

COUNCIL – 12 JULY 2016

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT
POLICIES DEVELOPMENT PLAN DOCUMENT - ADOPTION**

**REPORT OF DEPUTY CHIEF EXECUTIVE (COMMUNITY
DIRECTION)**

WARDS AFFECTED: ALL WARDS



Hinckley & Bosworth
Borough Council

A Borough to be proud of

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to seek approval from Council to adopt the Site Allocations and Development Management Policies Development Plan Document (DPD) in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. RECOMMENDATION

2.1 That Council:

- (i) Note the Inspector's Report on the Examination into the Site Allocations and Development Management Policies DPD.
- (ii) Approve the adoption of the Site Allocations and Development Management Policies DPD following the required amendments being made to the document as outlined in the Inspector's Report.

3. BACKGROUND TO THE REPORT

- 3.1 The overarching strategy for Hinckley and Bosworth Local Plan (2006 – 2026) is the adopted Core Strategy (December 2009). This sets out the spatial objectives, directions for growth, long term vision and strategic core policies for the borough and forms the basis for subsequent development plan documents. The intention to prepare the Site Allocations and Development Management Policies DPD to allocate individual sites is set out within the Core Strategy.
- 3.2 The Site Allocations and Development Management Policies DPD must be in conformity with the adopted Core Strategy. The DPD contains 25 Development Management Policies for use in day-to-day decision making on planning applications such as design guidance, conservation and protection of open spaces. It allocates land for specific uses such as housing, employment, retail, various typologies of open space, and community uses in accordance with the provisions set out within the Core Strategy and to reflect the adopted evidence. All of the evidence bases are available to view on the Borough Council's website (www.hinckley-bosworth.gov.uk).
- 3.3 The Site Allocations and Development Management Policies DPD has undergone numerous consultations during its production, most notably:
- Preferred Options Consultation - February 2009
 - Pre-Submission Consultation - February 2014
 - Proposed Modifications Consultation - December 2014
- 3.4 Following these consultations and subsequent amendments, the Borough Council submitted the plan and all supporting documentation to the Secretary of State for an Examination in Public to be undertaken. The hearing sessions of the Examination

took place over four days in late September and Early October 2015. Throughout these hearing sessions, it was determined that Main Modifications would be necessary in order to ensure that the document could be considered sound for adoption. These Modifications were publicised for consultation between February and March 2016 and all comments received were forwarded to the Planning Inspector for him to prepare his final report.

- 3.5 The Borough Council received the Inspector's Report in May 2016 and he determined that, subject to a number of Modifications being incorporated, the document can be considered appropriate for adoption. An extract of the Inspector's Report summarising the key points is below:

"The report concludes that the Hinckley & Bosworth B.C. Site Allocations and Development Management Policies DPD (SA&DMP) provides an appropriate basis for the planning of the Hinckley & Bosworth area during the period to 2026 providing a number of modifications are made to the SA&DMP. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the SA&DMP. All of the modifications to address this were proposed by the Council, following discussion at the Examination Hearings, and have been published for public consultation with an accompanying Sustainability Appraisal Supplementary Statement and Habitat Regulations Assessment (HRA). I have recommended the inclusion of all the modifications, after full consideration of the representations from other parties, and the recommended Main Modifications are contained at the Annex to the report.

The Main Modifications (MM) can be summarised as follows:

- *To provide updated data on the residual housing requirements to be met by site allocations within the Plan up to 2026;*
- *To provide greater clarity on the Council's approach to site identification and achieving a sustainable pattern of development across the district;*
- *To include a clear statement within the Plan regarding the Council's intention to undertake a Local Plan Review in the short-term;*
- *To strengthen the Plan's mechanisms for monitoring the implementation and delivery of its site allocation proposals, linked to the Council's Infrastructure Plan;*
- *To include a revised Infrastructure and Monitoring Framework at Appendix 1 in the Plan;*
- *To include the latest housing trajectory at Appendix 9 within the Plan;*
- *To refer in the Plan to the adoption in September 2015 of the Market Bosworth Neighbourhood Development Plan;*
- *To propose amendments to a number of the proposed Development Management policies to improve their clarity and purpose, and to conform with current Government policy;*
- *To update the position or correct inaccuracies with regard to certain proposed site allocations;*
- *To propose consequential amendments to the Policies Map and its accompanying Inset Maps."*

4. FINANCIAL IMPLICATIONS [TF]

- 4.1. The site allocations costs are funded from the Local Plan Procedure reserve (LDF). Currently the expected spend relating to Site Allocations is £114,000, which is £99,000 less than anticipated.
- 4.2 There is also a report relating to an additional project, Strategic Growth Plan, the LDF reserve could finance. The table below summaries the current position for the LDF

reserve after allowing for the Site Allocation savings and costs for the Strategic Growth Plan requested in another report.

	Original £'000	Exp Spend £'000	Saving / (Costs)
Opening Balance 15/16	523.3	523.3	-
Site allocation	(224.0)	(11.7)	212.3
Local development scheme	(147.5)	(0.7)	146.8
Forecasted Transfer to reserve	165.0	165.0	-
Estimated Opening Balance 16/17	316.8	676.0	359.1
Site allocation	-	(113.3)	(113.3)
Gypsy & Traveler	-	(3.0)	(3.0)
Strategic Growth Plan	-	(44.0)	(44.0)
Local development scheme	(82.5)	(127.5)	(45.0)
Forecasted Transfer to reserve	180.0	180.0	-
Estimated Opening Balance 17/18	414.3	568.2	153.8
Site allocation	-	-	-
Local development scheme	(318.0)	(82.5)	235.5
Strategic Growth Plan	-	(21.0)	(21.0)
Forecasted Transfer to reserve	152.0	152.0	-
Estimated Opening Balance 18/19	248.3	616.7	368.3
Site allocation	-	-	-
Local development scheme	-	(268.0)	(268.0)
Forecasted Transfer to reserve	-	-	-
Estimated Opening Balance 19/20	248.3	348.7	100.3

4.2. The proposed alterations to the Site Allocations can be met from existing Site allocations budgets.

5. LEGAL IMPLICATIONS [MR]

5.1 None

6. CORPORATE PLAN IMPLICATIONS

6.1 The adoption of the Site Allocations and Development Management Policies document would relate and contribute to the following Strategic Aims:

1. Creating a vibrant place to work and live
2. Empowering communities
3. Supporting individuals
4. Providing value for money and pro-active services

7. CONSULTATION

7.1 The Site Allocations and Development Management Policies document has undergone numerous and wide ranging stages of consultation throughout its production. The Council is required by planning regulations to undertake certain levels of consultation and these have been completed. Multiple other consultations have also taken place to ensure that all interested parties have had the opportunity to get involved with the production of the document.

8. RISK IMPLICATIONS

- 8.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 8.2 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.
- 8.3 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
Policies used for decision making are considered to be out of date due to the age of the 2001 Local Plan	Adoption of Site Allocations and Development Management Policies Document	Nic Thomas
Maintaining a five year supply of housing	Work with the development industry to bring forward the allocated sites within the document	Nic Thomas

9. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

- 9.1 The Site Allocations and Development Management Policies document, along with the Core Strategy, Hinckley Town Centre Area Action Plan and Earl Shilton and Barwell Area Action Plan provide make up the development plan for the whole of Hinckley and Bosworth Borough.
- 9.2 The plan contains allocations and policies that relate specifically to the rural area and these will be the primary consideration of Development Management Officers and Members of Planning Committee when assessing planning applications in the future.

10. CORPORATE IMPLICATIONS

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

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: Site Allocations and Development Management Policies document - Inspector's Report

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