

Housing Note

General

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan. Although a draft neighbourhood plan is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development.

Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make. A neighbourhood plan can allocate sites for development, including housing.

Hinckley and Bosworth Core Strategy

The Markfield Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.

The Hinckley and Bosworth Core Strategy makes provision for the development of a minimum of 80 new homes in Markfield over the period 2006 - 2026. This was met with the granting of planning permission for the redevelopment of The George Inn on Main Street, the Hopwood Drive development south of London Road and Markfield Court, Ratby Lane.

New Hinckley & Bosworth Local Plan

Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period 2020 to 2039. The new Local Plan will not be finalised until 2022 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies preparing neighbourhood plans to plan for the period 2020 to 2039 to align with the new Local Plan.

The new Local Plan will set out a new housing requirement for parishes however the Local Plan is not sufficiently advanced to do this yet. In

accordance with National Planning Policy Framework paragraph 66, the Borough Council has been approached to provide an indicative housing provision for Markfield Neighbourhood Area. However, the Borough Council is unable to do so, and instead has encouraged Neighbourhood Plan Groups to explore options to set their own figures. Therefore, the Markfield Parish Neighbourhood Plan Steering Group has determined a housing requirement figure itself taking account of relevant policies, the existing and emerging spatial strategy, and characteristics of the neighbourhood area.

Standard Method

On 6 August 2020, the government published 'Changes to the current planning system'. The consultation paper set out four policy proposals to improve the effectiveness of the current system including changing the standard method for assessing local housing need.

Having taken the responses into account, the Government has decided the most appropriate approach is to retain the standard method in its current form (using 2014-based household projections). However, it will apply a 35 per cent uplift to the post-cap number generated by the standard method to Greater London and the other 19 most populated cities and urban centres in England, including Leicester. This increase in the number of homes to be delivered is expected to be met by the cities and urban centres themselves, rather than the surrounding areas.

Based on the standard method, the minimum housing need figure for Hinckley and Bosworth Borough Council is 452 dwellings per annum. This annual housing requirement is very similar to both the current Hinckley and Bosworth Local Plan Core Strategy requirement of 450 dwellings per annum (2006-2026) and the requirement of 454 dwellings per annum (2011-36) set out in the Leicester and Leicestershire [Strategic Growth Plan](#).

Housing Distribution

In Hinckley and Bosworth Borough, there have been two different approaches to determining a housing requirement figure for neighbourhood planning in the absence of an indicative figure provided by the local planning authority:

Distribution using Core Strategy

The [Report on the Examination of the Sheepy Neighbourhood Plan](#) used the number of dwellings allocated to the neighbourhood area by the Core Strategy and increased this proportionately to cover the revised plan period. For Markfield, the Core Strategy requirement of 80 new homes over the period 2006-2026 equates to 4 dwellings per year or 76 homes over the period 2020-2039.

Distribution using population

As an alternative, Hinckley and Bosworth Borough Council has highlighted a simple approach of apportioning the overall borough housing need to parishes based on the share of population in those parishes. This approach is similar to that proposed by the Government in its 'Planning for the right homes in the right places' 2017 consultation document. It should be noted that, this methodology was rejected and the Government decided not to take forward a simple formula-based approach to apportion housing need to neighbourhood areas.

Nonetheless, based on population (2017 mid-year estimates) Markfield parish accounts for 3.9% of the total borough population. Based on this share Markfield would have a housing requirement of 334 dwellings between 2020 and 2039.

Hinckley and Bosworth Borough Council has indicated that it is likely to identify sufficient land for an additional 10-20% on top of our housing need figure to allow for sites that do not come forward for development etc. It has recommended that neighbourhood plans plan for flexibility too as this will reduce the chance of plans becoming out of date quickly. A housing requirement figure for Markfield, including a 10% additional buffer, would be 368 houses between 2020 and 2039.

Markfield Housing Requirement

The housing requirement for Markfield for the period 2020 to 2039 is 334 dwellings (Policy M15). This reflects the simple approach of apportioning the overall borough housing need to the parish based on its share of population. This requirement is well in excess of the requirement derived from a methodology based on the Core Strategy. The need for a flexibility allowance is addressed below.

Housing Supply

In Markfield parish, there are 26 dwellings in the pipeline (with planning permission at 1 April 2020) that will contribute to meeting the housing requirement. They include ten bungalows as an extension to Markfield Court Retirement Village (19/01013/FUL).

Reference	Address	Capacity dwellings (net)	Built to 1 April 2020	Available at 1 April 2020
17/00857/REM	20 Shaw Lane Markfield Leicestershire LE67 9PU	13	5	5

Reference	Address	Capacity dwellings (net)	Built to 1 April 2020	Available at 1 April 2020
19/01013/FUL	Land South Of Pinewood Drive Markfield Leicestershire	10	0	10
14/01082/FUL	128 Main Street Markfield Leicestershire LE67 9UX	2	0	2
18/01043/FUL	9 Ratby Lane Markfield Leicestershire LE67 9RJ	1	0	1
17/01258/FUL	Indian Fusion 123 Main Street Markfield Leicestershire LE67 9UW	1	0	1
19/00117/FUL	5 The Crofts 163A Main Street Markfield Leicestershire LE67 9UW	1	0	1
19/01020/FUL	Copton Ash Billa Barra Lane Markfield Leicestershire LE67 9PD	3	0	3
Total		31	5	26

The residual housing requirement is therefore 308 dwellings. A full planning application for the development of 283 dwellings (20/01283/FUL) was submitted by Jelsons to Hinckley and Bosworth Borough Council in December 2020. The site is allocated for some 280 dwellings by Draft Neighbourhood Plan Policy M16. On 30 March 2021, Hinckley and Bosworth Borough Council's Planning Committee resolved to grant planning permission subject to conditions and the completion of a S106 Agreement.

The residual 25 dwellings will be met by windfall development in accordance with Draft Neighbourhood Plan Policy M17. Based on past take-up, an allowance of 2 dwellings per annum has been made- 38 dwellings over the period 2020-2039.

Against a housing requirement for Markfield of 334 dwellings for the period 2020 to 2039, provision has been made for 347 dwellings.

Flexibility Allowance

Hinckley and Bosworth Borough Council has indicated that it is likely to identify sufficient land for an additional 10-20% on top of our housing need figure to allow for sites that do not come forward for development etc. The inclusion of a specific flexibility allowance in the Markfield housing requirement is unnecessary for the following reasons:

- It is already anticipated that the housing requirement will be exceeded by 4%;

- There is considerable certainty that the Plan's housing allocation will be delivered within the plan period as full planning permission has been granted subject to conditions and a S106 Agreement;
- The increase in the number of homes to be delivered in Leicester is expected to be met by the City itself, rather than the surrounding areas (which does not, in any event, include Hinckley and Bosworth Borough);
- A modest windfall allowance has been used, especially given that the Plan allows for residential development at Markfield Institute of Higher Education and Markfield Court Retirement Village;
- Given that Hinckley and Bosworth Borough Council has absolved itself from providing housing requirement figure for Markfield, it is not in a good position to demand a flexibility allowance;
- The new Local Plan will consider these issues in much more detail and will set out a strategy for growth which could differ considerably from an approach based just on existing population patterns. It is therefore possible that the Local Plan may set out significantly different housing figures for Markfield in any event.

It follows that additional housing allocation, or the identification of housing reserve sites is unnecessary.