i'm wearing my headphones this morning

uh the neighbors have started drilling

so i do um

hopefully you can't hear any background

noise are you picking anything up any of

you

no no okay all right thank you

um good morning my name is louise

gibbons and i'm the inspector appointing

to examine the northwest leicestershire

local plan

partial review welcome to the final day

of the hearings um i would just like to

introduce carmel edwards

she's your main point of contact she's

our program officer

please email her with any queries that

you might have

during the day i will just go

briefly through the people who are

participating

today uh if you're not participating and

just

observing could you please keep your

camera and microphone

turned off thank you so

um for northwest leicestershire

uh i've got mr nelson is that correct

and mr richards

that is correct um but also sarah lee

who is a principal planning officer

within the policy team

okay thank you and it how how do you

like to be addressed is it

ms miss or mrs mrs is fine thank you

thank you

okay thank you i also have um

matt fox uh representing casely

correct that's correct thank you ma'am

morning um

and i just wanted to check whether i

have anybody from any of the parish

councils here

i take it i take it carmel no nobody has

has arrived from from that

from the group then i was expecting

three i think

uh are you saying something come on i

can't hear you

you're on youtube

she's now frozen i think that's better

um i am expecting councillor morris from

breeden

yeah um i heard from councillor roberts

from long watton

she may have difficulty this morning but

she may try to

to log in okay all right that's fine

um i think if um if they

aren't able to attend um i

i think what i would do is uh advise

them to

watch the recording um if they have

any comments that they would have liked

to have made i'll allow them in writing

would that be

acceptable to the council yeah that's

acceptable okay

thank you so hopefully um even if they

they

don't attend uh later then um they still

feel

like they're taking part in the

proceedings so

i'll confirm that i'll get carmel to

confirm that with them

okay um as uh uh

mrs lee have you been uh following the

proceedings so i don't need to explain

um the process and how this is going to

work exactly

right that's fine i've been watching so

that's absolutely fine thank you

okay thank you um in that case then i

i i won't go through the the full

opening i think we can just get

straight on with the agenda you're all

familiar with the

with the process um before actually

before we start

uh the uh agenda i i asked

you mr nelson yesterday to draw up a

list of actions i i forgot to ask you

how long you thought that would take

so just to give her an idea of um

time scales for that uh we've already

we've started on that um i would hope

that we'd be in a position to send that

through

to carmel tomorrow at the latest

okay and uh did you have any discussions

with mr thornhill as well he

he was somebody i was going to ask as

well whether um

whether how long he thought he would

need to write his note

um i will i will chase him up today i

know he's busy in meetings today but i

will chase him up

okay thank you

thank you okay in that case then we'll

turn to uh the agenda

and this is main issue three and whether

the proposed changes to paragraph

5.8 of the partial review are justified

effective

and consistent with national policy and

guidance i did

contact the council

in relation to the youth classes order

and whether there was any implications

in relation to that for the partial

review

mr nelson are you able to provide some

commentary on that

yes uh it's it's something we're still

looking at

um but certainly our initial view in

terms of policy

s1 is that there there would need to be

a change because of the fact that in the

policy it quite clearly refers to b1

class b1 which obviously is we know

now no longer um exists as such

uh and so our suggestion was going to be

to

have some wording along the lines of um

the former class b1 brackets

now part of class e close brackets b2 b8

just to try and draw that distinction as

a as the easiest

uh way of sort of trying to close off

that sort of circle as it were

okay thank you um and um

i i i asked for a response in writing

but i think if you're proposing it as

as part of your uh list of actions and

main modifications and i i don't see a

i need to formally respond to that so um

but i still will allow other parties to

should should they choose to

um mr right yes yes sorry can i just

just

query really were you

was your question partly about any other

parts of the plant where there might

need to be

changes as a part of the use of were you

very much concentrating on

policy s1 but also anything that falls

off policy s1

yeah my my my focus obviously has to be

on on the partial review so

i wasn't uh i wasn't asking the the

wider question i think that

the the rest of the plan that's much is

very much a matter for the

substantive review i would have thought

so my

my my focus is solely on the on the

partial review and

as you say if there are any knock-on

implications as you suggested

i think there just may be some minor

modifications that are needed elsewhere

but i'll

leave that uh to you to have a look at

and come back to me if you think there

are any consequential changes that are

needed

in relation to policy s1 but my sole

focus is on the partial review okay

thank you very much

uh mr fox did you want to say anything

about uh

the changes to the youth class disorder

at this point

no matter no comments on on this point

to be honest

okay thank you uh so then we'll just

uh move on then to um

the reason for the changes to to the

figures

um now mr nelson you've you've referred

in your

response to my questions about i think

it's effectively it seems to be an error

in in the figures is that correct

yeah it is very much with hindsight

saying that

um but when you look at the um

the the text at paragraph 5.8 as it

stands in the adopted local plan

that's talking about provision of

employment land at 291 hectares well of

course that was at that point and

you know things move on um and so it

seemed to make more sense

to um take out that first part of

paragraph 5.8

um and just to sort of point out that

at the time of the examination there was

this shortfall of

29 hectares uh obviously that

not that che that has changed through

time but

and perhaps to some extent this may link

into some of the other

modifications to the text for policy s1

that we may need to make

there's a bit of a narrative to tell

here um

some of the things we've been talking

about last couple of days in terms of

distinction between partial review

substantive review

providing a a a clear commitment to

the council is going to be doing the

substantive review

it all actually makes sense even more so

now to take out that first part of

paragraph 5.8

um and to just reflect on what the

position was when the plan was adopted

in november 27th

sorry the examination uh in 2017

okay thank you so so you are going to

suggest additional

additional changes that link in into the

discussion we had yesterday

yes yeah okay thank you and

uh mr fox did you want to say anything

at this point i think your comments

relate more to question two but

again if you wanted to say anything just

uh

yes i was just going to support what um

mr nelson just said mom i think

in terms of paragraph 5.8 i think it's

his original purpose was related to the

early review

so i think that position has now moved

on i think as we discussed yesterday

it's really

explaining the context so it's what the

the original early review was required

um the context to the partial review

and the fact that the substantive review

is now underway and what the substantive

review

is is broadly to cover i think it's

those three

key elements which paragraph 5.8 or

maybe some additional paragraphs will be

will be helpful just to set that context

and explain it to everyone

yeah okay thank you

um the the the parish councils aren't

here to

to to make comment but i think they

their comments related to

um i think the fact that um

there had been a significant amount of

uh recent permissions and resolutions to

grant permissions

so i think they were considering that

the number was even lower than um

was suggested by

you mr nelson is that correct is that

your understanding of

uh their comments yeah that that is my

understanding

um and you know i've got a lot of um

sympathy for the parish councils and

others who perhaps aren't

involved in planning on a day-to-day

basis like like we are

uh but it is obviously a constantly

moving feast

and i think the uh suggestions from the

parishes if i've understood what they've

said correctly

is that they thought that as the uh

in their view certainly the residual

requirement was down to 29 hectares

compared to the 29 hectares was quoted

in paragraph 5.8

that that that should then be reflected

in the text

but as we've said out in our response to

to your question we don't think that's

appropriate not least because say

it it is a moving feast you have to sort

of stop the clock

at some point in time and the

examination is as a key

milestone in in the adopted

local plan seem to be the logical place

to do that

okay thank you and um also i

i assume that um as you're going through

the substantive review then you will

have

uh more up-to-date figures that reflect

the the current position

exactly yeah absolutely whatever

whatever time in the future we're

dealing with this substantive review

we'll be

using more up-to-date information and

also things like the requirements will

all be different as well so yes

okay thank you mrs lee did you want to

add anything

no not at this point thank you okay

thank you

um so in that case then we'll move on to

uh to question two and that relates

uh to the other employment palace

policies in the local plan and whether

there will be any effect on the

flexibility

of ec 2 brackets 2

and also whether there are any

implications for

delivery of strategic warehousing and

logistics within the area

i know mr fox this was a an area of

interest for you you raised this

yesterday didn't you

uh during the discussions uh did you

want to

comment on on your concerns at this

point

yes mama i don't think it was really a

concern i think it was just to um

just to sort of underline that i suppose

policy ec2

and provision two of that policy which

is um

which is the policy that was introduced

by the inspector during the previous

examination

and that was introduced so as to allow

um

an allocated employment land to come

forward

and i think i just wanted to underline

that that's a really critical policy

that

that needs to be retained through the

partial review i think there's any

indication it's going to be lost but

i think its relationship is is well

related

to the new policy s1 because that's

referring to the substantive review

so i think it's important that that

policy is safeguarded

um but i think it's worth just

underlining that that policy as well is

is it's well well related to the mppf

paragraph 81d

which says that um plans should allow

for flexible employment policies to

accommodate for

unforeseen needs so i think that policy

is really important

and i was just going to highlight as

well how important it is because

maybe where the british property

federation made a submission to

government

to basically say that that policy could

be

could be elevated international policy

there's a sort of good example of how

um employment and sort of employment

land can be delivered

even where there's there's no uh like an

absence of what the specific need is

so it is a really helpful flexible

policy and i think it's just

just worth under underlying that point

okay thank you yeah and and from what i

can gather from

uh northwest leicester's comments as

well mr nelson is that you

uh you you concur with that view the

policy to

uh brackets 2 allows a flexible

approach uh and allows you to approve um

schemes where where there is a proven

need is that is that correct

yeah i mean it's a policy that hasn't uh

hasn't been without its headache shall

we say in terms of

using it but yes i mean it is a policy

that has been used

most recently this time last year and

we're currently considering a couple of

other proposals that

uh fall to be considered against this

policy i think the key thing here is to

go back to

you know what was its uh purpose why was

it introduced and it goes back to what

the inspector

said in his report at

paragraph 193

of his report about you know

it's to provide appropriate level of

flexibility in choice and location of

employment

sites in response to evidence of need or

demand

um it's not in response to evidence

of the need or demand it's much more

open than that

to reflect the fact that um the issue of

need and demand

is not what not one that's easy to

grapple with it's not one easy to set in

stone and

needs to all the change through time and

so it does provide that flexibility

okay thank you and i mean i i suppose

like

i get from what follows from this then

is that the

the changes to paragraph eight and any

subsequent

additional text that you have won't have

any

uh negative effects on on the

interpretation or use of that policy is

that

is that correct that is correct yes

okay thank you and just finally mr fox

you

did refer to um undetermined

applications

um and that was it g park should have

been included in the figures

i i just wondered whether that was a

just a

a minor point that you were making

[Music]

and yes yeah sorry mom that that's

correct i think it was just a point of

clarification i think the

i think it's appendix one to the

council's response to

mata's had a at a schedule of employment

sites

is broken down into some local and

smaller scale employment and

i think strategic b8 and just we spotted

that

our clients application um which is

currently before the the council

and wasn't recorded as a an undetermined

application it was

it was in there because the site is

actually identified under ec1

which is called the lounge the former

lounge disposal site

so it was allowed for but that

we we're advancing a revised planning

application

for that specific site given that part

of the site is affected by hs2

so it's just a point of clarification

that there is a there is actually an

undetermined application

that is currently live

for us okay thank you mr nelson

do you uh think there needs to be an

update to the appendix that you provided

me with

in response to my questions

um okay so the particular site is

actually included

as a commitment to that october 2019 it

is included in that list

and in the final column where it has

expiry dated it says material start

because

there has been a material start of the

implementation of that permission

um yes mr fox is right there is a

an application that would change the

site boundary slightly

uh as a result of hs2 um

but it it is covered in there i mean we

we can add it to the list of

undetermined applications

but i think we would probably just want

to add a note that there is a potential

for a

um double counting shall we say yeah um

because it is already including the

commitments but we we could we can

update that

easily enough yeah i i

yeah i'm always wary of uh including

things where it results in a in a

bit of double counting i think because i

because i've made a note of it i am

obviously aware of it as as being uh

part of the considerations of the

overall

uh figures so i i i would i don't think

uh that needs to uh to be

changed uh significantly is that

acceptable mr fox is it

um sufficient i'm aware of it excuse me

that's absolutely fine mom i think that

that's just wanted to clarify that

there is an application coming forward

but yeah it's important not to double

count i agree

okay thank you um well that covers

that covers all the uh the matters uh on

the agenda in relation to the questions

mr fox did you want to

raise anything else in relation to

paragraph 5.8

i think i'd just like to make a point

about um in terms of question three

and the question around the implications

for strategic warehousing

i think we sort of touched upon it

yesterday but um

again i think that the main point is

that policy ec2 is there

so that the mechanism is available um

for

strategic sites to come forward but i

think it's just important i think what

we would find

helpful either in paragraph 5.8 or

policy s1

is also a reference to the to the

current strategic

warehousing study because that will be

that will form an important part of the

evidence base for the substantive review

there's obviously lots of references to

the hediner in

in the plan as it stands but this the

head nut is not dealing with strategic

warehousing

strategic study is

sorry to interrupt is that the gl hearn

one that you referred to

yeah the gl hearn study i know that i

believe that's currently

you know well advanced it's due to be

published shortly i believe

and the um for that document does say

that that will you know form part of the

evidence base for

for local plans across leicestershire

and i think that's

it's really important because obviously

especially for north west leicestershire

which

sits at the heart of the golden triangle

with the motorway access

and rail facilities um

that is a key piece of evidence which

it should be referenced as part of the

substantive review scope

okay thank you i mean we did discuss

yesterday about

referencing uh other potential

influencing factors on the

housing numbers so mr nelson would it be

something that you could

refer to alongside those those other

potential influences

yes because we certainly didn't talk

didn't we about the

influence of the strategic growth plan

in particular and bearing in mind the

strategic growth plan doesn't

deal specifically with the issue of

strategic b8

then uh yes that's something we can we

can look at that including some text to

just uh include that

that cross reference just by way of an

update that

uh that the study hasn't been finalized

yet it's getting close to being

finalized but it's not been done as yet

okay thank you but i'll take it it will

be uh completed to

to inform the the rest of the

substantive review

is that correct yeah that's correct

okay okay thank you mr fox did you want

to say anything finally in relation to

that

um not really mom i think that that's

that's entirely welcomed by us to have a

have a reference to it just so it sits

alongside the hedner references i think

um and yeah i presume that will that

will potentially inform the

statement of common ground as well in

terms of cross-boundary

um distribution of such needs i did

wonder whether um

whether it's worthwhile the actual brief

for that document being an examination

paper

so that you had sight of it and as part

of the evidence

because it does sort of set the does

explain the purpose of the the documents

um yeah i'm i'm i would be content for

that to add it

to be added to the examination library

[Music]

would that be okay mr nelson yeah i i i

don't

envision there'll be an issue with that

we'll perhaps just need to check with um

with the partner authorities um

particularly we're not the authority

they've commissioned it it's harbor

district but

we will um we will check that and if

it's okay to release it then we will do

yeah if if not is there um

is there um a kind of brief for the

study that

is publicly available um that

might assist i mean certainly if it's

not ready for publication then i

i wouldn't want it to be to be put on

the examination website if not

but um that might be the alternative

yeah i i'm not sure it's the answer but

we'll we will certainly look into that

and we'll let you know

oh okay thank you very much

okay uh any final points anybody wanted

to make

in relation to paragraph 5.8

no okay thank you any other matters

anybody wanted to raise

[Music]

no uh mr nelson i would like to ask

um whether you have given any thought

to um a time frame for main

modifications consultation

um i've started giving some thought to

that i needed to get some

uh advice from our internal legal in

terms of

uh process at our end and i've now got

that so

uh so we can start to certainly think

about that i also need to have a

conversations with our sustainability

appraisal consultants

uh in just in terms of their

availability because there will

obviously need to be

an update to sustainability appraisal

um but i've not had a chance to to do

that as yet but we'll do

um but off certainly

i would have thought that we could

potentially be looking

at starting a six weeks consultation

[Music]

mid-october yeah it will obviously

depend upon

other people's availability and

obviously

appreciate you will need to have a look

through as well

and also it depends whether you want to

before publishing anything whether you

want to

circulate suggestions to the other

participants

or whether you're happy to leave that

until the formal consultation i suppose

okay yes i'll give i'll give some

thought to that about what

what might be uh the best approach

um i i think it depends on

on how uh the main modifications are

shaping up and

what they're actually saying whether

they're significant uh

or not so i think we'll we'll leave a

decision on that

um until a later date but certainly uh

it's just helpful to have an indication

of when you think

that um you'd be able to start

consultation and you did refer to

adoption

possibly in february i think that was

what you said yesterday

yeah that's that's the that's the

earliest council that we could meet and

it is something would have to go to

council so yes so february would be the

earliest so

in a way i'll be working back from that

okay thank you

i'm sure we'll uh exchange

correspondence uh

about that um were there any

matters that you wanted to raise mr

nelson at all

no nothing from the council thank you

very much okay thank you

um i have to say i've found these

hearing sessions

uh enjoyable a little bit difficult to

some extent but

hopefully you've all found it uh useful

and

and that they've worked in the way that

you thought they would

yeah yeah i think it's worked very well

for this sort of size session

so yeah no thank you very much mohammed

thank you for everybody at uh pins as

well who helped

carmel and my team uh deal with the

technical side shall we say

yes i i do uh i see that carmel looks

very calm but

i think she's like a swan paddling

uh paddling rather hard underneath the

water but thank you carmel

um it's been very good it's been very

good to see the recordings get up

very quickly i know you had a bit of a

technical issue with uh

yesterday afternoon but otherwise

it's been great to see myself on the

screen

makes for some uncomfortable viewing

sometimes but

uh yeah hopefully hopefully we'll all

get used to it but i would like to thank

everybody

for for taking part and for for for

being so helpful as well

okay all right i'll close the hearing

thank you very much thank you thank you

thank you for watching