North West Leicestershire District Council

AUTHORITY MONITORING REPORT

2020/21

December 2021

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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 2020/21 was published in December 2021. This covers the period 1 April 2020 – 31 March 2021 to allow for year-by-year comparison over time. However, if any significant changes/events have taken place between April 2021 and December 2021 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).

By 2020, the population of the district had increased to an estimated 104,800[1]; an increase of 10.1% since the 2011 Census. The percentage of people aged 16-64 had decreased slightly to 61.7%, a decrease of 1.2% compared to a national decrease of 1.8%

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, as has work with all the Leicester and Leicestershire authorities to address the issue of how to accommodate unmet housing need from Leicester City.

A revised Local Development Scheme setting out a timetable for the review will be published in early 2022.

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 Ashby de la Zouch Neighbourhood Plan was made on 29 November 2018 and the Ellistown and Battleflat Neighbourhood Plan was made on 16 July 2019.

As at March 2021 five other designated Neighbourhood Plan areas existed within the District:

- Blackfordby,
- Breedon on the Hill
- Hugglescote and Donington le Heath,
- Long Whatton and Diseworth
- Swannington

In addition, in May 2021 Lockington cum Hemington was also designated as a Neighbourhood Area.

The Hugglescote and Donington le Heath Neighbourhood Plan was made in November 2021 following an Examination.

[1] ONS Population estimates – local authority based by five year age bands

The Blackfordby Neighbourhood Plan was submitted to the District Council in August 2021 and an Examination commenced in November 2021.

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 [2]
2012/2013	365
2013/2014	428
2014/2015	686
2015/2016	628
2016/2017	727[2]
2017/2018	978[2]
2018/2019	682[2]
2019/2020	763[2]
2020/2021	702
Total	**6,192**

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 619 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 2021 (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**
Total	**1,799**	**1,851**	**1,181**	**1,025**	**336**	**6,192**

[2] 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 Key Service Centres, followed by the Coalville Urban Area (CUA). Build rates in Ashby de la Zouch and Castle Donington have been fairly consistent since 2017/18, however a number of large sites in Ashby are now nearing completion. The build rates in the CUA reflects the upturn in the housing market in the CUA and also the resolving of issues relating to viability and infrastructure provision which were previously holding back development.

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 most amount of new development outside of the Coalville Urban Area has been in Ashby de la Zouch (1,332 dwellings), followed by Ibstock (679 dwellings) and Castle Donington (519 dwellings). Ibstock is classified in the Settlement Hierarchy as a Local Service Centre whereas Castle Donington is identified as a Key Service Centre. The greater than might be expected amount of development that has taken place in Ibstock reflects the fact that in the absence of an up-to-date plan prior to the adoption of the Local Plan, the Council was supporting developments in locations which it would not necessarily otherwise have supported. The level of completions in Local Service Centres has decreased steadily since 2014/15 as the sites in these centres have been built out whereas the Colaville urban Area has seen a significant increase in build rates as larger, more problematic sites have been brought forward.

In terms of Sustainable Villages, these account for about 16.5% of new development since 2011. This is perhaps higher than might be expected. The most development has taken place in Ravenstone (216 dwellings), followed by Moira (158), Appleby Magna (106) and Blackfordby (100). The lack of an up-to-date plan has resulted in developments being permitted which may not otherwise have been.

Location of Permissions

Table 3: Location of housing permissions 2021 (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**

Table 3 shows the location of planning permissions for housing as at 31 March 2021. These figures reflect the Local Plan Settlement Hierarchy. Within the Key Service Centres there were 785 dwellings with permission in Ashby de la Zouch and 708 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 (679 dwellings), the most permissions are in Measham (437 dwellings, followed by Kegworth 405 dwellings) and then Ibstock (34 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 2021 figures show, in percentage terms, the biggest decrease in permissions has been in Small Villages (down 61%) followed by Sustainable Villages (down 40%). 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 13.5%, Key Service Centres 34% and Local Service Centres 27%.

Location of dwellings under construction

As at 31 March 2021 626 dwellings were under construction. Table 4 shows how these were distributed across the district settlement categories.

Table 4: Location of housing under construction at 31 March 2020 and 31 March 2021

	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**

The number of dwellings under construction has decreased slightly from the 695 dwellings under construction as at 31 March 2020. There has been a significant decrease in the number of dwellings under construction in the Key Service Centres by 106 dwellings (35%) and Sustainable Villages by 53 dwellings (30%).

There have been increases in the number of dwellings under construction in the CUA (up 56 dwellings (41%)), the Local Service Centres (up 13 dwellings (15%)) and Small Villages (up 21 dwellings (67%)).

In terms of the main settlements, the Key Service Centres had the greatest number of dwellings under construction (197) split between 158 in Ashby de la Zouch and 39 in Castle Donington. The next highest was 35 in Ibstock, 33 in Measham, 31 in Kegworth, 19 in Blackfordby and 15 in Ravenstone.

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%
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
290	**493**	**783**

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 (37%) 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
37%	**63%**

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	-	***92***	***21%***
2014/15	6	71	51	6	4	7	-	***145***	***21%***
2015/16	4	54	22	-	26	7	-	***113***	***18%***
2016/17	-	80	39	-	22	-	-	***141***	***19%***
2017/18	8	89	47	2	23	5	-	***174***	***18%***
2018/19	11	36	10	-	2	8	-	***67***	***9%***
2019/20	8	58	47	16	12	9	-	***150***	***19%***
2020/21	19	58	36	5	-	-	-	***118***	***17%***
Total	***57***	***488***	***277***	***29***	***110***	***39***	**-**	***1,000***	***19%***

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.

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 19%. 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%**
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%**

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. It is too early to tell whether this is the start of a welcome change.

In respect of affordable dwellings, 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 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.

The number of 3-bed affordable properties completed has significantly increased. The need for 4 bed & 5 bed 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 level of demand is established by 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 2021, there are 72 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 are required to permit an additional 8 plots.
- By October 2022 we are required to permit an additional 14.
- By October 2023 we are required to permit an additional 20.
- By October 2024 we are currently required to permit an additional 14.

Since October 2021 we have to date received four additional entries which brings the cumulative total to 76.

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 2021), the following statistics can be provided;

- 15% own a plot for such a build, 7% have a plot but do not own it and the remaining 74% need to find a plot.
- 83% would be seeking to build a detached property, 13% seeking to build a bungalow and just 1% seeking a semi-detached or terraced property. The remainder did not specify.
- In terms of the number of bedrooms required, 4% are seeking a 2-bedroom property, 24% are seeking a 3-bedroom property, 35% are seeking a 4-bedroom property and 31% 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 2019 end date for the purposes of this AMR. This data however is included within this report and although not required for the purposes of the AMR, 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 2021, 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 2021

Site	No. of plots	Decision Date
Park Farm, Overton Road, Ibstock	1	07/10/2016
Land adjacent 16 Measham Road, Ashby	1	10/04/2017
Land at Top Road, Griffydam	2	26/02/2018
Land off Hepworth Road, Woodville	30	26/06/2019

The developments at Overton Road, Ibstock and Measham Road, Ashby are currently under construction. The other two developments have not commenced.

Given the number of permissions to date and based on the number of entrants on the register as of 30 October 2021, permission has been granted for enough suitable plots of land to fully meet the demand for self-build and custom housebuilding in the area, for the period up to October 2021. Furthermore, the number of permissions would also meet in part the demand that is identified for the period up to October 2022.

Employment

North West Leicestershire District Council monitors the 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 land that is appropriate for the development of employment generating uses, usually offices (falling within the new Use Class E)[3], 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 employment land requirements for the district, as detailed in the HEDNA, are set out in the table below. Only those figures to 2031 are included as this is the period covered by the adopted Local Plan.

Small B8 is defined as floor space of less than 9,000sq metres and Strategic B8 is floor space of more than 9,000sq metres. In terms of the requirements for Strategic B8 a Strategic Distribution Study was undertaken for LLHMA which identifies a need for a minimum of 361 Ha up to 2031 for the LLHMA as a whole - there is no distribution below LLHMA level. The HEDNA repeated these findings.

[3] 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

Table 11: HEDNA Employment Land Requirements (2011-2031) against NWLDC Employment Completions and Commitments (April 2011-March 2021)

	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	9.7	5.5	9.9		25.0
Under construction at 31st March 2021	0.4	0.3	0.0		0.7
Allocated	5.3	5.3	5.3		15.9
With permission at 31st March 2021	8.9	13.4	15.4		37.8
Residual requirement up to 2031	**20.4**	**-21.2**	**-13.8**		**-14.6**
Allowance for potential loss of employment land					10.0
Residual requirement up to 2031 (incl. loss allowance)	**20.4**	**-21.2**	**-13.8**		**-4.6**
Strategic B8 requirement 2011 – 2031 (HMA wide)				**361.0**	
NWL strategic B8 Completions April 2011 - April 2021				123.1	
NWL strategic B8 Under construction at 31st March 2021				247.4	
NWL strategic B8 With permission at 31st March 2021				51.6	
Residual requirement (HMA wide) 2011-2031				**-61.0**	

The table shows that the overall HEDNA need for the period to 2031 has been met. Looking more closely at the figures reveals that, whilst the supply of industrial and small-scale distribution land has surpassed the requirements, a significant residual requirement for additional office space remains to be addressed. Notable developments in the 2020/21 monitoring year include the permission granted 3 office buildings at EM Point, J23A M1, Castle Donington (2.16Ha) and the completion of Tungsten Park, Bardon Road, Bardon for industrial/smaller scale B8 uses (5Ha).

With respect to strategic B8 uses, the table shows that the level of provision in NWL alone exceeds the requirements of the 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.

Sites currently under construction include East Midlands Gateway (139Ha), Mercia Park at J11 of the A/M42 (97Ha) and 11Ha at Victoria Lane, Bardon.

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 2021 was collected in October 2021.

Table 12: Vacancy rates within centre

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

Source: Business Focus Team, North West Leicestershire District Council

Coalville continues to have the highest number of vacant units in the district, although there has been a small decline in the number of vacancies. 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 increase in its vacancy rates since 2018. However, there has now been a decrease over the past 12 months.

In Castle Donington overall vacancy rates have not altered over the last 12 months whereas Ibstock has also seen a further decrease in vacancy rates. Vacancies in Measham, as of October 2021, were at 2.7% which accounts for 1 unit, although there is an indication that this unit will be reopening soon with a new use.

In terms of the Covid-19 crisis, it is anticipated that there is likely to be an increase in the number of vacancies. However, in the longer term it is expected that the number of vacancies will fall.

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 2020/21. Each row relates to the contributions received in that year and shows the closing balance of that year's contributions as at 31 March 2021. For example, the figure of £1,417,834.29 is only the balance for 2020/21 and not the total funds held. Please note that the addition of interest means the expenditure and balance will not equal the contribution column. The sums have also

Table 13: Section 106 contributions received by year from 2015/16 to 2020/21

Year	Contribution	Expenditure	Balance
2015/16	£593,919.37	£278,062.17	£329,498.55
2016/17	£2,430,478.63	£2,424,527.42	£8,477.72
2017/18	£3,997,220.13	£3,555,765.48	£469,759.39
2018/19	£4,174,022.36	£491,054.55	£3,738,556.57
2019/20	£2,542,296.16	£607,099.07	£1,950.283.59
2020/21	£1,600,561.68	£183,444.24	£1,417,834.29

The totals in the contribution column have amendments from the previous report due to further auditing. Monitoring Costs have been added for years 2015/16 to 2018/19 and there were accounting errors / reclassification of a few contributions that affected the reporting year totals.

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 2019/20 £1,726,095.15 was collected specifically for affordable housing, whereas in 2020/21 £1,161,701.74 was collected whilst in 2019/20 £188,482.15 was collected for Healthcare and £61,025.08 was collected in 2020/21.

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 worked up.