

NORTH WEST LEICESTERSHIRE LOCAL PLAN

Publication stage

BACKGROUND PAPER 4

Policy H1 – Housing provision: planning permissions

Policy H2 – Housing provision: resolutions

Policy H3 – Housing provision: new allocations

Policy H4 – Affordable Housing

1 INTRODUCTION

- 1.1 This is one of a number of background papers which have been published to support the publication Local Plan. The purpose of these papers is to provide more information in support of specific policies than can be included in the publication Local Plan document itself if it is to remain of a manageable size.
- 1.2 This paper provides more information in respect of Policy H1 (Housing provision: planning permissions) and Policy H2 (Housing provision: resolutions), Policy H3 (Housing provision: new allocations) and Policy H4 (Affordable Housing).
- 1.3 The base date used for housing number is 1 October 2015. We update the housing figures twice a year (at 1 April and 1 October) but figures for 1 April 2016 were not available at the time that the publication version of the Local Plan was being publicationed. The figures will be updated prior to examination to reflect the most up-to-date position.
- 1.4 The National Planning Policy Framework (NPPF) requires that local planning authorities identify and maintain a 5-year supply of housing sites. As at 1 October 2015 there was a 5.4 years supply. More information about how we have calculated this is included in this paper.

2 THE POLICIES

- 2.1 The issue of the overall housing requirement is addressed as part of Policy S1 (Future housing and economic development needs) which is also the subject of a separate background paper which clarifies how the requirements were determined.
- 2.2 Policy H1 identifies those sites which have the benefit of planning permission for housing as at 1 October 2015 and states that *“In the event that planning permission lapses on these sites it will be renewed subject to the policies of this Local Plan and any other material considerations including any evidence in respect of deliverability of any particular site”*.
- 2.3 Policy H2 identifies those sites which as at 1 October 2015 had been the subject of a resolution to grant planning permission for housing, but where a legal agreement between the Council and a developer/landowner had yet to be completed and so no permission had been issued. Policy H2 states that *“The Council will work with developers and applicants to ensure that the legal agreements associated with these developments are completed as efficiently as possible so that permission can be issued. Once planning permission is granted it will be subject to the provisions of Policy H1”*.
- 2.4 Policy H3 proposes the allocation of land north of Ashby de la Zouch for 1,750 dwellings and land at Waterworks Road Coalville for 95 dwellings. It also proposes the identification of a reserve site at Ashby Road/Leicester Road Measham for 420 dwellings.

2.5 The following sections provide more background information on these matters.

3 HOUSING PROVISION

3.1 Table 2 in the publication Local Plan identifies the position in respect of housing provision as at 1 October 2015 and is reproduced below.

Table 1 – summary of housing provision as at 1 October 2015

	Number of dwellings
Completions 1 April 2011- 31 September 2015 (A)	2,172
Under construction (B)	322
Planning permission (C)	5,207
Resolution to grant planning permission (D)	3,506
Total provision (A+B+C+D)	11,207

3.2 Table 2 below summaries this provision by settlements.

Settlement	Completions 1 April 2011 to 31 September 2015	Under construction at 1 October 2015	Planning permission	Resolution to grant
Coalville Urban Area	424	64	2,147	2,850
Ashby de la Zouch	457	44	872	0
Castle Donington	266	15	946	0
Ibstock	326	85	292	0
Kegworth	181	19	151	188
Measham	106	9	129	450
Sustainable Villages	173	57	518	18
Rest of district	239	29	152	0
Total	2,172	322	5,207	3,506

3.3 It should be noted that all of the above columns include those sites of 10 or less dwellings and which are too small to be specifically identified under policies H1 and H2.

- 3.4 In respect of the planning permissions column, it should be noted that this includes those sites where development has commenced and which are not therefore the subject of policy H1 (Housing Provision: planning permissions). Therefore, the number of dwellings included for individual settlements is higher than that arrived at by adding together the dwellings identified in policy H1.
- 3.5 In respect of resolutions to grant it should be noted that there are a number of sites of less than 10 dwellings which are included in the above figures but which are not specifically listed in policy H2 (Housing Provision : resolutions) as they are too small to be included.

4 IS THERE A NEED TO IDENTIFY ANY MORE HOUSING SITES?

- 4.1 On the basis of the information in table 1 and 2 above there appears to be sufficient provision already made to not require the identification of any more land for housing. The number of dwellings with planning permission or the subject of a resolution, together with what has already been built or is under construction, is more than the identified need.
- 4.2 However, we have to be sure that all of these new homes will actually be built. Therefore, we have undertaken an assessment of how many dwellings we think are likely to be built during the plan period on each of the sites which are committed.
- 4.3 Of those sites with planning permission or the subject of a resolution to grant planning permission, a significant number of dwellings (3,500) are on sites which are collectively referred to as south-east Coalville. Of these 3,500 dwellings as at 1 October 2015 there was permission for 800 dwellings on land north of Grange Road (site H1h) and there was a resolution to grant planning permission on one site, North and South of Grange Road Hugglescote (Site H2g) for 2,700 dwellings.
- 4.4 Land north of Grange Road was allocated as part of the adopted Local Plan and was initially identified in the mid-1990's.
- 4.5 Development south of Grange Road was initially proposed as part of the now withdrawn Core Strategy and helps to provide a greater mass of development which will assist with making the whole south-east Coalville area more viable for development.
- 4.6 Notwithstanding this, the scale of development (3,500 dwellings) is such that it is unlikely that it will all be built during the plan period to 2031. We have estimated that during the plan period that only 1,900 of these 3,500 dwellings are likely to be built.
- 4.7 As a result of these considerations we think it is likely that only about 9,600 dwellings in total will be built up to 2031 across the district (11,207 committed dwellings less 1,600 dwellings at south-east Coalville that are not expected to be built by 2031).

Therefore, we need to make provision for an additional 800 dwellings to ensure that the required number of dwellings (10,400) will be achieved.

- 4.8 We have also looked at those other sites with permission or a resolution to ascertain whether there is any evidence to suggest that some of these will not be developed during the plan period.
- 4.9 The only site where there is any evidence to raise concerns about delivery is land west of High Street Measham (Policy H2i). This site is currently affected by the preferred route for HS2. If this route was to be confirmed then as a minimum some of the site could not be developed, but it is quite possible that taking account of viability as well that none of it would be developed. The Government has indicated that a decision on HS2 will be made later on in 2015.
- 4.10 We do not have any evidence to suggest that other sites listed in policies H1 and H2 will not be developed up to 2031.

5 ARE THERE ANY OTHER SOURCES OF POTENTIAL SITES?

- 5.1 The NPPF states (paragraph 48) that *“Local planning authorities may make an allowance for windfall sites in the five –year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply”*.
- 5.2 Windfall sites are those sites not identified as part of the Local Plan which come forward for development anyway. Such sites may, for example, be old industrial sites which are no longer fit for purpose for employment or they may be a change of use or conversion of an existing building to residential use. Sites are sometimes classified as small windfalls (sites usually of less than 10 dwellings) or large sites (sites of 10 or more dwellings).
- 5.3 Historically Local Plans used to include an allowance for such sites. Whilst the NPPF refers specifically to the five year supply assessment, it is something which needs to be considered in terms of the Local Plan as well.
- 5.4 The NPPF requires that to establish a windfall allowance two aspects need to be addressed; that such sites have consistently come forward (i.e. historical data) and that they will continue to do so.

Small sites

- 5.5 In terms of historical rates of provision, we have data going back to 1991 which shows that between 1991 and 2011 (the start date for this Local Plan) an average of 85 dwellings each year were built on small sites.
- 5.6 The NPPF (which was introduced in 2012) makes it clear that any windfall sites cannot include residential gardens. Many of those dwellings recorded historically would have included garden land.

- 5.7 The figures from 1991 are therefore, somewhat misleading as they include elements which are no longer consistent with current policy. Analysis undertaken for the period 2006-11 shows that of 375 dwellings built on small sites (an average of 75 per annum), 103 dwellings (an average of 21 dwellings) entailed the use of garden land. This reduces the average figure for the period 2006-11 to 54 per annum.
- 5.8 More recently from 1 April 2011 to 31 September 2015 the total number of dwellings built on small sites was 319. This equates to an average of 71 dwellings per annum. This is not dissimilar to that recorded for 2006-11, although again it will include some development on garden land as permissions in place as at 2012 (when the NPPF was introduced) could not have been stopped (unless the permissions expired).
- 5.9 On the basis of the above there is evidence to show that historically small sites have provided a supply of sites for housing. Furthermore, as at 31 September 2015 there were 269 dwellings had the benefit of planning permission on small sites.
- 5.10 In terms of potential future supply from small sites it is difficult to predict with any great certainty which sites are likely to come forward. This is because the decision as to whether to bring forward a site is largely at the discretion of landowners who may (or may not) have personal motivations for wanting a site developed, perhaps because they want a new dwelling for themselves or a family member or there may be other family issues which stop a site being brought forward (for example multiple ownership where not all parties agree).
- 5.11 Notwithstanding this, our Strategic Housing Land Availability Assessment (SHLAA) does provide some evidence of the potential supply from small sites. A SHLAA is a document which identifies sites which have potential for housing development. The sites are those which have been put forward by landowners and/or developers. Our SHLAA (2014) includes sites of less than 10 dwellings. In total small sites could potentially provide 140 dwellings. Bearing in mind this covers 16+ years this is very low, certainly compared to historic rates. Furthermore, notwithstanding the inclusion of sites in the SHLAA this is no guarantee that a) they would come forward for development or b) that they would be considered suitable for development.
- 5.12 Whilst it may be that owners have not put forward potential sites for whatever reason, the evidence from the SHLAA does not support the historical data and so we have concluded that in terms of this Local Plan it would be difficult to justify making an allowance for small sites.

Large sites

- 5.13 The situation in respect of evidence regarding large windfall sites is almost the exact opposite of that for small sites. Whilst we have large amount of historical data regarding past housing completions, it is difficult to be precise regarding the amount of development which has taken place on large windfall sites. This is primarily because the adopted Local Plan had an end date of 2006 and in order to ensure that a supply of

housing land was maintained it has been necessary for the Council to grant planning permission on many previously unidentified sites. Moving forward and following adoption of this Local Plan this situation could not be reasonably expected to be replicated and so past trends would not be very helpful in trying to set a robust windfall allowance.

- 5.14 When looking at potential sites, however, the SHLAA does provide us with a much better picture than that for small sites with over 20,000 dwellings identified, Whilst many of these now have planning permission or are included as allocations in this plan the remaining dwellings would still represent a significant amount of potential dwellings.
- 5.15 However, as with small sites we have concluded that we do not have enough complete evidence to justify making an allowance for large windfalls.

Conclusion on windfalls

- 5.16 For the reasons outline above we have concluded that in terms of this Local Plan it would not be appropriate make an allowance for windfalls sites. This is not to say that that such sites will not come forward and we will continue to monitor them and include them in supply figures when , in the case of large sites, they get planning permission or , in the case of small sites, they are developed. We will continue to monitor the situation and it may be that future plans will take a different approach.

6 WHERE SHOULD THE ADDITIONAL HOUSING DEVELOPMENT GO?

- 6.1 Having regard to the above we have concluded that:
- not all of the permissions/resolutions will be developed during the plan period (primarily development at south-east Coalville and the possibility of land at Measham being impacted by the route of HS2) and so additional provision is required and
 - no allowance will be made for provision from windfall sites.
- 6.2 The question is where should any additional provision go?
- 6.3 In terms of the potential non-deliverability at Measham of 450 dwelling, it is considered that as this is an issue specific to Measham and the fact that there are other development opportunities of a similar scale in Measham, that it would be appropriate to identify an alternative site in Measham itself.
- 6.4 We have assessed the various sites in Measham identified in our Strategic Housing Land Availability Assessment (SHLAA). Whilst a number of the sites are quite small and or now have planning permission there are two large areas identified in the SHLAA; one off Atherstone Road (sites M6 and M7) and one off Ashby Road/ Leicester Road (sites M11 and M12). Part of the site off Atherstone Road has the benefit of

planning permission already for 77 dwellings. The remainder is largely in use as a brick and pipe manufacturing works. That part which isn't used for brick and pipe manufacturing abuts directly on to the brickworks and so there would be likely to be amenity issues. Our preference, therefore, is to identify land off Ashby Road/Leicester Road as a reserve site. This site will only be allowed to be developed if the final route for HS2 prohibits the development of land West of High street.

- 6.5 There still remains the issue of needing to identify sites for a further 800 dwellings. There are two aspects to this; which settlements(s) in strategic terms should development be directed to and also which site(s) within these settlements.
- 6.6 In terms of which settlement development should be directed to we identified four reasonable alternatives and subjected these to assessment as part of the Sustainability Appraisal (Section 7 of the Sustainability Appraisal report).
- 6.7 The appraisal concluded that there was little to choose between three of the alternatives as they all had a mix of positive and negative impacts. It was concluded that looking to accommodate the residual development in Ashby de la Zouch was the preferred approach. Further detail about this can be found in Section 7.4 of the Sustainability Appraisal report.
- 6.8 Having identified Ashby de la Zouch as the preferred location it was then necessary to consider what alternatives there were for making this provision.
- 6.9 We looked at our SHLAA and 11 sites were subject to appraisal as part of the Sustainability Appraisal. More detail about this can be found in Section 8 of the Sustainability Appraisal report. It should be noted that the Sustainability Appraisal notes that planning permission has been granted on part of the land north of Ashby de la Zouch (Money Hill). This was granted in January 2016 which is after the baseline date we have used in assessing housing supply (1 October 2015) at which point it did not have planning permission.
- 6.10 Our preferred approach is to allocate land North of Ashby de la Zouch (more often referred to as Money Hill). We also propose to include as part of this allocation the site of the former Arla dairy on Smisby Road. The Arla Dairy site on its own would only contribute about an additional 150 dwellings and so on its own it would not be sufficient.
- 6.11 Allocation of the Money Hill site together with former Arla Dairy site would provide about 1,750 dwellings. This is more than the identified shortfall (800 dwellings). However, a development of 1,750 dwellings would support the provision of additional infrastructure that a development of 800 dwellings could not, including new primary school, which can help relieve pressure elsewhere in the town. Furthermore, access to the development from the A511 Ashby Bypass requires the provision of a significant access road which would not be likely to be supported by only 800 dwellings. We

estimate that of the 1,750 dwellings only 1,500 will be delivered by 2031 but even then it will help to provide a buffer to ensure that sufficient new homes are delivered across the plan period throughout the district.

- 6.12 One of the strategic alternatives considered was to direct more development to the Coalville Urban Area. This was not our preferred option, but there are two outstanding housing allocations in the adopted Local Plan (Proposal H4d (Land at Broomleys Road, Colaville) and Proposal H4e (Land at Wentworth Road Coalville) which required further consideration.
- 6.13 The Wentworth Road site was originally identified in the Coalville District Plan in the late 1970's. There is no evidence to suggest that this site will come forward for development.
- 6.14 The land at Broomleys Road (which is more correctly on Waterworks Road) is the remainder of a much larger site which was put forward in earlier versions of the adopted Local Plan. The site is owned by the District Council and the Council is supportive of bringing the site forward for development. In planning terms the principle of development has been established through the adopted Local Plan but we recognise that we need to consider whether there are any other alternatives to carrying forward this allocation.
- 6.15 The Sustainability Appraisal considered three other options in the Coalville Urban Area. Notwithstanding the fact that two of these alternative sites were significantly bigger in capacity terms than the Waterworks Road site, there was little to choose between the sites in sustainability terms. However, two of the sites are located within an area where development would result in the coalescence of Coalville and Whitwick contrary to local expressed opinions. This is not something that was considered as part of the Sustainability Appraisal but is a legitimate planning consideration. The remaining site (Loughborough Road Whitwick) did not perform as well as Waterworks Road or any of the other sites.
- 6.16 More details of this assessment can be found in Section 9 of the Sustainability Appraisal report.

7 WHAT IS THE EXPECTED DELIVERY OF HOUSING?

- 7.1 The NPPF requires that local planning authorities should use a housing trajectory to illustrate the expected rate of housing delivery. The Local Plan includes a housing trajectory which sets out the anticipated rate of development from housing sites by settlement. This paper includes a more detailed trajectory by site (Appendix A).
- 7.2 The trajectory identifies that 8,597 dwellings will be developed by 2031, in addition to the 2,172 which were built from April 2011 to 1 October 2015. Therefore, it is projected that 10,769 dwellings will be developed over the plan period. This is more

than the identified requirement of 10,400 dwellings and represents an over provision of about 3.5%.

- 7.3 It is important to remember that the trajectory only looks at projected build rates on known sites of more than 10 dwellings; as noted already no allowance had been made for 'windfall' sites in determining how much land needs to be allocated as part of the Local Plan. However, it is reasonable to anticipate that, as noted in section 5, development will take place on 'windfall' sites (although how much is not clear). Therefore the over provision projected in the trajectory should be regarded as a likely minimum level of over provision and there is every reason to anticipate that the overall requirement will be met by 2031.
- 7.4 The detailed site-by-site trajectory also identifies the amount and the rate at which affordable housing is anticipated to come forward. In terms of the amount of affordable housing, the majority of new development is already committed (as permission or a resolution) and in most cases the amount of affordable housing to be provided has been agreed as part of the Section 106 Agreement. In those instances where the Section 106 Agreement does not specify the amount (either as a number of a percentage) of affordable housing that is to be provided then an assumption has been made using the targets set out in Policy H4.
- 7.5 In terms of the delivery of affordable housing, again this is sometimes set out in detail in the Section 106 Agreement. However, in many instances the Section 106 refers to phasing plans to be agreed with the Council at a later date. On these sites, together with those where no Section 106 is in place, then assumptions have been made that the percentage requirement will be provided each year of development. So, for example, if it is projected that 50 dwellings will be built in a year and the requirement is for 30% affordable, then it is assumed that 15 dwellings (i.e. 30% of 50) will be provided.
- 7.6 The trajectory identifies that 1,481 affordable dwellings will be built over the plan period, which equates to just over 17% of all new development.

8 WHAT DOES THE PROJECTED DELIVERY MEAN IN TERMS OF THE OVERALL DISTRIBUTION OF HOUSING GROWTH?

- 8.1 Table 3 below sets out the distribution of development that will result having regard to the projected completions in the trajectory. It can be seen that the distribution of growth is consistent with the settlement hierarchy set out in Policy S2 with the largest amount of actual and percentage growth in the Coalville Urban Area, with both Ashby de la Zouch and Castle Doington (identified in Policy S2 as key Service Centres) seeing significantly more growth than the Local Service Centres of Ibstock, Kegworth and Measham.

Table 3 - distribution of housing growth

Settlement	Completions 1 April 2011 to 31 September 2015	Projected completions to 2031	Total completions	As % of all completions
Coalville Urban Area	424	3,478	3,902	36.23%
Ashby de la Zouch	457	2,400	2,857	26.53%
Castle Donington	266	953	1,219	11.32%
Ibstock	326	368	694	6.44%
Kegworth	181	320	501	4.65%
Measham	106	477	583	5.41%
Rest of district	412	601	1,013	9.41%
Total	2,172	322	11,202	100.00

- 8.2 Table 4 below shows a comparison of the distribution of dwellings at the 2011 Census compared to the distribution as at 2031 that would result from the proposed development.

Table 4 – distribution of dwellings: 2011 Census and at 2031

Settlement	Percentage of dwellings at 2011 Census	As percentage of all dwellings at 2031
Coalville	40	39.1
Ashby de la Zouch	13	16.2
Castle Donington	8	8.7
Ibstock	7	6.6
Kegworth	4	4.1
Measham	5	5.5
Rest of district	23	20.1

- 8.3 Table 4 shows that the distribution of dwellings at 2031 would be very similar to that in 2011. The exceptions are that there is an increase in the proportion of dwellings in Ashby de la Zouch and a decrease in the Rest of the District settlements. This is

consistent with the aim of seeking to achieve a more sustainable pattern of development.

9 WHAT DOES THE PROJECTED DELIVERY MEAN IN TERMS OF THE 5 YEAR LAND SUPPLY?

9.1 Paragraph 47 of the NPPF requires that local planning authorities “*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements...*”. It goes on to require that a buffer be included equivalent to 5% or, where there is a record of persistent under delivery, 20%.

9.2 From 1 April 2011 to 31 September 2015 some 2,172 dwellings have been built at an average of 483 per annum. This is below the annual rate required (520 dwellings per annum). However, these figures mask a significant improvement in delivery rate over the past 2 years as highlighted in the table below.

Table 5 – actual and average completions since April 2011

Monitoring period	Number of completions	Average since 1 April 2011
2011-12	234	234
2012-13	365	300
2013-14	429	343
2014-15	678	427
1 April 2015-31 September 2015	466	483

9.3 This marked improvement in performance is as a result of improved market conditions coupled with the fact that the District Council has responded to the requirements in the NPPF and granted planning permission for a significant number of housing developments, even where on the face of it the proposed development was contrary to the emerging Local Plan.

9.4 The following calculations assess the level of supply, as identified in the housing trajectory, against both the 5% and 20% buffers.

Table 6 – 5 year land supply assessment as at 1 October 2015

		5% buffer	20% buffer
Requirement 1 April 2011 to 31 September 2015 (A)	520 x 4.5	2,340	2,340
Completions 1 April 2011 to 31 September 2015 (B)		2,172	2,172
Shortfall (A – B) (C)		-168	- 168
Requirement 1 October 2015 to 31 September 2020 (D)	520 x 5	2,600	2,600
Plus allowance for shortfall from (C)	2,600 + 168	2,768	2,768
Plus buffer (D +C+ buffer = E)	5% of 2,2768 = 138 20% of 2,768 = 554	2,906	3,322
Annual requirement (F)	5% = 2,906/5 20% = 3,322/5	581	664
Projected provision 1 October 2015 to 31 September 2020 (G)		3,609	3,609
Difference (G) – (F)		703	287
Number of years supply	5% = 3,609/581 20% = 3,609/664	6.2	5.4

9.5 It can be seen that whether the required buffer is 5% or 20% the trajectory identifies that there is at least a 5 year supply of housing land as at 1 October 2015.

10 AFFORDABLE HOUSING

10.1 Policy H4 identifies the amount of affordable housing that will be sought as part of new open market developments (expressed as a percentage) and the threshold above which such provision will be sought.

10.2 The following targets and thresholds are set out in policy H4.

Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	30%	15 or more dwellings
Castle Donington	30%	15 or more dwellings
Coalville Urban Area	20%	15 or more dwellings
Ibstock	20%	11 or more dwellings OR 1,000sqm (gross) floor space
Kegworth	30%	11 or more dwellings OR 1,000sqm (gross) floor space
Measham	30%	11 or more dwellings OR 1,000sqm (gross) floor space
All other settlements	30%	11 or more dwellings OR 1,000sqm (gross) floor space

- 10.3 The NPPF requires that policies and proposals in Local Plans should not require a scale of obligations such that development would be made unviable. In setting the targets and threshold as part of the draft Local plan we developed a number of options as set out below.

<p><u>Option 1 - A standard rate across the district</u></p> <p>Option 1a</p> <p>A standard rate across the District of 0% based on 10 or more dwellings</p> <p>Option 1b</p> <p>A standard rate across the District of 20% based on 10 or more dwellings</p> <p>Option 1c</p> <p>A standard rate across the District of 25% based on 10 or more dwellings</p> <p>Option 1d</p> <p>A standard rate across the District of 30% based on 10 or more dwellings</p> <p>Option 1e</p> <p>A standard rate across the District of 60% based on 10 or more dwellings</p>
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Option 2 – A variable rate and threshold across the district

Option 2a

Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	30%	15 or more
Castle Donington	30%	15 or more
Coalville Urban Area	20%	15 or more
Ibstock	20%	11 or more OR 1,000sqm (gross) floor space
Kegworth	30%	11 or more OR 1,000sqm (gross) floor space
Measham	30%	11 or more OR 1,000sqm (gross) floor space
All other settlements	30%	11 or more OR 1,000sqm (gross) floor space

Option 2b

Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	25%	15 or more
Castle Donington	25%	15 or more
Coalville Urban Area	15%	15 or more
Ibstock	15%	11 or more OR 1,000sqm (gross) floor space
Kegworth	25%	11 or more OR 1,000sqm (gross) floor space
Measham	25%	11 or more OR 1,000sqm (gross) floor space
All other settlements	25%	11 or more OR

		1,000sqm (gross) floor space
Option 2c		
Settlement	Minimum Affordable Housing Contribution	Threshold
Ashby de la Zouch	40%	15 or more
Castle Donington	30%	15 or more
Coalville Urban Area	20%	15 or more
Ibstock	20%	11 or more OR 1,000sqm (gross) floor space
Kegworth	30%	11 or more OR 1,000sqm (gross) floor space
Measham	30%	11 or more OR 1,000sqm (gross) floor space
All other settlements	25%	11 or more OR 1,000sqm (gross) floor space

10.4 These options were then tested through a Viability Appraisal of the whole plan. This concluded that:

- no one single standard rate across the district was suitable;
- that option 2a was the 'best fit' variable rate

10.5 Therefore, in order to ensure that the Local Plan affordable housing requirements are not set at a level which would impinge upon viability we chose Option 2a.

South East Coalville					3500	66 x 3 bed house 98 x 4 bed house 3295 not specified	22 x 2 bed house 15 x 3 bed house 4 x 1 bed flat						50	10	100	20	120	24	120	24	120	17	150	20	175	24	175	24	175	25	150	11	150	11	150	11	150	11	1935	243	1565		
South of Grange Road					105	Not specified							30		30		30		15																				105	0			
Waterworks Road Coalville					95	Not specified											30		30		30		5																95	0			
Former depot Highfield Street Coalville					28		16 x 2 bed house 4 x 3 bed house 8 x 1 bed flat						28	28																									28	28			
Land off North Avenue Coalville					17		6 x 2 bed house 7 x 3 bed house 4 x 1 bed flat						17	17																									17	17			
Coalville urban area total	424	48			4995																																						
Land Adjoining 67 Ravenstone Road Ibstock	77	41	2 x 2 bed house 7 x 3 bed house 21 x 4 bed house	4 x 1 bed house 6 x 2 bed house 1 x 3 bed house	1	1 x 4 bed house						20	22																										42	0			
Land South Of Ashby Road Ibstock	13	40	12 x 3 bed house 25 x 4 bed house	3x 2 bed house	144	1 x 2 bed house 24 x 3 bed house 84 x 4 bed house	14 x 2 bed house 9 x 3 bed house 12 x 2 bed bungalow					20	5	50	9	50	9	50	9	14	3																		184	35			
Land Adjoining Clare Farm Station Road Ibstock					142	99 Not specified	43 not specified																																142	43			
Ibstock total	326	81			287																																						
Land To The Rear Of RBS Data Centre Packington Hill Kegworth	85	5	4 x 2 bed house 1 x 4 bed house		1	1 x 4 bed house						6																												6	0		
Brookes Machine Tools Ltd Dragwell House 2 Derby Road Kegworth		1			15	5 x 1 bed flat 11 x 1 bed flat																																	16	0			
Land Adjoining 90 Ashby Road Kegworth					110	77 Not specified	33 not specified																																	110	33		
Slack & Parr Ltd Long Lane Kegworth					188	102 x 3 bed 77 x 4 bed	5 x 2 bed house 4 x 3 bed house																																	188	9		
Kegworth total	181	6			314																																						
Strategic site Measham					400	Not specified																																					
Land Off New Street Measham					20	15 x 3 bed house 3 x 4 bed house 2 x 2 bed flat																																			0	0	
Atherstone Road Measham					77	18 x 3 bed house 36 x 4 bed house	2 x 1 bed house 15 x 2 bed house 6 x 3 bed house																																		77	23	
Measham total	106	0			497																																						
Woodville Woodlands Moira Road Woodville	68	22	8 x 2 bed house 8 x 3 bed house 6 x 4 bed house		100	14 x 2 bed 46 x 3 bed 40 x 4 bed						10	30	30	30																										122	0	
Land Rear Of 27 The Crescent Breedon On The Hill		3	2 x 3 bed house 1 x 4 bed house		11	3 x 2 bed house 3 x 3 bed house 5 x 4 bed house						3	11																											14	0		
Land At Ibstock Road Ravenstone	1	9	9 x 4 bed house		55	13 x 3 bed house 22 x 4 bed house	4 x 1 bed house 10 x 2 bed house 6 x 3 bed house					5	25	25	11	9	9																							64	20		
Land Off Heather Lane Ravenstone					50	35 Not specified	15 not specified																																		50	15	
Land Off Measham Road Moira					80	13 x 2 bed house 14 x 3 bed house 32 x 4 bed house	14 x 2 bed house 6 x 3 bed house 1 x 4 bed house																																		80	21	
Land Off Top Street Appleby Magna					29	Not specified																																			29	0	
(Church View) Land Adjoining 33 Measham Road Appleby Magna					39	13 x 3 bed house 14 x 4 bed house	3 x 2 bed house 5 x 3 bed house 4 x 1 bed flat																																		39	12	
3 Top Street Appleby Magna					12	4 x not specified 3 x 2 bed house 5 x 3 bed house																																			12	0	
Land South Of Drift Farm Blackfordby Lane Moira					18	Not specified																																			18	0	
Navigation Inn 166 Spring Cottage Road Overseal					11	Not specified																																			11	0	
Cresswell Coaches 3 Shorthearth Road Moira					24	7 x 2 bed house 12 x 3 bed house 5 x 4 bed house																																			24	0	
Land Off Church Lane Ravenstone		14	2 x 3 bed house 12 x 4 bed house		13	2 x 3 bed house 11 x 4 bed house						12																													27	0	
Land Off Dawsons Road Osgathorpe Loughborough					16	Not specified																																			16	0	
Acrsford Road Donisthorpe					36	25 in total Not specified	11 not specified																																		36	11	
Home Farm Oakthorpe					29	7 x 2 bed house 6 x 3 bed house 7 x 4 bed house	5 x 2 bed house 4 x 3 bed house																																		29	9	
South of Normanton Road Packington					30	22 in total Not specified	6 x 2 bed 2 x 3 bed																																		30	8	
Rest of the district total	412	48			533																																						
Total District	2,172	233	0	0	10,199	0	0	168	28	537	76	824	181	906	177	812	116	698	115	677	106	607	84	505	91	513	97	455	85	410	70	380	66	380	66	380	66	380	66	345	57	8,597	1,481