

**OFFICER COMMENTS ON THE SUBMISSION VERSION OF THE  
NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL CORE  
STRATEGY  
REPORT OF DEPUTY CHIEF EXECUTIVE (COMMUNITY  
DIRECTION)**

**WARDS AFFECTED: WARDS ADJACENT TO NORTH WEST LEICESTERSHIRE  
DISTRICT - TWYXCROSS AND WITHERLEY WITH SHEEPY WARD; CADEBY, CARLTON,  
MARKET BOSWORTH WITH SHACKERSTONE WARD; BARLESTONE, NAILSTONE  
AND OSBASTON WARD; RATBY, BAGWORTH AND THORNTON WARD; AND  
MARKFIELD, STANTON AND FIELD HEAD WARD**

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1. **PURPOSE OF REPORT**

To inform Planning Committee of the consultation on the proposed submission draft of the North West Leicestershire District Council Core Strategy and associated Planning Officer comments. The document is available on North West Leicestershire District Council's website at:

[https://www.nwleics.gov.uk/pages/core\\_strategy\\_2012](https://www.nwleics.gov.uk/pages/core_strategy_2012)

2. **RECOMMENDATION**

That Planning Committee approve the consultation response on the North West Leicestershire District Council Core Strategy Pre-Submission Version.

3. **BACKGROUND TO THE REPORT**

As part of their Local Plan, North West Leicestershire District Council are currently consulting on their Core Strategy (Pre-Submission Version) April 2012 from 28 May – 9 July 2012, before submitting to the Secretary of State. Once adopted, the Core Strategy will partly replace the current North West Leicestershire District Local Plan and sets out the strategic policies which will guide the future development of North West Leicestershire District up to 2031.

The proposed pre-submission version of the document is the final opportunity for comments to be made on the soundness of the document before it undergoes an Examination in Public with the Planning Inspectorate.

The areas of this document that hold relevance to Hinckley and Bosworth Borough are highlighted below:

**Policy CS1: District Housing Provision**

Policy CS1 sets out North West Leicestershire District Council's housing requirement for the administrative area from 2006 to 2031 for at least 9,700 dwellings. The Council has chosen not to use the Regional Plan housing figures and instead are using the Leicester and Leicestershire Housing Requirements Project (2011) as the evidence base for their housing provision.

The Housing Requirements Project identified a number of housing projections for each of the Leicester and Leicestershire local authorities to inform the creation of housing targets for their areas.

There is concern over the way in which North West Leicestershire have interpreted the projections as the Housing Requirements Project states that the projections should be analysed further to take on board local circumstances. The housing projections within the Project are 'policy off' housing figures; this is because they are a number of scenarios based on factors such as population trends, employment growth and house building rates. To use the housing projections, 'policy on' figures need to be devised. 'Policy on' figures take into account a number of factors in addition to the 'policy off' projections, including, for example; relevant constraints to development; the physical and infrastructure capacity of various geographic areas to accommodate development; and, the effect of Leicester Principal Urban Area. Together, these factors need to inform a sustainable spatial approach to the location of development across Leicester and Leicestershire, to be developed in cooperation between all of the local planning authorities in the Housing Market Area. North West Leicestershire has not undertaken an analysis of the housing projections and the housing figures being put forward by the District are therefore 'policy off' and do not reflect the recommendations of the Leicester and Leicestershire Housing Requirements Project (2011) evidence base.

The officer comment recommendation below expands upon the reason for the objection.

#### **Officer comment recommendation**

Hinckley and Bosworth Borough Council raises concerns about the way in which the Leicester and Leicestershire Housing Requirements Project (2011) has been used as an evidence base document to support the identification of housing provision within the Core Strategy.

Paragraph 32 of the Executive Summary in the Requirements Project identifies that *'it is for individual authorities to bring together the projects findings with the wider range of factors which need to be considered in determining housing requirements through the LDF process'*.

The document then lists a number of sources which should be considered, including infrastructure requirements and delivery and the Strategic Housing Market Assessment. This paragraph highlights that the housing projections identified within the Project are 'policy off' and it is the role of the local authorities to use the projections as a basis and apply an assessment to the projections to result in a housing requirement for the area.

To identify 'policy on' housing figures it is suggested that the relevant constraints as specified in the Housing Requirements Project is undertaken. This could be done through further work undertaken by the HMA Authorities.

The District Council's Core Strategy Housing Background Paper does not include this type of assessment. The Background Paper makes an assessment of the most appropriate projection to select for the District but does not look at the other elements as identified by the Requirements Project. Therefore the proposed figures do not take account of the wider context of the Leicester and Leicestershire Housing Market Area including Hinckley and Bosworth.

The Regional Plan housing figures are 'policy on' and have considered a wide range of factors in their determination. If the Regional Plan housing figures were carried forward beyond 2026 to 2031 this would equate to 12,750 dwellings to be provided within North West Leicestershire. When compared to the 9,700 dwellings proposed

for the same period within the District in the Core Strategy this is a significant decrease. A potential implication of doing this is that the housing requirements for the Leicester and Leicestershire Housing Market Area are not being met to 2031 and it may result in those local authorities preparing core strategies or even reviewing adopted core strategies having to meet the shortfall within their local authority.

For the reasons outlined above the Borough Council object to Policy CS1 as the housing figure of 9,700 dwellings has not been fully justified for the above reasons.

### **Policy CS2: District Employment Provision**

The North West Leicestershire Employment Land Forecast (2012) identifies the need for additional employment within the District. Officers make the following observations.

#### **Officer comment recommendation**

Hinckley and Bosworth Borough Council support this policy, which supports paragraph 20 of the National Planning Policy Framework (NPPF).

It is suggested that paragraphs 6.10-6.14 of the NPPF could be inserted in the supporting text or policy. The policy allocates 134 hectares for employment development as this is a large amount to provide it is suggested that reference is made to 104 hectares of this employment provision already started or committed as stated later in the document.

An update to the Leicester and Leicestershire HMA Employment Land Study is currently being prepared and regard should be given to this once it is completed.

### **Policy CS7: Location of development**

Section 5 of the Core Strategy identifies the development strategy and settlement hierarchy for the District. The majority of development is to be located towards the Coalville Urban Area as this is identified as a sub-regional centre in the Regional Plan. The remaining allocation is to be split firstly between 'Rural Centres' which are next in the settlement hierarchy followed by a smaller allocation to 'Sustainable Villages'. The strategy of allocating housing in these rural settlements is to ensure that local needs are met and to help the retention of facilities and services.

#### **Officer comment recommendations**

Hinckley and Bosworth support the spatial strategy behind the settlement hierarchy. The approach will ensure that the majority of development is built within the urban area whilst allowing development in rural settlements to support the retention of local services and meet rural local housing need.

### **Policy CS13: Rural Economy**

CS13 sets out the policy for the rural economy to ensure that rural businesses are supported and the rural economy can grow.

#### **Officer comment recommendations**

Hinckley and Bosworth Borough Council supports the inclusion of a policy regarding the rural economy. The NPPF introduces exceptions for development of dwellings within the countryside in paragraph 55. Reference to this should be included within the supporting text or incorporated into the policy.

### **Policy CS20: Gypsies, Travellers and Travelling Showpeople**

The Core Strategy states that, as a minimum, 43 permanent residential Gypsy and Traveller pitches, capacity for up to 20 transit Gypsy and Traveller caravans and 10 plots for Travelling Showpeople will be made between 2006 and 2016. Beyond this date North West Leicestershire has indicated that a review to the Gypsy and Traveller Accommodation Needs Assessment will be undertaken. Officer recommendations on this policy are set out below.

#### **Officer comment recommendations**

Hinckley and Bosworth Borough Council welcome the inclusion of this policy, which is based on the latest evidence base.

The opening sentence of the policy notes that provision covers the period 2006-2031. At present the policy is a little unclear in relation to provision of gypsy, traveller and travelling showpeople after 2016. To provide clarity the following insertion to the third paragraph is suggested:

'To confirm needs beyond 2017, North West Leicestershire District Council will cooperate with others to review and update the Gypsy and Traveller's Accommodation Needs Assessment'.

#### **Policy CS30: National Forest**

The National Forest covers an area of 52,000 hectares of which part falls within North West Leicestershire and Hinckley and Bosworth administrative areas. The policy within the Core Strategy identifies the National Forest area within the District of North West Leicestershire and sets out its role to enhance the National Forest and requirements of new developments.

#### **Officer comment recommendations**

The National Forest boundary crosses into the administrative boundary of Hinckley and Bosworth Borough Council and the inclusion of this policy is welcomed.

#### **Policy CS31: Charnwood Forest Regional Park**

Charnwood Forest covers the area to the north west of Leicestershire and the northern part of Hinckley and Bosworth Borough falls within the Regional Park. The policy sets out proposals which should be supported within the Regional Park and the following comments are relevant.

#### **Officer comment recommendations**

The Charnwood Forest boundary crosses into the administrative boundary of Hinckley and Bosworth Borough Council. Reference within the policy to working alongside the Borough Council to define, protect and enhance the authority is supported.

#### **CS35: Coalville Urban Area**

Policy CS35 sets out the main policy for the Coalville Urban Area. It includes a minimum number of dwellings and the minimum amount of employment land to be provided. In addition to this it de-allocates the current Coalville/Whitwick/Swannington Green Wedge as defined in the 2002 Local Plan and reallocates a section as an Area of Separation and another section as countryside. The following comments are made.

#### **Officer comment recommendations**

Policy CS35 identifies that at least 20 hectares of employment land will be allocated within the Coalville Urban Area. The map on page 80 indicates that 25 hectares of

employment land is to be located off the A511. It is unclear whether this 25 hectare employment allocation meets the 20 hectare requirement within Policy CS35. Clarification is requested as to whether this 25 hectare employment allocation is in addition to the 20 hectare requirement identified within the policy.

It is noted within this policy that the Coalville/Whitwick/Swannington Green Wedge is to be re-designated as an area of separation. The Borough Council support the use of the Leicester and Leicestershire Green Wedge Review Joint Methodology in the assessment of the District Council's Green Wedge as this enables a consistent approach across Leicestershire.

### **CS36: Coalville Urban Area Broad Growth Locations**

This policy sets out broad areas of growth around the urban area of Coalville. It identifies at least 3,500 dwellings and at least 20 hectares of employment land.

There is some confusion in the document as to whether the 20 hectares in this policy is in addition to the 20 hectares identified in policy CS35. There also remains the inconsistency between the map on page 80 that identifies 25 hectares of employment land.

### **Officer comment recommendations**

Clarification is suggested as to whether the 20 hectares of employment land is in addition to the 20 hectares identified in CS35. As per the comment on CS35, the map on page identifies 25 hectares of employment land where as the policy identifies 20 hectares.

#### 4. FINANCIAL IMPLICATIONS [CB]

None

#### 5. LEGAL IMPLICATIONS [EP]

The NPPF (paragraph 178) imposes a duty to cooperate on planning issues that cross administrative boundaries, particularly in relation to the setting of strategic priorities within a Local Plan,. The Council, by considering NWLDC Local Plan and by providing this consultation response, will be meeting this joint working requirement.

#### 6. CORPORATE PLAN IMPLICATIONS

None

#### 7. CONSULTATION

As a bordering local authority Hinckley & Bosworth Borough Council are considered a statutory consultee for North West Leicestershire District Council and have therefore been notified throughout the production of their Core Strategy up until this point.

#### 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.

The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
The interests of Hinckley and Bosworth Borough Council are not taken account of in the preparation of the North West Leicestershire District Core Strategy.	Submit comments to the North West Leicestershire District Council Core Strategy.	Rachel Dexter

9. **KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS**

Growth in districts adjacent to Hinckley and Bosworth Borough could have an impact on rural areas within the Borough.

10. **CORPORATE IMPLICATIONS**

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

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Human Resources implications
- Planning Implications
- Voluntary Sector

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Background papers: North West Leicestershire Local Plan: Core Strategy (Pre-Submission) April 2012

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