

LOCAL PLAN COMMITTEE – 26 JANUARY 2022

Title of Report	PLANNING POLICY UPDATE	
Presented by	Ian Nelson Planning Policy and Land Charges Team Manager	
Background Papers	Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 (regulation 34). Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.	Public Report: Yes
Financial Implications	The cost of preparing and undertaking the various matters referred to in the report are met from within existing budgets.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Council is required to publish an Authority Monitoring Report; an Infrastructure Funding Statement and Brownfield Land Register on an annual basis.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	None identified.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	This report provides an update in respect of a number of matters relating to the work of the Planning Policy team.	
Recommendations	THAT THE LOCAL PLAN COMMITTEE NOTES THE CONTENTS OF THE REPORT	

1.0 BACKGROUND

- 1.1 This report provides an update for Local plan Committee in respect of the Local Plan and a number of other matters related to the ongoing work of the Planning Policy team, namely:
- The Authority Monitoring Report;
 - Infrastructure Funding Statement;
 - Neighbourhood Plans;
 - Brownfield Land Register; and
 - Strategic planning

2 LOCAL PLAN UPDATE

- 2.1 Members will recall that over the last few months a number of reports have been presented to meetings of this committee on arrange of subject matters to be addressed as part of the Local Plan review. These reports advised that the particular issues addressed in the reports would be subject to consultation. This consultation shall commence on 17 January 2022 and runs until 28 February 2022. The consultation can be viewed at <https://consultation.nwleics.gov.uk/planning/local-plan-consultationjan2022/> from 17 January 2022.

- 2.2 In terms of the evidence base to support the Local Plan, consultants have recently been appointed in respect of the following:
- Infrastructure Delivery Plan – this will identify the infrastructure required to support new development
 - Viability study – to undertake a whole plan viability assessment
 - Green Infrastructure study – to undertake a study to identify and map the existing green and blue infrastructure and to identify potential future requirements
- 2.3 In terms of the review timetable a revised Local Development Scheme (LDS) has been discussed and agreed with the Portfolio Holders for Planning and Infrastructure and with the Shadow Portfolio Holder for Planning. The LDS can be viewed from this [link](#). The revised timetable is set out below:

TIMETABLE	
Stage	Dates
Emerging options (Regulation 18)	January 2022 to early 2023
Consult on Development strategy and other matters	January/February 2022
Consult on potential site allocations	Spring 2022
Consult on draft policies	Autumn 2022
Agree publication version (Regulation 19)	June 2023
Consult on Publication Local Plan (Regulation 19)	June/July 2023
Submission	October 2023
Examination	January 2024
Adoption	mid 2024

3 THE AUTHORITY MONITORING REPORT

- 3.1 Local planning authorities must publish information at least annually that:
- shows progress with local plan preparation,
 - reports any activity relating to the duty to cooperate,
 - any information collected which relates to indicators in the plan, and
 - any policies which are not being implemented.
- 3.2 This is done through an Authority Monitoring Report (AMR) – formerly known as an Annual Monitoring Report.
- 3.3 The latest published AMR covers the period 1 April 2020 – 31 March 2021. The monitoring period is the same each year and this allows for year-by-year comparison over time. A copy of the AMR which can be viewed from this [link](#).
- 3.4 The key headlines from the 2021 AMR are set out below.

Housing

- Number of dwellings completed during the monitoring period was 702 compared to requirement of 481 dwellings.
- Since 2011/12 the average annual build rate has been 619 dwellings
- As at 31 March 2021 there were 626 dwellings under construction, the majority of which were located in the Coalville Urban Area and the Key Service Centres (Ashby de la Zouch and Castle Donington)

- Number of new affordable dwellings built 118, 17% of all dwellings built in the monitoring period
- There remains an under provision of 2 bed and over provision of 4 bed properties compared to the dwelling mix suggested by HEDNA. However, 2020/21 did see a decrease in the number of 4 bed new builds and an increase in 3 bed new builds
- Number of dwellings with planning permission 6,863
- As of 30 October 2021 there were 72 individuals on the Self Build Register which we are required to maintain. Given the number of permissions to date (34) and the number of entrants on the register as of 30 October 2020, permission has been granted for enough suitable plots of land to fully meet the demand for self-build and custom housebuilding in the area, for the period up to October 2021.

Employment

- Overall, the employment need HEDNA for the period to 2031 has largely been met. However, whilst the supply of industrial and small-scale distribution land has surpassed the requirements, a significant residual requirement for additional office space remains to be addressed.
- Notable developments in the 2020/21 monitoring year include the permission to grant 3 office buildings at EM Point, J23A M1, Castle Donington (2.16Ha) and the completion of Tungsten Park, Bardon Road, Bardon for industrial/smaller scale B8 uses (5Ha).
- With respect to strategic B8 uses, the AMR shows that the level of provision in NWL alone exceeds the requirements of the Strategic Distribution Study to 2031. Growth of the sector has surpassed what the Study forecast and could be taken as an indicator of the strength of the market.

Retail and Service Centres

This section of the AMR considers vacancy rates within the main settlements of the district.

- Coalville continues to have the highest number of vacant units in the district (12%), although there has been a small decline in the number of vacancies (13.3% in 2020).
- In 2018 Ashby de la Zouch had the lowest vacancy rate (1%) of any centre in the district, but is now at 5.4%, a slight reduction from 2020 (6.4%)
- Castle Donington unchanged at 5.4%
- Ibstock decreased from 10.5% in 2020 to 5.5%
- Measham has seen an increase from 0% to 2.7%. However, this is one unit and there is an indication that this unit will be reopening soon with a new use.

4 INFRASTRUCTURE FUNDING STATEMENT

- 4.1 District Councils are required to produce an Infrastructure Funding Statement (IFS) on an annual basis. We are required to publish the IFS and to also submit it to Government by 31 December 2021. The first such report was published for 2019/20.
- 4.2 The IFS provides a summary of the financial contributions sought and received from developers for the provision of infrastructure to support development in North West

Leicestershire for the reporting year 1 April 20 - 31 March 2021. The IFS can be viewed from this [link](#).

- 4.3 The IFS comprises of a main report and an appendix. The appendix sets out details of new agreements entered in to during the reporting year.
- 4.4 As set out in the IFS those matters for which the County Council are responsible are not reported upon as the County council are required to produce their own report.
- 4.5 Key points to note:
- 105 new affordable dwellings were directly provided
 - In total, £1,298,940 was spent
 - Approximately £97,000 paid out for new or improved leisure facilities provided by NWLDC
 - Approximately £219,000 paid out to Parish and Town Council's for various schemes
 - Approximately £130,000 paid out for River Mease projects
 - Approximately £841,000 paid out towards improvements in healthcare provision in Ashby de la Zouch.
- 4.6 In terms of the monies currently being held, as at 31 March 2021 the figure was £8,255,931.27 an increase of about £300,000 from 2019/20. Of this the largest amount being held is for affordable housing (£3,120,178), followed by £2,409,935 for highway improvements associated with the A511 corridor (this is in addition to what monies the County Council hold), £725,120 for recreation and leisure and £529,315 for healthcare.

5 NEIGHBOURHOOD PLANS UPDATE

- 5.1 There are three 'made' Neighbourhood Plans.

Neighbourhood Plan	Date made
Ashby de La Zouch	29 November 2018
Ellistown and Battleflat	16 July 2019
Hugglescote and Donington le Heath	15 November 2021

- 5.2 In addition, there are 5 Neighbourhood Plans currently in preparation. The progress on these is summarised below.

Breedon on the Hill	Community Questionnaire undertaken in Sumer 2021. Consultation on the Pre-Submission Plan is scheduled for June 2022 to September 2022. Submission November 2022. Examination Jan 2023 to April 2023.
Long Whatton & Diseworth	Currently undertaking community engagement. Consultation on the Pre-Submission Plan expected to take place June to September 2022.
Blackfordby	The Plan is currently at Examination with a report anticipated early in the New Year. In the event that the Examiner recommends approval of the plan, with or without modifications, the next stage will then be for the Council to decide whether the Plan should proceed to referendum.
Swannington	Consultation on the pre-submission draft plan took place between 25 October and 6 December 2021. This was the subject of a report to this Committee on 9 December 2021. The Parish Council is now considering consultation responses. The next stage is to prepare the submission plan and other accompanying documents before submitting to NWLDC.
Lockington and	This was designated on 5 May 2021. A consultation event took

Heminton	place in October 2021. The Neighbourhood Plan group is analysing the data from the Open Event and questionnaire to understand the key themes and messages from the community.
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5.3 Whilst many neighbourhood planning groups employ expert consultants to assist and guide the preparation of the plan, input from the officers from the Planning Policy & Land Charges team is also required at key stages, in particular:

- to designate the neighbourhood plan area
- to undertake Strategic Environmental Assessment/Habitat Regulations Assessment Screening and to consult on this with expert consultees
- to check the submission documentation is in order
- to organise consultation on the submission draft plan (Reg 16)
- to prepare NWLDC comments at Reg 16 stage
- to organise the examination, including the appointment of the Examiner

5.4 Additionally, the team can be asked:

- to provide mapping for the neighbourhood plan area
- to advise on consultation contacts, the content of the pre-submission plan (Reg 14) and Reg 15 plan
- to give presentations to groups considering whether to prepare a plan.

5.5 Ultimately the District Council does not have any control over the timetable for the various Neighbourhood Plans; this is in the gift of the Neighbourhood Plan groups. Officers will continue to liaise with each group to provide assistance where possible, whilst also having regard to other, ongoing resource commitments.

6 STRATEGIC PLANNING

6.1 Members will be aware that as part of the Local Plan preparation the Council has a Duty to Cooperate with other local authorities. A Strategic Growth Plan (SGP) is in place for Leicester and Leicestershire which helps to demonstrate compliance with the Duty to Cooperate.

6.2 Members will also be aware that Leicester City has declared an unmet need in terms of both housing and employment. Officers from each of the respective authorities, including the County Council, are currently working to address this issue through a Statement of Common Ground that will, initially, be considered through the Member Advisory Group (MAG) established to oversee the SGP work. Thereafter, the SoCG will be considered by each authority according to its own governance processes. It is likely that this will be in spring/summer 2022.

6.3 As part of the work on the SoCG a number of options for how the unmet need might be distributed are being developed and tested through a Sustainability Appraisal and also through transport modelling.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Supporting Coalville to be a more vibrant, family-friendly town - Support for businesses and helping people into local jobs - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected
Policy Considerations:	Adopted Local Plan

Safeguarding:	None discernible
Equalities/Diversity:	None discernible
Customer Impact:	The Local Development Scheme, Authority Monitoring Report and Infrastructure Funding Statement are available on the Council's website for customers to view.
Economic and Social Impact:	None
Environment and Climate Change:	None
Consultation/Community Engagement:	None
Risks:	None applicable – this report is to be noted only and no decision is required.
Officer Contact	Ian Nelson Planning Policy and Land Charges Team Manager ian.nelson@nwleicestershire.gov.uk