

North West Leicestershire
Annual Monitoring Report 2012/13



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Section 1 – Monitoring Background

Introduction

Local planning authorities must prepare Annual Monitoring Reports (AMRs) to assess the performance of local plan aims and objectives. The Government gives local planning authorities scope to decide the details that are included in AMRs. Local planning authorities should keep the following matters under review (as specified by Section 13 of the Planning and Compulsory Purchase Act 2004):

- The principal physical, economic, social and environmental characteristics of the authority;
- The principal purposes for which land is used in the area;
- The size, composition and distribution of the population of the area;
- The communications, transport system and traffic of the area;
- Any other considerations which may be expected to affect those matters, and
- Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.

The Monitoring Process

The Council collects a range of data to be analysed 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 the thinking behind them is still relevant and effective. The AMR also plays an important role in the provision of evidence for emerging planning policies at local level. A number of tools can be used to monitor progress against policies, including targets and indicators. The 2012/13 monitoring covers the period from 1st April 2012 to 31st March 2013.

District Context

North West Leicestershire is a largely rural district and covers a size of 27,900 hectares. 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.

In 2011, 14.3% of the districts housing stock of 39,128 dwellings were social housing, 10.7% being Council-owned (ONS Census, 2011)

Demographic Context

According to the 2011 Census, the total number of people living within the district was 94,000, and 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).

Community Infrastructure Levy

The Localism Act requires Councils to move away from Section 106 Agreements to secure “planning gain” – that is, finances or infrastructure required as a result of the implementation of a planning permission – and towards the Community Infrastructure Levy (CIL). CIL is a one-off payment which is levied to a developer at the level of each new dwelling or 1 hectare (or other threshold as may be specified by a Council). Money raised via CIL must be used to respond to pre-determined infrastructure needs in the district.

Although some work has been undertaken towards the development of a CIL, no decision has yet been taken as to whether or not a CIL will be adopted in North West Leicestershire. A decision will not be made until after the Council has an adopted Core Strategy in place.

Policy context

Within England, the National Planning Policy Framework (NPPF) sets out the government’s planning policies and how these are to be applied. 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.

There is no longer any regional level planning policy, given that the East Midlands Regional Plan was revoked in April 2013. In terms of local planning policy, North West Leicestershire District Council’s Core Strategy was submitted to the Secretary of State on 24 June 2013. However, following an exploratory meeting with the Planning Inspector appointed to examine the Core Strategy, a decision was taken to withdraw the Core Strategy. As such, the provisions included within the Submission Core Strategy have no weight in decision making. The saved policies contained within the Council’s adopted local plan (2002) still retain relevance, where they are compliant with the provisions contained within the NPPF. The Core Strategy Development Plan Document (DPD) will, once adopted, set out the vision, strategic objectives and spatial strategy for future developments within North West Leicestershire - including how many new homes will be built by 2031 and where.

Neighbourhood Planning

Local communities are able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses. The mechanism for this will be the Neighbourhood Plan or the Neighbourhood Development Order.

Providing a Neighbourhood Plan is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the Plan is approved by a majority of those who vote, then we will adopt it within our Development Plan. No Neighbourhood Plan areas have as yet been formally designated within the district.

Section 2 – Monitoring Outputs for 2012/13

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 2006/07 onwards:

Monitoring Period	Housing Completions Net
2006 / 2007	336
2007 / 2008	353
2008 / 2009	237
2009 / 2010	228
2010 / 2011	186
2011 / 2012	234
2012 / 2013	366
Total	1940

Table 1 shows the number of new dwellings completed in each monitoring period, dating from 2006/07 onwards. The table shows the net figure i.e. the number of houses remaining after accounting for any deductions e.g. demolition or conversion. The table shows a steady decline in completions from 2008 to 2010, likely to be attributable to the economic downturn, but has increased over each of the last two years and is now at or close to pre-recession levels.

Permissions

Table 2: Housing approvals from 2006/07 onwards:

Monitoring Period	Housing Approvals
2006 / 2007	73
2007 / 2008	302
2008 / 2009	185
2009 / 2010	162
2010 / 2011	385
2011 / 2012	987
2012 / 2013	1669
Total	3763

Table 2 shows the number of new dwellings granted planning permission in each monitoring period, dating from 2006/07 onwards. The table shows the number of permissions granted in this monitoring period is significantly higher than the previous year. This reflects the priority attached by government to increasing the supply of housing land, for example as set out in the NPPF, as well as reflecting an upturn in the economy.

Affordable Housing

Table 3: Affordable housing completions from 2004/05 onwards.

YEAR	FLATS			HOUSES				Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	4 Bed	
2004/05			16		4	5		25
2005/06		6			6	20		32
2006/07					14	2		16
2007/08		31			15			46
2008/09	1	16			6	12		35
2009/10	13	1			29	36		79
2010/11				8	29	5		42
2011/12					25	25	7	57
2012/13	9	23			35	15		82
Total	23	77	16	8	163	120	7	414
Total	116			298				
Percentage	28.02 %			71.98 %				

Table 3 shows the affordable housing types completed within the district since 2004/05. The 2012/13 monitoring period registered the highest number of affordable housing completions when compared with completions dating back to the 2004/05 monitoring period. This figure is only slightly ahead of the 2009/10 monitoring period in terms of affordable houses completed. Affordable housing completions remain higher than pre-recession levels, which could be a result of increased public funding for affordable housing schemes. The majority of affordable homes completed are two bedroom houses (163), followed by 3 bedroom houses (120) and 2 bedroom flats (77). The number of flats completed in the 2012/13 monitoring period was higher than in previous years. This could be attributed to an increased number of larger sites being developed, which are likely to include a certain provision of flats within their housing mix.

Location of completions

Table 4: Location of housing completions within the district from 2006/07 to present (net figures):

	Coalville Urban Area	Rural Centres	Sustainable Villages	Rural Villages
2006 / 2007	157	153	23	3
2007 / 2008	177	120	39	17
2008 / 2009	77	132	23	5
2009 / 2010	100	100	15	13
2010 / 2011	67	35	84	0
2011 / 2012	120	39	70	5
2012 / 2013	93	245	16	12
Total	791	824	270	55

Table 4 shows the location of housing completions recorded from the 2006/07 monitoring period onwards. The district's Rural Centres have supported the largest amount of new housing over this period, followed closely by the Coalville Urban Area. In the 2012/13 monitoring period, there were

significantly more housing completions in the district's Rural Centres, when compared with previous years and also compared with housing completions in the Coalville Urban Area, Sustainable Villages and Rural Villages. This partly reflects the weakness of the housing market in the Coalville area but also infrastructure issues which the Council has sought to address by the introduction of a specific policy approach in the Coalville area to prioritise the delivery of highway infrastructure over infrastructure.

Location of permissions

Table 5: Location of housing permissions granted from 2006/07 monitoring period:

	Coalville Urban Area	Rural Centres	Sustainable Villages	Rural Villages
2006 / 2007	3	67	3	0
2007 / 2008	157	104	26	15
2008 / 2009	7	157	19	2
2009 / 2010	44	29	85	4
2010 / 2011	107	218	58	2
2011 / 2012	134	770	41	42
2012 / 2013	1050	296	318	5
Total	1502	1641	550	70

Table 5 shows the location of planning permissions for housing granted within the district in the recorded monitoring periods from 2006/07 onwards. It shows that the majority of housing permissions have been located within the Coalville Urban Area and the district's Rural Centres. In the 2012/13 monitoring period, there were significantly more permissions granted in the Coalville Urban Area, and the number of permissions in Sustainable Villages was significantly higher than in previous years. This increased number of permissions in the Coalville area partly reflects the efforts by the Council to address some of the infrastructure issues referred to previously which has enabled planning permission to be granted and should lead to an increase in completions in the Coalville area. The lack of a 5 Year Housing Land Supply may explain not only the overall increase in permission granted but also the number of dwellings approved in Sustainable Villages, as a result of having to give some Local Plan Policies less weight when considered against the need for new housing within the district.

Greenfield and Brownfield Land Development

Table 6: Residential development on Greenfield and Previously Developed Land (PDL) from 2006/07 monitoring period onwards:

	PDL Sites	Greenfield Sites	Total	Percentage on PDL
2006/07	273	63	336	81%
2007/08	326	27	353	92%
2008/09	221	16	237	93%
2009/10	217	11	228	95%
2010/11	122	64	186	66%
2011/12	71	163	234	30%
2012/13	77	289	366	21%

Table 6 shows the distribution of new housing on Greenfield Land and Previously Developed Land. The table shows that the percentage of new houses built on Previously Developed Land has reduced significantly over the last three monitoring periods from 2010/11 to the present. The 2012/13 figure of 21% represents the lowest percentage of housing development on Previously Developed Land within the district in recent years. The increased development of Greenfield sites is most likely attributed to the increased emphasis on delivering sustainable development, as stated within the NPPF, and the Council's lack of a 5 Year Housing Land Supply, meaning some Local Plan Policies are considered to be out of date. It also reflects the fact that there are fewer sites available on Previously Developed Land for larger scale development. Furthermore, development of Previously Developed Land can be more expensive to develop, as there may be remediation or site clearance involved and in times of economic uncertainty such costs result in development viability being affected.

Employment

North West Leicestershire District Council monitors provision of employment land within the district to ensure that there is an adequate supply of land available to support the needs of businesses and residents. Employment land is be land that is appropriate for the development of employment generating uses, usually within the B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) land use categories.

Employment Land Commitments

Table 7: Employment land commitments by type:

Use Class	Planning Permission (Hectares)
B1	20.13
B12	4.42
B128	76.42
B18	3.35
B2	0.02
B8	3.35
Total	107.69

Table 7 shows that employment land commitments have not increased as significantly this year when compared with the previous monitoring year. The planning permissions granted over the course of this year's monitoring period amounted to 1.69 hectares of employment land. The commitments in the previous year amounted to a higher provision, owing largely to the approval of the Lounge Disposal Point at Ashby, for B128 use.

Unemployment Rates

According to the 2011 Census, there were 48,999 economically active people within North West Leicestershire, which represents 71.5% of the district's total population. Furthermore, 6.8% of people within the district were unemployed, which is below the average unemployment figure for Britain of 7.8% (ONS Census, 2011).

Retail

The Retail Capacity Study Update and Appendices (March 2013), undertaken by Roger Tym & Partners, investigated the existing provision of retail facilities within the district, and also made recommendations as to how this provision might be improved. The recommendations for the main settlements within the district are as follows:

Coalville: - the retail health of Coalville would benefit from an improved provision of comparison goods retail. Implementation of current planning permissions could help to address this issue and reduce the existing high number of vacant units, which is the highest within the district.

Ashby-de-la-Zouch: - additional small scale comparison goods retail within the existing town centre area would improve the retail health of the town. The overall retail health of Ashby is good.

Castle Donington: - the retail health of Castle Donington is good. Enhanced retail and services of an appropriate scale could improve the retail function of the centre.

Ibstock: - enhancement of retail and services at an appropriate scale could benefit the retail health of the town. Loss of existing retail provision would have a negative impact on the retail health of the town, which is currently reasonable.

Measham: - enhanced retail and service provision of an appropriate scale would improve the retail health of the town. A new convenience goods food store well related to the existing centre of Measham would further benefit the retail provision in this part of the district.

Vacancy Rates

Table 8: Retail vacancy rates

	March 2012	March 2013
Coalville	12.6%	14.7%
Ashby de la Zouch	2.8%	4.7%
Castle Donington	7.1%	3.6%
Ibstock	5.4%	0.0%
Measham	2.9%	5.9%

Table 8 shows the retail vacancy rates within the main settlements within the district. Coalville has the highest number of vacant retail units in the district, and the number has increased over the course of the previous monitoring period. This is likely to be attributed to the ongoing economic downturn and a shift in consumer shopping preferences.

Section 3 – River Mease Special Area of Conservation

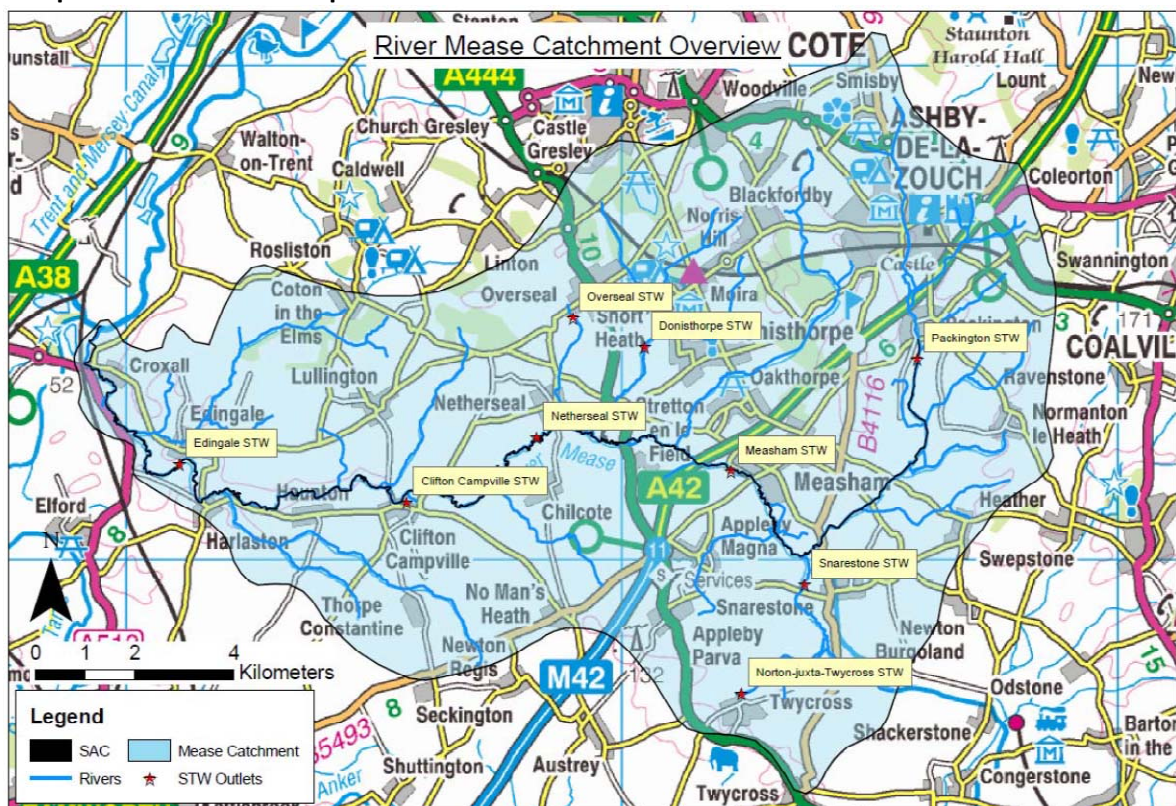
The River Mease is a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports. Following a period of consultation, North West Leicestershire District Council agreed a new Developer Contribution Strategy (DCS) in October 2012, to ensure developers make a direct contribution to the conservation of the water quality in the River Mease.

Surveys by the Environment Agency showed the water quality in the river to be poor, mainly due to high phosphorous levels. As a precautionary measure, since 2009, new development within the catchment area has been restricted, leading to delays in planning applications.

The scheme necessitates that a significant contribution from developers is required where proposals would increase the amount of waste water discharge into the River Mease. The DCS works alongside measures to impose stricter limits on phosphorous levels at a number of local water treatment works. These limits combined with the DCS will help to reduce phosphorous levels in the river and its habitats. The scheme directly funds improvements to the water quality.

The DCS was adopted in October 2012, and no contributions were received in this monitoring period. However, contributions amounting to £106,381.00 have since been received which would be recorded within next year's monitoring period, along with any further contributions received.

Map of the River Mease Special Area of Conservation Catchment Area



Section 4 – Five Year Housing Land Supply

Despite an increase in planning permissions for dwellings, the Council remains unable to demonstrate a Five Year Housing Land Supply (5YHLS). The most recent assessment of land supply can be seen below (Table 8). This table shows that 2,946 dwellings are projected to be built within the district between 2013/14 and 2017/18. This would represent a supply of 4.52 years when measured using the Sedgfield Calculation Method.

Table 9 – 5 Year Housing Land Supply in North West Leicestershire (November 2013)

	2006/07 2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	5 Year Total
Past Completions	1,940						
Projected Completions		442	615	770	622	497	2,946
Cumulative Completions	1,940	2,382	2,997	3,767	4,389	4,886	-

Section 5 – Future Monitoring Opportunities

Following the withdrawal of the North West Leicestershire Submission Core Strategy, the Council will be assembling additional evidence to support a revised Core Strategy. All policies of the Core Strategy will need to be monitored over time to determine their effectiveness and identify any changes that may be required to the policy or the manner in which it is applied. This process enables an audit to the Core Strategy, which in turn enables alterations to be made where necessary. This will be addressed in future AMRs once the Core Strategy is adopted.

Appendix 1 – Housing Trajectory

SITE	2006/07 - 2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	5 Year Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
SMALL SITES ALLOWANCE		47	47	47	47	47	235	47	47	47	47	47	47	47	47	47	47	47	47	47	846
WHITEHOLME, 63 ASHBY ROAD, KEGWORTH		4					4														4
CITRUS GROVE, KEGWORTH		25	6				31														31
LOUNT WORKS, NOTTINGHAM ROAD, LOUNT		13	9				22														22
LAND REAR OF ORCHARD WAY, MEASHAM		23					23														23
COMPUTER CENTRE, DERBY ROAD, KEGWORTH		30	30	23			83														83
DARCEY PARK (NORTH OF ASHBY ROAD), IBSTOCK		30	30	17			77														77
NORTH OF 112 PARK LANE, CASTLE DONINGTON		70	50	50	26		196														196
74 - 108 AND 110 - 114 MALVERN CRESCENT, ASHBY		26					26														26
BROOKES MACHINE TOOLS, DERBY ROAD, KEGWORTH			16				16														16
FERN CARPETS, ASHBY ROAD, COALVILLE		29	8				37														37
PICKERINGS NURSERIES, BOSWORTH ROAD, MEASHAM			27	27		7	61														61
LAND OFF RAVENSTONE ROAD, COALVILLE		5	35	35	35	35	145	35	10												190
MELBOURNE ROAD / RAVENSTONE ROAD, IBSTOCK		4	30	30	30	17	111														111
SMISBY ROAD, ASHBY		45	45	26			116														116
SOUTH OF ASHBY ROAD IBSTOCK		5	30	30	30	30	125	30	30	6											191
LEICESTER ROAD (LAND OFF DUNBAR WAY), ASHBY		50	50	50	50	48	248														248
MOUNT PLEASANT WORKS (PHASE 5), MOIRA ROAD,			15	30	30	30	105	30	22												157
STANDARD HILL / WEST OF HIGHFIELD STREET,			25	50	50	50	175	50	50	50	50	25									400
SOUTH OF PARK LANE, CASTLE DONINGTON			25	50	50	50	175	60	60	60	60	60	60	60	60	60	60	60	60		895
JACKSON STREET, COALVILLE			10	50	50	20	130														130
ASHBY ROAD, KEGWORTH			5	35	35	35	110														110
BARDON GRANGE			35	70	70	70	245	70	70	70	70	70	70	70	65						800
NORTH OF TOWLES PASTURE CASTLE DONINGTON		13					13														13
THE OLD COW SHEDS SWEPSTONE ROAD HEATHER			10				10														10
REAR OF 117 CHAPEL STREET IBSTOCK		13					13														13
SOUTHWORTH ROAD BREEDON		10					10														10
MOIRA ROAD ASHBY			35	34			69														69
HOLYWELL SPRING FARM ASHBY				50	50	50	150	50	50	50	50	50									400
MEASHAM ROAD MOIRA			12	36	32		80														80
REAR OF 138 BARDON ROAD, COALVILLE				35	35	35	105	30													135
Past Completions	1,940																				
Projected Completions		442	585	775	627	517	2,946	402	339	283	277	252	177	177	172	107	107	107	107	47	
Cumulative Completions (Projected)	1,940	2,382	2,967	3,742	4,369	4,886		5,288	5,627	5,910	6,187	6,439	6,616	6,793	6,965	7,072	7,179	7,286	7,393	7,440	
SEDGEFIELD METHOD																					
## Core Strategy - Annualised Requirement		388	388	388	388	388	543														
YEARS OF HOUSING LAND SUPPLY	5.43																				
## Core Strategy - Annualised Requirement		388	388	388	388	388	570														
YEARS OF HOUSING LAND SUPPLY	5.17																				
## Core Strategy - Annualised Requirement		388	388	388	388	388	652														
YEARS OF HOUSING LAND SUPPLY	4.52																				