AUTHORITY MONITORING REPORT

2021/22

December 2022

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Section 1 – Monitoring Background

Introduction

Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. This is done through an Authority Monitoring Report (AMR) – formerly known as an Annual Monitoring Report.

The content of AMRs is prescribed by the Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 (regulation 34).

This Authority Monitoring Report for 2021/22 was published in December 2022. This covers the period 1 April 2021 – 31 March 2022 to allow for year-by-year comparison over time. However, if any significant changes/events have taken place between April 2022 and December 2022 these have also been referenced in the report.

The start date for monitoring is 1 April 2011 in order to coincide with the start date for the adopted Local Plan.

Policy Context and the Monitoring Process

Within England, the National Planning Policy Framework (NPPF) sets out the government's planning policies and how these are to be applied. A revised NPPF was published in July 2021. It provides a framework within which local people and their responsible councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The Council collects and analyses data in order to establish how effective policies have been and whether they are being implemented in the intended manner. This process of monitoring planning policies is important to ensure they are achieving their objectives and delivering sustainable development. The monitoring process can also help to identify whether policies are having any unintended consequences and whether they are still relevant and effective. The AMR also plays an important role in the provision of evidence for emerging planning policies at the local level. The Local Plan, initially adopted in November 2017, includes a chapter on monitoring and implementation and also contains a Monitoring Framework. This outlines how the policies in the Local Plan will in the future be monitored annually. Through monitoring the council can regularly assess the performance of individual policies and overall progress in delivering the strategic objectives of the Local Plan.

District Context

North West Leicestershire is a largely rural district and covers a size of 27,900 hectares (108 square miles). Coalville is the principal administrative centre, with the other main settlements being Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham. The district shares borders with Hinckley and Bosworth Borough, Charnwood Borough, Rushcliffe Borough, Erewash Borough, South Derbyshire District, Lichfield Borough and North Warwickshire Borough Councils. There are good road links within North West Leicestershire including the M1, the A42/M42, the A50 and the A511, which help to link the district with larger centres including Nottingham, Derby, Leicester and Birmingham.

Demographic Context

At the 2011 Census the population of the district was about 94,500. The majority of residents lived within the main settlements of Coalville (37,437) and Ashby de la Zouch (12,530). The residents within these two settlements accounted for more than half of the district's population (ONS Census, 2011). The percentage of people within the district of working age (16-64) was 62.9% which is slightly lower than the national figure of 64.2% (ONS Census, 2011).

Initial results from the 2021 Census show that the district population had increased to 104,700, an increase of 10.8%. The rate of increase in the district was greater than that for England and Wales (6.3%). The number of people of working age (16-64) showed a slight decrease to 62.1%. Further Census results will be published by the Office for National Statistics in 2023 will continue to be monitored.

Document Preparation against the Local Development Scheme

North West Leicestershire District Council's Local Plan was initially adopted on 21 November 2017. This included a commitment to undertake an immediate review of the plan commencing in early 2018. It had been intended that this would be a plan wide review. However, due to ongoing uncertainty regarding the issue of future housing requirements, it was decided instead to limit the review to a change to Policy S1 only. This was submitted for Examination in February 2020 and an Examination took place in September 2020 (following a delay due to the coronavirus pandemic). Modifications were published in November 2020. The review was formally adopted by the Council at its meeting of 16 March 2021.

Work on a wider ranging substantive review of the Local Plan has continued, including undertaking consultation on a range of issues between January and March 2022. The Council has continued to work with all the Leicester and Leicestershire authorities to address the issue of how to accommodate unmet housing need from Leicester City. This culminated in a Statement of Common Ground being published which was supported by the Council at its meeting in September 2022

A revised Local Development Scheme setting out a timetable for the review will be published in 2023.

Neighbourhood Planning

Neighbourhood planning was introduced by the Localism Act 2011. Through producing a Neighbourhood Plan communities can take the lead on developing planning policies. However, any plans and policies must be in general conformity with the strategic policies contained in the adopted Local Plan in place at the time a Neighbourhood Plan is prepared.

Neighbourhood Plans attain the same legal status as the Local Plan once it has been agreed at a referendum and is made by North West Leicestershire District Council. Applications for planning permission must then be determined in accordance with the neighbourhood plan, unless material considerations indicate otherwise.

The following Neighbourhood Plans have been made:

Neighbourhood Plan Area	Date made
Ashby de la Zouch	29 November 2018
Ellistown and Battleflat	16 July 2019
Hugglescote and Donington le Heath	16 November 2021
Blackfordby	28 April 2022

As at April 2022 four other Neighbourhood Plan areas had been designated and plans were being prepared :

- Breedon on the Hill
- Lockington cum Hemington
- Long Whatton and Diseworth
- Swannington

Community Infrastructure Levy (CIL)

The Localism Act introduced the CIL which is a tool for Local Authorities to help deliver infrastructure to support the development of the area. CIL is a one off payment charged on new development (but may also be payable on permitted development) to be used to respond to pre-determined infrastructure needs in the district. Where a planning permission is phased, each phase of the development is treated as if it were a separate chargeable development for levy purposes.

There are not currently any plans to introduce CIL in North West Leicestershire.

Duty to Cooperate

The Duty to Cooperate was introduced through the Localism Act 2011 and is a legal duty for local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The duty to cooperate is not a duty to agree but local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.

North West Leicestershire forms part of the wider Leicester and Leicestershire Housing Market Area (HMA) and the Leicester and Leicestershire Enterprise Partnership area (LLEP). The District Council has and continues to engage and co-operate in joint working with the other authorities within and also outside the HMA. In terms of the Local Plan the council has worked with partners across the HMA/LLEP on a variety of matters including establishing housing requirements, and employment needs, planning for climate change and the Charnwood Forest.

There are on-going mechanisms for co-operation between the HMA authorities at both officer and Member level through the Strategic Planning Group (SPG) and the Members Advisory Group (MAG). In addition, the HMA authorities have jointly produced a Strategic Growth Plan, which is an overarching non-statutory plan which sets out the aspirations for delivering growth (housing, economic and infrastructure) in Leicester and Leicestershire until 2050. To reflect the timing of its formal approval by each of the authorities the Strategic Growth Plan is dated December 2018.

Outside of the HMA/LLEP the council has a regular dialogue with neighbouring authorities regarding meeting development needs and works – specifically with South Derbyshire and Lichfield on matters relating to the River Mease Special Area of Conservation.

Section 2 – Monitoring Outputs for 2020/21

The figures and statistics included in this report have been collected by North West Leicestershire District Council unless otherwise stated.

Housing

Completions

Table 1: Housing completions (net) from 2011/12 onwards:

Monitoring Period	Housing Completions Net
2011/2012	233[1]
2012/2013	365
2013/2014	428
2014/2015	686
2015/2016	628
2016/2017	727[1]
2017/2018	978[1]
2018/2019	682[1]
2019/2020	763[1]
2020/2021	702
2021/2022	987
Total	**7,179**

Table 1 shows the number of new dwellings completed in each monitoring period, dating from 2011/12 onwards. The table shows the net figure (i.e. the number of houses remaining after accounting for any deductions e.g. demolitions or conversions). The table shows that in the first 3 years the annual requirement identified in the adopted Local Plan (481 dwellings) was not met but has been significantly exceeded in the subsequent years. Since 2011/12 the average annual build rate has been 652.6 dwellings, significantly in excess of the annual requirement of 481 dwellings.

Location of completions

Table 2: Location of housing completions within the district from 2011 to 2022 (net figures):

	Coalville Urban Area	Key Service Centres	Local Service Centres	Sustainable Villages	Small Villages	Total
2011/12	121	-24	63	68	5	**233**
2012/13	93	91	153	16	12	**365**
2013/14	33	198	148	32	17	**428**
2014/15	97	308	184	31	66	**686**
2015/16	122	221	166	78	41	**628**
2016/17	297	122	157	101	50	**727**
2017/18	315	237	121	235	70	**978**
2018/19	264	220	31	127	40	**682**
2019/20	245	218	81	202	17	**763**
2020/21	212	260	77	135	18	**702**
2021/22	467	330	96	66	28	**987**
Total	**2,266**	**2,181**	**1,277**	**1,091**	**364**	**6,192**

[1] There have been amendments to the completion figures following a review of our monitoring data

Table 2 shows the location of housing completions recorded from the start of the plan period. The largest amount of new housing built since 2011 has been in the Coalville Urban Area, closely followed by the Key Service Centres (Ashby and Castle Donington). Development in the Coalville Urban Area was significantly higher in 2021/22 than in previous years; a reflection of the fact that the development of South East Coalville is well underway. The level of completions in the Key Service Centres in 2021/22 was also higher than any other year in the plan period. This can be attributed to the high build rates at the Holywell Spring Farm site in Ashby and Park Lane in Castle Donington. Whilst the former is nearing completion, construction work has now started on the Money Hill site in Ashby.

Policy S2 of the adopted Local Plan identifies the CUA as the Principal Town of the district and where the largest amount of development in a single settlement will take place. The largest amount of new development outside of the Coalville Urban Area has been in Ashby de la Zouch (1,518 dwellings), followed by Ibstock (710 dwellings) and Castle Donington (663 dwellings). Ibstock is classified in the Settlement Hierarchy as a Local Service Centre whereas Castle Donington is identified as a Key Service Centre. The amount of development in Ibstock is perhaps greater than might be expected and reflects permissions that were granted prior to the Council having an up-to-date Local Plan. The number of completions in Local Service Centres has decreased from the levels seen in the earlier part of the plan period, reflecting the completion of sites in these settlements.

The amount of new development in the Sustainable Villages since 2011 accounts for around 15% of total development. This is perhaps higher than might be expected. The most development has taken place in Ravenstone (233 dwellings), followed by Moira (139), Blackfordby (119) and Appleby Magna (107). The previous lack of an up-to-date plan has resulted in developments being permitted which may not otherwise have been. This is reflected in the decrease in completions in Sustainable Villages since the Local Plan was adopted in 2017.

Location of Permissions

Table 3: Location of housing permissions 2022 (net figures)

	Coalville Urban Area	Key Service Centres	Local Service Centres	Sustainable Villages	Small Villages	Total
2017	4,734	2,279	1,200	528	224	**8,965**
2018	4,558	2,115	1,150	639	131	**8,593**
2019	4,234	1,854	1,094	445	82	**7,709**
2020	4,323	1,623	844	371	112	**7,273**
2021	4,093	1,493	876	315	86	**6,863**
2022	3,648	1,288	796	218	78	**6,028**

Table 3 shows the location of planning permissions for housing as at 31 March 2022. These figures are reflective of the Local Plan Settlement Hierarchy. Within the Key Service Centres there were 717 dwellings with permission in Ashby de la Zouch and 571 at Castle Donington. In terms of the Local Service Centres the number of permissions is the reverse of completions. So, whilst the most completions since 2011 have taken place in Ibstock (710 dwellings), the most permissions are in Measham (426 dwellings), followed by Kegworth (364 dwellings) and then Ibstock (6 dwellings). Through time, therefore, it is expected that the total amount of development in the three Local Service Centres will balance out.

Overall, the number of permissions has declined (down from 8,965 dwellings in 2017), however new permissions continue to come forward to maintain a healthy pool of permissions for the future.

Compared with the 2017 figures, the 2022 figures show, in percentage terms, the biggest decrease in permissions has been in Small Villages (down 65%) followed by Sustainable Villages (down 58%). This reflects the status of such settlements in the settlement hierarchy and suggests that the adoption of the Local Plan in late 2017 is having the desired effect. In contrast permissions in Coalville were down 23%, Key Service Centres 43% and Local Service Centres 34%.

Location of dwellings under construction

As at 31 March 2022, 495 dwellings were under construction. Table 4 shows how these were distributed across the district settlement categories.

Table 4: Location of housing under construction

	Coalville Urban Area	**Key Service Centres**	**Local Service Centres**	**Sustainable Villages**	**Small Villages**	**Total**
2020	134	303	86	141	31	**695**
2021	190	197	99	88	52	**626**
2022	176	96	64	127	32	**495**

The number of dwellings under construction has decreased by around 21% from the 626 dwellings under construction as at 31 March 2021. Since 2021, there has been a decrease in all locations except the Sustainable Villages. The largest decrease in the number of dwellings under construction was in the Key Service Centres (a decrease of 101 dwellings/51%). The number of dwellings under construction is expected to increase in Ashby once construction at Money Hill starts.

There has been an increase in the number of dwellings under construction in the Sustainable Villages, with 42 under construction in Blackfordby, 23 in Ravenstone, 15 in Oakthorpe and 13 in Breedon on the Hill. The higher than might be expected number of dwellings under construction in Blackfordby is accounted for by a large development approved at a time when the Council could not demonstrate a 5-year land supply and did not have an up-to-date Local Plan in place. In Ravenstone a number of previously developed sites have and are currently being redeveloped for housing.

Greenfield and Brownfield Land Development

Table 5: Residential development on Greenfield and Previously Developed Land (PDL) from 2011/12 onwards:

	PDL Sites	**Greenfield Sites**	**Total**	**Percentage on PDL**
2011/12	70	163	233	30%
2012/13	77	288	365	21%
2013/14	108	320	428	25%
2014/15	188	498	686	27%
2015/16	184	444	626	29%
2016/17	151	576	727	21%
2017/18	155	823	978	16%
2018/19	54	628	682	8%
2019/20	105	658	763	14%
2020/21	148	554	702	21%
2021/22	98	889	987	10%
Total	1,240	4,952	6,192	20%

Table 5 shows the amount and proportion of new housing on Greenfield Land and Previously Developed Land (PDL). The table shows that the percentage of new houses built on PDL has fluctuated between 8% and 30% over the plan period and accounts for 20% of all new development since 2011.

The actual number of new dwellings provided on PDL (save for the first 2 years and 2018/19) has been fairly consistent; in contrast development on Greenfield sites has shown a significant variation.

It also reflects the fact that there is a greater dependency upon small sites (i.e. those of less than 10 dwellings) to deliver development on PDL. The following table identifies the number of dwellings, on small sites since 2011 and the number of these built on PDL or greenfield sites.

Table 6: Net completions on small sites (PDL and Greenfield) since 2011.

Small Site Completions on PDL Sites	Small Site Completions on Greenfield Sites	Total number of dwellings completed on small sites
354	**508**	**862**

Table 6 identifies the number of dwellings completed on small sites since 2011. Although such sites by their size will deliver less development than larger sites it does impact upon the overall proportion of new development on PDL as illustrated in Table 7 below, where the percentage of small site completions on PDL (41%) were much higher than those overall (20%) as shown in table 5 above.

Table 7: Completions on small sites (Percentage on PDL and Greenfield) since 2011.

Small Site Completions on PDL Sites	Small Site Completions on Greenfield Sites
41%	**59%**

Table 7 identifies the amount (in percentage terms) of dwellings completed on small sites since 2011 that have been on greenfield or PDL. Although such sites by their size will deliver less development than larger sites they do contribute to the overall proportion of new development, especially on PDL.

Affordable Housing

Table 8: Affordable Housing Completions 2013/14 to 2020/21

	Affordable homes built							Total	% of all completions
	1 bed house	2 bed house	3 bed house	4+ bed house	1 bed flat	2 bed flat	3 bed flat		
2013/14	1	42	25	-	21	3	0	***92***	***21%***
2014/15	6	71	51	6	4	7	0	***145***	***21%***
2015/16	4	54	22	-	26	7	0	***113***	***18%***
2016/17	-	80	39	-	22	-	0	***141***	***19%***
2017/18	8	89	47	2	23	5	0	***174***	***18%***
2018/19	11	36	10	-	2	8	0	***67***	***9%***
2019/20	8	58	47	16	12	9	0	***150***	***19%***
2020/21	19	58	36	5	-	-	0	***118***	***17%***
2021/22	***19***	***92***	***10***	***10***	***62***	***12***	**0**	***205***	***20%***
Total	***76***	***580***	***287***	***39***	***172***	***51***	**0**	***1,205***	***18%***

Table 8 shows the number of affordable homes which have been built each year since 2013/14 (the first year that complete information is available). With the exception of 2018/19, a sustained level of affordable housing has been secured and delivered through the granting of planning permissions over this period., with 2021/22 seeing the greatest number of new affordable dwellings being built. This is partly attributable to the completion of one site in Coalville (Off Jackson Street) where over 100 new dwellings were completed.

The Housing and Economic Development Needs Assessment (HEDNA) estimated the annual need for affordable housing at 199 dwellings/year (2011-31) which equates to 41% of the overall housing requirement figure. Policy H4 of the adopted Local Plan aims to balance this affordable housing need with viability considerations so that sites continue to come forward and overall housing completions are maintained. Policy H4, therefore, establishes requirements at 30% for most of the district and 20% in Coalville and Ibstock. As Table 8 shows, there is remarkable consistency in the level of affordable housing achieved as a proportion of total completions in the period both before and after the Local Plan was adopted, averaging at 18%. Whilst this is less than the targets set in policy H4, it should be appreciated that policy H4 only applies to sites of 11 or more dwellings, whereas the figures above relate to all completions. In addition, the lower requirement in Coalville has the highest number of completions of all settlements in the district further distorts the figures to some degree.

2018/19 stands out as an exception to this trend. The reason for the relatively low level of completions in this year is not immediately apparent and could simply be linked to the phasing of affordable housing completions on one or two larger sites.

House types and sizes on completed sites

Policy H6 seeks to achieve a mix of house types and sizes. Whilst the policy does not specify the mix required it does refer to the Housing and Economic Development Needs Assessment (HEDNA) which identifies the ideal dwelling mix, having regard to a range of factors including how the age structure of residents within the district will change up to 2031

Table 9 below identifies the mix suggested in the HEDNA compared to the actual housing mix constructed in the last three monitoring years (since 2018/19).

Table 9: Housing Mix

Type of Housing	Dwelling size			
	1 bed	2 bed	3 bed	4 bed
Market (HEDNA)	0-10%	30-40%	45-55%	10-20%
Actual 2018/19	2.4%	10.7%	36.6%	50.3%
Actual 2019/20	1.1%	12.3%	34.7%	51.9%
Actual 2020/21	0.5%	11.2%	45.4%	42.9%
Actual 2021/22	3%	10.5%	41%	45.5%
Affordable (HEDNA)	30-35%	35-40%	25-30%	5-10%
Actual 2018/19	19.4%	65.7%	14.9%	0%
Actual 2019/20	13.3%	44.7%	31.3%	10.7%
Actual 2020/21	16.1%	49.2%	30.5%	4.2%
Actual 2021/22	24.1%	40.5%	31.5%	3.9%

In terms of market housing the actual provision is disproportionate in respect of both 2 and 4 bed properties, with a significant under provision of 2 bed and over provision of 4 bed properties. Whilst the HEDNA mix is not prescriptive and it is necessary to have regard to other factors, the mix achieved to date has not reflected the need identified in the HEDNA. However, 2020/21 did see a decrease in the number of 4 bed new builds and an increase in 3 bed new builds however 2021/22 saw an increase in 4 bed properties and a decrease in 3 bed new builds.

In respect of affordable dwellings, 2021/22 saw an increase in the provision of 1 bed properties, although still some way below the HEDNA figures. However, the lower provision of 1-bed affordable properties is not considered to be a concern as it is recognised that 1-bed properties do not provide sufficient flexibility for changing household composition and hence are not sustainable. The slightly high provision of 2-bed affordable properties in previous years is a consequence of the above and strategically the council consider that 2-bed properties are more sustainable long term. For example, there are a high number of single elderly applicants who could be suitably housed in one-bed bungalows but would have a better standard of accommodation if they had a spare bedroom which would enable a carer or family member to stay overnight and offer support. In 2021/22 the proportions of affordable housing built is very close to the HEDNA figures.

The number of 3-bed affordable properties completed has significantly increased since 2018/19. The need for 4 bed & 5 bed affordable houses is quite small and is linked to the locational requirements of those in need.

Self-Build

Self-build and custom housebuilding is a key element of the government's agenda to increase the supply of housing, both market and affordable housing. As such, legislation has been introduced in recent years that places duties on Local Planning Authorities (LPA) that are concerned with increasing the availability of land for self-building and custom housebuilding.

The Self-Build and Custom Housebuilding Act 2015 (as amended by the housing and Planning Act 2016) provides a definition of a self-build and custom housebuilding. It means the building or completion by individuals, an association of individuals or persons working with or for individuals, of houses to be occupied as homes by those individuals.

The Act requires local councils in England to keep and have regard to a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-builds and custom housebuilding. A ‘serviced plot of land’ is defined as a plot of land that has access to the public highway and connections to utilities (electricity, water and wastewater), or that these circumstances can be provided within a specified period of time.

The Act places a further duty upon LPAs to grant suitable development permission to enough suitable plots of land to meet the demand for self-build and custom housebuilding in their area. The starting point for establishing the level of demand is the number of entries added to the authority’s register during a base period which runs from 31 October to 30 October each year. The local authority then has 3 years from the end of each base period in which to permit an equivalent number of plots.

North West Leicestershire District Council seeks to support those who wish to self-build and custom build and established a Self-build and Custom Build Register in April 2016. The Council holds a webpage https://www.nwleics.gov.uk/pages/self_build dedicated to self-build and custom housebuilding setting out the purpose of the register and how to apply for entry onto the register.

The North West Leicestershire Self-Build and Custom Housebuilding Register

This Register was established in April 2016 and has been available for people to submit their application using the information and form provided on the council website. As of 30 October 2022, there are 92 individuals on the list. Using the prescribed base periods, for our district this demand equates to:-

- By October 2019 we were required to permit 6 plots.
- By October 2020 we were required to permit an additional 10 plots.
- By October 2021 we were required to permit an additional 8 plots.
- By October 2022 we were required to permit an additional 14 plots
- By October 2023 we are required to permit an additional 20 plots.
- By October 2024 we are required to permit an additional 14 plots
- By October 2025 we are required to permit an additional 20 plots

Since 31 October 2022 we have to date received one additional entry which brings the cumulative total to 93.

All entrants on the register are individuals who are interested in building their own properties. The Council does not require there to be a ‘local connection test’ for entry on its register.

Of the total number of individuals on the list (up to 30 October 2022), the following statistics can be provided.

- 17% own a plot for such a build, 8% have a plot but do not own it and the remaining 75% need to find a plot.
- 83% would be seeking to build a detached property, 12% seeking to build a bungalow and just 1% seeking a semi-detached or terraced property. The remainder did not specify a preference.
- In terms of the number of bedrooms required, 6% are seeking a 2-bedroom property, 24% are seeking a 3-bedroom property, 37% are seeking a 4-bedroom property and 25% are seeking a 4+ bedroom property.

Planning Permissions Granted

The level of demand is established by the number of entries added to the authority’s register during a base period. As each base period runs from 31 October to 30 October each year, data collected for the purposes of self-building monitoring runs beyond the 30 March 2022 end date for the purposes of this AMR. This data however is included within this report and the inclusion of all self-build data ensures consistency with the required base dates for the purposes of Self Build.

From April 2016 to October 2022, 34 dwellings for serviced plots suitable for self and custom build have been granted planning permission. Details of which are provided in the table below.

Table 10: Number of Self Build Plots with Planning Permission from April 2016 to October 2022

Site	No. of plots	Decision Date
Park Farm, Overton Road, Ibstock (16/00623/FUL)	1	07/10/2016
Land adjacent 16 Measham Road, Ashby (16/00835/FUL)	1	10/04/2017
Land at Top Road, Griffydam (17/01860/FUL)	2	26/02/2018
Land off Hepworth Road, Woodville (21/01380/REMM)	30	26/06/2019

The developments at Overton Road, Ibstock and Measham Road, Ashby are now complete. The development at Top Road, Griffydam is under construction. The other development has not yet commenced.

These 34 permissions for self-build plots will meet the demand for the following base periods:

- 6 plots by October 2019
- 10 plots by October 2020
- 8 plots by October 2021
- 10 of the 14 plots by October 2022.
- 0 of the 20 plots by October 2023.

Therefore, based on the number of entries on the register, it is suggested that there is a shortfall of 4 self-build permissions as of October 2022.

Employment

The Council monitors the provision of employment land in the district to ensure that there is an adequate supply of land available to support the needs of both businesses and residents. Employment land is that which is suitable for employment generating uses, usually offices (falling within the new Use Class E)[1], industrial (Use Class B2) and storage and distribution (Use Class B8).

A Housing and Economic Needs Assessment (HEDNA) was published for the Leicester and Leicestershire Housing Market Area (LLHMA) in January 2017. The principal purpose of the HEDNA is to identify the housing and employment land requirements for the LLHMA for the periods 2011-31 and 2011-36. The HEDNA forms part of the evidence base for the adopted Local Plan and is concerned with offices and industrial premises and smaller-scale warehousing units of up to 9,000sqm in size.

The employment land requirements for the district, as detailed in the HEDNA, are set out in the table below. The figures shown relate to the period up to 2031 to coincide with the timeframe of the adopted Local Plan.

Warehousing units of 9,000+sqm are categorised as strategic B8. A Strategic Distribution Study (2016) was undertaken for LLHMA which identifies a need for a minimum of 361 Ha of land for the whole LLHMA for the period to 2031. There is no distribution below LLHMA level.

Table 11: HEDNA Employment Land Requirements (2011-2031) against NWLDC Employment Completions and Commitments (April 2011-March 2022)

	Offices	Industry	Smaller B8	Strategic B8	TOTAL
Requirements 2011-2031 (not including strategic B8)	44.7	3.3	16.8		64.8
Completions 2011-2021	10.1	15.6	10.3		36.0
Under construction at 31 March 2022	1.5	9.2	5.4		16.1
Allocated	5.3	5.3	5.3		15.9
With permission at 31 March 2022	8.2	8.5	11.1		27.8
Residual requirement up to 2031	19.7	-35.3	-15.4		-31.0
Allowance for potential loss of employment land					10.0
Residual requirement up to 2031 (incl. loss allowance)	**19.7**	**-35.3**	**-15.4**		**-21.0**
Strategic B8 requirement 2011 – 2031 (HMA wide)				361.0	
NWL strategic B8 Completions April 2011 - April 2022				123.1	
NWL strategic B8 Under construction at 31 March 2022				246.9	
NWL strategic B8 With permission at 31 March 2022				54.0	
Residual requirement (HMA wide) 2011-2031				**-62.9**	

The table shows that the overall HEDNA need for the period to 2031 has been met and whilst the supply of industrial and small-scale distribution land has surpassed the requirements by some margin, a significant residual requirement for additional office space remains. Notable developments in the 2021/22 monitoring year include the permissions granted at QMS, Grange Road, Bardon (4,370sqm B2 unit), at Stephenson Way (8,470sqm offices/B2/B8) and at Netherfield Lane, Sawley for a mix of smaller-scale and strategic B8 totalling some 65,700sqm. Some 31,500sqm of mixed industrial and

[1] In September 2020 the Government introduced a new Use Class E (Commercial, business and service) including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses

smaller-scale warehousing is being built on land to the East of Regs Way in Coalville.

With respect to strategic B8 uses, the table shows that the level of provision in NWL alone exceeds the requirements of the 2016 Strategic Distribution Study to 2031. Growth of the sector has surpassed what was forecast at the point the Study was undertaken indicating the strength of the market. Importantly, the Study signals that the need figures should be viewed as minimum requirements and should not be treated as a cap on provision.

Strategic B8 sites under construction during the 2021/22 monitoring year include East Midlands Gateway (139Ha), Mercia Park at J11 of the A/M42 (97Ha) and Plot 3 at the East Midlands Distribution Centre (10.5Ha).

Retail & Service Centres

A Retail and Leisure Capacity Study and Appendices (RLCS 2019) was undertaken by Lichfields in February 2019. However, in light of new housing and population projections, the impact of Covid-19 pandemic and changes to the Use Classes Order, a partial update of the 2019 Study was undertaken. This 2020 update report should be read alongside the RLCS 2019, and these reports provide the most up to quantitative and qualitative assessment of new retail, leisure and other main town centre uses within North West Leicestershire District. The studies will be used to inform future planning policy on retail and town centre matters, including future retail needs, as part of the Local Plan Review. The recommendations set out in the report are as follows:

- The capacity assessment identifies a 'requirement' of 4,361 sqm additional comparison goods sales area floor space by 2036, seeking to maintain the District's shopping role and market share within the sub-region;

- A requirement of 6,473 sqm additional convenience good sale area floor space by 2036, is also identified. In qualitative terms there are no identified areas of deficiency;

- With respect to food and beverage development, there is an opportunity to enhance food and beverage provision within all centres. The capacity assessment identifies a 'requirement' of 2,560 sqm by 2036.

- In terms of other main town centre uses there is theoretical capacity for a small/medium cinema and a health and fitness capacity.

Vacancy Rates

Table 12 below shows the vacancy rates within the main settlements within the district. The data for 2022 was collected in October 2022.

Table 12: Vacancy rates within centre

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Coalville	14.7%	15.7%	14.7%	10.1%	12.9%	17.2%	17.7%	13.3%	12%	11.5%
Ashby de la Zouch	4.7%	3.7%	3.1%	0.5%	1.6%	1%	3.9%	6.4%	5.4%	7.8%
Castle Donington	3.6%	2.7%	0%		3.6%	7.1%	7.1%	5.4%	5.4%	3.6%
Ibstock	0.0%	1.8%		0%	2.7%	10.8%	13.1%	10.5%	5.5%	5.4%
Measham	5.9%	5.9%	8.8%		2.9%	2.9%	2.8%	0%	2.7%	0%

Source: Business Focus Team, North West Leicestershire District Council

Although Coalville continues to have the highest number of vacant units in the district, there has been a small, albeit continual, decline in the number of vacancies. For example, there have been 5 new openings in Coalville since July 2022. In addition, 3 of the vacant units within the Belvoir Shopping Centre have been demolished as part of its redevelopment to create a public square.

Despite previously having the lowest percentage of vacancy rates of any centre in the district, Ashby de la Zouch has seen an overall increase in its vacancy rates since 2018. There has been a further rise in vacant units in the last 12 months. Two high street banks have closed during this monitoring period and some of the vacant units are long term vacant.

Both Castle Donington and Ibstock each have 2 vacancies within their centres, whereas there are currently no vacant units within Measham.

Developer Contributions

Legal Agreements under Section 106 of the Town and Country Planning Act secure developer contributions to mitigate the impacts of the development on the local area. The District Council holds funds generated from legal agreements on behalf of the Council and third parties, such as the Health bodies or the National Forest Company. The Council then holds those funds in an interest bearing account until they are spent by the body responsible for implementing the requirements in the legal agreement which secured them.

The Table below (table 13) summarises the contributions received for the last six financial years to the end of 2021/22. Each row relates to the contributions received in that year and shows the closing balance of that year's contributions as at 31 March 2022. For example, the figure of £875,278.48 is only the balance for 2021/22 and not the total funds held. Please note that the addition of interest means the expenditure and balance will not equal the contribution column.

Table 13: Section 106 contributions received by year from 2016/17 to 2021/22

Year	Contribution	Expenditure	Balance
2016/17	£2,430,478.63	£2,433,005.14	£0.00
2017/18	£3,997,220.13	£3,713,635.69	£312,138.04
2018/19	£4,174,022.36	£835,905.16	£3,396,478.42
2019/20	£2,542,296.16	£2,223,113.22	£962,154.42
2020/21	£1,641,529.68	£267,495.08	£1,334,881.87
2021/22	£974,459.57	£99,429.98	£875,278.48

The totals in the contribution column have an amendment from the previous report due to a contribution not being coded to the s106 finance until after the closing of the books at the end of the financial year

Contributions secured as part of S106 Agreements must be proportionate to the scale of the development concerned and its impact upon local communities. This means that large-scale projects, for example, extensions to health facilities or a school or large-scale road improvements, can often only be undertaken by contributions from a number of developments. The Council holds several contributions which are being accrued to pay for such large projects, this is known as 'pooling'. The Council works with service providers to ensure that these projects are implemented in accordance with the S106 agreements.

There has been a decrease in the sums collected in this year compared with the previous two. This is due to the number and type of developments that have hit triggers for paying contributions. For example, in 2020/21 £1,161,701.74 was collected for affordable housing, however in 2021/22 there were no affordable housing payments whilst in 2021/22 £241,178.63 was collected on behalf of Castle Donington Parish Council for the first tranche of Youth and Adult Facilities.

It is important to note that these figures are not static as contributions can be spent at any time during the year, once a scheme has been prepared.