



**Policy, Finance and  
Development  
Committee**

**Tuesday, 31 October  
2017**

**Matter for  
Information and  
Decision**

**Title: Publication of the Pre-Submission Local Plan for Public  
Consultation and Submission**

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Regeneration)**

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## **1. Introduction**

- 1.1. The Local Plan will be the Council's key planning policy document for the period 2011 to 2031. The Local Plan contains planning policies that drive, as well as shape sustainable development throughout the Plan period. The Plan will also protect and enhance the Borough's historic heritage and green open spaces through designation of appropriate land.
- 1.2. The Plan sets out the Borough's housing and employment targets that the Council seeks to provide over the Plan period. To ensure the housing and employment targets are met over the Plan period, the Plan allocates land for development and contains policies that specify how the allocations should be built out.
- 1.3. Once adopted the New Local Plan will supersede the Saved Local Plan, the Core Strategy and the Town Centres Area Action Plan.

## **2. Recommendation(s)**

It is recommended that Members:

- 2.1. Approve the Pre-Submission Local Plan document for the purposes of public consultation commencing Monday 6 November 2017, running until Monday 18 December 2017 and subsequent submission to The Planning Inspectorate in January 2018 for Examination.
- 2.2. Note that the Pre-Submission Local Plan document is proposing the Borough can meet both the housing and employment Objectively Assessed Needs (OAN) up to 2031, as set out in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA), thus the Council will no longer have unmet need.

## **3. Pre-Submission Local Plan Consultation and Examination**

- 3.1. In producing a Local Plan the Council is required to undertake a number of formal public consultations at specific times and milestones (as set by national legislation and the Council's Local Development Scheme). The Council has undertaken all of the required public consultations to date, including public consultations during, October and November 2015 and October and November 2016. As well as public consultations, Members of the Council have been involved throughout the process. Council Committees, All Member Briefings and Place Shaping Working Group meetings have been integral to the Local Plans production.
- 3.2. The Pre-Submission Local Plan public consultation is the final consultation period prior to the document being submitted to The Planning Inspectorate for approval. Once the

consultation period has been completed, any representations submitted to the Council regarding the Pre-Submission Local Plan will be collated and submitted to The Planning Inspectorate alongside the Local Plan document itself. The Council can submit proposed changes to the document at this stage also. The Planning Inspectorate will then appoint an independent Planning Inspector to consider the Local Plan and any proposed changes as part of an Examination in Public.

- 3.3. The Examination process will begin on the day of Submission and the Planning Inspector will take responsibility for conducting the public examination into the soundness of the Local Plan. The public examination itself is timetabled to take place between April and May 2018.
- 3.4. Throughout the Examination period the Council is required to pay for the Planning Inspector's time (£993 per day). However, the Council has already budgeted £55,000 towards the cost of the Examination.
- 3.5. For the Examination period the Council is also required to employ a Programme Officer to assist the Planning Inspector. Due to the nature of the Local Plan process, the Programme Officer should be independent from the process of preparing the Plan. The Programme Officer is a part time post, with the amount of work increasing towards the Examination itself. Before formal recruitment, officers will consider opportunities to integrate the role into the duties of existing officers(s).
- 3.6. It must be noted, that it is particularly important that the Council submits the Local Plan for Examination prior to March 2018. Central Government has prescribed this as the 'cut off', due to the newly published national housing methodology and housing figures coming into force.
- 3.7. The March 2018 cut off affords Council's (like ourselves), that are close to submission, the time to continue to use their current evidence base rather than the government prescribed evidence base. Local Plans that are submitted after March would need to take account of the government's new publications and would need to update all evidence base to account for this; the Plan would essentially need to be rewritten. Rewriting a Local Plan would extend the period to adoption by many months and could put the Council in a position whereby speculative unsustainable and unplanned developments would need to be permitted.

#### **4. Borough Housing and Employment Need**

- 4.1. The Council currently has a declared unmet housing need. The 'Statement of Cooperation and Objectively Assessed Need' report to Council on the 21 February 2017 evidenced the declaration. The declaration stated that, based upon current evidence, up to 2031 the Borough could only accommodate 2,799 of the 2,960 housing OAN, as set out in the HEDNA. Thus, an unmet housing need of 161 new homes over the period. The report also noted that further evidence would be prepared in relation to the level of unmet need within the Borough.
- 4.2. Since the report to Council, these evidence base documents have been compiled to support the Local Plan, including land availability, land allocations, sustainability appraisal and transport and highway assessments. The evidence suggests that the Borough could now meet the housing OAN of 2,960 up to 2031 as set out in the HEDNA.
- 4.3. Due to this, the Pre-Submission Local Plan is proposing to meet the full housing OAN of 2,960 over the Plan period up to 2031, as set out in the HEDNA. The Plan is also

proposing to meet the full employment OAN set out in the HEDNA over the period up to 2031.

- 4.5. With the Pre-Submission Local Plan being, effectively, the Plan the Council wishes to adopt, at consultation stage the Plan will have 'significant weight' and will be a material consideration in all planning related decisions that the Council makes. Also, under the Duty to Cooperate it illustrates the position, to other local authorities within the Leicester and Leicestershire Housing Market Area (HMA), that the Council no longer has an unmet housing need. This position, however, is still subject to the Planning Inspector finding the Local Plan sound at Examination.

**Background Documents:**

Appendix 1 - Pre-Submission Local Plan  
Appendix 2 - Adopted Policies Map  
Appendix 3 - Initial Equality Assessment Screening

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| <b>Implications</b>   Publication of the Pre-Submission Local Plan for Public Consultation and Submission |  |
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| <b>Finance</b>  | The Council will be liable for the cost of the Independent Planning Inspector throughout the Local Plan Examination period. The Council has set aside £55,000 for the Local Plan Examination.  |
| <b>Chris Raymakers</b><br>(Head of Finance, Revenues and Benefits)  |  |
| <b>Legal</b>  | The Council needs to ensure that the Local Plan is legally compliant and meets the tests of soundness.   |
| <b>Dave Gill</b><br>(Deputy Monitoring Officer)   |  |
| <b>Corporate Risk(s) (CR)</b>   | <input checked="" type="checkbox"/> <b>Decreasing Financial Resources (CR1)</b><br>It is a statutory duty of the Council to fund the Local Plan Examination.<br><input checked="" type="checkbox"/> <b>Reputation Damage (CR4)</b><br>Having an adopted Local Plan will ensure that the Council has the appropriate planning policies to guide all future development within the Borough.<br><input checked="" type="checkbox"/> <b>Regulatory Governance (CR6)</b><br>The Local Plan process is governed by central government who set out the required milestones that the Council should meet.<br><input checked="" type="checkbox"/> <b>Economy/Regeneration (CR9)</b><br>A key objective of the Local Plan is economic regeneration and development. The Plan seeks to continually develop and transform the Borough's economy, as well as regenerate key sites within the existing urban areas, including town and district centres. |
| <b>Adrian Thorpe</b><br>(Head of Planning, Development and Regeneration)                                  |  |
| <b>Corporate Priorities (CP)</b>  | <input checked="" type="checkbox"/> <b>An Inclusive and Engaged Borough (CP1)</b><br>The Local Plan seeks to provide every resident within the Borough the opportunity to live a safe, prosperous and fulfilled life.<br><input checked="" type="checkbox"/> <b>Balanced Economic Development (CP3)</b><br>The Local Plan seeks to provide opportunities to growth and evolve for all businesses located within the Borough regardless of their size or scale.<br><input checked="" type="checkbox"/> <b>Green &amp; Safe Places (CP4)</b><br>The Local Plan recognises the role that green open spaces play in Borough residents' health and wellbeing, therefore seeks to conserve and enhance wherever possible.<br><input checked="" type="checkbox"/> <b>Wellbeing for All (CP5)</b><br>The Local Plan seeks to provide every resident within the Borough the opportunity to live a safe, prosperous and fulfilled life.              |
| <b>Adrian Thorpe</b><br>(Head of Planning, Development and Regeneration)                                  |  |
| <b>Vision &amp; Values (V)</b>  | <input checked="" type="checkbox"/> <b>"A Strong Borough Together" (Vision)</b>  |

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| <p><b>Adrian Thorpe</b><br/>(Head of Planning,<br/>Development and<br/>Regeneration)</p> | <p>The Local Plan seeks to provide every resident within the Borough the opportunity to live a safe, prosperous and fulfilled life.</p> <p><input checked="" type="checkbox"/> <b>Innovation (V4)</b></p> <p>The Local Plan seeks the use of innovation within all built development. Such innovations can have positive effects on health and wellbeing of the Borough resident's, as well as climate change and flooding.</p> |
| <p><b>Equalities &amp; Equality Assessment(s) (EA)</b></p>                               | <p>As set out in the Initial Equality Assessment attached.</p>  |
| <p><b>Adrian Thorpe</b><br/>(Head of Planning,<br/>Development and<br/>Regeneration)</p> | <p><input checked="" type="checkbox"/> <b>Initial EA Screening</b> (<i>Appendix 3</i>)</p>  |