8 With respect to planning applications, some of these will be determined by the Planning Committee. Although not all Councillors are members of the Planning Committee they can attend the meeting and make representations on behalf of local people.
- 3.9 Councillors will also help you to understand the planning process and assist you to respond to consultations on the Local Plan or planning applications. They will also communicate your views to officers and other councillors so as to ensure that all views are taken into account when determining how the council should proceed.
- 3.10 You can discuss any concerns or views you have with a councillor over the telephone or meet them in person. Councillors have regular surgeries which provide an opportunity for any resident to go and talk to their ward councillor face to face. If you cannot attend a surgery then councillors will try and meet with you separately. You can also write to councillors using either email or a letter.
- 3.11 Information about which councillors represent which area together with information about how you can contact them can be found on the district council's website at: www.neleics.gov.uk/councillors.

SECTION B: PLAN MAKING

4 Introduction

4.1 This section of the SCI set outs who we will consult, when we will consult and how we will consult when preparing our planning policy documents, both DPDs and SPDs. Minimum requirements for consultation and engagement are set out within the regulations however at certain stages in the preparation of planning policy documents; we have the flexibility to undertake our own process of engagement. The scale and extent of this will vary depending on the subject of the planning document. For example, the Local Plan will require widespread consultation across the District as well as with national and regional bodies, whereas an action plan for a particular area or a supplementary planning document on a specific topic, will be much more specific and targeted in terms of its consultation.

5 PLAN MAKING: Who do we consult?

5.1 Depending on the type of planning policy document there are a number of 'specific' consultation bodies that we must consult and invite to make representations. We also have the discretion to identify general consultation bodies. However these two lists of bodies are not exhaustive and are also related to successor bodies where re-organisations occur. In addition, legislation and regulations are frequently updated and the list of consultees may change over time as a result.

5.2 The Regulations set out the specific consultation bodies that we must consult at defined key stages in the production of a Plan. This includes a range of statutory bodies with responsibilities for the environment, infrastructure and mining. A full list of these 'specific consultation bodies' is set out in Appendix B. In addition we must consult with neighbouring authorities, with this group being more tightly specified and also part of the Duty to Cooperate place on local authorities.

5.3 We must also consult 'general' consultation bodies at key stages. The types of bodies on this list who will be involved include:

- Those representing the wider community, including the local strategic partnership, parish/town council, neighbourhood forums, areas forums, and other community groups;
- Those representing the business community, including chambers of trade and Network Gold;
- Special interest groups, such as conservation societies and nature conservation bodies;
- Hard to Reach Groups
- Developers and those with property and/or development interests.
- Voluntary groups and groups representing different ethnic, national or faith groups, and groups representing the interests of local people with disabilities.

The current list is set out in Appendix C.

Those 'general consultation bodies' who are consulted will depend on the nature and subject of the planning policy document being consulted upon. The Council can decide which organisations within these general categories it thinks are appropriate to consult.

- 5.4 In addition to the 'specific' and 'general' consultation bodies, we are committed to involving a wide range of other individuals and organisations including members of the Community and 'hard to reach' groups.
- 5.5 Therefore we will maintain a comprehensive database of individuals, community groups and stakeholder groups, who wish to be informed of the production of development plan documents and plan making. This database will be kept up to date as and when is necessary and will be kept under review. These interested individual and groups are asked to provide details of any changes of address etc to enable the database to be kept up to date.
- 5.6 With respect to Hard to Reach Groups we will use a wide range of consultation techniques in seeking to engage with these groups. A full list of these groups and our approach to consultation is provided in Appendix D.

6.0 PLAN-MAKING: When do we consult?

- 6.1 The section below identifies the minimum legal requirements (as stated within the Regulations) for the stages in the preparation of DPDs and SPDs.

Strategic Growth Plan for Leicester and Leicestershire

- 6.2 The district council has been working with the other Leicestershire authorities on the preparation of a Strategic Growth Plan which will set out aspirations for delivering housing, economic development and infrastructure. This document does not comprise a DPD but the Council will provide support for its preparation and assist in public consultation that is to be undertaken. The SCI will inform the methods of consultation and engagement as well as the consultees, including specific and general consultation bodies.

Development Plan Documents

- 6.3 There are three main stages of DPD production where some form of consultation or engagement is required by the Regulations. These are summarised below.

Preparation of a Local Plan (Regulation 18): At this stage in the process we must consult and invite representations from:

- 'specific' consultation bodies (identified in the Regulations);
- 'general' consultation bodies (identified by the Local Authority), and
- Residents or businesses within the area, who we consider appropriate

Representation will be sought on what a Local Plan ought to contain.

Apart from these requirements there is flexibility open to us as to how we carry out the initial stages of plan production. Plan preparation can be an informal and ongoing process and involvement will be possible up to the publication of the Local Plan. However there will be at least one 'formal consultation' period during the Local Plan Preparation stage, normally with a 6-12 week consultation period.

Publication of a Local Plan (Regulations 19 & 20): The publication stage plan is the plan which we consider ready for examination. Before the plan is submitted we will publish the plan together with associated documents for representations to be made, for a period of not less than 6 weeks. These documents will be made available at the Council Offices and other defined appropriate places. The Council will invite interested parties (in addition to the specific and general consultation bodies) to make formal representations at this stage. This is the final stage in the process when formal representations on the Local Plan can be made to the Council.

Submission of a Local Plan to the Secretary of State (Regulation 22): A copy of the Local Plan and associated documents is submitted to the Secretary of State for 'examination' and an Independent Inspector is appointed to examine the soundness of the plan. The Inspector will also be provided with the formal representations made at the previous publication stage.

It is also at this stage that a Programme Officer will be appointed to assist the Inspector with procedural and administrative matters, organise the Hearing session of the examination and act as a channel of communication between the Inspector, the Council and representors. The Programme Officer is not an officer of the Council, but works under the direction of the Inspector.

The Programme Officer will notify each of the general and specific consultation bodies advising that the documents are available for inspection and where, as well as give notice of submission, to those who requested to be notified. Please note that this is not a stage where we carry out a formal consultation.

Independent Examination (Regulation 24): The Planning Inspectorate will notify the council of the date for the Examination in Public (EIP) in order to carry out an examination into the Plan's 'Soundness'. The Programme Officer will notify any person who has made a representation on the pre-submission consultation (Regulation 20) of the date, time, place and name of the Inspector at least six weeks before the opening of the hearing. The Plan is 'examined' by the Inspector to ensure that it is 'sound' and that the appropriate legal and procedural requirements have been met. Please note that this is not a stage where we carry out a formal consultation.

Adoption (regulation 26): As soon as reasonably practicable after we adopt a local plan we will make the plan and associated documents available for inspection at the Council Offices and other defined appropriate places. We will also send a copy of the adoption statement to any person who has asked to be notified on the adoption of the Local Plan as well as to the specific and general consultation bodies.

- 6.4 The Consultation Table 1 in Appendix E summarises the key stages of consultation for DPDs. It explains what these stages are, who will be consulted, when and how. This table will form the basis of how the Council will conduct its consultation on Development Plan Documents.

Supplementary Planning Documents

- 6.5 The Council will occasionally produce Supplementary Planning Documents to add further detail to the policies in the Local Plan, as well as other DPDS. A Supplementary Planning Document (SPD) can be area or topic based and is capable of being a material consideration in a planning decision.
- 6.6 The National Planning Policy Framework (2012) states that SPDs should be used where they can help applicants make successful applications or aid infrastructure delivery. They should not be used to add unnecessarily to the financial burdens on development.

Scoping and Evidence Gathering – this is not a formal stage that is required in the Regulations. However this stage allows document preparation to begin with evidence gathering from a variety of sources, with a view to identifying possible issues and options. This stage is also likely to involve informal consultation with stakeholders and interested parties, considered appropriate to the subject matter of the SPD.

Publication Stage (Public Participation) (Regulation 12) – Copies of the SPD will be made available for not less than 4 weeks at the Council offices and other defined places and on the Council's website. The Council will also invite representations from those individuals and bodies considered appropriate having regard to the subject of the SPD using the lists of specific and general consultation bodies. This stage is the formal consultation stage when comments are invited on the draft SPD.

Adoption (Regulation 14) – Representations received will be considered and when we are satisfied with the content and form of the document, it will be presented to Cabinet for adoption. Once adopted a SPD is a material consideration in the determination of planning applications.

- 6.7 The Consultation Table 2 in Appendix E summarises the key stages of consultation for SPDs. It explains what these stages are, who will be consulted, when and how. This table will form the basis of how the Council will conduct its consultation on Development Plan Documents.

7 PLAN MAKING: How do we consult?

- 7.1 The Council recognises that there are different elements to engagement, including
- Providing information, in a variety of ways e.g. in writing, website and social media
 - Undertaking consultation – the Council asking for views or comments on what you think about a policy or proposal,
 - Participation – active involvement in something such as discussions or workshop etc and;

- Feedback – identifying or explaining how responses received have informed the production of a piece of work such as a DPD.

7.2 In the case of planning policy documents, there is a distinction between ‘formal stages’ of plan production (where the nature of consultation is governed by the Regulations) and ‘ongoing informal consultation and engagement’ with the Community as part of the development and assessment of emerging options and where there is more freedom about how we engage..

What are the Legal Requirements?

7.3 The minimum legal requirements concerning ‘how’ the Council must consult on Development Plan Documents are set out in the Town and Country Planning (Local Planning) (England) Regulations (2012) (The Regulations). These specify the following:

Plan Preparation (Regulation 18)

7.4 Notify and invite comments from the specific and general consultation bodies as well as residents or other persons with an interest in the district. To meet these requirements the specific and general bodies along with residents and business will be informed, by letter or e-mail during this stage of plan preparation.

Publication of a Local Plan (Regulation 19 & 20)

7.5 We are required to publicise the version of the Local Plan that we intend to submit for examination. This is to provide opportunity for representations to be made that can be considered at examination.

7.6 The regulations also specify that the document must be made available for inspection. We will meet this requirement by making the Local Plan document and supporting documents available in defined locations, including:

- At the Council Offices, Whitwick Road, Coalville, LE67 3FJ
- [At the Libraries throughout the district](#)
- [On the Council’s website](#)

We will advise, by email or by letter, the specific and general consultation bodies, of this stage of plan production, including the availability of documents and inviting representations to be made, as required by the Regulations. The Council will also advise by email or by letter, residents and business, who are listed on the Council’s Local Plan database.

Submission of documents (Regulation 22)

7.7 A copy of the Local Plan, along with associated documentation including any proposed changes is submitted to the Secretary of State for ‘examination’. An independent Inspector is subsequently appointed to examine the soundness of the plan. We will meet the minimum publicity requirements by making the documents available in defined locations, including:

- At the Council Offices, Whitwick Road, Coalville, LE67 3FJ
- [At the Libraries throughout the district](#)
- [On the Council's website](#)

The Programme Officer will notify, by email or by letter, each of the general and specific consultation bodies, as well as residents and businesses, advising of the availability of the document, their availability for inspection and when and where. Other groups and individuals who have requested to be notified of the submission will also be contacted by email or by letter.

- 7.8 Our database will be used to ensure the required and appropriate stakeholders, including organisations, individuals, community groups and stakeholder groups are informed of the production of development plan documents and plan making.

How we will communicate with people

- 7.9 There are a variety of consultation and engagement techniques available to the Council that go beyond the minimum requirements of the Regulations. We will seek to go beyond the minimum requirements. Furthermore the methods of involving people should be appropriate and relevant to the people involved, and the type of consultation being undertaken. For example, a consultation on the general principle of where development should go will need a much wider consultation than a proposal relating to a specific issue or specific part of the district. Where possible and appropriate, we will go beyond those minimum requirements to promote greater community participation.

- 7.10 We will give consideration to a variety of methods that could be used during the various stages of the plan making process outlined above. Potential techniques that could be used include:-

Inform by letter or email statutory and general bodies, relevant groups and to those on our consultation database who have requested to be consulted.

Publish on the Council's website – a dedicated page(s) on the Council's website to provide information on the preparation of planning policy documents. Notifications of upcoming consultations will also be available on the website, including dates of consultation, how to make representations and how to view or download the associated documents, including evidence bases. Press releases could also be posted on the Council's website.

The web pages will be kept up to date and will be interactive, allowing representations to be submitted electronically where appropriate.

Email alert system whereby stakeholders identified on the Council's database can be provided with the latest information.

Social Media – Facebook, Twitter and other forms of social media used to publicise emerging documents and consultations and seek views and representations.

Local media – Notices published in local newspapers circulating in the area and press releases made available to the local media, as appropriate throughout the plan preparation process, and at key preparation stages.

Availability of documents – Hard copies of the documents will be made available for public viewing during formal public consultation at the District Council's offices and local libraries within the District. Hard copies of documents could also be provided to the Parish Councils that have offices and the Council's leisure centres.

The Planning E-newsletter - Consideration will be given to the publication of a planning e-newsletter which could be published on our website and distributed to all Parish Councils and District Councillors and stakeholders. It could be used to provide updates on plan preparation and provide notification of consultation events.

Leaflets/postcards/posters – this could be a good way of informing local residents about the local plan. Leaflets and posters could be made available at the Council offices, libraries, leisure centres and health centres as well a range of venues frequented by peoples, such as notice boards at Parish Councils and supermarkets in the District.

Workshops– These can be employed through the process although the exact format will depend on the issues discussed. They could be particularly useful in gathering information to inform plan preparation. The objectives and expected outcomes of each workshop will be clearly set out beforehand. Workshops will usually involve groups using plans and other visual aids. Careful consideration will be given to venues, timing and participants to ensure that events are as effective as possible.

Town and Parish Councils –have an important part to play during the process. Their important role in the local community and their knowledge on local matters is recognised. We will endeavour to make officers available to explain proposals and to help facilitate a well informed debate on the issues under consideration. We will also look at ways to facilitate and enable the Parish Council to help raise awareness of local plan preparation and consultations in their local community. Supporting documents can also be sent to the Parish Councils, such as leaflets and posters, to support local community engagement. Parish Councils will also be advised of Local Planning Advisory Committee Meetings and provided, electronically, with a copy of the agenda. In addition, we will use the existing Parish Liaison meetings to provide information and updates.

Exhibitions – These can also be employed throughout the process. Public displays for local residents would allow for progress on plan preparation to be followed, provide advice and information or raise awareness of consultations, as well as provide opportunities to contribute representations to a consultation. Existing community events could be used as venue for such exhibitions. Other appropriate venues may include high street locations, frequented by people, within the district's town and villages.

Surveys and questionnaire - these may be utilised to canvas views on key issues, options, proposal and documents. Existing community events could be used as a venue for the surveys and questionnaires to be carried out.

Programme of plan preparation – The Council’s Local Development Scheme will provide information on the timetable for producing development plan documents. Where possible local groups will be advised of forthcoming consultation exercised through e-mail alerts.

Focused meetings with recognised lobby groups – These will be considered when requested and where it is clear that there are significant benefits from holding such a meeting.

Utilise existing established groups – existing forums and stakeholders will be utilised where appropriate in order to publicise development plan preparation and process including for the purposes of consultation and evidence gathering.

Resources

7.11` Community Involvement of the plan making process will be led by the Council’s Planning Policy Team but will also involve a corporate support across the Council involving the Communications Team and the Community Focus Team, as well as other areas of expertise. It is also appreciated that there may need to be an input from consultants or external facilitators.

8. HOW DO WE DEAL WITH REPRESENTATIONS

8.1 Feedback is also an important element of the process as it is a means of showing those who have responded to the consultation how their views have been taken into account and informed the plan-making process. We will:

- acknowledge all representations received and summaries will be prepared of such representations.

8.2 It should be noted that all comments and representations received are public documents and cannot be kept confidential.

SECTION C: MANAGING DEVELOPMENT

9. INTRODUCTION

- 9.1 This section explains how planning applications are dealt with and outlines the District Council's consultation arrangements.
- 9.2 The majority of planning applications are determined under powers that have been delegated to officers. Some applications are considered and determined by the Planning Committee which meets monthly, in accordance with the Council's constitution. Decisions are taken having regard to the Councils adopted Local Plan, and any adopted Neighbourhood Plans, which are the legal basis for all decisions, unless material considerations indicate otherwise.
- 9.3 The government sets targets for the time taken to determine planning applications. These are currently 13 weeks for major applications and 8 weeks for all others. If an Environmental Impact Assessment is required by the scale of development then this period will extend to 16 weeks. Before a decision is made the case officer will prepare a report with a recommendation.
- 9.4 The recommendation will take into account the policies within the adopted Local Plan, the National Planning Policy Framework, Planning Practice Guidance as well as any consultation comments received. The District Council can only take into account comments relating to material planning considerations.

10. PRE-APPLICATION ADVICE

- 10.1 We encourage applicants and developers to seek pre-application advice from the Council prior to the submission of a formal planning application. These discussions are undertaken in confidence. Normally this would involve the submission of sketch drawings and other relevant detail. We aim to provide a response within 20 working days wherever possible, advising on the likelihood of gaining an approval on an informal and non-prejudicial basis as well as giving an indication of what the key policies and planning issues are likely to be. The schedule of charges for pre-application advice as well as the procedures for gaining pre-application advice is available at:
- http://www.nwleics.gov.uk/pages/planning_advice_and_guidance
- 10.2 Furthermore, in accordance with good practice guidelines, the District Council currently operates a 'development team' approach to major proposals, with a nominated officer co-ordinating the input of other specialist advice on an initial scheme.
- 10.3 The Council also operates a Duty Planning Officer system to deal with simple enquiries, as well as offering general planning and procedural advice. This is available between 1pm and 5pm at the reception at the Council Offices or on the phone on 01543 454580.

Pre-Application Consultation

- 10.4 We will also encourage applicants to undertaken pre-submission consultation with neighbours and local communities prior to making an application. Pre-application discussion should also include the key consultees on the type of development proposed such as the Local Highway Authority, the Highways Agency and Environment Agency.

11. MANAGING DEVELOPMENT: When do we consult?

- 11.1 Upon receipt of a planning application the local planning authority will undertake a period of formal consultation. This will normally last for a period of 21 days although there will be cases a longer period of time will be allowed for comment on applications where this is prescribed by legislation.

- 11.2 Depending on the type of planning application being considered, there are a number of consultation bodies that the Council must consult and invite to make representations. In addition, who will be consulted can depend on factors such as how many people would be affected by the proposal and the type of impact likely. The main type of consultation groups include:-

- Public – including consultation with neighbouring residents and community groups
- Parish Councils and Neighbourhood Forums – consulted on applications within their Parish or Neighbourhood Area.
- Statutory Consultees – this is where there is a requirement in law to consult a specific body who in turn are under a duty to respond, for example, Environment Agency, The Coal Authority
- Consultation required by a direction – this is where the local planning authority is directed to undertake additional consultation due to specific local circumstance
- Non Statutory Consultees – these are not required by law but there is a planning reason to engage with these consultees and who are likely to have an interest in the proposed development, for example, Health and Safety Executive.

Amended Plans

- 11.3 Following submission of a planning application, negotiations can often take place between planning officers and developers, and their agents in order to seek amendments to a submitted scheme. In most cases, upon receipt of amended plans, we will carry out a further consultation on these amendments. This consultation is likely to include re -notification of neighbours, Parish Councils and statutory consultees, depending on the nature of the changes and the likely implications. In view of the tight time scales to determine planning applications the re-notification time is set at 14 days. Minor alterations that have no material impacts will not normally be the subject of re-notification.

Planning Appeals

- 11.4 If an application for planning permission is refused by the local planning authority, or it is granted with conditions, an appeal can be made to the Secretary of State against the refusal or the conditions attached. There is also a right of appeal if an application is not determined within a specific time. An appeal can only be made by or on behalf of the person who made the application for planning permission or approval. There is currently no 'third party' right of appeal for objectors or other parties who may have an interest in the proposal and who are unhappy about the decision to approve a planning application.
- 11.5 Appeals are examined by an independent Planning Inspector. We will advise neighbours who have previously been notified when appeals are submitted. Further advice on the appeal process is available at:-
<http://www.planningportal.gov.uk/planning/planninginspectorate>

12. MANAGING DEVELOPMENT: How do we consult?

- 12.1 The level of consultation carried out for planning applications, will be proportionate to the type and scale of planning application being determined. In all cases, publicity will meet legal requirements and in some cases, additional publicity will be carried out.
- 12.2 Planning legislation requires certain types of applications, such as works to a listed building, or planning applications that are accompanied by an Environmental Impact Assessment, to be advertised in the local press. For most types of applications, site notices (s) and/or letters will be appropriate. More detail is provided in the section below.

Publicity Requirements

- 12.3 The regulations set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, The Planning (Listed Building and Conservation Areas) Regulations and The Planning (Listed Buildings and Conservation Areas) Act 1990, state how planning applications need to be publicised, either by site notice or individual neighbour notification.
- 12.4 Neighbour notification by letter is the principal method of consultation on most planning applications. For most planning applications, letters are sent to all owners/occupiers of properties that immediately adjoin the boundary of the application site. In addition the Council will notify more widely where an application is likely to have a wider impact. Comments are invited within 21 days.
- 12.5 In addition, a press notice and site notice is also required for the following types of applications:
- Erection of 10 or more dwellings, or a site area of 0.5 hectares or more
 - Erection of 1000 square metres of floorspace or site area of 1 hectare or more
 - An application accompanied by an Environment Impact Statement
 - A departure from the Local Plan

- A development that would affect the public right of way, under part III of the Wildlife and Countryside Act 1981
- Development affecting the character or appearance of a Conservation Area
- Development affecting the setting of a Listed Building.

12.6 Large scale or more complex development proposals may warrant the use of a Planning Performance Agreement (PPA). This is a project management tool that is agreed between the Local Planning Authority and an applicant. Under the PPA a project plan and programme is agreed. They provide opportunities for joint working, bringing together other parties such as statutory consultees as well as provide opportunity to identify how and what communities should be engaged.

13. MANAGING DEVELOPMENT: Who do we consult?

13.1 The Council is ‘required’ to consult various organisation and bodies and is advised to consult others depending on the type of application, as set out in the Town and Country Planning (Development Management Procedure Order) (England) (2015) (DMPO). A list of the statutory consultees is provided in Appendix **F**. A list of the non-statutory consultees, as defined in national policy and guidance, is provided in Appendix **G**.

13.2 Parish Councils are consulted electronically on planning applications within their parish, which means they are able to access the planning application by viewing the details on line. The same approach would be applied to any Neighbourhood Forums that are established within the district.

13.3 In addition to planning applications, there are other types of applications that can be submitted to the Councils for determination. These are listed in the table below along with details of who and how we will usually consult on these applications, depending on the particular circumstances

| Application type | Consultation |
|---|--|
| Lawful Development Certificate (existing) | <ul style="list-style-type: none"> • Neighbour Notification • Parish/Town Council • Neighbourhood Forum • Site Notice |
| Lawful Development Certificate (proposed) | <ul style="list-style-type: none"> • Neighbour Notification • Parish/Town Council • Neighbourhood Forum • Site Notice |
| Advertisement Consent Applications | <ul style="list-style-type: none"> • Neighbour Notification • Parish/Town Councils • Neighbourhood Forum • Councils Conservation Officer if the application site is on a |

| | |
|---|---|
| | <p>Listed Building</p> <ul style="list-style-type: none"> • Highway Authority if the sign is illuminated and is fronting public highway |
| Prior Notification Applications | Parish/Town Councils are consulted as would be any Neighbourhood Forums. As scheme is permitted development and does not need the benefit of planning permission, generally there is more consultation. However some consultation maybe undertaken depending in the nature of the proposal and whether local knowledge is appropriate to situation. |
| Non-Material Amendments | As these types of applications propose amendments that are non-material to the original permission then no consultation is carried out. |
| Hedgerow removal notices | <ul style="list-style-type: none"> • Parish/Town Council • Neighbourhood Forum • Council's Tree Officer • Any relevant statutory consultees |
| Tree Preservation Orders(TPOs)/works to trees protected by TPOS | <ul style="list-style-type: none"> • Neighbour Notification • Parish/Town Council • Neighbourhood Forum |
| Work to trees in a Conservation Area | <ul style="list-style-type: none"> • Parish/Town Council • Neighbourhood Forum |
| Discharge of Conditions | <ul style="list-style-type: none"> • Relevant Statutory Consultees |
| Environment Assessment 'scoping opinion' | <ul style="list-style-type: none"> • Relevant Statutory Consultees |
| Environmental Assessment 'Screening opinion' | <ul style="list-style-type: none"> • None |

Table 1: publicity on other planning applications

What happens to comments made on an application?

13.4 People are able to respond online through the Councils website. Alternatively comments can be submitted by email or by letter. All comments must be made in writing and contain the name and address of the author. All comments received are public documents and cannot be kept confidential. All written representations received on all applications are summarised in the report on the application and are considered before a decision is made.

14. HOW ARE APPLICATIONS DETERMINED?

14.1 Some 90% of planning applications are determined under delegated powers by authorised officers of the Council. However, some major and/or controversial applications are reported to the Planning Committee for decision by Members of the Council. If an application is to be

determined in this way we will inform the applicant/agent and anyone who has submitted comments on a particular application (including the Parish Council) of the date of the meeting and their right to speak at the meeting. Ordinarily there is a right for one objector or supporter, the applicant or agent and a Parish Council representative to speak at the Planning Committee. Each speaker has no more than three minutes. A guidance note is sent to all interested parties advising of the procedure and issues which are planning related and those which are not. These guidance notes are available also available on the Council's web site at:

http://www.nwleics.gov.uk/pages/speaking_at_planning_committee

- 14.2 Planning decisions are uploaded to the Council's website. In addition, anyone who submitted comments in respect of a particular planning application is notified of the decision.

15. WHERE CAN I FIND INFORMATION ON PLANNING APPLICATIONS

- 15.1 Information on planning applications can be found in a number of places.

Website

- 15.2 Current planning applications including plans, application forms, consultation replies and drawings, as well as some historical applications, can be viewed here https://www.nwleics.gov.uk/pages/view_planning_applications. This is available by individual property or by weekly/monthly list.

- 15.3 For those older applications that are not available on line, the documents can be made available for inspection by arrangement during office hours. For those who do not have access to a computer the Council provides access to the online system at the District Councils offices, Whitwick Road, Coalville. Access to the offices is between the hours of 8.45 am and 5.00pm Monday to Friday.

- 15.4 Decision notices for planning applications submitted and determined since 2008 can normally also be viewed on the Councils website.

The Weekly List

- 15.5 A list of valid planning applications registered and planning decisions made are updated in 'real time' on the District Council's website.

The Planning Register

- 15.6 Applications for planning permission will be entered on a register. Maintaining a planning register is a statutory obligation and the information is available on the District Council's website for inspection by arrangement during office hours.

SECTION D: NEIGHBOURHOOD PLANNING

16. NEIGHBOURHOOD PLANS

- 16.1 Neighbourhood Plans (NPs) were introduced by the Localism Act 2011 and are regulated by The Neighbourhood Planning (General) Regulations.
- 16.2 A NP is a community prepared plan which enables local people to guide the future of the area they live and work. NPs can add detail and local objectives to the Council's Local Plan. North West Leicestershire District Council will provide advice and assistance to a parish/town council, neighbourhood forum or community organisation that is producing a neighbourhood plan and take decisions at key stages in the neighbourhood planning process within the time limits that apply.
- 16.3 North West Leicestershire District Council will provide information on the status of neighbourhood plans in the district using the Councils' website. However it is not the role of the SCI to set out the approach to consultation on a Neighbourhood Plan and this will be a matter for the 'qualifying body'.
- 16.4 The following section summarises the key stages in the neighbourhood planning process, together with the roles and responsibilities of the District Council and qualifying body.

17. STAGES AND CONSULTEES IN THE PREPARATION OF A NEIGHBOURHOOD AREA DESIGNATION

- 17.1 In terms of general support throughout the plan preparation process, North West Leicestershire District will
- Maintain a Neighbourhood Planning webpage that provides information about the powers available under neighbourhood planning and the key development stages.
 - Provide details of the officer(s) to contact for Neighbourhood Plan Issues.
 - Coordinate input into the Neighbourhood Plan on Local Authority services, functions, plans and policies including local planning, housing and leisure and amenities.
 - Provide advice and information about the Neighbourhood Planning process and any funding, resources and skills available to support the process. This maybe in the form of providing details of contacts in other organisations, attending Neighbourhood Plan meetings or signposting the group to the availability of funding sources
 - Provide advice and assist with the interpretation of the relevant regulations and highlight any potential issues.
 - Assist with and/or provide advice on community engagement or consultation, loan of display boards, and where resources permit attend consultation events/meetings if requested.
 - Provide mapping services for use at consultation events and workshop.

17.1 **Step 1: Designating neighbourhood area and if appropriate neighbourhood forum (Regulation 5, 6 and 7)**

- Relevant body submits an application to North West Leicestershire District Council to designate a neighbourhood area.
- On receipt the Council will check that the application meets the necessary requirements and that the boundary is considered to be coherent, consistent and appropriate in planning terms. If it is considered not to be we will work with the qualifying body to come to a suitable resolution
- North West Leicestershire District Council will acknowledge receipt of the application and publicise and consult on the area application for minimum 6 weeks (4 weeks where the application is from a parish council and the area to which the application relates is the whole of the area of the parish council). The District Council will consult local planning authorities adjoining the neighbourhood area, adjoining parish councils, Leicestershire County Council and the relevant District Councillors. The costs of consultation will be met by the District Council.
- In an area without a town or parish council a prospective neighbourhood forum would need to submit an application to be the designated neighbourhood forum for a neighbourhood area. The Council will also publicise and consult on the forum application for minimum 6 weeks.
- North West Leicestershire District Council will designate the neighbourhood area within the statutory timescales, this being within 8 weeks if the application is from a parish council and relates to the whole of the parish, or 13 weeks in other cases. Where the application relates to an area that also falls within the area(s) of another local planning authority, the application will be determined within 20 weeks. The timescale commences from the date immediately following that on which the application is first publicised.
- North West Leicestershire District Council takes decision on whether to designate the neighbourhood forum.

17.2 **Step 2: Preparing a draft neighbourhood plan**

Qualifying body develops proposals and will:

- gather baseline information and evidence. North West Leicestershire District Council will share relevant evidence, including that gathered to support its own plan-making, with the qualifying body. In particular, where the Local Plan does not set out a housing requirement figure for a neighbourhood area, the District Council will provide an indicative figure if requested to do so by the qualifying body. The District Council will engage with the qualifying body, in order for groups to understand how figures are reached. This will help avoid disagreements at neighbourhood plan examinations, and minimise the risk of neighbourhood plan figures being superseded when the District Council adopts a new Local Plan.

- engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (eg service providers). Representatives of North West Leicestershire District Council will attend stakeholder events when invited by the qualifying body.
- talk to land owners and the development industry. North West Leicestershire District Council will share relevant evidence relating to land availability assessments subject to data protection principles.
- Identify issues that the Neighbourhood Plan may address. North West Leicestershire District Council will provide advice on which issues could be considered suitable for a Neighbourhood Plan as well as provide advice on any relevant European and National legislation and policies, and adopted and emerging Local Plan policies which the Neighbourhood Plan will need to be in conformity with
- determine whether a plan is likely to have significant environmental effect. If requested to do so by the qualifying body, North West Leicestershire District Council will prepare a Strategic Environmental Assessment Screening Statement for a neighbourhood plan to be used to determine whether a neighbourhood plan requires a Strategic Environmental Assessment (SEA). Where requested the District Council will also prepare a Habitats Regulations Assessment Screening Statement to assess whether there are likely to be significant effects on European Sites as a result of a neighbourhood plan.
- start to prepare proposals documents eg basic conditions statement. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the District Council will discuss and aim to agree with the qualifying body the relationship between policies in the emerging neighbourhood and local plans with appropriate regard to national policy and guidance. The District Council will work with the qualifying body to produce complementary neighbourhood and Local Plans.

17.3 **Step 3: Pre-submission publicity and consultation (Regulation 14)**

The qualifying body:

- publicises the draft plan and invites representations
- consults the consultation bodies as appropriate. Appendix H provides a list of these consultees and North West Leicestershire District Council will provide the qualifying body with relevant contact details subject to data protection principles. The Council will also respond to the pre-submission consultation on the Neighbourhood Plan.
- sends a copy of the draft plan to the local planning authority. North West Leicestershire District Council will publicise the draft plan on its website for the duration of the consultation period which should be a minimum of 6 weeks
- where European Obligations apply, complies with relevant publicity and consultation requirements.
- considers consultation responses and amends plan if appropriate.
- prepares consultation statement and other proposal documents.

17.5 **Step 4: Submission of a neighbourhood plan to the local planning authority (regulation 15 & 16)**

Qualifying body submits the plan to North West Leicestershire District Council together with a map or statement which identifies the neighbourhood plan area, a Consultation Statement, and a Basic Conditions Statement.

- North West Leicestershire District Council checks that submitted proposal complies with all relevant legislation
- If the North West Leicestershire District Council finds that the neighbourhood plan meets the legal requirements it will:
 - publicises the proposal for minimum 6 weeks and invite representations
 - publicise the submitted documents on the Council's website, as a minimum, in a way which is likely to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area.
 - notifies consultation bodies referred to in the consultation statement including those bodies specified under Paragraph 1 of Schedule 1 of the Neighbourhood planning (General) Regulations 2012. (Appendix H)
 - appoints an independent examiner (with the agreement of the qualifying body)

17.6 **Step 5: Independent Examination (regulation 17 & 18)**

- North West Leicestershire District Council sends plan and representation to the independent examiner
- independent examiner undertakes examination. The examination will usually take the form of written representations, unless the examiner considers it necessary to hold a public hearing. If a public hearing is held the examiner will invite participants to attend. Examiner fees are paid by North West Leicestershire District Council. If a public hearing is to be held, the District Council will provide an Examination venue, if no other suitable town/village venue can be provided.
- independent examiner issues a report to the North West Leicestershire District Council and qualifying body
- North West Leicestershire District Council publishes report
- North West Leicestershire District Council considers report and reaches own view within 5 weeks of receiving the report unless the District Council and the qualifying body agree another date.
- North West Leicestershire District Council takes the decision on whether to send the plan to referendum

17.7 **Steps 6 and 7: Referendum (guided by the Neighbourhoods Planning (Referendums) Regulations 2012) and bringing the neighbourhood plan into force**

- North West Leicestershire District Council will meet the cost of the referendum and will arrange a referendum, normally within 56 days of the decision to go to referendum. The Council will also give a minimum of 28 working days notice before the date of the referendum.
- North West Leicestershire District Council publishes information statement
- North West Leicestershire District Council publishes notice of referendum/s
- polling takes place (in a business area an additional referendum is held)

- results declared
- should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area
- upon a successful vote for the community to accept the NP as a planning document for the area the Council will bring the document into legal force as an extant and active planning document. The Council will publicise the decision on its website as a minimum and notify anyone who asked to be notified of the decision. Details of where and when the neighbourhood plan can be inspected will also be provided.
- there are narrow circumstances where North West Leicestershire District Council is not required to make the neighbourhood plan. These are where it considers that the making of the neighbourhood plan would breach, or otherwise be incompatible with, any EU or human rights obligations (see section 61E(8) of the Town and Country Planning Act 1990 Act as amended). Otherwise, the neighbourhood plan will be 'made' within 8 weeks of the referendum.
- in respect of proposals for modifications of neighbourhood plans where the modifications do not change the nature of the plan and meet the basic conditions, a referendum is not required. The local planning authority is required to make the modified neighbourhood plan

Appendix A

PLAN MAKING – Duty to Co-operate Bodies

The prescribed bodies (in addition to local planning authorities and County Councils) which are subject to the Duty to Co-operate include;

- The Environment Agency
- English Heritage
- Natural England
- The Civil aviation Authority
- Homes England
- **Clinical Comissioning Groups**
- The Office of Rail Regulation
- The Highway Authority (both the Highways Agency and Leicestershire County Council)

Appendix B

PLAN MAKING - Specific Consultation Bodies

- The Coal Authority
- The Environment Agency
- Historic England
- Natural England
- Network Rail
- Highways England
- A 'relevant' authority in or adjoining the Local Planning Authority (Including Local Planning Authorities, County Council, a Parish Council and a Local Policing Body)
- Electronic communication code systems operators
- Primary Care trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section
- Electricity providers
- Gas providers
- Sewerage Undertakers
- Water Undertakers
- Homes England

Appendix C

PLAN MAKING – General Consultation Bodies

Please note that this list is not exhaustive. The Council has a live database which can be amended at any time.

Age UK Leicestershire and Rutland

Ancient Monuments Society

Ashby de la Zouch Civic Society

Canal and Rivers Trust

Campaign for Real Ale Ltd

Campaign for the Protection of Rural England (Leicestershire and Derbyshire) and other environmental groups

Charley Heritage Group

Civic societies and local resident associations

Clinical Commissioning Groups

Coal Authority

Coalville Heritage Society

Coleorton Heritage Group

Commission for Architecture and the Built environment

Community Appraisal Groups

Council for British Archaeology

Crown Estate

Diseworth Local Heritage Society

East Midlands Airport

East Midlands Chambers

Federation of Small Businesses

Freight on Rail

Friends of Thringstone

Garden History Society

Guide Association

Historic period societies (e.g. Georgian Society, Victorian Society, Twentieth Century Society)

Home Builders Federation

Hugglescote Heritage Society

Inland Waterways Association

Ibstock Historical Society

Leicestershire Police

Leicestershire Fire and Rescue Services

Leicestershire and Rutland Wildlife Trust

Long Whatton Local Historical Society

National Farmers Union

National Forest Company

National Trust

Network Rail

Newbold Heritage Group

Parish Councils
Parish Plan Groups
Relevant bus companies
Royal Society for the protection of Birds
Resident Associations
The Scout Association
The Society for the Protection of Ancient Buildings
Sport England (East midlands Region)
Sustrans
The Theatres Trust
Volunteering Partnerships
Whitwick Historical Group
Woodland Trust

Appendix D

PLAN MAKING – Hard to Reach Groups

A number of Hard to Reach Groups and are set out below:

| Hard to Reach Groups | Approach for Engagement |
|---|--|
| Ethnic Minority Groups | Black Minority and Ethnic (BME) groups are often under represented in the planning process. It is important that the SCI meets the requirements of these groups by being accordance with the Race Relations (amendments) Act 2000. All documents produced from the Council will be made available in alternative languages where these are requested. Information on the availability of alternative formats can be obtained from the District Council. |
| Young People | The District Council will seek to engage young people, where considered appropriate, through local schools. We will also work with the Customer Focus Team, to identify ways in which we can engage with those within this group. Organisations which represent younger people, including youth groups such as the Scouts Council and Guide Association could be contacted. |
| Elderly People | Elderly People are often perceived as hard to reach because of difficulties in gaining access to information. Elderly individual can feel isolated and excluded from the community around them. Organisations which represent older people such as Help the Aged and Age Concern will be informed by direct mail at all plan preparation stages. In addition hard copies of documents could be provided with communication by email for this 'group' as their access to the internet may be limited. |
| Transient Populations e.g. New residents, students, commuters, Gypsies/travellers | There are several Gypsy and Traveller sites within the District and it is important that those residents on the sites and those who seek transit accommodation in the District are involved in the Local Plan process. Gypsies and Travellers can be a very difficult to reach group. In order to involve this group as much as possible existing contacts (including Leicestershire County Councils Gypsy Liaison Officer) and representative organisations (e.g. the Gypsy Council) will be contacted, as well as direct contact where this is possible. |
| People with Disabilities | It is recognised that people with disabilities are under represented in the planning process. It is important that the SCI meets the requirements of these groups and is in accordance with the Disability Discrimination Act (DDA) 1995, as amended. All consultation documents will be |

| | |
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| | made available in Braille where these are requested. Documents will also be made available in electronic formats that can be read aloud by home computers where these are requested. |
|--|--|

Appendix E

Table 1: Consultation on Development Planning Documents

| Stage | Purpose | Who | How |
|---|---|---|--|
| Preparation of a Local Plan document (Regulation 18) | <p>Plan preparation which can be informal and ongoing process with involvement possible right up to its publication.</p> <p>There will be at least one formal consultation period during the Local Plan Preparation stage, normally with a 6-12 week consultation period.</p> | <p>Specific and general consultation bodies</p> <p>Those registered on the Councils database, including those residents or business within the area where appropriate.</p> <p>Duty to Co-operate bodies</p> | <p>Letter, email, website, press releases.</p> <p>Documents will be made available at the Council Offices and at other locations considered appropriate.</p> <p>Other potential techniques that may be used include: Town and Parish Councils, workshops, utilise existing established groups, social media, public exhibitions, community events.</p> |
| Publication of a Local Plan Document (Regulation 19 & 20) | <p>Consultation on the proposed submission document.</p> <p>Consultation will be undertaken for a minimum of 6 weeks.</p> | <p>Specific and general consultation bodies</p> <p>Those registered on the Councils database, including those residents or business within the area where appropriate.</p> <p>Duty to Co-operate bodies</p> <p>Those who responded to the plan preparation consultation</p> | <p>Letter, email, website, press releases, social media.</p> <p>Documents will be made available at the Council Offices, district libraries and at other locations considered appropriate.</p> <p>Statement of representations procedure and statement of fact will be sent to specific and general consultation bodies.</p> |

| Stage | Purpose | Who | How |
|--|---|---|--|
| | | | <p>Letters and emails will be sent out with the following information-</p> <ul style="list-style-type: none"> -consultation period -how the Plan can be seen, along with the places and times that the Plan can be viewed. <p>Other potential techniques that may be used include:</p> <ul style="list-style-type: none"> Town and Parish Councils, workshops, utilise existing established groups, social media, public exhibitions, community events. |
| <p>Submission of a Local Plan to the Secretary of State</p> <p>(Regulation 22)</p> | <p>Submission of a Local Plan and all associated documents in accordance with Regulation 22</p> <p>This is not a stage where formal consultation is carried out by the Local Planning Authority (LPA)</p> | <p>Specific and general consultation bodies</p> <p>Duty to Co-operate bodies</p> <p>Other interested parties considered appropriate.</p> <p>Those who requested to be notified.</p> | <p>Notification of the submission of the document will be carried out by the appointed Programme Officer, by letter and email.</p> <p>Notification will advise of the availability of the plan for inspection and where and when it can be inspected.</p> <p>A copy of the Submission document and associated documents will be placed on the Council's website, at the Council Offices, and at the districts libraries.</p> |

| Stage | Purpose | Who | How |
|--|---|--|--|
| Independent Examination(Regulation 24) | <p>Independent examination of the plan by an Independent Inspector.</p> <p>This is not a stage where formal consultation is carried out by the Local Planning Authority (LPA)</p> | <p>All those who made representations.</p> | <p>The Programme Officer will advise of the examination hearing sessions by letter or email, at least 6 week before its start.</p> <p>Publish on the Council's website and provide a hard copy on display at the Council, a notice setting out the date, time and place at which the hearing is to be held and the name of the Inspector appointed to carry out the independent examination.</p> <p>Other potential techniques used may include press releases and social media.</p> |
| Adoption (Regulation 26) | <p>Adoption of the plan by the Local Planning Authority.</p> | <p>All those who made representations.</p> <p>Specific and general consultation bodies.</p> <p>All those who asked to be notified.</p> | <p>Letter, email, website, Press Releases, Social Media.</p> <p>The Plan and associated documents will be made available at the Council Offices and at other appropriate locations.</p> <p>A copy of the Adoption Statement will be sent to the Secretary of State as well as those who asked to be specifically notified.</p> |

Table 2: Consultation on Supplementary Planning Documents

| Stage | Purpose | Who | How |
|--------------------------------------|--|--|---|
| Scoping and Evidence Gathering | Evidence Gathering and preparation of Draft SPD | Stakeholders and interested parties, considered appropriate to the subject matter of the SPD, will be engaged. | Letter, email, website. Documents will be made available at the Council Offices and at other locations considered appropriate. Other potential techniques that may be used include: Town and Parish Councils, workshops, utilise existing established groups, social media, public exhibitions, community events. |
| Public Participation (Regulation 12) | Consultation on the Draft SPD. Consultation period of a minimum of 6 weeks. | Specific and general consultation bodies Duty to Co-operate bodies Those registered on the Councils database, including those residents or business within the area where appropriate. | Letter, email, website, press releases, social media. Copies of the SPD and any supporting documents will be made available at the Council offices and the districts libraries, as a minimum, for public inspection. Other potential techniques that may be used include: Town and Parish Councils, workshops, utilise existing established groups |
| Adoption | Adoption of the SPD by the | The following will be | The adoption statement |

| | | | |
|------------------------|--|--|---|
| <p>(Regulation 14)</p> | <p>Local Planning Authority</p> <p>This is not a stage where consultation is carried out by the Local Planning Authority (LPA)</p> | <p>notified of the adoption of the SPD:</p> <p>Specific and general consultation bodies</p> <p>Duty to Co-operate bodies</p> <p>Those registered on the Councils database, including those residents or business within the area where appropriate.</p> <p>Anyone who has specifically asked to be notified when the SPD is adopted.</p> | <p>and the SPD will be made available at the Council offices, the district libraries and other appropriate locations, and published on the Councils website.</p> <p>Notification of the adoption of the SPD sent to individuals, bodies and organisations will be in writing, either email or letter.</p> <p>Press releases and social media will also be used to inform of adoption.</p> |
|------------------------|--|--|---|

Appendix F

MANAGING DEVELOPMENT – Statutory Consultees

| Statutory Consultees | Type of Development |
|--|---|
| The Canals and River Trust | Certain types of development likely to affect canals or nearby areas |
| The Coal Authority | Certain types of development in areas where the Coal Authority has notified to the local planning authority that it is an area of coal working, and for minerals exploration on land that has been identified as containing coal. |
| Crown Estates Commissioner | Certain minerals planning applications where the Crown Estates Commissioners have given notice to that land in their area contains silver or gold. |
| Department of Energy and Climate Change | Mineral developments where the Department for Energy and Climate Change have given notice to the local planning authority that the land in their area contains gas or oil. |
| Department of Transport (administered in practice by the Highways England) | New Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a trunk road. |
| <u>East Midlands Airport</u> | <u>East Midlands Airport is a statutory consultee in respect of development management. This is in respect of its role as the Aerodrome Safeguarding Authority for East Midlands Airport. East Midlands Airport will be consulted on relevant planning applications located within the Airport Consultation Zone.</u> |
| Environment Agency | The Environment Agency are a statutory consultee to Local planning authorities for several types of planning application related to its statutory duties on flood risk, protection of land and water quality, mining operations, waste regulation and fisheries. |
| Historic England | Historic England are a statutory consultee to Local planning authorities for several types of planning application including development that would affect the setting of a Listed Building, development that would affect the character and appearance of a Conservation Area, development likely to affect the site of a scheduled monument and Applications for Listed Building Consent for works on a Grade I |

| Statutory Consultees | Type of Development |
|-----------------------------|--|
| | or Grade II* listed Building. |
| Forestry Commission | Statutory requirement under paragraph 4 of Schedule 5 of the Town and Country Planning Act 1990 or mineral operators to consult the forestry commission if the proposed form of post-extraction restoration is for forestry. |
| Garden History Society | For development likely to affect any park or garden on English Heritage's <i>Register of Historic Parks and Gardens of Special Historic Interest in England</i> |
| Health and Safety Executive | The Health and Safety Executive issues consultation zones to the local planning authority and should be consulted on certain developments in the vicinity to major accident hazards. |
| Highways England | Developments likely to affect the strategic road network, and certain other highway matters. |
| Local Planning Authority | The adjoining local planning authority will usually need to be consulted where an application is likely to have an impact on a neighbouring area. Where there is a County Council, the district council is required to consult the county council in certain cases and may not decide the application for 21 days or the county council has responded (if earlier). |
| Local Highway Authority | The Local Highway Authority will need to be consulted where the proposed development will either involve a new access to the highway network, or an increase or change in traffic movements. |
| County Planning Authority | Specific requirements exist for consultation with County Planning Authorities, reflecting their responsibilities as planning authorities for certain specific matters. |
| Natural England | Certain developments affecting Sites of Special Scientific Interest, involving the loss of best and most versatile agricultural land, or in an area of particular natural sensitivity or interest which appears to be affected by development that could have significant implications for major accident hazards. Natural England must also be consulted on development (including permitted development) likely to have a significant effect on a European (wildlife) Site |

| Statutory Consultees | Type of Development |
|----------------------------|--|
| | in England or European Offshore Marine Site under the Conservation of Habitats and Species Regulations 2010 (as amended). |
| National Parks Authorities | Specific requirements exist for consultation with National Parks authorities in relation to development likely to affect land in a National Park |
| Parish Councils | <p>Whilst Parish Councils are not statutory consultees, they do have a role as a consultee in the planning application process.</p> <p>The Local Planning Authority must consult the Parish Council if they have requested that they do so. There is also a legal requirement to notify the Parish Council of the decision on planning applications if they have requested that they Local Planning Authority do so.</p> <p>The same approach applies to any Neighbourhood Forums.</p> |
| Rail Network Operators | Development likely to result in a material increase in the amount of traffic using a level crossing over a railway. |
| Sport England | Planning applications where the development is likely to affect the use of land as playing fields. |
| Theatres Trust | Development involving any land on which there is a theatre. |

APPENDIX G

MANAGING DEVELOPMENT – Non-Statutory Consultees

| |
|--|
| Non – Statutory Consultees |
| |
| Emergency Services and Multi-Agency Emergency Planning |
| Forestry Commission |
| Health and Safety Executive |
| <u>Inland Waterways Association</u> |
| Ministry of Defence |
| Office of Nuclear Regulation |
| Police and Crime Commissioners |
| Rail Network Operators |
| Sport England |

Appendix H

Consultation Body as defined by the Neighbourhood Planning (General) Regulations 2012

| Consultation Body |
|--|
| A local planning authority, county council or a parish council any part of whose areas is in or adjoins the area of the local planning authority |
| The Coal Authority |
| Homes England |
| Natural England |
| The Environment Agency |
| Historic England |
| Network Rail Infrastructure Limited |
| Highways England |
| The Marine Management Organisation |
| Any person to whom the electronic communication code applies. |
| Any person who owns or controls electronic communication apparatus |
| A Clinical Commissioning Group in any part of the neighbourhood area |
| A person with a licence under the Electricity Act, in any part of the neighbourhood area |
| A person with a licence under the Gas Act, in any part of the neighbourhood area |
| A sewerage undertaker, in any part of the neighbourhood area |
| A water undertaker, in any part of the neighbourhood area |
| Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area |
| Bodies which represent the interest of different racial, ethnic or national groups in the neighbourhood area |
| Bodies which represent the interest of different religious groups in the neighbourhood area |
| Bodies which represent the interest of person carrying on business in the neighbourhood area |
| Bodies which represent the interests of disabled persons in the neighbourhood area. |

Appendix I

GLOSSARY

Development Management – The management or control of development proposals through the planning system.

Development Plan – comprises of Development Plan Documents (DPDs) which form the legal basis for all future planning decisions in the district.

Development Plan Documents (DPD) – Documents prepared by the local planning authority (including the Local Plan) setting out the main spatial strategy, policies and proposals for the area. These documents will be statutory documents and subject to an independent examination by an Inspector. They will undergo rigorous procedures of community involvement and consultation. DPDs must be consistent with and have regard to national planning policy.

Duty to Cooperate – Created by the Localism Act 2011. It places a legal duty on the Council to engage constructively, actively and on an ongoing basis with certain specified bodies to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.

Examination – The purpose of the Examination is to consider if the development plan is sound. The majority of representations made at Examination will usually be written representations. However, in some instances a Planning Inspector may allow representations to be examined by way of oral hearings, for example round table discussions, informal hearing sessions and formal hearing sessions.

General Consultation Bodies – Organisations defined by The Town and Country Planning (Local Planning) (England) Regulations 2012 that are required to be consulted at key stages of plan production. They include bodies which represent the interests of different racial, ethnic, religious or national groups, disabled persons and business in the local planning authority's area.

Hard to Reach Groups – Groups of people or organisations within the community that have traditionally been more difficult to engage in the planning system. They include older people, religious, disabled and ethnic minority groups.

Local Development Document (LDD) – The collective term covering Development Plan Documents and Supplementary Planning Documents.

Local Development Scheme (LDS) – A three year project plan outlining the Councils programme for preparing the Local Plan.

Local Plan – Collective term for the Development Plan Documents that set out the spatial vision and strategy for the Borough including policies and proposals. The Local Plan is a key part of the development plan.

National Planning Policy Framework (NPPF) – It sets out the government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within planning policy statements, planning policy guidance and circulars. It is a material consideration in the preparation of Local Plan documents and when considering planning applications.

Neighbourhood Development Plan (NDP) – A plan for the neighbourhood area which is prepared by an authorised community group. The plan must be in general agreement with the overall plan for the local authority area and can include general planning policies and allocations for new development.

The Planning Inspectorate - The Planning Inspectorate is an executive agency of the Department for Communities and Local Government. It deals with planning appeals, national infrastructure planning applications, examination of local plans.

Planning Performance Agreements – Up front agreements between a developer and a local planning authority that set out all the information required and the timetable for delivering a decision on a large application. They are an opportunity to establish a collaborative relationship based on good communication and regular exchange of information. This should allow a process to be agreed which allows the local planning authority to project plan the work needed to determine the application.

Specific Consultation Bodies – Organisations defined by The Town and Country Planning (Local Planning) (England) Regulations 2012 that are required to be consulted at key stages of plan production. They include neighbouring and parish councils, key service providers, Government departments and non-government organisations.

Stakeholders – A person or organisation with an interest or concern in something.

Statement of Community Involvement (SCI) – Outlines the approach of the authority to involving the community in preparing the Local Plan and planning applications.

Supplementary Planning Documents (SPD) – Documents that expand on policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA) – An appraisal of the social, economic and environmental implications of a strategy, policies and proposals. The SA seeks to ensure that proposals contribute to the achievement of sustainable development.

Tests of Soundness – The tests outlined in the National Planning Policy Framework that DPDs are judged against.

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APPENDIX B

| RESPONDENT | COMMENTS | RESPONSE AND SUGGESTED CHANGES |
|-------------------------|--|---|
| Erewash Borough Council | No specific comments to make on the content of the SCI. | Noted. |
| Natural England | <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals.</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: consultations@naturalengland.org.uk. This system enables us to deliver the most efficient and effective service to our customers.</p> | Noted. |
| Environment Agency | I find the document acceptable but would point out that references to the NPPF (2012) could be replaced with | Noted. The SCI will be amended to ensure that reference is made to the most up to date and relevant legislation |

| | | |
|---|--|--|
| | NPPF (2018). | and guidance. |
| East Midlands Airport | <p>Appendix B: East Midlands Airport should be included as one of the Specific Consultation Bodies. This is as the statutory Aerodrome Safeguarding Authority for East Midlands Airport. The role of the Safeguarding Authority and the statutory consultation requirements are set out in Circular 1/2003. The Statement of Community Involvement should be consistent with the requirements of the Circular.</p> <p>Appendix F: East Midlands Airport should be included within the table as a statutory consultee in respect of development management. This is for its role as the Aerodrome Safeguarding Authority for East Midlands Airport in accordance with Circular 1/2003. The Statement of Community Involvement should be consistent with the requirements of the Circular.</p> | <p>The Town and Country Planning (Local Planning) (England) Regulations 2012 defines the 'specific consultation bodies' in respect of local plan making. However statutory 'Aerodrome Safeguarding Authorities' are not detailed as a specific consultation body, and it would therefore not be appropriate to include East Midland Airport on this list.</p> <p>Notwithstanding the above, East Midlands Airport are identified as a 'General Consultation Body' in Appendix C and therefore will be consulted and engaged with during key stages in the preparation of local planning documents.</p> <p>It is agreed that East Midlands Airport should be included as a statutory consultee in respect of development management. The SCI to be amended to reflect this.</p> |
| Mike McCrea | I am involved at the present in establishing the Blackfordby Local Plan and I am therefore keen to see this come to fruition in the near future. I hope that it is not proposed to amend any section of the works so far completed by us. | <p>The SCI provides a summary of the key stages in the neighbourhood planning process, together with the roles and responsibilities of the District Council and qualifying body.</p> <p>The representation makes reference to the 'Blackfordby Local Plan', although it is assumed that this should have read the 'Blackfordby Neighbourhood Plan'. It is not the role of the SCI to set out the approach to consultation on a Neighbourhood Plan and this will be a matter for the 'qualifying body'.</p> |
| Inland Waterways Association (Lichfield Branch) | Appendix C Plan Making - General Consultation Bodies: Add "Inland Waterways Association" Change "British Waterways" to "Canal & River Trust". | Noted. The Canals and River Trust is identified as a statutory consultee with respect to development management. The other suggested amendments to be |

| | | |
|---------------|--|--|
| | Appendix G Managing Development - Non-Statutory Consultees: Add "Inland Waterways Association" | made to the SCI. |
| Steve Palmer | Before the local plan became adopted I read every comment you received. I am not aware of any changes you made to the plan due to those residents (and others) comments. I have asked this question both personally and via email and never received any response. | Responses received to consultation and engagement are used to inform the preparation of plan making documents, and changes are made to these documents where relevant and appropriate. |
| Steve Johnson | Appendix C - I am unclear why some local groups and environmental groups appear to have been deleted from the list. | Under recent changes to the Data Protection Act 2018, approval has been sought from those who wish to be included as a 'General Consultation Body' with respect to plan making. Contact was made with all these bodies, seeking their approval to be included as a General Consultation Body. Only those who chose to confirm and gave their approval are able to be placed on the 'list'. For those who did not respond, their details have been removed from the list. |

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