



REVIEW TITLE: Five Year Housing Supply

SCOPE OF ITEM / TERMS OF REFERENCE

There is a need to explore why the strategic development sites at North East Leicester, West of Loughborough and North of Birstall are continuing to slip, and the consequences of not achieving.

The Panel would consider the national context of housing supply and investigate the reasons why the Local Planning Authority is unable to demonstrate a five year housing land supply and identify what can realistically be achieved.

Following the fact finding stage, the Panel would then draw on good practices from elsewhere and consider if there are any areas for improvement or change, and whether they sit with other policies and practices etc.

REASONS FOR SCRUTINY

To clarify timescales and current position of the three strategic sites

To clarify and understand reasons for slippage

To understand obstacles that exist to obtaining a five year land supply

To look at measures needed to keep strategic balance in line with Core Strategy Policy SC1 and the Defined Settlement Hierarchy.

[Appendix 4a sets out the background to the scoping review request]

MEMBERSHIP OF THE GROUP

TBC

WHAT WILL BE INCLUDED

Position Statements from Local Planning Authority and Developers involved with Strategic Development Sites.

Gaps and obstacles in the planning process to maintain a five year supply.

Understand communication links and meeting outcomes between the Local Planning Authority and Developers.

Analysis of current position with Strategic Development Sites.

Recommendations to maintain the Local Planning Authorities five year supply.

WHAT WILL BE EXCLUDED

Charnwood Local Plan, Core Strategy, areas for development. Was this the best solution for Charnwood.

Planning processes that do not focus on maintaining a five year supply.

KEY TASKS * * including consideration of efficiency savings

Gathering views of Leicestershire Council's

Interviewing witnesses including local MPs'

Meeting with the Growth Advisory Group

Compiling information around engagement processes with developers and other associated procedures and processes.

STAKEHOLDERS, OUTSIDE AGENCIES, OTHER ORGANISATIONS *

Strategic Director Charnwood Borough Council

Lead Member Planning Charnwood Borough Council

Head of Planning Charnwood Borough Council

Developers of strategic sites North East of Leicester, West of Loughborough and North of Birstall. (e.g. William Davies, Davidsons', David Wilson Homes, Persimmon Homes)

Leicestershire County Council Highways

EQUALITY IMPLICATIONS

Is an impact needs assessment required? – to be considered at the Panel's penultimate meeting

LINKS/OVERLAPS TO OTHER REVIEWS

None

RESOURCE REQUIREMENTS

Support from Democratic Services can be accommodated.

REPORT REQUIREMENTS (Officer information)

None (at this stage)

REVIEW COMMENCEMENT DATE

COMPLETION DATE FOR DRAFT REPORT

* Key tasks and stakeholders may be subject to change as the review progresses.

PROGRESS OF PANEL WORK

MEETING DATE	PROGRESS TO DATE

REPORT SUBMITTED TO SCRUTINY MANAGEMENT BOARD

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Appendix A

Five Year Housing Supply

Background Information supplied by Cllr David Snartt

Purpose.

Request for a Member Scrutiny Panel: Terms of Reference: to understand the current situation with the Local Planning Authority being unable to demonstrate a five year housing land supply.

Background (extract from officer notes)

Local Planning Authorities must be able to show that enough houses can be built within five years to meet the need for homes. If they can't then housing supply policies in local plans cannot be considered up to date and they become less influential when making decisions on planning applications.

Whilst there is a significant amount of land with permission for housing in Charnwood the amount that is expected to be delivered within the next five years is not sufficient to meet the amount required. However it is a disappointing fact that despite a significant increase in the total number of homes granted planning permission in Charnwood the amount that will happen within five years is insufficient to provide a five year supply. The individual trajectories of the strategic development sites at North East of Leicester, West of Loughborough and North of Birstall have continued to slip.

Current Position.

Charnwood Borough is now seeing piecemeal development coming forward. It is worth noting that during the Core Strategy 2011 to 2028 Charnwood Borough has already seen in excess of 3,500 homes provided across the seven Service Centres. Core Strategy Policy CS1 defines the settlement hierarchy and the criteria for considering proposals within individual tiers of settlements. The development strategy set out in CS1 seeks to guide development to locations that are connected to jobs, services and infrastructure in order to provide a sustainable pattern of development. Up to 3,000 homes are expected across the seven Service Centres. Therefore, already there is an imbalance from the strategic vision outlined in the Core Strategy 2011 TO 2028.

Actions for Member Panel.

There is a need for Members to understand why the strategic development sites at North East Leicester, West of Loughborough and North of Birstall are continuing to slip. Witnesses to the panel, listed below, should be called so that recommendations from the panel would provide solutions and a better understanding about the way forward. The current situation is unacceptable, which sees the Council's strategic policies weakened by the failure to demonstrate a five year housing land supply and inequality of housing numbers between the strategic development sites and Service Centres which again will see piecemeal development coming forward. This would be out of step with the Local Plan 2011 to 2028 which was adopted only two years ago, 9th November 2015.

Witnesses should include:

Strategic Director Charnwood Borough Council: Lead Member Planning Charnwood Borough Council: Head of Planning Charnwood Borough Council: Developers of strategic sites North East of Leicester, West of Loughborough and North of Birstall.

Area to explore should include: Understand timescales and current position of the three strategic sites: reasons for slippage: obstacles that exist to obtaining a five year land supply: measures needed to keep strategic balance with development across the Borough.

Conclusions and Summary.

This is one of the most important strategic areas of business for Charnwood Borough Council. If allowed to continue it will have far reaching consequences for the Borough. Already it can be seen in the inequality that exists between Service Centre construction and the slippage of the strategic development sites, if this situation continues it will be contrary to the vision outlined in the Charnwood Local Plan 2011 to 2028, Core Strategy. This states: *our vision of Charnwood in 2028 provides the basis for a strategy that delivers the homes and jobs that are needed and protecting the environment. Adopting this strategy as the development plan for the Borough is only part of the work we need to do. We now need to work together with our partners and make the development happen.*

There is a need for a Member Scrutiny Panel and after hearing evidence from witnesses the panel would be in a position to make recommendations to overcome the present situation.