

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – THURSDAY, 26 SEPTEMBER 2024



Title of Report	HINCKLEY & BOSWORTH LOCAL PLAN (2020-41): REGULATION 18 CONSULTATION	
Presented by	Sarah Lee Principal Planning Policy Officer sarah.lee@nwleicestershire.gov.uk	
Background Papers	Hinckley & Bosworth Local Plan Regulation 18 Consultation 2024 NWL Local Plan Committee 23 March 2022 - Hinckley & Bosworth Local Plan Regulation 19 Consultation	Public Report: Yes
Financial Implications	None identified	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Council is a consultee and any comments it makes will need to be taken in to account by Hinckley and Bosworth Borough Council as part of the process for preparing a further iteration of the Local Plan.	
	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	The purpose of this report is to advise Committee Members of recommended responses to the Hinckley and Bosworth Local Plan Regulation 18 consultation and to seek formal approval for these to be submitted.	
Recommendations	THAT THE COMMITTEE AGREES THE REPRESENTATIONS IN APPENDIX A AS THE COUNCIL'S RESPONSE TO THE HINCKLEY AND BOSWORTH LOCAL PLAN REGULATION 18 CONSULTATION 2024	

1.0 BACKGROUND

1.1 Hinckley and Bosworth Borough Council (HBBC) is currently consulting on a Regulation 18 version of its new Local Plan.

- 1.2 HBBC previously undertook a Regulation 18 stage consultation in July 2021 and a Regulation 19 consultation in February 2022. This council's comments at each of these stages are summarised below.

July 2021: Regulation 18 consultation

- Welcomes HBBC's intention to meet its Local Housing Need figure + 10%.
- Consideration should be given to any cross-boundary impacts, particularly on the highway network in North West Leicestershire and potentially on the River Mease catchment.
- Note the potential for a new settlement at Norton Juxta, Twycross. North West Leicestershire District Council would welcome detailed discussions to ensure any impacts on the district, including cumulative impacts, are fully considered and addressed.
- Welcomes the commitment in the plan to work with the other Leicester and Leicestershire authorities to address unmet employment land need emanating from Leicester City.
- Welcomes HBBC's intention to include a specific Local Plan policy dealing with strategic distribution.

February 2022: Regulation 19 consultation

- Policy HO07 – Gypsies and Travellers. Object to the absence of provision for Gypsies and Travellers and lack of evidence to support the assertion that HBBC cannot accommodate its needs within the borough.
- Object to the lack of provision for strategic warehousing.
- Object to the lack of clarity in the wording of the proposed trigger policy in respect of employment requirements.
- Consider that there is insufficient transport evidence to understand the impacts of the development proposals on North West Leicestershire.

2.0 CURRENT CONSULTATION

- 2.1 HBBC has decided to go back a stage from the previous Regulation 19 consultation. HBBC considers this is necessary because a) emerging evidence suggests that the previous proposed spatial strategy may not be deliverable; b) changes to national planning policy need to be taken into account¹; and c) the position on Leicester City Council's un-met housing and employment need has been finalised.
- 2.2 The consultation plan contains proposals for:
- Strategic-scale development sites (over 500 dwellings or 1 Hectare (Ha) of employment land);
 - Major residential development sites (101 to 499 dwellings); and
 - draft strategic policies to support them.
- 2.3 Non-strategic development allocations (residential sites below 100 dwellings and employment sites below one hectare) and non-strategic planning policies will follow in the Regulation 19 version of the plan.
- 2.4 There are no specific consultation questions, rather respondents are invited to provide feedback to relevant policies/sections of the consultation document. Suggested

¹ This is **not** referring to the proposed NPPF changes announced on 30 July 2024, the day before the consultation on this Reg 18 plan started

responses are outlined in the paragraphs below and set out in full on the Consultation Form in Appendix A.

Plan Period

- 2.5 The new Local Plan will cover the period 2020-41. For the finalised plan to have a 15-year time horizon (NPPF paragraph 22), it will need to be adopted by April 2026.

Housing numbers

- 2.6 In the [Leicester and Leicestershire Statement of Common Ground](#) (June 2022), HBBC agreed to an annual housing requirement of 574 dwellings/year, comprising 472 from the standard method together with 102 dwellings as a contribution to Leicester City's unmet need. HBBC did **not** agree to an additional 85 dwellings/year of the unmet need being apportioned to HBBC. This would have brought the requirement to 659 dwellings/year.
- 2.7 Notwithstanding its stance in the SoCG, the current consultation plans for the housing requirement in full. Draft Policy SP02 makes provision for 13,862 dwellings (2020-41), equating to 660 dwellings/year. Once completed and committed sites and a small sites allowance are taken into account, the plan needs to allocate land for some 8,398 homes as follows:
- Strategic mixed-use sites (500+ homes) = 6,631
 - Non-strategic housing sites (101-499 homes) = 1,253
 - Sites of 11-100 homes (in the Regulation 19 Plan) = 514
- 2.8 HBBC's intention to plan on the basis of the current SoCG housing requirement in full is welcomed. That said, the position is likely to change as a result of the Government's recent announcements in respect of reforms to the planning system and revisions to the SoCG are expected to result.

Housing sites

- 2.9 The consultation plan includes proposed strategic-scale housing sites in the following locations:
- Earl Shilton Sustainable Urban Extension (SUE) - 1,581 homes. This site lies between Earl Shilton and A47.
 - Barwell SUE - 1,420 homes in the plan period (2,500 in total)
 - Earl Shilton – 900 homes (2,000 in total). This site lies between A47 and M69.
 - Hinckley North – 1,200 homes
 - Hinckley West - 530 homes
 - Proposed new settlement at Lindley Meadows (between MIRA and Fenny Drayton) – 1,000 homes (3,000 in total)
- 2.10 The consultation plan does not include a new settlement close to the North West Leicestershire boundary in the vicinity of Twycross/Norton Juxta which had previously been promoted by landowners, most recently to this Council's Regulation 18 consultation in January-March 2024 (Representation 133).
- 2.11 Also of note is that 170 dwellings are planned on land south of Markfield (site ref LPR94A) and 128 dwellings are planned to the west of Barlestone (ref AS455).
- 2.12 It is recommended that this Council's response notes and welcomes the absence of a new settlement proposal in the vicinity of Twycross. In addition, highways modelling

and other infrastructure capacity work undertaken by HBBC should take into account the emerging proposals in the emerging North West Leicestershire Local Plan to enable a proper, effective assessment of cumulative impacts to be achieved.

Employment needs

- 2.13 The consultation plan reports that there is an adequate supply of employment land overall (excluding strategic warehousing) but that economic forecasting reveals that an additional 33-55Ha is merited for some sectors. The proposed allocations in Policy SP02 total 109.25Ha, 43.25Ha above the evidenced general employment requirements.
- 2.14 With respect to strategic warehousing, the consultation document reports that the requirements for Leicester and Leicestershire are still emerging and are also dependent on the outcome of the Hinckley National Rail Freight Interchange Development Consent Order process. This matter will be addressed in the Regulation 19 plan in due course.
- 2.15 In response, the current uncertainty with respect to strategic warehousing requirements is recognised and HBBC is requested to address this issue in full at the next stage. For clarity, it would also be helpful for strategic warehousing requirements and sites to be set out in a separate section of Policy SP02.

Employment sites (selected)

- 2.16 The proposed employment sites include the following:
- Wiggs Farm, Wood Lane/Station Road, Bagworth (11Ha). This site adjoins the district boundary at Wood Road (B585), to the south of Ellistown. The site is proposed for general needs employment but the plan identifies that it also has the potential to contribute to strategic warehousing requirements.
 - Land at Cliff Hall Farm, immediately to the north east of J22M1 (28.3Ha) This land is proposed for general needs employment but the plan identifies that it also has the potential to contribute to strategic warehousing requirements.
- 2.17 The land at Wood Road immediately abuts the borough-district boundary and it is important that impacts on North West Leicestershire be fully explored, in particular in respect of transport movements.
- 2.18 In addition, land on the North West Leicestershire side of the boundary is also being promoted for employment development, namely site EMP91 – Land north of Wood Road (10.3Ha) and site EMP96 – Land west of Ellistown Road (6Ha). The latter site was promoted in a representation to our Regulation 18 plan (representation 186). Most recently, agents acting on behalf of the landowners have suggested the sites could be combined into a single site (EMP98).
- 2.19 Without prejudice to this Council's consideration of these sites, if land is proposed on both sides of the boundary, the respective local plans should aim to take a comprehensive and co-ordinated approach to development in this area.
- 2.20 With respect to the site at J22M1, it is important that potential highways impacts within North West Leicestershire are assessed and addressed. In addition, any landscape impacts will need to be fully considered bearing in mind that the site is located within the Charnwood Forest.

Gypsies & Travellers

- 2.21 An updated Gypsy and Traveller Accommodation Assessment (GTAA) for HBBC is currently being prepared. Any further pitch requirements will be detailed in the forthcoming Regulation 19 plan, once the GTAA has been completed.
- 2.22 The draft plan reports that there is a sufficient supply of pitches for the period 2024 – 29 and that any additional needs arising from the updated GTAA will be met on windfall sites by applying the draft criteria-based Policy SP13. A call for sites will be carried out as part of the monitoring of the land supply if required.
- 2.23 In response, HBBC is recommended to allocate specific sites for Gypsies and Travellers where possible.

3.0 NEXT STEPS

- 3.1 The consultation period closes on Friday 27 September 2024. Subject to Members' views, the response in Appendix A will be submitted to meet this deadline.
- 3.2 The consultation document states that HBBC will consult on a Regulation 19 submission draft Local Plan in Winter 2024/2025 and will submit the plan to the Secretary of State in 2025. As noted, this was written before the most recent Government announcements and may be subject to change.

Policies and other considerations, as appropriate	
Council Priorities:	The content of this report relates to the following of the Council's priorities: - Planning and Regeneration
Policy Considerations:	None
Safeguarding:	No issues identified
Equalities/Diversity:	No issues identified
Customer Impact:	No issues identified
Economic and Social Impact:	No issues identified
Environment, Climate Change and zero carbon:	The potential impact of proposed development upon parts of the district are highlighted in the report
Consultation/Community/Tenant Engagement:	Planning and Infrastructure Portfolio Holders
Risks:	The District Council is a consultee for the emerging Hinckley and Bosworth Borough Local Plan. It is important that the District Council engage in the process to ensure that any concerns are raised to protect the Council's interests.
Officer Contact	Sarah Lee Principal Planning Policy Officer sarah.lee@nwleicestershire.gov.uk

