

NORTH WEST LEICESTERSHIRE LOCAL PLAN

Examination stage

BACKGROUND PAPER 4 - UPDATE

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 When the Local plan was published in July 2016 a number of Background Papers were published alongside it to provide more information in support of specific policies than could be included in the publication Local Plan document itself if it was to remain of a manageable size.
- 1.2 Background Paper 4 (BP/04) was concerned with Policy H1 (Housing provision: planning permissions), Policy H2 (Housing provision: resolutions), Policy H3 (Housing provision: new allocations) and Policy H4 (Affordable Housing). It identified the position in respect of housing sites as at 1 October 2015.
- 1.3 Since the publication of the Local Plan there have been changes in the status of sites across the district and so it is appropriate for as much of the information included in the original Background Paper 4 to be updated.
- 1.4 This note, together with a number of additional supporting documents, provides an updated position as at 1 October 2016. The additional supporting documents are:
- A revised housing trajectory;
 - A revised affordable housing trajectory;
 - To support the above individual site proformas detailing anticipated build rates on a site-by-site basis;
 - A summary of completions by sites between 1 April 2011 and 30 September 2016; and
 - A schedule showing the rolling 5 year supply of housing land
- 1.5 The structure of this revised Background Paper follows that of the original with any key changes highlighted as necessary.

2 THE POLICIES

- 2.1 No changes have been in respect of Policy H1 (Housing provision: planning permissions), or Policy H2 (Housing provision: resolutions). However, there have been changes in the status of the various sites included in these policies. These changes are summarised in the schedules below.

Table 1: Policy H1- Housing provision: planning permissions

	Site	Capacity	Status as at 1 October 2016
H1a	Off Measham Road, Appleby Magna	39 dwellings	Under construction
H1b	Off Top Street, Appleby Magna	29 dwellings	Under construction
H1c	3 Top Street, Appleby Magna	12 dwellings	Under construction
H1d	Holywell Spring Farm, Burton Road Ashby de la Zouch	400 dwellings	Under construction
H1e	Holywell Mill, Ashby de la Zouch	44 dwellings	
H1f	Off Leicester Road, Ashby de la Zouch	101 dwellings	Under construction
H1g	South of Burton road, Ashby de la Zouch	275 dwellings	Under construction
H1h	Former depot Kilwardby Street, Ashby de la Zouch	32 dwellings	Completed
H1i	South of Park Lane, Castle Donington	895 dwellings	
H1j	Rear of 138 Bardon Road, Coalville	132 dwellings	Under construction
H1k	Rear of 164-222 Bardon Road, Coalville	77 dwellings	Under construction
H1l	Former deport Highfield Street, Coalville	28 dwellings	Completed
H1m	Land off North Avenue, Coalville	17 dwellings	Under construction
H1n	Standard Hill/West of Highfield Street, Coalville	400 dwellings	
H1o	The Farm, Manor Road, Donington-le-Heath	14 dwellings	Under construction
H1p	Acresford Road, Donisthorpe	36 dwellings	
H1q	Land north of Grange Road , Hugglescote	800 dwellings	
H1r	Castle Inn, Dennis Street, Hugglescote	10 dwellings	Under construction
H1s	Rear of Frearson Road, Hugglescote	188 dwellings	Under construction
H1t	South of Grange Road, Hugglescote	105 dwellings	
H1u	Station Road, Ibstock	142 dwellings	
H1v	Ashby Road, Kegworth	110 dwellings	
H1w	New Street, Measham	20 dwellings	Under construction
H1x	Atherstone Road, Measham	77 dwellings	Under construction
H1y	Off Measham Road, Moira	80 dwellings	Under construction
H1z	Cresswells Coaches, Shortheath Road, Moira	24 dwellings	
H1aa	Home Farm, Main Street, Oakthorpe	29 dwellings	
H1ab	166 Spring cottage Road, Overseal	11 dwellings	Under construction

H1ac	Dawsons Road, Osgathorpe	16 dwellings	
H1ad	South of Normanton Road, Packington	30 dwellings	
H1ae	Heather Lane, Ravenstone	50 dwellings	
H1af	Loughborough Road, Thringstone	85 dwellings	Under construction
H1ag	61-65 Grace Dieu Road, Whitwick	12 dwellings	Under construction

Table 2: Policy H2 - Housing provision: resolutions

	Site	Capacity	Status as at 1 October 2016
H2a	Off Jackson Street, Coalville	129 dwellings	Planning permission
H2b	Off Kane Close, Coalville	21 dwellings	Planning permission
H2c	North and south of Grange Road, Hugglescote	2,700 dwellings	Planning permission
H2d	Slack & Parr, Long Lane, Kegworth	188 dwellings	Planning permission
H2e	West of High Street, Measham	450 dwellings	
H2f	Land at Blackfordby Lane, Moira	18 dwellings	

2.2 In addition to these changes a number of new sites have since come forward as set out below:

- Land south of Greenhill Road, Coalville;
- Land off Forest Road, Hugglescote;
- 58 Station Road, Kegworth;
- Adjacent to Computer Centre and J24, Packington Hill, Kegworth;
- Land adjoining Greenacres, Bosworth Road, Measham;
- MTS Logistics, Mill Lane, Heather;
- Bridge House, Spring Cottage Road, Overseal;
- North of Butt Lane and east of Hepworth Road, Woodville/Blackfordby;

2.3 More details about all of those sites which have yet to be completed can be found in site proformas (including the new sites listed above) referred to at paragraph 1.4.

2.4 In respect of Policy H3 (Housing provision: new allocations) it is proposed to increase the number of dwellings on land at Money hill (North of Ashby de la Zouch) to 2,050 dwellings.

3.0 HOUSING PROVISION

3.1 Taking account of changes since 1 October 2015 (the date used in the publication Local plan and the Background Paper 4 (Table 1)) the revised position in respect of housing provision is as follows:

Table 3 – summary of housing provision as at 1 October 2016

	Number of dwellings
Completions 1 April 2011- 31 September 2016 (A)	2,690
Under construction (B)	471
Planning permission (C)	8,851
Resolution to grant planning permission (D)	541
Total provision (A+B+C+D)	12,553

3.2 Table 2 of the original summarised the provision by settlements (Table 2). The position as at October 2016 is summarised below in Table 4.

Table 4

Settlement	Completions (NET) 1 April 2011 to 31 September 2016	Under construction at 1 October 2016	Planning permission	Resolution to grant
Coalville Urban Area	577	194	4,893	0
Ashby de la Zouch	575	10	1,472	0
Castle Donington	313	14	907	0
Ibstock	496	49	174	0
Kegworth	187	14	487	0
Measham	124	48	123	450
Sustainable Villages	255	127	524	91
Rest of district	163	15	271	0
Total	2,690	471	8,851	541

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

4.1 This section noted that it was estimated that only 1,900 dwellings were likely to be built in the plan period on land known as south-east Coalville.

4.2 Since October 2015, as noted above in respect of Table 2, planning permission has now been granted for the whole of south-east Coalville. In terms of the number of dwellings considered likely to be built by 2031 a revised figures of 1,670 dwellings has now been identified.

4.3 Paragraph 4.9 of the original Background Paper noted that land west of High Street Measham (Policy H2i) was affected by the then preferred route for HS2. As a result a reserve site at Measham was considered necessary. On 15 November 2016 the Government announced its revised preferred route for HS2. This now proposes to go to the east of Measham rather than the west and so the site West of High Street is no longer affected. However, part of the reserve site identified off Ashby Road/Leicester Road, Measham is now affected by the revised route.

5 ARE THERE ANY OTHER SOURCES OF POTENTIAL SITES?

5.1 No changes are required in respect of this section of the original Background Paper.

6 WHERE SHOULD THE ADDITIONAL HOUSING DEVELOPMENT GO?

6.1 No changes are required in respect of this section of the original Background Paper.

7 WHAT IS THE EXPECTED DELIVERY OF HOUSING?

7.1 As noted a revised trajectory has been undertaken.

7.2 The revised trajectory identifies that 10,592 dwellings will be developed over the plan period. This is slightly down on that identified in the October 2015 version where a figure of 10,769 dwellings was identified.

7.3 The reason for this decrease are:

- Lower build out on land at south-east Coalville (down by 230 dwellings);
- Lower build out on land at Money Hill Ashby de la Zouch (down by 130 dwellings);
- Impact of revisions to route of HS2 which now affects a site at Kegworth (Ashby Road) which had been assumed to be able to deliver 110 dwellings. It is assumed at this stage that no development will be possible.

7.4 These changes are off-set to some extent by those new sites referred to in paragraph 2.2 above.

7.5 In terms of affordable housing it is projected that 1,303 dwellings be delivered between 2016 and 2031. Taking account of affordable housing provided between 2011 and 2016 through Section 106 Agreements (371 dwellings) would result in a total of 1,674 affordable dwellings over the plan period, about 16% of all new development (this excludes additional affordable housing which has and will be delivered by Registered Providers without recourse to S106 Agreements).

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

8.1 Table 3 of the original Background Paper identified how the anticipated housing growth would be distributed across the district. This table is revised by Table 5 below

Table 5 – distribution of housing growth

Settlement	Actual Completions 1 April 2011 to 31 September 2016	Projected completions to 2031	Total completions	As % of all completions
Coalville Urban Area	577	3,271	3,848	36.4%
Ashby de la Zouch	575	2,139	2,714	25.7%
Castle Donington	313	913	1,226	11.6%
Ibstock	496	204	700	6.6%
Kegworth	187	220	407	3.8%
Measham	124	480	604	5.7%
Rest of district	418	659	1,077	10.2%
Total	2,690	7,886	10,576	100.00

8.2 These figures are largely similar to those recorded previously save for some minor variations.

8.3 The resulting distribution of dwellings as compared to the 2011 Census is updated in Table 6 below.

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	15.9
Castle Donington	8	8.8
Ibstock	7	6.6
Kegworth	4	3.9
Measham	5	5.5
Rest of district	23	20.2

8.4 Again these figures are similar to those recorded previously, although there is a slight decrease in Ashby de la Zouch from 16.2% of all dwellings in 2031 to 15.9%.

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

9.1 As noted a revised housing trajectory has been undertaken. This identifies that as at 1 October 2016 there was 5.4 years supply assuming a need for a 20% buffer, and 6.17 years with a 5% buffer.

9.2 Once again these figures reflect those reported previously.

9.3 An assessment of 5 year supply throughout the plan period has also been published and demonstrates that the 5 year supply will be improved , peaking in 2021/22 before declining. In 2025 there would not be a 5 year supply and thereafter as there would be less than 5 years left in the plan period an assessment is not possible.

10 AFFORDABLE HOUSING

10.1 No changes are required in respect of this section of the original Background Paper.