



GOVERNMENT OFFICE
FOR THE EAST MIDLANDS

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Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT PLAN) (ENGLAND)
REGULATIONS 1999
LEICESTERSHIRE, LEICESTER AND RUTLAND STRUCTURE PLAN 1996-2016

1. I am directed by the First Secretary of State to inform you that the proposals of the Three Councils (Leicestershire County Council, Leicester City Council and Rutland County Council District Council) for the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 appear to him to be unsatisfactory. Accordingly, in exercise of the powers conferred on him by section 35(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), the First Secretary of State hereby directs the Three Councils to modify the proposals on Green Belt and the quantity of housing land outside of the Central Leicestershire Policy Area (CLPA) so that they accord with national and regional policy guidance as set out below.

2. Paragraph 2.6 of PPG2 states that approved Green Belts should be altered only in exceptional circumstances, while paragraph 1.5 sets out the purposes of including land in Green Belts. Policy 6 of RPG8 states that any review of the boundaries of the existing Nottingham-Derby Green Belt should take account of PPG2 and the case for adding land. In the absence of any such comprehensive review of the Nottingham-Derby Green Belt identifying the case for adding land in Leicestershire, the First Secretary of State is not convinced that there are any exceptional circumstances that would justify adding the land proposed by the Three Councils nor that this land would meet the criteria set out in PPG2. Therefore Strategy Policy 18 of the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 should be modified to accord with PPG2 and Policy 6 of RPG8

3. Paragraph 3.8 of PPG12 states that structure plans should comprise strategic policies and proposals that provide an appropriate framework for local plans and development control by, for instance, indicating figures for housing in each district, while paragraph 2.21 states that local plans should be reviewed in the light of revised structure plan policies. Furthermore, paragraph 28 of PPG3



states that structure plans should identify a distribution of the additional housing likely to be required to district level, while paragraph 37 states that local planning authorities should revise their plans to take account of the national guidance issued in May 2000. Policy 1 of RPG8 sets out a sequential approach to the selection of land for development to be adopted in development plans, while Policy 84 states that housing development in the Three Cities Sub-Area outside of Nottingham, Leicester and Derby should be located within and adjoining settlements, in scale with the size of those settlements, in locations that respect environmental constraints and the surrounding countryside, and have good public transport. While the First Secretary of State accepts the Three Councils' arguments in respect of the distribution of housing within the CLPA as set out in the proposed Written Statement of July 2003, he is concerned that inappropriate account has been taken in the determination of the housing figures outside of the CLPA of unimplemented local plan allocations that were adopted before the issue of PPG3 and RPG8. Therefore Housing Policy 1 of the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 should be modified so that the housing provision outside of the CLPA accords with PPGs 3 and 12 and Policies 1 and 84 of RPG8.

4. By virtue of section 35(2) of the 1990 Act the Three Councils shall not adopt the proposals for the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 unless the Secretary of State is satisfied that the modifications necessary to conform with the direction have been made or the direction is withdrawn. The Three Councils' attention is drawn to regulation 33 of the above mentioned Regulations.

5. I am writing separately to each of the Three Councils.

Yours faithfully



Roger Poole
Director – Derbyshire and Leicestershire
Signed by authority of the First Secretary of State