

For Plans Committee – 16th December 2021

Additional items received since the report was drafted.

Pages 6-38

**Site Address: Land off Boonton Meadow Way,
including No. 65 Glebe Road, Queniborough**

Item No. 5

P.A. No. P/20/2349/2

Councillor Grimley has raised the further points following the publication of the agenda:

- Question the allocation of the S106 monies for allotments as Queniborough has no allotments and the allotments in Syston are restricted to Syston residents only.
- Following comments from the Planning Consultant for Queniborough Parish Council on the application of Paragraph 14 of the NPPF for Queniborough Neighbourhood Plan (QNP) a deferment of a decision of this application is requested to allow the Parish Council to seek Counsel Opinion regarding this issue.

Officer Response:

Allotments

There are no allotments within Queniborough which the contribution sought could be put towards. Additionally, the allotments in Syston are for Syston residents only. However, it is identified within the Council's Open Spaces Strategy that '*consideration should be given to increasing the provision of allotments in the service centres. Particular priority should be given to provision in East Goscote and Queniborough, where no residents have access to an allotment.*' The report also recommends that new allotment provision should be provided in Queniborough. The requested contribution is therefore CIL compliant as it is directly related to the development, necessary to make the development acceptable in planning terms due to the identification in the supporting evidence for the Local Plan and the contribution is fairly and reasonably related in scale and kind.

The detail of the project this money would go towards is to be confirmed and therefore delegated authority is sought to identify a CIL compliant project for the allotment contribution sought.

Queniborough Neighbourhood Plan

Reference is made by the Planning consultant for Queniborough Parish Council to the Basic Conditions Statement which was prepared to support the QNP. The basic conditions required to allow a neighbourhood plan to be made are different to the test set out in paragraph 14 of the NPPF.

Para:097 Ref ID 41-097-2019059 of the PPG sets out the context for paragraph 14 of the NPPF and provides advice with regards to how 'policies and allocations to meet its identified housing requirement' should be interpreted. This advice states.

"In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the Framework, the 'policies and allocations' in the plan should meet the identified housing requirement in full, whether it is derived from the housing figure for the neighbourhood area set out in the relevant strategic policies, an indicative figure provided by the local planning authority, or where it has exceptionally been determined by the neighbourhood planning body...."

In the case of QNP, the identified housing need for the 'neighbourhood plan area' has not been set out in the relevant strategic policy, no indicative figure was provided by the local planning authority and it has not been exceptionally determined by the neighbourhood planning body. Therefore, the QNP does not meet the tests of paragraph 14 of the NPPF.

The assessment of the QNP against paragraph 14 of the NPPF is based upon the Government's Planning Practice Guidance and officer's professional opinion. The additional comments put to officers does not alter the assessment which has been made.

Recommendation:

No change to the recommendation for approval.

RECOMMENDATION A

Add:

That authority is given to the Head of Planning and Regeneration to identify and finalise the details of a CIL compliant project(s) for the off-site open space contributions.

RECOMMENDATION B

No changes