

**OADBY & WIGSTON LOCAL PLAN EXAMINATION HBF HEARING STATEMENT
MATTER 1**

**APPENDIX 1 : EXTRACT FROM DISTRICT OF HARBOROUGH LOCAL PLAN
DRAFT SUBMISSION STAGE (REGULATION 19) DUTY TO CO-OPERATE
STATEMENT SEPTEMBER 2017 - APPENDIX D Letters received by HDC from
HMA authorities with unmet OAN**

Please ask for: Grant Butterworth
Telephone: (0116) 454 1000
Email: planning@leicester.gov.uk
Date: 13th February 2017



Mr D Atkinson
Harborough District Council
The Symington Building
Adam and Eve Street
Market Harborough
Leicestershire
LE16 7AG

Planning
115 Charles Street
Leicester LE1 1FZ

www.leicester.gov.uk/planning

Dear Mr Atkinson

Implications for Leicester City Council, of the Housing and Economic Development Needs Assessment (HEDNA).

The Housing and Economic Development Needs Assessment (HEDNA) was approved by the Members Advisory Group on Thursday 26 January 2017. The HEDNA establishes a new objectively assessed need (OAN) for the Leicester and Leicestershire Housing Market Area (HMA), and for each local planning authority within the HMA. The HEDNA OAN replaces the OAN set out in the Strategic Housing Market Assessment (SHMA 2014).

The HEDNA establishes an OAN for the HMA of 96,580 dwellings for the period 2011-2031 (or 4,829 per year). For Leicester City over the same period the OAN is 33,840 dwellings (or 1,692 per year). Just over one third of the total OAN for the HMA arises within the city.

The HEDNA sets out a housing need significantly above that established in previous assessments of housing need, including the SHMA 2014 and in previous local, sub-regional and regional plans (including the Leicester Core Strategy 2014, Regional Plan 2009 and Structure Plan 2005).

The HEDNA also sets out increased new requirements for Employment land for Leicester :-

- 115,000 sqm (6ha) required for offices
- 15ha for warehousing/distribution
- 36ha for general employment

The HEDNA has significant implications regarding the ability of the city to continue to accommodate its full objectively assessed need for housing and employment within the administrative area of the city. The city's tightly drawn boundaries and built up nature, coupled with areas of significant flood risk means that there is limited land available for further development. Whilst the City is currently unable to provide a

definitive figure for the shortfall in the city (in advance of work on the emerging local plan), the scale of the need set out in the HEDNA is of such magnitude that it is concluded that there will be an unmet need arising in the city.

We will be working to meet these needs in our new Local Plan. However we will need support and co-operation from HMA partners. The Strategic Growth Plan will be the vehicle for these conversations.

The City Council looks forward to working closely with yourselves and the other HMA partners on ensuring the full OAN for the HMA is accommodated within the HMA by ensuring emerging plans are flexible enough to respond to addressing any unmet need which may be required to be addressed within those plans.

The attached note (Appendix 1) provides further background on the emerging land supply position in the city however it should be noted that further work on the capacity of the city, including potential new land allocations, is currently being undertaken through work on the new local plan for the city.

Yours sincerely,



Grant Butterworth
Head of Planning
Leicester City Council

Appendix 1

Housing Completions in Leicester since 2011

The table below shows housing completions in Leicester since 2011 compared to the HEDNA OAN. The table shows that the rate of housing completions in the city falls significantly below the HEDNA OAN. There is already a shortfall of 2,917 dwellings since 2011 (around 580 per year). Completions rates in the city have been relatively constant since the mid-2000s at around 1,100 per year. It does not seem likely that the rate of completions in the city will increase significantly above that level.

Year	Completions	HEDNA 2017 (2031)	Shortfall
2011/12	977	1,692	-715
2012/13	1,147	1,692	-545
2013/14	1,126	1,692	-566
2014/15	1,162	1,692	-530
2015/16	1,131	1,692	-561
Total	5,543	8,460	2,917

Should rates of completions in the city remain at around 1,100 per year, around 22,000 dwellings could be built between 2011 and 2031. This would leave a shortfall of around 11,840 against the HEDNA OAN to 2031.

It should also be noted that student completions account for a significant proportion of completions up to 2015/16 and, in light of the HEDNA (paragraphs 9.53-9.54), the City Council are currently reviewing the way in which student completions are counted towards meeting the OAN.

Current supply of housing land in Leicester

The City Council are in the process of finalising an updated SHLAA to represent the position as at 31st March 2016, and this is due to be published shortly. The draft figures from this were used to set out the city's total capacity figure in table 1 of the Statement of Co-operation.

The draft SHLAA currently shows a total capacity for the city up to 2031 of 25,006 (including completions since 2011, commitments, windfall and other SHLAA sites). This is a shortfall of 8,834 over the HEDNA OAN to 2031).

Emerging Local Plan position

The City Council intend to consult on the next stage of the new local plan later this year. This will include consultation on a wide range of sites. Following this the City Council will work towards a draft plan which is due to be published in spring 2018. Submission of the plan will follow in early 2019.

Given that the city currently does not have sufficient land allocated or identified to meet the level of need set out in the HEDNA we will be seeking to allocate new sites to help meet this need.

However at this early stage in the plan process it is not possible to know how many sites will be suitable, available and viable for housing development, nor how many of those will be successfully allocated in the final adopted plan. It is therefore not possible to know with any certainty, what contribution those sites can make towards addressing the housing OAN for the city and any consequent reduction in any unmet need remaining in the city. However it is clear that even if a significant number of new sites are identified, the scale of the need set out in the HEDNA is of such magnitude that it is concluded that there will be an unmet need arising in the city.



Borough of Oadby & Wigston

Planning, Development and Regeneration

David Atkinson
Head of Planning & Regeneration
Harborough District Council
The Symington Building
Adam and Eve Street
Market Harborough
Leicestershire
LE16 7AG

Email: adrian.thorpe@oadby-wigston.gov.uk
Web Site: www.oadby-wigston.gov.uk

Please ask for: Adrian Thorpe
Extension: 645/Direct Line: 2572646
Our ref:
Your ref:

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14 MAR 2017

10th March 2017

CORPORATE SERVICES
Harborough District Council

Dear Mr Atkinson

Joint Statement of Co-operation and Objectively Assessed Need

Elected Members of Oadby and Wigston Borough Council considered a report on the Joint Statement of Co-operation and Objectively Assessed Housing Need at its meeting on 23rd February 2017.

I am pleased to report that Members approved the Joint Statement of Co-operation.

Members noted the outcome of the HEDNA which identifies that the OAHN for the Borough is 148 dwellings from 2011 to 2031 and 155 dwellings from 2011 to 2036. The report explained how a consistent methodology had been used to establish the theoretical total capacity in each district. It also explained that in the case of the Borough of Oadby and Wigston the OAHN is higher than the theoretical capacity. The effect of this is that (as of 1st April 2016) the Borough does not have sufficient appropriate land to meet its OAHN.

Please accept this letter as Oadby and Wigston Borough Council's formal declaration that at this moment in time there is an unmet housing need arising in the Borough of Oadby and Wigston of at least 161 dwellings up to 2031 and at least 1076 dwellings up to 2036. We would request that other councils in the Leicester and Leicestershire HMA take this situation into account in the course of preparing their own Local Plans, as well as taking into account any unmet need arising from elsewhere in the HMA.

Please also be assured that between now and publishing a housing target for the Borough in its pre-submission draft Local Plan (which we anticipate to report to Committee in July 2017), the Council will continue to prepare and scrutinise evidence to ensure that the Borough meets as much of its OAHN as is appropriate to do so, taking into account sustainability and infrastructure.

(continued)



Council Offices: Station Road, Wigston, Leicestershire LE18 2DR
Tel: (0116) 288 8961 Fax: (0116) 288 7828 Minicom: (0116) 257 2726

Brocks Hill Country Park & Environment Centre: Washbrook Lane, Oadby, Leicester, LE15 7J
Tel: (0116) 257 2888 Fax: (0116) 271 7356 E-mail: brockshill@oadby-wigston.gov.uk

A key element of this evidence relates to transport and highway infrastructure given the constraints that exist to the south east of the Leicester PUA. The Council is currently working in partnership with Harborough District Council, Leicester City Council and Leicestershire County Council to provide robust evidence in this respect.

The Borough Council does not currently envisage that it will need to declare any unmet employment land need arising in the Borough of Oadby and Wigston.

I look forward to our continued positive working together as we progress with the preparation of our Local Plans.

Yours sincerely



Adrian Thorpe
Planning, Development and Regeneration Manager

cc Norman Proudfoot (Corporate Director-Community Services, Harborough District Council)