

Actions noted for Matter 1 and 2 (Tuesday 24th April, 2018)

Unless a deadline for actions is specifically stated, the Inspector suggested that the Council should seek to respond to all action points as soon as is reasonably possible and that the deadline for these can be agreed as time progresses.

Matter 1:

- 1. The Inspector asked that the Council drafts a Trigger Policy (based upon paragraph 1.5.6 onwards in the Submission Draft Local Plan) to demonstrate more certainty with regards to when a full or partial Local Plan review will be needed.**

As per the Inspectors request Council has drafted trigger policy wording for the Local Plan. The draft policy wording is set out below.

'Oadby and Wigston Borough Council is committed to meeting its own requirements for housing, employment, other development, and infrastructure. The Council will regularly monitor delivery of new development in the context of policies and targets within this Plan.

The Council will commence a full or partial review no later than 5 years from adoption of the Plan, or where monitoring of targets set out in Chapter 12 of the Plan, identify significant and persistent shortfalls in the delivery of housing, employment, other development, and / or infrastructure that deviates significantly from the Plan strategy.

The Council will also commence a full or partial review should a local authority within the Leicester and Leicestershire Housing Market Area have an evidenced unmet need, which cannot be met by the other local authorities within the Leicester and Leicestershire Housing Market Area.

The Council will also commence a full or partial review should the post 2031 development strategy set out within the Leicester and Leicestershire Strategic Growth Plan come forward at a faster rate than is currently anticipated, for example the A46 Expressway is delivered.

Should a full or partial review be triggered by any of the above, the Council will commence the review (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) within 6 months, and will submit the Plan Review to the Planning Inspectorate for Examination within a further 24 months. In the event that the Council does not submit the Plan Review to the Planning Inspectorate within 24 months from the commencement of the review, the parts of the Plan that are under review will be deemed out of date.'

- 2. The Inspector asked the Council to consider rewording paragraphs 4.2.11 and 4.2.12. The Council must ensure the wording of these paragraphs and other supporting paragraphs to Policy 2 are consistent.**

Having reviewed paragraphs 4.2.11 and 4.2.12, the Council propose the following amendments to the supporting text wording in both paragraphs.

4.2.11 In addition to and not specified in Table 1, there is an additional number of new homes that could be delivered up to the end of the Plan period 2031-~~or beyond~~. This additional number of new homes consists of new homes within the settlement boundary of Kilby Bridge (up to 40 new additional homes), Phase 3 of the Wigston Direction for Growth (~~approximately~~ at least

300 new additional homes), and new additional homes provided on Windfall sites (at least 70 new additional homes). The additional number of homes provided within the Kilby Bridge Settlement Boundary (up to 40) and on Windfall sites (at least 70) will be in addition to the Plan period target of 2,960 new additional homes. Delivery on these sites will not be restricted and can come forward at any time throughout the Plan period. However, ~~the~~ additional new homes ~~figure~~ identified at Phase 3 of the Wigston Direction for Growth (at least 300) allows the Council a 'buffer' (~~approximately 400 homes~~) against the Plan period target of 2960, ~~which would negate any potential delivery issues on allocated sites~~. Delivery on Phase 3 of the Wigston Direction for Growth would only be required should delivery of other identified or allocated sites within the Plan be slower than expected or the Council was in a position whereby it could not illustrate a 5 year supply of housing land. ~~The additional homes figure could help fulfil a small proportion of Leicester City's declared unmet need. Delivery of Phase 3 of the Wigston Direction for Growth is not dependent upon completion of Phase 2 and both Phase 2 and Phase 3 can be delivered simultaneously if necessary.~~

- 4.2.12 Should delivery of allocated sites be slower than envisaged by the Plan, or evidence suggests a need for further development at the Wigston Direction for Growth area (Phase 3), it would not be subject to cumulative strategic transport testing, as the Plan period requirement of 2,960 has already been subject to appropriate testing. However, appropriate local testing, in particular, highway and transport infrastructure capacity, and liaison with the Borough Council and Leicestershire County Council Highways department will be required. Any proposal would also be subject to the development being sensitive to the countryside areas that surround it and sustainable and appropriate in size and facility provision. ~~This will be Plan led and will be considered through a future review of this Plan.~~

In addition to the above paragraphs, to ensure consistency, the Council is proposing the following wording amendments to other paragraphs set out in Local Plan Policy 2.

- 4.3.35 *In total, and over several Plan periods, the three growth areas have the capacity for up to 2050 new additional homes and 5 hectares of employment land for the Borough. Approximately 300 new additional homes will be provided at the Stoughton Grange Direction for Growth Area, 400 (Phase 1 and 2) new additional homes will be provided at the Cottage Farm Direction for Growth Area, and ~~up to approximately~~ 1,350 (Phase 1, 2 and 3) and 5 hectares of employment land at the Wigston Direction for Growth Area. Both the Wigston Direction for Growth Area and the Cottage Farm Direction for Growth Area, have extant planning permissions for their Phase 1 elements, providing 450 new additional homes and 2.5 hectares of employment land and 150 new additional homes, respectively.*
- 4.3.36 300 new additional homes at the Wigston Direction for Growth area, are identified for Phase 3, which is planned for post Plan period (2031 onwards). However, As mentioned earlier, should evidence suggest a need for further development at the Wigston Direction for Growth, it will be ~~Plan led and considered through a future review of the Plan~~ brought forward in conformity with the Council's trigger policy set out within this Plan. The Council does not expect or foresee any circumstances that could affect the delivery of new homes on any of its allocated sites, however the Council seeks to plan positively through this Local Plan.

Matter 2 (Issue 1):

- 3. The Inspector asked the Council to consider increasing the delivery of the 300 new additional homes to 500 new additional homes at Phase 3 of the Wigston Direction for Growth.**

The Council consider that amending the wording of the reference to Phase 3 of the Wigston Direction for Growth from '*approximately 300 new additional homes*', to '*at least 300 new additional homes*' in paragraph 4.2.11 (as amended) allows flexibility to increase the delivery of new homes should there be an evidenced need to so.

Matter 2 (Issue 2):

A response to the following actions is required by 14:00 on Wednesday 25th April, 2018, 2pm:

- 4. Requested that GVA submit their calculation of the Council's 5 year housing land supply as of 1st April 2018.**
- 5. Requested that OWBC illustrate their 5 year calculations based upon the 1st April 2018 data.**
- 6. Further to Action 5, the Council must demonstrate a buffer on both the shortfall and the buffer. The buffer needs to be applied at both 5% and 20%. These then need to be calculated using the Sedgefield and Liverpool approach (over 5 years or over the remaining Plan period).**