

HARBOROUGH DISTRICT COUNCIL

ALTERATIONS TO THE HARBOROUGH DISTRICT LOCAL PLAN

The Alterations to the Harborough District Local Plan were adopted and brought into operation on 27th February 2004.

The timetable leading to the adoption of the Alterations was as follows:

Publication of Issues Papers	May 2001
Initial Deposit of Alterations	25 th October – 6 th December 2001
Pre-Inquiry Changes	30 th January – 27 th February 2003
Inquiry into the Alterations	11 th March – 8 th April 2003
Proposed Modifications	7 th August – 18 th September 2003
Adoption	27 th February 2004

1 The Managed Release of Existing Housing Allocations

Plan, Monitor and Manage

- 1.1 The 'plan, monitor and manage' approach for the delivery of housing through the planning system has been introduced by PPG3. An essential feature of this approach is the requirement to manage the release of housing sites. It is essential that this approach is applied to the release of the three remaining sites allocated for development in the Local Plan (land off Warwick Road, Kibworth (KB/1), land to the west of Farndon Road, Market Harborough (MH/3) and land off Stretton Road, Great Glen (GG/2)) to ensure that whilst satisfying the strategic dwelling requirement relating to the provision of housing, the release of these sites does not lead to an oversupply of housing land within the District. This approach enables the local authority to influence the location/type of site released, the order in which the sites are released and the timing of that release (*the release of sites refers to the granting of planning permission*). By managing the release of sites the authority is seeking to deliver sufficient housing completions to meet housing requirements in the most sustainable locations. It should be noted that no phasing restriction has been applied to a further housing allocation at Mill Road, Ullesthorpe (UL/1). This is because a resolution to grant planning permission for development of the site was approved in March 2003 (subject to the agreement of a S106 agreement).

Strategic Dwelling Requirement

- 1.2 The Harborough District Local Plan (HDLP) was prepared within the context of the adopted Structure Plan (1991-2006). This sets out a requirement for 6,500 dwellings to be provided within the District by 2006. Whilst the Council is still seeking to meet this requirement by the end of the plan period it must also take account of the requirements of more recent strategic guidance contained within the approved Regional Planning Guidance for the East Midlands (RPG 8) and the emerging Leicestershire, Leicester and Rutland Structure Plan (1996-2016), which has now reached an advanced stage towards its adoption.
- 1.3 RPG 8 sets out a housing requirement for Leicestershire, Leicester and Rutland as an annual average rate of 3,150 dwellings for the period 2001-2021. The emerging Structure Plan (as proposed to be modified) requires 7,550 dwellings to be provided within Harborough District between 1996-2016, split between 2,700 dwellings within the Central Leicestershire Policy Area (CLPA) and 4,850 in the rest of the District. The requirements of both the adopted Structure Plan and emerging strategic guidance will need to be considered in managing the timing of the release of the remaining housing allocations.

The Ranking of Sites

- 1.4 Policy ALT 1 and ALT 2 will be used to determine planning applications submitted for sites KB/1, GG/2 and MH/3. Policy ALT 1 ranks the 3 sites in the preferred order of release on a site by site basis.
- 1.5 The order of release for the remaining allocations has been determined by assessing the three sites against the search sequence set out in paragraph 30 and the criteria set out in paragraphs 31 of PPG3 and other material considerations. An assessment of the three sites against the criteria set out in Paragraph 31 of PPG3 (and other material considerations) is set out at Table 1.
- 1.6 In assessing the three sites against the sequential test in PPG3, the criteria set out in paragraph 31 have to be read in the context of paragraph 30. Paragraph 30 makes it clear that in allocating land for housing, local planning authorities should follow a search sequence, starting with the re-use of previously-developed land and buildings within urban areas, then urban extensions and finally around nodes in good public transport corridors.
- 1.7 In Harborough District it is considered that only the towns of Market Harborough, Lutterworth and settlements on the fringe of Leicester city (ie Scraftoft and Thurnby) can be defined as 'urban areas'. Other settlements within the District comprise either large or small villages, or in the case of very small settlements, hamlets.
- 1.8 Given that only one of the remaining allocations, notably MH/3 is defined as an urban area, it follows that this site should be ranked first for development. Whilst it is recognised that Market Harborough has already had substantial development in the town over the plan period, the town does have a larger infrastructure base to support a larger scale of development. The town has a wide range of employment opportunities which would encourage a more sustainable pattern of development and good existing public transport links by bus and rail. In terms of physical constraints on land, it is recognised that part of MH/3 lies within the floodplain of the River Welland. Whilst it is not proposed for this part of the site to be developed for housing, the existence of the floodplain is a material consideration in light of the sequential approach set out in PPG 25 (Development and Flood Risk) and the criteria set out in Paragraph 31 of PPG3. However, this does not override the search sequence set out in PPG3.
- 1.9 With regard to the KB/1 and GG/2 site, both are identified as village extensions within the sequential test (see Table 1). The KB/1 site has been ranked second in the preferred order of release for the following reasons:-

- a) Kibworth village centre has a wider range of retail and commercial services to support further development than those found in Great Glen
- b) Kibworth has a wider range of social, educational and community facilities than Great Glen
- c) the Kibworth proposal/application masterplan provides significant opportunities for the incorporation of the new development into the existing built form of the settlement in general, and the village centre in particular through footpath/cycle links.
- d) The Kibworth proposal provides the potential for improved bus and rail accessibility into the village. The site is within walking distance of the proposed new railway station in the village.

Timing of Release

- 1.10 The timing of the release of these sites will be closely linked to the monitoring of the supply of housing land within the District. This is contained within Supplementary Planning Guidance (SPG) which will be updated and subject to public consultation on an annual basis. An analysis of the results of the annual monitoring will identify the need, or otherwise to release a site for development. In essence, therefore, the trigger for the release of a site for development is contained within the SPG and any alterations to the timing of the release of land shall be dealt with through Supplementary Planning Guidance produced by the Council.
- 1.11 There is only a limited period of time remaining up to the end date of the HDLP. It is necessary, therefore, for a trigger for the release of a site(s) to be identified that will enable a continuous supply of housing to be provided beyond the end of the plan period. The position to be reached in order to trigger the release of a site for development will be based on a specific number of dwellings required to provide for a minimum three-year supply of housing land. The three-year supply will be determined having regard to relevant strategic guidance on housing requirements. The specific number of dwellings required to meet the three-year supply will be set out in SPG. This will ensure that the figure is capable of regular monitoring and review.

Order of Release

- 1.12 There may be exceptional circumstances where a site ranked lower in the order of release may need to be released for development prior to a site ranked higher in order to achieve the strategic housing requirement. Such exceptional circumstances may include:
 - a higher ranked site not coming forward for development
 - technical constraints preventing development of the site

- the emerging strategic development pattern requiring a split in housing provision between the Central Leicestershire Policy Area (CLPA) and the rest of the plan area
- other material considerations.

1.12 If a change of approach is required due to any of the above circumstances any adjustment to the order of the release of a site(s) will be dealt with through Supplementary Planning Guidance. Any such revisions will be subject to a period of public consultation.

Table 1 - Sequential Assessment of sites MH/3, GG/2 and KB/1.

	<u>KIBWORTH</u> (KB/1)	<u>GREAT GLEN</u> (GG/2)	MARKET HARBOROUGH (MH/3)
Anticipated Yield (Local Plan)	300	150	400
<i>Previously-developed site</i>	No	No	No
<i>Location & Accessibility (jobs, shops, services by modes other than car; potential for improving such accessibility)</i>	Village Extension	Village Extension	Urban Extension
<i>Leicestershire Structure Plan (1991-2006)</i>	Satisfies Housing Policy 2 - The Location of Housing Development and Housing Policy 3 - The needs of Leicester, Oadby and Wigston	Satisfies Housing Policy 3 - The needs of Leicester, Oadby and Wigston	Satisfies Housing Policy 2-The Location of Housing Development
<i>Emerging Leicestershire, Leicester & Rutland Structure Plan (1996-2016)</i>	Satisfies Strategy Policy 2 – Central Leicestershire Policy Area (CLPA)	Satisfies Strategy Policy 2 - CLPA	Strategy Policy 3A - Market Harborough identified as a priority location for development
<i>Transport</i>	Existing public transport provision limited. Potential to improve accessibility (new railway station) by bus and rail	Limited public transport provision (potential to be improved)	Good public transport provision – bus service, main line rail service
<i>Employment</i>	Limited employment provision, but within reasonable distance of Fleckney, Mkt Harborough, Leicester, Oadby & Wigston	Limited employment facilities, but close to Leicester, Oadby & Wigston	Good range of employment facilities

<p><i>Capacity of existing and potential infrastructure (public transport, utilities, social infrastructure) to support further development</i></p>	<p>Good range of services and facilities to support further development</p> <p>Facilities and proposed railway station in walking distance of site. Good pedestrian links between site and village centre</p> <p>Proposal involves realignment/improvement of Warwick Road</p>	<p>Very limited range of services and facilities to support further development</p>	<p>Good range of shops, services and facilities to support further development</p> <p>Opportunities to link to town centre via Millennium Mile</p>
<p><i>Ability to build communities (to support new physical & social infrastructure/ sufficient demand to sustain local services)</i></p>	<p>Development will help to sustain and improve bus services, local shops, services etc</p> <p>Proposed new railway station</p>	<p>Development unlikely to support new physical & social infrastructure</p>	<p>Development will support and may lead to an expansion of existing social infrastructure</p>
<p><i>Physical & Environmental Constraints on land</i></p>	<p>18.3 hectare site</p> <p>Development will extend to the ridgeline to north-west of site, but would be physically constrained by new distributor road</p> <p>Attractive landscape. Loss of semi-rural character of locality. Grade 3 agricultural land</p>	<p>12 hectare site</p> <p>Extension of Coverside Road and Garfield Park developments. Good hedges surrounding site. Contained by rising land to the north</p> <p>Pleasant, rising agricultural land. Relatively hidden from the distant views of the village. Grade 3 agricultural land</p> <p>Opportunity to create a softer edge to the</p>	<p>25.1 hectare site</p> <p>Development constrained within ridgelines. Site exposed to south and west</p> <p>Flat site of no particular landscape quality. Grade 3 agricultural land</p> <p>Part of site within floodplain of River Welland (however, it is <u>not</u> proposed for this part of the site to be developed for</p>

<p><i>Other factors</i></p>	<p>The KB/1 site was originally proposed to yield 750 dwellings in the Draft Plan (1993) and 550 dwellings in the Deposit Plan (1995). The reduction in the size of the site brought forward the need for the MH/3 site at Deposit stage</p>	<p>northern boundary</p>	<p>housing)</p> <p>Market Harborough has already had substantial development in the town over the Plan period</p> <ul style="list-style-type: none"> • Land between Burnmill Road & Leicester Road (412 dwellings) • Land s of Lubenham Hill (97 dwellings) • Land n of Kettering Road (568 dwellings)
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POLICY ALT 1

1.7 THE REMAINING GREEN FIELD HOUSING ALLOCATIONS IN THE HARBOROUGH DISTRICT LOCAL PLAN (1991 – 2006) WILL BE RELEASED FOR DEVELOPMENT IN THE FOLLOWING ORDER:-

- A) LAND TO THE WEST OF FARNDON ROAD, MARKET HARBOROUGH (MH/3)**
- B) LAND OFF WARWICK ROAD, KIBWORTH (KB/1)**
- C) LAND TO THE EAST OF STRETTON ROAD, GREAT GLEN (GG/2)**

THE TIMING AND ANY CHANGE TO THE ORDER OF THE RELEASE OF EACH SITE SHALL BE DEALT WITH THROUGH SUPPLEMENTARY PLANNING GUIDANCE (SPG) AS SET OUT IN POLICY ALT 2 AND WILL HAVE REGARD TO THE RELEVANT STRATEGIC GUIDANCE ON HOUSING REQUIREMENTS.

POLICY ALT 2:

1.8 This has now been deleted

For policy guidance on Housing Delivery and Phasing please refer to para.54 PPS3.

2 Density

2.1 In the interests of encouraging a more sustainable pattern of development the District Council will require housing developments with a minimum site area of 0.3 hectares to achieve the minimum net densities set out in Policy ALT 3. However, it is recognised that there are a number of factors that may bring forward higher or lower densities. Therefore, in considering any application for planning permission the District Council will give due weight to the following:

- a) proximity and accessibility to services, facilities and public transport
- b) the provision of a range and mix of house types
- c) compatibility with the surrounding built form and character of the area
- d) good design, layout and landscaping
- e) the protection of existing residential amenity

2.2 Whilst as high a net density possible is encouraged, this must be balanced against the need for new development to achieve a high standard of layout, design, landscaping and open space provision and to respect the character and pattern of development of the surrounding area. Where it is considered that the minimum net densities set out in Policy ALT 3 cannot be achieved without detriment to the character and appearance of the surrounding environment, a lower density of development may be permitted. This is most likely to be the case with smaller developments on sites of less than 0.3 hectares.

2.3 Policy ALT 3 sets out minimum densities for different locations within the District. The densities set out in the Policy may vary within a single site (to allow for a range and mix of house types to be provided), but the minimum net densities should be provided on the site overall.

2.4 Higher densities are appropriate in locations that offer, or have the potential to offer a realistic choice of transport and are accessible to other services and facilities. In Harborough District, the highest density of development will be expected from sites within the main urban areas. This category includes sites within the defined limits to development of Market Harborough, Lutterworth and Scraptoft/Thurnby.

- 2.5 Other local centres include those larger settlements within the District with a good range of services and facilities. These settlements include land within the defined limits to development of Broughton Astley, Fleckney and Kibworth.

POLICY ALT 3 - DENSITY

- 2.4 **PLANNING PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF HOUSING SITES OF A MINIMUM OF 0.3 HECTARES UNLESS THE FOLLOWING MINIMUM NET DENSITIES ARE ACHIEVED:-**

URBAN AREAS	MINIMUM OF 40 DWELLINGS/ HECTARE
OTHER LOCAL CENTRES	MINIMUM OF 30 DWELLINGS/ HECTARE
OTHER LOCATIONS	MINIMUM OF 30 DWELLINGS/ HECTARE