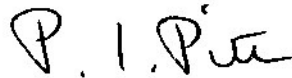


Date: 21 July 2009

Dear Sir/Madam

I hereby summon you to attend an EXTRAORDINARY meeting of the **HINCKLEY & BOSWORTH BOROUGH COUNCIL** in the Council Chamber at these offices on **WEDNESDAY 29 JULY 2009 at 6.30 pm.**

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. I. Pitt', written in a cursive style.

Pat Pitt (Mrs)
Corporate Governance Officer

AGENDA

1. Apologies
2. To confirm the minutes of the meeting held on 23 June 2009. Attached marked 'C13'.
3. To receive verbally from Members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the Agenda.
4. To deal with questions under Council Procedure Rule number 11.1.
5. To receive such communications as the Mayor may decide to lay before the Council.
6. To consider the following report:-
 - (a) Local Development Framework – Core Strategy Development Plan Document - Proposed Changes to Policy 15. Attached marked C14. (Pages 1 - 8).

7. To consider the following motions, notice of which has been received in accordance with Council Procedure Rule 13:-

From Mr. S.L. Bray

“This Council notes with deep concern the proposed reduction of the number of firefighters at Hinckley Fire Station by 8. This is on top of the reduction of the number of fire engines from 2 to 1 a couple of years ago. This Council instructs the Chief Executive to write to the Fire Authority and urge them not to make further cuts in fire fighting provision at Hinckley.”

From Mr. M.R. Lay

1. “That this Council welcomes the recent moves by the government to support the building of new Council Houses.
2. We welcome the suggested moves to scrap the current negative housing subsidy regime which would free up millions of pounds for investment in the Borough Council housing stock.
3. That Hinckley and Bosworth Borough Council apply for new government funding at the earliest opportunity and find suitable council owned land, to build new Council Houses here in the Borough and in doing so help families in desperate need of decent housing”.

To: All Members of the **HINCKLEY & BOSWORTH BOROUGH COUNCIL**
(other recipients for information).

HINCKLEY AND BOSWORTH BOROUGH COUNCIL
23 JUNE 2009 AT 6.30 P.M.

PRESENT: MR. K. NICHOLS - MAYOR
MRS. S. FRANCKS - DEPUTY MAYOR

Mr. P.R. Batty, Mr. P.S. Bessant, Mr. D.C. Bill, Mr. J.C. Bown, Mr. S.L. Bray, Mrs. R. Camamile, Mr. M.B. Cartwright, Mr. D.S. Cope, Mr. W.J. Crooks, Mr. D.M. Gould, Mrs. A. Hall, Mr. P.A.S. Hall, Mr. D.W. Inman, Mr. C.G. Joyce, Mr. C. Ladkin, Mr. M. R. Lay, Mr. K.W.P. Lynch, Mr. R. Mayne, Ms. W.A. Moore, Mr. K. Morrell, Mr. L.J.P. O'Shea, Mrs. J. Richards, Mr. A. J. Smith, Mrs. S. Sprason, Mr. B.E. Sutton, Mr. R. Ward, Ms. B.M. Witherford and Mr. D.O. Wright.

Officers in attendance: Mr. S.J. Atkinson, Mr. A. Bottomley, Mr. D. Bunker, Mr. S. Kohli, Mrs. P.I. Pitt and Mr. T.M. Prowse.

61 **PRAYER**

The Reverend Dr. Anthony Thacker of Hinckley Baptist Church offered prayer.

62 **SILENCE**

Members stood in memory of Peter Wilkes, a Council employee who had been tragically killed recently.

63 **APOLOGIES**

Apologies for absence was submitted on behalf of Mrs. M. Aldridge, Mr. J.G. Bannister, Mr. C.W. Boothby and Dr. J.R. Moore.

Mr. Ladkin entered the meeting at 6.32 p.m.

64 **MINUTES**

Mr. Sutton, having highlighted the fact that his name had been omitted from the list of Planning Committee members (minute 9(1) of 19 May 2009) it was moved by Mr. Bray, seconded by Mr. Bown and

RESOLVED – subject to the inclusion of Mr. Sutton in the list of Planning Committee members the minutes of the meetings held on 28 April and 19 May 2009 be confirmed and signed by the Mayor.

65 **DECLARATIONS OF INTEREST**

No interests were declared at this stage.

66 **MAYOR'S COMMUNICATIONS**

On behalf of the Council the Mayor presented Mr. Lay with a certificate for being 'highly commended' at the recent 'Good Scrutiny Awards Evening'.

The Mayor then referred to his recent visit to Le Grand Quevilly and to the forthcoming sports event in July, to be funded by European money.

67 QUESTIONS

The following questions and replies were received in accordance with Council Procedure Rule 11.1.

- (a) Question raised by Mr. R. Ward under Council Procedure Rule 11.3 (a) and addressed to Mr. S. L. Bray

“While welcoming on behalf of the people of Hinckley and Bosworth the £500,000 revamp for the Leisure Centre how long will the revamp prolong the Centre’s life and will more money be needed?”

Does the Executive Member have the answer to these issues?”

Response from Mr. S. L. Bray

“The refurbishment work is aimed at maintaining the centre for a fixed period of five years.

The programme of work will include the refurbishment of customer facing areas on the ground and first floors; essential structural repairs and mechanical and electrical infrastructure consolidation; updating equipment in the gym and the installation of energy saving devices.

Extending the lifespan of the centre beyond five years would have a significant, immediate cost implication, requiring a re-scoping of work to include replacement boilers and electrical infrastructure and enhanced specifications for remedial works.”

In response to a supplementary questions Mr. Bray stated that he would arrange for the Director of Finance to provide information to Mr. Ward on management fees at the Leisure Centre.

- (b) Question raised by Mr. S.L. Bray under Council Procedure Rule 11.3 (b) and addressed to Mr. D.C. Bill

“Would the Leader please make a statement over the reports in the press over the weekend about the absurd claims made by David Tredinnick MP, and does the Leader agree with me that headlines like this damage the reputation of this area?”

Response from Mr. D.C. Bill

“Over the last few months I think we have all been appalled by the news coming out of the House of Commons and I agree that the news relating to our own Member of Parliament is no exception.

My main concern relates to the reputation of this Council and I very much hope that there will now be an end to inaccurate and false statements being put out by his office.”

In response to a supplementary question from Mr. Bray Mr. Bill expressed the view that he considered that Mr. Tredinnick might wish to review his position.

POSITION STATEMENT BY THE LEADER OF THE COUNCIL

In presenting this Mr. Bill highlighted a number of issues including:-

- The undertaking of work on the single Equality Policy/Plan and the Anti-Poverty Strategy.
- The Council's intention to make a Designated Public Places Order.
- Recognition of the Council's efforts by the award of gold in the Local Government Association Communications/Reputation Awards and silver in the Clean Britain Awards.
- The recent launch of Hinckley Club for Young People and the delivery of this facility with My Place Funding.
- The continued programme of parks and open space developments.
- The Council's priorities over the next two years.
- The continuance of local bus services.

At this juncture the Leader of the Conservative Group referred to the previous Friday's Rally of the Midlands event, from which it appeared that the Right Honourable David Tredinnick MP had been excluded. On the grounds that this issue was not part of this evening's agenda the Mayor declined to let the debate continue and, following a brief exchange, and in accordance with Council Procedure Rule 22.2 stood up to signify that any Member speaking must stop and sit down. Having stated his intention to leave the Chamber Mr. Ward, together with Mr. Bessant, Mrs. Camamile, Mr. Cartwright, Mr. Morrell, Mr. O'Shea, Mrs. Richards, Mrs. Sprason and Mr. Sutton withdrew from the meeting at 6.53 p.m.

69

MINUTES OF SCRUTINY COMMISSION MEETING (C3)

In presenting the minutes of the 7 May 2009 meeting Mr. Lay referred particularly to the need to secure hard evidence in order to deal effectively with the issue of concessionary travel by challenging the bus companies involved and the County Council.

70

FINAL OUTTURN 2008/09 (C4)

In presenting this and the following report the Executive Member for Finance and ICT referred to the positive movement in the Council's position and the time controls which operated and paid tribute to managers and to his fellow Executive members for their part in these achievements. Reference was made to the current underspend on the Housing Revenue Account (HRA) and the request made that this be directed towards service improvements. Mr. Lynch responded that the provision of double glazed windows would be examined and referred to work commencing shortly on the next budget round.

On the motion of Mr. Lynch, seconded by Mr. Bill it was

RESOLVED – the following be approved:-

- (i) the General Fund Outturn for 2008/09 and the transfers to Earmarked Reserves and Balances outlined in paragraphs 3.7 and 3.8 of the report of the Director of Finance;
- (ii) the carry forward to 2009/10 of the specific underspend on the General Fund incurred in 2008/09 as set out in paragraph 3.9 and detailed in appendix 2 to the report;

- (iii) the transfer of the year end underspend on the HRA to the HRA Fund Balance, as set out in paragraph 3.10 of the report; and
- (iv) the recommendations in respect of the year end Outturn for the General Fund Programme and the HRA Capital Programme as set out in paragraph 3.11 of the report.

71 STATEMENT OF ACCOUNTS 2008/09 (C5)

In accordance with the directive of the Account and Audit Regulations Council that each local authority prepare and approve a Statement of Accounts by 30 June each year, Council approval was sought to the above.

It was moved by Mr. Lynch, seconded by Mr. Bill and

RESOLVED – the draft Statement of Accounts for the year 2008/09 be approved.

72 ANNUAL CORPORATE GOVERNANCE STATEMENT (C6)

This statement, a key measure of the overall effectiveness of the Authority, was presented to Council for approval, following which it was moved by Mr. Lynch, seconded by Mr. Bill and

RESOLVED – the Annual Corporate Governance Statement be approved.

Mr. Gould left the meeting at 7.23 p.m.

73 ALCOHOL CONSUMPTION IN PUBLIC PLACES DESIGNATED PUBLIC PLACES ORDER, (DPPO) HINCKLEY AND BOSWORTH BOROUGH COUNCIL (C7)

Following endorsement by the Licensing Committee and the outcome of a consultation process having demonstrated support for such an Order Council was called upon to make an Order, the extent of which would cover all areas of the Borough where the police had supplied evidence of anti-social behaviour through alcohol. The intention was to review arrangements and should the Council be satisfied, with other agencies, that there was evidence of nuisance and disorder, the Order could be extended to cover other areas. It was emphasised that the DPPO would not prohibit drinking in public places but would give a police officer or police community support officer the power to confiscate alcohol from anyone over the age of 18 considered to be causing a nuisance in a public place.

Mr. Gould returned to the meeting at 7.27 p.m.

On the motion of Mr. Bray, seconded by Mr. Mayne it was

RESOLVED –

- (i) this Council is satisfied that the test under section 13(2) of the Criminal Justice and Police Act 2001 has been met and that there is evidence that across the Borough nuisance or annoyance to members of the public or a section of the public or disorder has been associated with the consumption of alcohol; and

- (ii) an Order be made to be known as the Hinckley and Bosworth Borough Council (Alcohol Consumption in Designated Public Places) Order (No. 1) 2009.

74 APPOINTMENT OF THE MASTERPLANNERS TO PRODUCE THE EARL SHILTON AND BARWELL SUSTAINABLE URBAN EXTENSIONS AREA ACTION PLAN (C8)

Following endorsement by the Executive on 30 May 2009 the Council was requested to approve Capita Lovejoy as the Council's preferred partner in this initiative.

Mr. Smith left the meeting at 7.40 p.m., returning at 7.43 p.m.

The call was made that residents' opinion continued to be sought on any proposals and Members were reminded that Lanarca consultants had been appointed to assist in the development and delivery of a consultation and engagement process.

It was moved by Mr. Bray, seconded by Mr. Bill and

RESOLVED – approval be given to the appointment of Capita Lovejoy as the Council's preferred partners in taking forward the production of the Earl Shilton and Barwell Sustainable Urban Extension Area (SUE) Action Plan.

75 EXTERNAL FUNDING FOR THE APPOINTMENT OF MASTERPLANNING CONSULTANTS (C9)

Members were informed of and updated on the successful bids for funding towards the SUE for Barwell and Earl Shilton and the Masterplanning Consultant Selection.

On the motion of Mr. Bray, seconded by Mr. Bill it was

RESOLVED –

- (i) the financial support for the development of the Masterplan for the Barwell and Earl Shilton SUE and the regeneration of Earl Shilton be welcomed; and
- (ii) the spending proposals outlined in paragraphs 3.2 and 3.3 of the report of the Director of Community and Planning Services be approved.

76 BEACON ROUND 10 AWARD – “AFTER DARK” – MANAGING THE NIGHT TIME ECONOMY (C10)

Mrs. Hall left the meeting at 7.50 p.m.

The Council was requested to approve the following:-

- The proposed Beacon Round 10 year programme for June 2009 – June 2010
- The proposed spending plan for the £125,000 awarded by the I&DeA jointly to this Council and Leicestershire County Council
- A revenue income and expenditure budget for such award

Discussion arose as to the current very effective partnership arrangements and reference was made to the fact that Inspector Martyn Ball would shortly be leaving to take up an appointment elsewhere. It was suggested that a letter be sent to Inspector Ball thanking him for his valuable contributions towards partnership working.

Mrs. Hall returned to the meeting at 7.52 p.m.

Having paid tribute to all of those involved in securing this award it was moved by Mr. Cope, seconded by Mr. Wright and

RESOLVED –

- (i) the Beacon Year programme 2009/2010 and spending plan as set out in Appendices A and B to the report of the Deputy Chief Executive be endorsed;
- (ii) a supplementary budget of £125,000 for the financial year 2009/2010 be agreed; and
- (iii) a quarterly evaluation of the beacon year programme be undertaken through the Community Safety Partnership quarterly reporting process.

77 SINGLE EQUALITY POLICY AND PLAN (C11)

Following endorsement by the Personnel Committee on 27 May 2009 these documents were presented to Council for approval. In welcoming the consolidation of 4 equality policies and plans into one document it was moved by Mr. Wright, seconded by Mr. Crooks and

RESOLVED – the Single Equality Policy and Plan be approved and adopted.

78 ANTI – POVERTY STRATEGY (C12)

In presenting this Mr. Lay, as Chairman of the Scrutiny Commission, paid tribute to the Head of Corporate and Scrutiny Services for her hard work on this project and to stakeholders for their support.

In endorsing the Strategy the Commission had recommended that a discounted leisure scheme be explored, had noted that a Credit Union approach was being explored and looked forward to Executive support for the other initiatives highlighted in the Action Plan.

Mr. Crooks left the meeting at 8.12 p.m. returning at 8.15 p.m.

It was moved by Mr. Lay, seconded by Mr. Bown and

RESOLVED – the draft Strategy and Action Plan be approved and adopted and the work undertaken to date be noted and endorsed.

79 UPDATE AND CURRENT VACANCIES ON COMMITTEES/OUTSIDE BODIES

Further to minute number 8 of 19 May 2009 the Chief Executive briefly provided an update and requested that Members determine tonight the issue of the current vacancies on certain Bodies. Mr. Lay moved and Mr. Bown seconded that the Constitution be amended to provide for proportionality on seats for single-

member groups. Members being mindful of the need to resolve the allocation of seats this evening it was moved by Mr. Bray and seconded by Mr. Bill that this meeting be adjourned to allow for individual group discussions. The meeting reconvened at 8.38 p.m., at which time an amendment was moved by Mr. Bray, seconded by Mr. Bill that Mr. Batty fill the current vacancies on the Licensing and Regulatory Committees, Scrutiny Commission, Finance and Audit Services Select Committee and Bradgate Landfill Liaison Committee. Mr. Lay then withdrew his motion calling for proportionality within the Constitution and it was thereupon

RESOLVED – the current vacancies on the Licensing and Licensing Regulatory Committees, Scrutiny Commission and the Bradgate Landfill Liaison Committee be filled by Mr. Batty and that one of the two vacancies on the Finance and Audit Services Select Committee be also filled by Mr. Batty.

80 REPRESENTATION ON OUTSIDE BODIES

It was moved by Mr. Bray, seconded by Mr. Lay and

RESOLVED –

- (i) Mrs. Camamile, at her request, be replaced by Mrs. Sprason on Desford Brickworks Liaison Committee; and
- (ii) Mr. Bray and Mrs. Richards be replaced on the Hinckley Highways Forum by Ms. Witherford and Mr. Ward respectively and that the named substitute for the former be Mr. Mayne.

81 FEBRUARY 2010 COUNCIL MEETING

To accord with the County Council's budget timetable it was moved by Mr. Bill, seconded by Mr. Bray and

RESOLVED – the Council meeting scheduled for 23 February be held instead on Thursday 25 February 2010.

At the conclusion of the meeting the Mayor announced that application forms were now available for nominations of the Citizen of the Year Award. Additionally, in response to a request from officers, the Mayor advised Members that the Corporate Operations Board had decided that, with immediate effect, and to aid paper reduction only members on a particular committee and group leaders would receive a copy of the full agenda papers. Other members would only be sent the agenda fronts which list the items for discussion. As members were aware agendas and public reports were published on the Council's website and may be accessed in the Members' room via the intranet. Full sets of papers would still be available, on request, from democratic services and would be provided to substitutes, again on request.

(The meeting closed at 8.43 p.m.)

COUNCIL- 29 JULY 2009

REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES

**RE: LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY DEVELOPMENT
PLAN DOCUMENT – PROPOSED CHANGES TO POLICY 15**

1. PURPOSE OF THE REPORT

To seek Members agreement to consult on the revision to Policy 15 of the Core Strategy submission document and Sustainability Appraisal in accordance with the Town and Country Planning Regulations (Local Development) (England) 2004 (as amended 2008) and the Local Development Scheme. The Core Strategy submission Policy 15 revision on affordable housing is attached to this report as Appendix A, the Sustainability Appraisal, and the Affordable Housing Viability Assessment Report by Three Dragons are available on the council's website and in the Members room.

2. RECOMMENDATIONS

That Members agree:

- (i) To the undertaking of a six-week period of consultation on Policy 15 only of the Core Strategy submission document and Sustainability Appraisal from Monday 3rd August to Monday 14th September 2009 inclusive.
- (ii) That the revised Core Strategy policy 15 be submitted for examination to the Secretary of State following analysis of the representations received during the six-week consultation period.

3. BACKGROUND

Hinckley & Bosworth Borough Council is in the process of replacing the Local Plan (adopted 2001) with a new Local Development Framework (LDF), a folder of documents that, once adopted, will provide the planning framework for the Borough.

The Core Strategy is a key development plan document in the LDF. It sets out the long term vision for Hinckley & Bosworth and provides the overarching strategy and core policies to guide the future development of the borough to 2026, providing a key delivery mechanism for the spatial aspirations of the Leicestershire Sustainable Community Strategy and the Hinckley & Bosworth Community Plan. It must be in general conformity with the East Midlands Regional Plan and National Guidance.

From 19th May to 29th May 2009, the Core Strategy was subject to Examination in Public at the Council Offices in Hinckley. Mr Raymond Michael from the Planning Inspectorate presided over the Examination. He is due to provide the Council with his binding report in the week ending 21st August 2009 addressing all of the Core Strategy except Policy 15 (to which this report relates). A separate examination session on this policy will take place in October 2009.

Policy 15

Policy 15 of the Core Strategy relates to the provision of affordable housing in the Borough. In particular, it considers three key areas for consideration for the lifetime of the Core Strategy:

- The proportion of affordable housing to be delivered on sites above the qualifying threshold;
- A target for the numbers of affordable housing to be delivered over the plan period 2006 - 2026.
- The type, tenure and mix of affordable housing required to provide a balanced housing market.

The main guidance for provision of affordable housing is contained within Planning Policy Statement 3 (PPS3). This document sets out the information and targets that the LPA must bring forward in its Local Development Documents. In particular, PPS3, paragraph 29 states:

In Local Development Documents, Local Planning Authorities should:

“Set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided. The target should reflect the new definition of affordable housing in this PPS. It should also reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured.”

“Affordable housing” is defined as “social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”.

The Blyth Valley Judgement

In previous plans, the level of affordable housing on sites has been driven by the level of housing need in an area, and the thresholds set accordingly. Where developers have found sites to be unviable at the threshold for affordable housing set, the onus has been on the developer negotiating with the LPA and providing evidence to show that the level of affordable housing is not viable.

This position was challenged in court in the case Blyth Valley Borough Council vs. Persimmon Homes (North East) Ltd, Barratt Homes Ltd and Millhouse Developments Ltd on 29th July 2008. The findings of this case showed that the Local Authority failed to reflect the requirement of PPS 3 as to the need for an informed economic viability study as part of the process leading to a policy requiring a particular percentage of affordable housing.

Local Authorities, as a result of this case, are therefore obliged to carry out a viability assessment of land in their area before setting a site threshold. The result of the viability assessment will inform the level of affordable housing threshold to be set, rather than the level of need.

Unfortunately, the timing of the judgement meant that the implications could not be incorporated into the original Policy 15 of the Core Strategy. The Borough Council commissioned Three Dragons consultants to perform a viability study to inform the setting of thresholds for affordable housing in the Borough, but by the time of the Core Strategy Examination in Public a draft report had only just been produced, so was too late to inform the contents of Policy 15.

The Examination in Public

The examination in public session relating to policy 15 and the requirement for affordable housing was challenged as not meeting the requirement of PPS3, and more specifically, of addressing the issues raised in the Blyth Valley judgement. Whilst the timing of the Core Strategy Submission was acknowledged to be unfortunate in respect of its ability to respond to the Blyth Valley judgement, nevertheless it was felt to be essential that the policy should reflect the clarification around the interpretation of PPS3 paragraph 29. The conclusion of the Inspector was therefore, that the Council would carry out a process of re-consultation on the proposals for affordable housing, taking account of the results of the viability study, and a further hearing session would be arranged to deal solely with that matter.

Policy 15 of the Core Strategy has therefore been revised to take into account the completed viability assessment to comply with the Blyth Valley judgement. The target figures for affordable housing have also been revised to take into account the changed thresholds, and to utilise the new housing targets set out in the Adopted East Midlands Regional Plan. In order to comply with statutory requirements, the revised policy needs to be subject to a further period of consultation for 6 weeks, with a view to the examination being reopened in October 2009, as requested by the Inspector.

The Proposed Changes

To respond to observations made by Mr Michael, the policy has been revised as follows:

- A revised threshold for provision of affordable housing has been proposed, to reflect the findings of the viability assessment. The suggested thresholds are:
 - 20% in urban areas – Hinckley, Barwell, Burbage and Earl Shilton
 - 20% in the Sustainable Urban Extensions of Barwell and Earl Shilton
 - 40% in rural areas.
- Sites in rural areas which provide 4 or more dwellings will qualify for the provision of affordable housing.
- The target for the number of affordable homes for the plan period has remained the same. The opportunity was taken to reconsider the target in light of the revised housing trajectory. However, the figures did not differ significantly from the original target and it was therefore decided that the original target is realistic and achievable.

The Timetable for Re-Examination

The proposed timetable for the adoption of the revised policy 15 is as follows:

17/07/09	Final Viability Report delivered by Three Dragons Consultants
29/07/09	Agreement to consult sought from Council
3/08/09 – 14/09/09	Consultation period
31/08/09 – 21/09/09	Interpretation of responses
21/09/09	Submission to Inspector
Week commencing 12.10.09	Examination in public

4. FINANCIAL IMPLICATIONS (DB)

This consultation is expected to cost £1,500 for which a supplementary budget financed from the LDF Reserve will be required

5. LEGAL IMPLICATIONS (AB)

Contained in the body of the report in particular the need to alter Policy 15 in order to take into account the precedent of the Blyth Valley Case

6. CORPORATE PLAN IMPLICATIONS

The Core Strategy supports the following aims of the Corporate Plan 2008- 2013

- Cleaner & greener neighbourhoods
- Thriving economy
- Safer and healthier borough
- Strong and distinctive communities
- Decent, well managed & affordable housing.

7. CONSULTATION

The production of the Core Strategy has been based on ongoing consultation with the local community and key stakeholders on the issues facing the Borough. Consultation on the Core Strategy Preferred Options was held in September/October 2007, and the Core Strategy Proposed Submission Document was circulated to the Local Development Framework Working Party on 15th September 2008. Comments, where appropriate, have been incorporated.

SLB endorsed the Core Strategy at its meeting on 29 September 2008.

Council endorsed the document on 28th October 2008.

8. RISK IMPLICATIONS

It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision/project

have been identified, assessed and that controls are in place to manage them effectively.

Management of Significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Core Strategy found unsound at examination.	Evidence based justification used to underpin Core Strategy. Viability assessment is used to set affordable housing thresholds to comply with the requirements of PPS3.	Richard Palmer
Members do not accept the recommendations within this report, leading to a delay in the submission of Policy 15 of the Core Strategy and the potential for missed deadlines.	A special meeting of Council is held to fully engage and inform members of the proposed changes	Richard Palmer

9. RURAL IMPLICATIONS

The Core Strategy addresses both urban and rural areas issues equally. The concerns around under provision of affordable housing in rural areas have been addressed by the setting of a lower threshold in rural settlements.

10. CORPORATE IMPLICATIONS

By submitting this report, the report author has taken the following into account:

- Community Safety Implications – the Core Strategy aims to improve community safety.
- Environmental Implications – the Core Strategy aims to minimise the environmental impact of development and make development more sustainable.
- ICT Implications – None identified.
- Asset Management Implications – The Estates and Asset Manager has been involved in the consultation of this document.

- Human Resources Implications – None identified.
-

Background Documents

Core Strategy Proposed Submission Document October 2008.

Planning Policy Statement 3: Housing.

Contact Officer: Valerie Bunting – Housing Strategy and Enabling Officer, extension 5612

Executive Member: Cllr Stuart Bray

Appendices:

Appendix A: Core Strategy Revised Policy 15.

Affordable Housing Core Strategy Sustainability Appraisal (available on the Council website and in the Members room).

Affordable Housing Viability Assessment Report (available on the Council website and in the Members room).

30c29JL09
21.7.09

Appendix A

Housing

4.46 Providing enough housing of the right type and of a high quality design is a key aim of both national and regional policy. A Leicester & Leicestershire Housing Market Assessment has been undertaken which provides information on how the housing market in Leicestershire, and equally importantly, sub markets within it, operate. The findings of this study have been used to inform the policies outlined below.

Policy 15: Affordable Housing

To support the provision of mixed, sustainable rural communities, 2090 affordable homes will be provided in the borough from 2006 to 2026. To achieve this, the council will expect a proportion of affordable housing to be provided on eligible sites. The starting point for the level and target for affordable housing in the Borough is as follows:

	Site size	Target affordable housing on site
Urban (Hinckley, Barwell, Earl Shilton and Burbage but not SUEs)	15 dwellings or more, or 0.5 ha or more	20%
Sustainable Urban Extensions Barwell & Earl Shilton	15 dwellings or more, or 0.5 ha or more	20%
Rural areas (all sites not in the above categories)	4 dwellings or more, or 0.13 ha or more	40%

For all sites, the tenure split will be 75% social rented and 25% intermediate housing. The target will be monitored regularly and may be revised to reflect changes in the housing market. To ensure these figures remain current they will be updated through an Affordable Housing Supplementary Planning Document.

These figures may be negotiated on a site by site basis taking into account: identified local need (based on Hinckley & Bosworth council's housing register and any recent housing needs surveys if applicable), existing provision, characteristics of the site and viability. In areas where there is already a high proportion of affordable housing, the council may agree to accept commuted sums in lieu of on-site affordable housing.

The mix of dwellings on sites will be based on the following provision:

Type	1 bed general needs	2 bed general needs	3 bed general needs	4+ bed general needs	1bed older people	2 bed older people	Sheltered /supported
Rented	4%	25%	39%	1%	0	25%	5%
Intermediate	6%	36%	56%	3%	0	0	0

* Figures may not sum due to rounding.

4.47 To ensure the right type of housing is built, an understanding of future household requirements is needed. Using CLG trend based population projections the Leicester & Leicestershire Strategic Housing Market Assessment has estimated the household types likely to be living in the borough in 2016. These projections suggest that at 2016, the following proportions of households will exist:

Table 2: Projected household type 2016

Married couple	Cohabiting couple	Lone parent	Multiperson households	One person households
47%	13%	5%	4%	30%

(Source: SHMA page 6-188 figure 6.21)

4.48 By making assumptions about the type of housing acceptable to these different household types, this can then be translated into estimates of the types and sizes of stock required and compared against the existing stock profile in the borough. Based on this information, an estimate of the type of provision that may be needed up to 2016 can be made.

Table 3: Profile of new housing needed to meet household type projections

Medium and larger family units*	Multiperson homes	Small and medium sized units **
32%	4%	64%

*Two and three bed houses and larger = medium to larger family units

** One and 2 bed flats, 2 bed houses and 2 bed bungalows = smaller and medium

(Source: SHMA page 6-194 figure 6.30)

4.49 The implication is that providing more smaller and medium sized housing for people who are currently underoccupying their homes could help to create more balanced markets in the future, but only if it also meets the aspirations and expectations of households who are already in family houses. The SHMA provides evidence that it would be incorrect to assume that most single person households will live in smaller flats or apartments. If households with equity and economic bargaining power choose not to move into types and sizes of housing that might ostensibly appear more suitable for them because the housing on offer is not attractive to them, then larger and family housing will be required to compensate for the increased consumption of housing.

4.50 Smaller units often appear more viable for site development, and the expectation of greater densities of smaller units has had the effect of pushing up land prices. This is likely to store up problems for the future, by limiting the space available for family households to grow. This will then increase demand for larger family houses.

4.51 Therefore, the overall policy aim is to achieve a mix of house types and tenures within each submarket to reflect current and future requirements, modified, where appropriate, for local circumstances.