

Risk 13: Impact of an increase in
unplanned and speculative local
developments to address the shortfall in
the 5 year housing supply

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What are the issues?

- Increased pressure from speculative developments where there is no adopted plan and/or five year housing supply shortage
- Increasing difficulty in ensuring a robust transport assessment is completed
- Increasing impact and issues around the cumulative impact of development.

The issue of cumulative impact

- Difficulty in securing a robust transport assessment and mitigation
 - e.g.1 potential impact of growth at Shepshed on M1 J23 and potentially the viability or deliverability of the West of Loughborough SUE and LUSEP
 - E.g.2 pre application enquiries and applications totalling 2300 dwellings in the north, south, south west and north east of Melton Mowbray with no current prospect of securing mitigation based on cumulative impact.

Risk to the County Council

- Impact on the functioning of the network and potentially the economy
- Potential need for the public sector to fund the shortfall later
- Public opinion that LCC is 'allowing development' without appropriate assessment and mitigation
- Applicant and district council concern that LCC are delaying the determination of strategic applications.

Expertise and attendance at appeals

- Key expertise is throughout the development process, which can avoid the need for an appeal to conclude with a hearing
- Highway Officers support the local planning authority case at appeal through written evidence and as an expert witness
- Highway Officers also provide evidence at EIPs for Core Strategies and Area Action Plans.

How are we reducing the risk?- delivering housing numbers

- Working with local planning authorities to get plans in place – for now and the next round
- Securing key permissions through working with local planning authorities, including providing support at key planning committees
- Monitoring planning application numbers
- Increasing resources.

How are we reducing the risk? – managing the impact

- Consideration of cumulative impact and the need to be proactive in identifying mitigation
- Identifying different options for the phasing, funding and delivery of infrastructure.

What happens next

- Progress is being made towards determining planning applications on key sites, but difficulties signing the S106 agreements remain
- We will continue to work with the local planning authorities to get plans in place and applications determined, but some sites continue to cause difficulties.