

RESPONSES TO PROPOSED POLICIES

CHAPTER: 4	POLICY NUMBER: S3	POLICY NAME: LOCAL HOUSING NEEDS VILLAGES
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
[Self-build and custom housebuilding (SBCH) can be secured by a planning condition rather than a Section 106 agreement and the same approach should be used for local needs housing.]	<p>Historically, the Council has opted to secure SBCH via a legal agreement. For consistency, we chose the same approach for local needs housing.</p> <p>Following the enactment of the Levelling Up and Regeneration Act (2023), the government will be publishing regulations which are expected to confirm that planning permissions for SBCH is characterised by a <b>condition or planning obligation</b><sup>1</sup>. It may be that conditions will be suitable for smaller developments of one or two dwellings and that elsewhere, a legal agreement will be required.</p> <p>Whilst we may change our approach to SBCH, we still think a legal agreement is required for local needs housing, as we are proposing a</p>	None	8	JJM Planning

<sup>1</sup> Hansard, Volume 829, Column 1055, 24 April 2023, Levelling-up and Regeneration Bill: House of Lords Committee Stage

	new requirement concerning the sale of LHN which would need to be set out in a S106 agreement.			
Support	Noted	None	92	Ashby Town Council
[Applications cannot be properly scrutinised since the General Data Protection Regulations means that personal information cannot be disclosed.]	It is correct that the policy will have to operate within the confines of the GDPR and personal information will not be made publicly available. However, personal information would need to be shared with planning officers to enable them to decide if the applicant has complied with the policy (this is made clear at paragraph 4.29). There are existing circumstances where officers have to review personal information, for example salaries and proof of address when dealing with the sale of discounted market homes/First Homes.	None	196	Breedon on the Hill Parish Council
[Housing in the Local Housing Needs Villages should be community-led and not by the undisclosed personal requirements of individuals].	The concept of <b>community-led housing</b> was added to the December 2023 version of the <a href="#">National Planning Policy Framework</a> (NPPF). A definition is provided in the glossary of the NPPF and paragraph 70b says that local planning authorities should	Given its inclusion in the latest NPPF, the Regulation 19 version of the Local Plan will need to address community-led housing, possibly as part of <b>Policy H4: Housing Types and Mix</b> .	196	Breedon on the Hill Parish Council

	<p>support small sites to come forward for community-led housing development.</p> <p>The purpose of Policy S3 is to support those with a <b>demonstrable local connection</b> to build their own homes in the Local Housing Needs Villages. Community-led housing is more aligned to self-build but taken forward by a not for profit organisation (such as a community land trust or housing cooperative) to meet the needs of its members. It is likely to deliver housing on a larger scale, albeit sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement (NPPF, footnote 37).</p>	<p>However, we do not recommend that this should replace the local housing need policy which allows individual homes to be built in the local housing needs villages, subject to certain local connection criteria being met.</p>		
<p>Draft Policy S3 should not be regarded as a 'Strategic' policy.</p>	<p>Strategic policies "<i>address each local planning authorities priorities for the development and use of land in its area</i>" (NPPF paragraph 17). Local Housing Needs Villages are a tier in the settlement hierarchy and this policy relates to the Council's priorities for the pattern and scale of housing development across the District. This is why S3 has</p>	<p>None</p>	<p>196</p>	<p>Breedon on the Hill Parish Council</p>

	been identified as a strategic policy.			
Criterion 3 of Draft Policy S3 is unacceptable. The residency period is too short and doesn't explain what happens if the three year requirement is not met. Any housing secured under this policy should have occupancy restrictions and/or treated as affordable housing to prevent abuse	<p>The Council currently secures the occupancy of approved self-build homes for three years. The Council, therefore, proposed the same approach for local needs housing. If the occupancy terms are not met, then the Council would be able to take enforcement action.</p> <p>The Council has stated in the supporting text (paragraph 4.31) that people's circumstances change over time. It would be unreasonable to restrict the sale of market housing in perpetuity, particularly as the local connection required to get planning permission in the first place is a parish rather than a district one.</p> <p>However, to encourage the sale of homes to those with a local connection, it may be more appropriate to adopt a cascade approach, such as that used with the sale of First Homes.</p>	<p>Add an additional requirement for the sale of local needs housing, similar to that used for the sale of First Homes.</p> <p><b>See part (3) of the amended policy.</b></p>	196	Breedon on the Hill Parish Council
We support this policy but Paragraph (3) refers to a period of	As above with regards to the proposed cascade approach.	<b>See part (3) of the amended policy.</b>	220	CPRE Leicestershire

<p>three years. We question whether the wording will be sufficient to "secure the occupancy" of a dwelling for the stated period of three years and in a way that meets longer term local needs.</p>	<p>The legal agreement will be used to tie the applicant to the occupancy of the approved dwelling.</p>			
<p>[The policy should be more flexible to allow for small-scale extensions to Local Housing Needs Villages. This would allow small scale sites to come forward if sites higher up the hierarchy fail to come forward due to unforeseen circumstances.]</p>	<p>The local housing needs villages are treated as countryside and are not deemed suitable for larger scale housing development. This policy is designed to meet a local need where individuals have a demonstrable connection to the parish within which the application site is located. There is sufficient flexibility in the development strategy and further up the hierarchy to deal with unforeseen circumstances.</p>	<p>None</p>	<p>206</p>	<p>Pegasus Group (Taylor Wimpey UK)</p>
<p>(1) (a) The wording "Well-related" lacks clarity and is open to interpretation. We suggest it is replaced with the following "well integrated and in keeping with existing local development".</p>	<p>The term '<i>well-integrated</i>' is also open to interpretation.</p> <p>The supporting text (paragraph 4.32) does provide some guidance on what we mean by well-related: "<i>This will be a matter of judgement in each specific case, but the application site must be in close proximity to and not feel separate or distinct from the</i></p>	<p>It is recommended that we use the term "physically well-related" to ensure consistency with the NPPF. <b>See part (1)(a) of the amended policy.</b></p>	<p>213</p>	<p>Osgathorpe Parish Council</p>

	<p><i>Local Housing Need Village in question.”</i></p> <p>The NPPF also uses the term ‘well-related’ but qualifies it as ‘physically well-related’.</p> <p><i>‘In keeping with existing development’</i> is certainly a key consideration for housing applications, but it is more of a design matter. What we mean by good design will be covered in the updated Good Design Guide.</p>			
<p>The principle of permitting limited amounts of development in local needs villages is welcomed. However, the policy should not restrict the development of small sites within the built form which enhances or compliments the attractiveness of the area, including the reuse of former agricultural barns or previously developed land.</p>	<p>The conversion of redundant or disused buildings is a use appropriate in the countryside (Policy S4c and Policy S5).</p> <p>It is agreed that as currently written, there is potential for confusion between the relationship between Policies S3, S4 and S5 with regards to what is acceptable in the local housing needs villages.</p>	<p>Reword part 1) of Policy S3 /the supporting text so it is clear that if development comprises: the conversion of redundant buildings for housing, housing for rural workers, or a replacement dwelling, then the local needs tests in Policy S3 do not need to be met. <b>See part (1) of the amended policy.</b></p>	341	Leicestershire County Council
<p>Policy S3 makes no reference to when or where developments within the Countryside are or should be acceptable. The reference to policy S3 in policy S4 is, therefore, unacceptable as no criteria have</p>	<p>Part (1)(a) specifies that proposals will need to be well-related to the local housing needs village and the supporting text provides further guidance on what this means.</p>	None	335	Michael Bowley

<p>been set out as to when it is appropriate to carry out developments in the Countryside in support of a local need.</p>	<p>The Local Plan cannot anticipate every eventuality and the proposed wording is considered appropriate.</p>			
<p>4.32 says that Local Housing needs Villages do not have limits to development, so understanding the boundaries for each village will be important here.</p>	<p>As the Local Housing Needs Villages are washed over by the countryside and do not have Limits to Development, we have included guidance at paragraph 4.32 of the supporting text which says (<b><i>our emphasis</i></b>):</p> <p><i>“As the Local Housing Needs Villages do not have Limits to Development, we expect any new housing to be well-related to the existing settlement. <b>This will be a matter of judgement in each specific case, but the application site must be in close proximity to and not feel separate or distinct from the Local Housing Need Village in question.</b>”</i></p>	<p>None</p>	<p>396</p>	<p>Siobhan Dillon</p>
<p>[The policy should also apply to hamlets such as Charley, at the very least where there are cases of special needs and elderly family].</p>	<p>The strategy for identifying the local housing needs villages is set out in the Council’s <a href="#">Settlement Study</a>.</p>	<p>None</p>	<p>527</p>	<p>Julia Howard</p>