

North West Leicestershire
Annual Monitoring Report 2015/16



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Section 1 – Monitoring Background

Introduction

All local authorities are required to publish an annual monitoring report (AMR). The content of AMRs is prescribed by the Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 (regulation 34).

The guidance suggests that AMR's should:

- Review progress in terms of Local Plan document preparation against the timetable set out in the Local Development Scheme;
- To assess and monitor the extent to which policies in Local Plan documents are being implemented;
- Report on planning matters;
- Provide information on the implementation of neighbourhood plans;
- Highlight contributions made by development through the Community Infrastructure Levy (CIL);
- Report activity relating to the duty to cooperate, and;
- Assist in determining whether there is a need to undertake a partial or full review of the Local Plan.

The Monitoring Report aims to include the information required by the Regulations.

The 2015/16 monitoring covers the period from 1st April 2015 to 31st March 2016.

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. 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 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 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 submitted Local Plan includes a chapter on monitoring and implementation and also contains a Monitoring Framework.

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).

Document Preparation against the Local Development Scheme

North West Leicestershire District Council's Local Plan was submitted to the Secretary of State on 04 October 2016. The Local Plan includes a Monitoring Framework which outlines how the policies in the Local Plan will 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.

In regards to progress on preparing the Local Plan and any Supplementary Planning Documents the Council's Local Development Scheme (LDS) (May 2016) provides the timetable for the preparation of these documents. The timetable for the preparation of the Local Plan (as set out in the LDS) is included in the table below. The table also identifies the actual dates on which the milestones in the LDS were met (where applicable).

LOCAL PLAN DPD

Stage of Preparation	Timetable set out in the LDS	Actual Dates
Council Agrees Publication Document	June 2016	Document agreed by Full Council on 28 th June 2016
Publication of Document	July 2016	Local Plan published for consultation on 04 July 2016
Submission	September 2016	Local Plan submitted on 04 October 2016
Examination	December 2016	Examination scheduled to start 05 January 2017
Adoption	June 2017	

The other document referred to in the LDS is the Gypsy and Traveller Site Allocations DPD. The timetable is included in the table below for reference however as the milestones for its preparation begin in June 2017 the progress of this documents cannot yet be monitored.

Gypsy and Traveller Site Allocation DPD

Stage of Preparation	Timetable set out in LDS
Council Agrees Publication Document	June 2017
Publication of Document	July 2017
Submission	September 2017

Examination	December 2017
Adoption	June 2018

A full version of the LDS is available to view on the District Council's [website](#).

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.

There are currently two designated Neighbourhood Plan areas within the District, these are Ashby de la Zouch and Ellistown and Battleflat.

Ashby de la Zouch Town Council have prepared and published for consultation a pre-submission version of their Neighbourhood Plan whilst Ellistown and Battleflat have published and consulted on their draft Neighbourhood Plan.

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.

Although some work has been undertaken towards the development of CIL, no decision has yet been made as to whether a CIL will be adopted 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 Member and officer level through the Strategic Planning Group (SPG) and the Members Advisory Group (MAG). Work is also underway to create a combined authority for Leicester and Leicestershire which would have responsibilities for strategic land use planning; strategic transport planning and investment.

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 2015/16

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	236
2009 / 2010	227
2010 / 2011	186
2011 / 2012	234
2012 / 2013	365
2013 / 2014	428
2014 / 2015	676
2015 / 2016	643
Total	3,684

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. demolitions or conversions. The table shows a steady decline in completions from 2008 to 2010, likely to be attributable to the economic downturn. In more recent years completions have increased and now significantly exceed pre-recession levels.

Permissions

Table 2: Housing approvals from 2006/07 onwards:

Monitoring Period	Housing Approvals
2006 / 2007	73
2007 / 2008	295
2008 / 2009	182
2009 / 2010	149
2010 / 2011	364
2011 / 2012	967
2012 / 2013	1355
2013 / 2014	904
2014 / 2015	1232
2015 / 2016	3361
Total	8,882

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, as set out in the NPPF, as well as reflecting an upturn in the economy.

Location of completions

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

	Coalville Urban Area	Key Service Centres	Local Service Centres	Sustainable Villages	Rural Villages	Total
2006 / 2007	157	127	26	23	3	336
2007 / 2008	177	94	26	39	17	353
2008 / 2009	78	107	23	23	5	236
2009 / 2010	100	75	24	15	13	227
2010 / 2011	67	28	7	84	0	186
2011 / 2012	120	-24	63	70	5	234
2012 / 2013	93	91	153	16	12	365
2013 / 2014	33	198	148	32	17	428
2014 / 2015	97	307	184	22	66	676
2015 / 2016	122	237	166	76	42	643
Total	1,044	1,240	820	400	180	3,684

Table 4 shows the location of housing completions recorded from the 2006/07 monitoring period onwards. The district's Key Service Centres have supported the largest amount of new housing over this monitoring period.

Location of permissions

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

	Coalville Urban Area	Key Service Centres	Local Service Centres	Sustainable Villages	Rural Villages	Total
2006 / 2007	3	65	2	3	0	73
2007 / 2008	157	8	96	23	11	295
2008 / 2009	7	144	11	18	2	182
2009 / 2010	42	6	17	82	2	149
2010 / 2011	99	1	212	51	1	364
2011 / 2012	98	705	99	23	42	967
2012 / 2013	1,026	50	231	43	5	1,355
2013 / 2014	34	118	381	48	323	904
2014 / 2015	177	462	183	392	18	1,232
2015 / 2016	1,355	1,649	117	201	39	3,361
Total	2,999	3,208	1,349	884	443	8,882

Table 5 shows the location of planning permissions for housing granted within the district in the monitoring periods from 2006/07 onwards. During this monitoring period, the most permissions have been granted in the Key Service Centres whereas the number of permissions in Local Service Centres and Sustainable Villages has decreased compared with the previous years. The number of permissions granted in the Coalville Urban Area has increased significantly compared to the previous two monitoring periods. This increase partly reflects efforts by the Council to address some of the infrastructure issues in the Coalville Urban Area which has enabled planning permissions to be granted which should in turn lead to an increase in completions in the Coalville area.

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	220	16	236	93%
2009/10	216	11	227	95%
2010/11	122	64	186	66%
2011/12	71	163	234	30%
2012/13	77	288	365	21%
2013/14	108	320	428	25%
2014/15	176	500	676	26%
2015/16	195	448	643	30%

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 had reduced over previous years but it has increased over the last three monitoring periods, from 2013/14 to the present. There was an increase in development on Greenfield sites from 2011/12 which 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 Previously Developed sites available for larger scale development.

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 within the B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) land use categories.

Employment Land Commitments (as at 1st October 2015)

Table 7: Employment land commitments by type:

Use Class	Planning Permission (Hectares)
B1	11.14
B12	8.68
B128	11.45
B18	24.88
B2	0
B8	45.89
B28	25
Total	127.04

Table 7 shows the employment land commitments as at 1st October 2015.

Retail

The Retail Capacity Study Update and Appendices (February 2015), undertaken by Roger Tym & Partners, provides assessments of quantitative retail capacity for North West Leicestershire District, and serves as a refresh of the quantitative capacity forecasts set out in the North West Leicestershire Retail Study - 2012 Update (RSU). The recommendations set out in the report are as follows:

- The updated capacity assessment identifies a ‘requirement’ of between minus 3,000 sq.m and plus 15,700 sq.m additional comparison goods sales area floor space by 2031.
- It is anticipated that there is no requirement for additional convenience retail floor space within the District to 2031 (as a result of very low forecasts of convenience goods expenditure growth and the additional convenience retail commitments that have come forward since the time of the 2012 RSU).

The Retail Capacity Study also noted that it was unlikely all existing commitments would be implemented, specifically there is some doubt as to whether the redevelopment of the Belvoir Shopping Centre would take place, at least in the same form that was originally approved in 2010. The non-implementation of this commitment will release considerable capacity for additional comparison retail floor space to 2031.

Vacancy Rates

Table 8: Retail vacancy rates

	2012	2013	2014	2015	2016
Coalville	12.6%	14.7%	15.7%	14.7%	10.1%
Ashby de la Zouch	2.8%	4.7%	3.7%	3.1%	0.5%
Castle Donington	7.1%	3.6%	2.7%	0%	
Ibstock	5.4%	0.0%	1.8%		0%
Measham	2.9%	5.9%	5.9%	8.8%	

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, however vacancy rates have fallen over the previous two monitoring periods. The number of vacant units in Ashby de la Zouch has rapidly reduced over the previous monitoring periods. In addition both Castle Donington and Ibstock had no vacant units in 2015 and 2016 respectively.

Section 3 – Future Monitoring Opportunities

The Local Plan has been submitted and an examination is scheduled for January 2017. The Local Plan includes a Monitoring Framework and this will be used to monitor the effectiveness of the policies in the Local Plan. This process will enable an audit of the Local Plan, which in turn enables alterations to be made where necessary. This will be addressed in future AMRs once the Local Plan is adopted.