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Meeting	CABINET
Time/Day/Date	5.00 pm on Tuesday, 7 December 2021
Location	Council Chamber, Council Offices, Coalville
Officer to contact	Democratic Services (01530 454512)

AGENDA

Item	Pages
1. APOLOGIES FOR ABSENCE	
2. DECLARATION OF INTERESTS	
Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
3. PUBLIC QUESTION AND ANSWER SESSION	
4. MINUTES	
To confirm the minutes of the meeting held on 9 November 2021.	3 - 4
5. HOUSING STRATEGY	
Report of the Strategic Director of Housing and Customer Services Presented by the Housing and Customer Services Portfolio Holder	5 - 32
6. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION	
Report of the Strategic Director of Place Presented by the Planning Portfolio Holder	33 - 86
7. LOCAL PLAN SUBSTANTIVE REVIEW - DEVELOPMENT STRATEGY	
Report of the Strategic Director of Place Presented by the Planning Portfolio Holder	87 - 120

- 8. PUBLIC SPACES PROTECTION ORDER (PSPO) IN RELATION TO THE RESTRICTION OF MOTOR VEHICLES IN THE AREAS OF SAWLEY, LOCKINGTON AND CAVENDISH BRIDGE**
- Report of the Strategic Director of Place **121 - 138**
Presented by the Community Services Portfolio Holder
- 9. 2021/22 QUARTER 2 PERFORMANCE REPORT**
- Report of the Chief Executive **139 - 172**
Presented by the Leader
- 10. MINUTES OF THE COALVILLE SPECIAL EXPENSES WORKING PARTY**
- Report of the Strategic Director of Place **173 - 182**
Presented by the Community Services Portfolio Holder

Circulation:

Councillor R Blunt (Chairman)
Councillor R Ashman (Deputy Chairman)
Councillor R D Bayliss
Councillor T Gillard
Councillor K Merrie MBE
Councillor N J Rushton
Councillor A C Woodman

MINUTES of a meeting of the CABINET held in the Council Chamber, Council Offices, Coalville on TUESDAY, 9 NOVEMBER 2021

Present: Councillor R Blunt (Chairman)

Councillors R Ashman, R D Bayliss, T Gillard, K Merrie MBE, N J Rushton and A C Woodman

In Attendance: Councillors J Legrys, V Richichi and S Sheahan

Officers: Mr J Arnold, Mr A Barton, Mr D Bates, Miss E Warhurst, Mrs C Hammond, Mr C Lambert and Ms R Haynes

50. APOLOGIES FOR ABSENCE

There were no apologies for absence.

51. DECLARATION OF INTERESTS

In accordance with the Code of Conduct, Members declared the following interests:

Councillor N Rushton declared a non-pecuniary interest in Item 7 as the Leader of Leicestershire County Council.

52. PUBLIC QUESTION AND ANSWER SESSION

There were no questions received.

53. MINUTES

Consideration was given to the minutes of the meeting held on 21 September 2021.

It was moved by Councillor T Gillard, seconded by Councillor K Merrie and

RESOLVED THAT:

The minutes of the meeting held on 21 September 2021 be approved and signed by the Chairman as a correct record.

Reason for decision: To comply with the Constitution.

54. RECOMMENDATIONS OF THE COMMUNITY SCRUTINY COMMITTEE - INCREASING THE SUPPLY OF AFFORDABLE HOUSING

The Housing and Customer Services Portfolio Holder presented the report to members, highlighting the recommendations from the Community Scrutiny Committee.

Members were happy with Recommendation 1, however had concerns with regards to Recommendation 2. The Portfolio Holder felt that the recommended target of 199 new homes per year may be difficult to achieve every year as the council control build out rates. Therefore he proposed the target be revised to 1,000 houses over a 5 year period.

Members felt that the wording of Recommendation 2b was unclear and that after the words "waiting list" the following text should be added to clarify – "with the purpose of informing applicants of their likely wait". This would give more of an indication as to how long that wait would be.

The recommendations as amended were moved by Councillor R Bayliss and seconded by Councillor T Gillard.

RESOLVED THAT:

- 1) The council write to government encouraging a reform of the Land Compensation Act.
- 2) A target level of 1,000 new affordable homes over a 5 year period (rented and low cost home ownership) be included in the new housing strategy for new affordable housing development in the district subject to:
 - a) An enhanced joint working partnership with other housing providers, including increasing the frequency of meetings with registered providers active in the district.
 - b) Officers looking into waiting times targets for the various housing need bands on the housing waiting list with the purpose of informing applicants of their likely wait.

Reason for Decision: To inform the production of the updated Housing Strategy.

55. EXCLUSION OF PRESS AND PUBLIC

RESOLVED THAT:

In pursuance of Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the remainder of the meeting on the grounds that the business to be transacted involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act and that the public interest in maintaining this exemption outweighs the public interest in disclosing the information.

Reason for decision: To enable the consideration of exempt information.

56. FREEPORT UPDATE

The Planning and Infrastructure Portfolio Holder presented the report to members, highlighting that the outline business case includes a 'no detriment' arrangement in respect to participating local authorities.

Members were informed that a further report would be submitted to cabinet in the coming months.

It was moved by Councillor R Ashman, seconded by Councillor K Merrie and

RESOLVED THAT:

The progress in respect of development of the East Midlands Freeport be noted and its commitment to the development of the Freeport be reaffirmed.

Reason for decision: No substantive decisions are required by Cabinet at this time, however Officers considered that it was important to keep Cabinet apprised of developments.

The meeting commenced at 5.00 pm

The Chairman closed the meeting at 5.09 pm

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 7 DECEMBER 2021



Title of Report	HOUSING STRATEGY	
Presented by	Councillor Roger Bayliss Housing and Customer Services Portfolio Holder	
Background Papers	Report to community Scrutiny	Public Report: Yes
	Community Scrutiny Minutes 2016 Housing Strategy	Key Decision: Yes
Financial Implications	The draft strategy identified priority areas of focus but does not contain a specific action plan and so there are currently no direct financial implications	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	There are no recommendations with direct legal implications	
	Signed off by the Deputy Monitoring Officer: Yes	
Staffing and Corporate Implications	None	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To allow Cabinet to consider the Council's Draft Housing Strategy	
Reason for Decision	To identify the Council's strategic priorities in relation to housing	
Recommendations	THAT CABINET: APPROVES THE HOUSING STRATEGY FOR ADOPTION	

1.0 BACKGROUND

- 1.1 The Housing Strategy is a non-statutory document that allows the Council to set out its areas of focus for housing. The current strategy was adopted in 2016 covering the period 2016-2021. The draft strategy that has been produced is again intended to cover a 5 year period.
- 1.2 The strategy supports and compliments other strategic documents and underpins the Council's identified priorities. One of the most apparent synergies is with the Local Plan development however there are other interdependencies and overlaps with other initiatives such as the Zero Carbon Roadmap.

1.3 The diagram below sets out some of the key interdependencies of the Housing Strategy



2. CONSULTATION ON AND DEVELOPMENT OF THE NEW STRATEGY

- 2.1 Consultation on the new strategy was carried out in two phases, initially two questionnaires were developed - one for the public and those working directly with the public who may be facing housing issues within the district and one for partner agencies, with partner agencies encouraged to complete both if appropriate.
- 2.2 The surveys were promoted through a range of methods including direct contact with customers and partners where we had details as well as social media posts and a number of promotional postcards distributed to key sites around the district including leisure centres.
- 2.3 As a result of this phase we received 140 responses to the “customer” survey and 16 to the partner one.
- 2.4 During this consultation phase a data analysis exercise was carried out and the results of this and the consultation directly fed into a draft strategy document.

2.5 A draft strategy document was produced for further consultation developed with a number of key questions within the text that consultees were encouraged to respond to. A further questionnaire was developed to capture these responses along with more general comments about the draft document.

2.6 These responses then informed a revised draft which was then considered by Community Scrutiny Committee. As a result of comments from Scrutiny, information was included in the strategy to the comparative cost of purchase through the right to buy.

3. THE NEW STRATEGY DOCUMENT

3.1 The strategy identifies four priority areas for action, namely;

- Developing a Better Understanding of Need
- Encouraging More Flexible Homes
- Future Proofing Investment
- Rebalancing supply

3.2 Furthermore the document places particular emphasis on the need to make best use of existing housing recognising the relatively small contribution to overall stock that newbuild will make over the lifetime of the strategy.

3.3 The first of the priority areas, developing a better understanding of need is a reflection that there are areas where our evidence is not as robust as it could be and so a key activity over the lifetime of the strategy will be building a more complete evidence base to inform future decision making.

Policies and other considerations, as appropriate	
Council Priorities:	The strategy has the opportunity to cut across all Council priorities with particular emphasis on <ul style="list-style-type: none"> - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected
Policy Considerations:	A range of housing and planning policies impact on the scope of the strategy
Safeguarding:	None identified
Equalities/Diversity:	The strategy identifies the need to have a better understanding of the housing needs of a range of groups displaying protected characteristics including those with disabilities and the elderly.
Customer Impact:	The strategy will indirectly impact on customers as there will be implications for new homes and services developed.
Economic and Social Impact:	Whilst the strategy itself will not directly derive any social or economic impact the document is likely to

	inform significant investment which will deliver these outcomes. In particular the focus on rebalancing supply is likely to produce tangible benefits in those areas.
Environment and Climate Change:	The strategy has identified the climate change agenda as a key driver for investment in new and existing housing.
Consultation/Community Engagement:	An extensive consultation process was undertaken prior to developing the draft strategy targeting partners and public. The same groups were then encouraged to comment on and develop the draft strategy document that was produced after initial feedback The Strategy has also been considered by Community Scrutiny Committee
Risks:	There are no identified risks with the strategy document although adequate risk management will form part of any actions resulting from the strategy.
Officer Contact	David Scruton Housing Strategy and Systems Team Manager david.scruton@nwleicestershire.gov.uk

Housing Strategy 2021-2026

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DRAFT

Introduction

On average people move 8 times in their lifetimes with 3 or 4 of these moves occurring between the ages of 18 and 30. Furthermore research has found the number of moves reducing since the 1970s despite the assumption the population is more mobile. Therefore it is important that we consider how we can meet changing housing needs within existing homes as for a range of reasons relying on a move to address housing difficulties will not be an appropriate solution.

Newbuild only accounts for around a 1% increase in housing stock in a given year and so over the life of this strategy is likely to only account for a little over 5% of the housing stock in the district. New build brings the added advantages of being able to be designed to fit the need at the time, however the existing stock forms by far and beyond the volume. As a result to ensure our housing continues to meet our communities needs we will have to focus at least as much on our existing stock as the opportunity new development brings.

Therefore when considering how we meet the housing needs of the district we need to focus

- Firstly on meeting need within existing homes wherever possible
- Secondly on making the best of use existing stock
- Thirdly on using newbuild to balance the housing market

This strategy sets the priorities and ambitions for the next five years. It sets context for the local plan which will ultimately set out our development policies in the years ahead, whilst considering a more holistic approach to housing need and how best to meet that.

Whilst we cannot under estimate the impact Covid has had on housing from a range of perspectives equally we need to ensure that this does not become a Covid Housing Strategy and we endeavour to understand those issues and changes to the housing market that are likely to be short term and reactive as opposed to those that may be the start of longer term structural changes.

Whilst many will hope that the homes utilisation as a class room was a short term solution to an immediate problem, more people will now be considering the opportunities and flexibility that working from home affords.

About North West Leicestershire

North West Leicestershire boasts enormous diversity including heritage and history, amazing places to visit like Donington Race Circuit, miles of hidden nature trails and days out to delight everyone.

The main business centres are Measham and Ibstock in the south of the area, Ashby de la Zouch and Coalville in the centre of the region and Castle Donington and Kegworth to the North in addition to many businesses to be found throughout the more rural parts.

The region has an excellent transport network with both the M1 & M42 allowing swift access to all parts of the country. This, allied to the rail link at East Midlands Parkway and East Midlands Airport providing national and international services to major European & Transatlantic business destinations - North West Leicestershire is perfectly placed to drive business success and growth further.

Links to Wider Council Objectives

The Council vision is that: "North West Leicestershire will be a place where people and businesses feel they belong and are proud to call home"

The Council's Delivery Plan identifies five key priorities,

- Supporting Coalville to be a more vibrant family-friendly town
- Our communities are safe, healthy, and connected
- Local people live in high quality, affordable homes
- Support for businesses and helping people into local jobs
- Developing a clean green district

This vision and these priorities underpin the ambitions of this strategy and wherever possible wider objectives will support these key priorities even when not directly delivering them.

Progress since the last strategy

The 2016 Housing Strategy identified three key themes, Supply, Standards and Support.

Within that these three themes a number of Aim's were developed namely:

- Maintain and Increase the supply of good quality new homes
- Vacant sites and empty homes
- Improve the quality of affordable housing stock
- Improve standards in private sector
- Work with partners from health and social care to implement housing related areas of Care Act 2014 guidance
- Reduce Excess winter deaths
- Prevent homelessness
- Create sustainable and inclusive communities where people want to live

Whilst there have been some significant challenges since the strategy was developed there have been some significant successes over that time.

The Council delivered on its ambition to be a developer of new affordable housing completing a number of newbuild developments.

We have also worked with partners to develop a new affordable housing scheme on a site previously occupied by an empty sheltered scheme in Ibstock providing 13 new affordable homes, all for rent to people off the Council's housing register.

Plans are also underway for the Council to directly develop on two additional former sheltered schemes, one in Measham and one in Moira.

Since the last Housing Strategy the Council have fully implemented the Homeless Reduction Act placing a far greater emphasis on homeless prevention.

To support the Care Act we have introduced closer working with LCC Occupational Therapist (OT) team, made amendments to the Aids and Adaptations Policy to enable tenants to request some alterations to their home direct without the need for an OT assessment and we have broadened the range of adaptations to properties enabling people to live independently for longer in their home.

Understanding Information

The Council is perhaps uniquely placed in terms of the amount of data it generates, holds and can access to understand housing needs, wants and pressures at a local level. However there is a risk

that we find ourselves data rich and knowledge poor. A key task then is to use our wealth of data to identify key information and trends to inform our decision making.

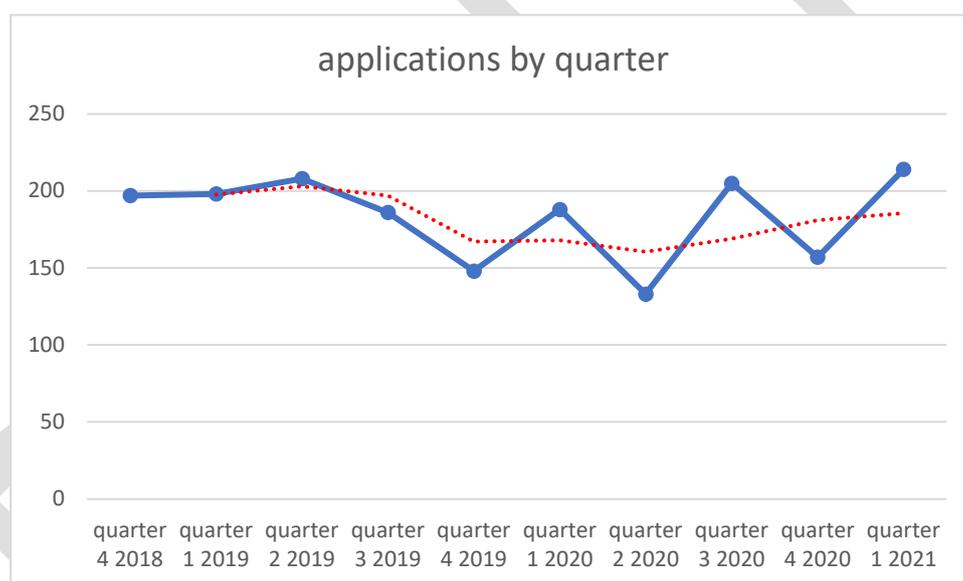
Demand

Housing Register

The housing register is possibly the most comprehensive data set the Council holds in terms of demand for housing assistance and whilst it cannot be seen as a substitute for a housing need model capturing only historic and current information it does provide rich evidence both in terms of changes in demand but also in terms of the detail as to why people are currently in housing difficulties.

Whilst overall numbers on the register are subject to a range of factors, new applications over any time period where eligibility and qualification remain broadly the same provides a reasonable indicator of changing demand.

The graph below shows the number of housing applications which were ultimately accepted by quarter covering the period October – December 2018 through to January to March 2021.



There is a significant level of fluctuation over time but the trend illustrated by the broken red line indicates a slight increase over the last three quarters suggesting demand is rising.

As well as overall demand the register allows us to understand the type of properties needed. The table below shows applications by type of property required. As can be seen over half of those on the register require a one bedroom property (although they may desire something larger) and less than 3% of applicants required a property with 4 bedrooms or more.

Bedroom Need	Households
1	50.64%
2	36.72%
3	9.72%
4	2.58%
5	0.26%

At the 1st August 2021 there were 1,163 households on the housing register. Each is assigned a category to reflect their prevailing housing situation. The table below sets out the number of applicants in each of the top 5 categories.

Category	No.
Insecure Accommodation	228
Assured Shorthold Tenancy- adequately housed	184
Multiple Needs	105
Transfer- adequately housed	105
Medical/Mobility Need	102

Applicants in the Insecure Accommodation category will include those lodging with family and friends as well as those who have been asked to leave more settled accommodation. Those with multiple needs will have been assessed as having a need to move for more than one reason such as being overcrowded and having a medical need to move. Around a quarter of the applicants on the register are currently assessed as adequately housed in their current accommodation, suggesting the register captures aspiration rather than absolute need.

The register also assigns an application type to reflect whether a household has support needs or not. The table below shows the number of applicants assessed as having support needs. Those who are registered for sheltered housing will often be older owner occupiers who need specialist older persons accommodation that they cannot access in the market, either as a result of availability of affordability.

Application Type	No.
General Needs	972
Supported	204
Sheltered	48

Support is currently provided in traditional sheltered corridor schemes for older people, over 60 for council properties although some Registered Providers use a lower age criteria, and a number of designated supported properties currently fitted with hard wire lifelines.

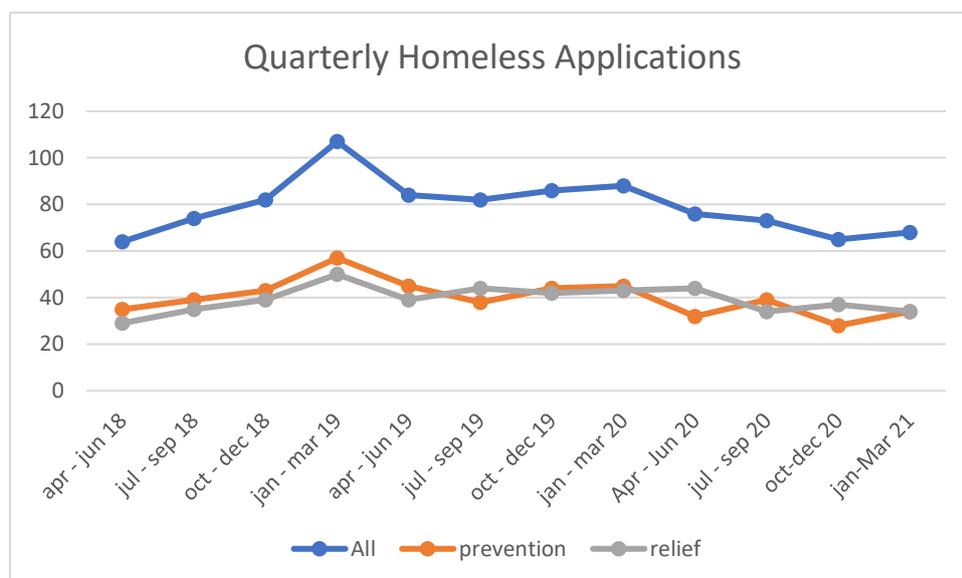
Housing applications are also assessed in terms of mobility needs. The table below shows the breakdown of applications by mobility category.

Category	No.
General Needs	837
Single Level Required	262
Wheelchair accessible	15

Homelessness

An data set that is a better indicator of need are the homelessness records. Furthermore because of a relatively standard application of the legislation and a national statutory reporting requirement it is possible to compare demand quite effectively.

The graph below shows the number of homeless decisions made quarterly since June 2018 which coincided with the introduction of the new Homelessness regime. It shows that whilst there was a noticeable rise in the first year of the Homelessness Reduction Act there has been a modest but ongoing reduction in people being accepted as homeless since the peak in the first quarter of 2019. Furthermore throughout the period the number of cases assisted pre-homeless, at prevention stage and post homelessness, relief stage have remained broadly equal suggesting no significant shift in the nature of approaches as the new system bedded in.



When we compare North West Leicestershire’s most recent figures (January to March 2021) we can see that compared to national and regional figures our levels of homelessness are low.

	Households assessed as threatened with homelessness per (000s)	Households assessed as homeless per (000s)
England	1.33	1.55
London	1.55	1.70
Rest of England	1.29	1.53
East Midlands	1.03	1.10
North West Leicestershire	0.75	0.75

Demand for Low Cost Home Ownership

Whilst the current government focus is on encouraging households into home ownership there is limited data available about current demand for subsidised market products and even less information about consumer preferences given the range of products available.

Given the range of products and routes into home ownership there is no single register of interest with consumers free to, and indeed needing to approach a range of different providers for different

products, although the Government appointed Help to Buy Agents do provide a co-ordinating role for Government funded shared ownership.

The Council is therefore currently reliant on modelling approaches to understand demand for these products. Given recent national planning policy changes have increased the level of LCHO likely to be delivered as well as introducing a new model tenure through First Homes as well as changes to the existing shared ownership product it will be increasingly important that we understand overall need for and comparative demand for the varying products available.

It is also worth noting that there are parts of the district with comparatively low value market stock which provide direct competition to new Low Cost Home Ownership products which will attract a new homes premium.

Housing Need Modelling

Although homelessness and waiting list data provides useful information in relation to current and past demand and trends it cannot be used as a proxy for future need. To understand future demand a more sophisticated approach is required and housing need models have been developed and refined over time to account for demographic alongside market change.

The most up to date modelling of housing need, to be met through new supply is the Housing and Economic Development Needs Assessment (HEDNA) published in January 2017.

This identified an overall need for 481 additional homes per annum of which 199 should be affordable homes between the period 2011 and 2031 in North West Leicestershire.

The 199 homes figure was a combined need for rent and low cost home ownership (intermediate) products. The study identified that the need for affordable housing should be split between 20% of those in need requiring intermediate products and 80% rented.

The income required to access intermediate products within North West Leicestershire was calculated to be £20,828

The HEDNA also makes recommendations as to the unit sizes that are required for both Market and Affordable housing.

Type of Housing	Dwelling size			
	1 bed	2 bed	3 bed	4 bed
Market (HEDNA)	0-10%	30-40%	45-55%	10-20%
Affordable (HEDNA)	30-35%	35-40%	25-30%	5-10%

Although a comparative figure was not included in the HEDNA the 2014 Strategic Housing Market Assessment (SHMA) a similar study in terms of its housing needs modelling, identified that 79% of the need for 1 bedroom affordable homes in North West Leicestershire were generated by an ageing population. This is an important factor to note as it has a significant impact on how this housing need can best be met with units types and facilities needing to reflect the likely occupants. The Council currently encourage 2 bedroom bungalows as the most appropriate unit type to meet this need allowing flexibility and the ability for an overnight carer if required in future.

Specialist Housing Need

Whilst housing need modelling is well established in terms of understanding overall housing need understanding demand for more specialist accommodation can be more challenging.

For older persons housing this is often based on assumptions about the proportion of the ageing population that are likely to need specialist housing.

However what is harder to forecast is the number of older people who will chose to remain in their existing accommodation, even where this is not entirely suitable. This will in part be informed by the quality of alternatives available and explains why despite an increasing aging population older sheltered accommodation can suffer some of the lowest demand of any social housing.

The Leicestershire County Council Adult Social Care Accommodation Strategy 2016-2036 identified a net need for 2,097 specialist homes for older people by 2036 within North West Leicestershire.

The Elderly Accommodation Council toolkit suggests a ratio for provision which would identify a need over the period as set out in the table below.

Type	Need
Sheltered	1498
Enhanced Sheltered	240
Extra Care	300

The County Council Investment Prospectus 2019-2037 identified an investment need for the County Council of 120 units of Extra Care in the district over this period. This would amount to two schemes over the life of the prospectus.

Whilst it is widely accepted that prevalence rates can be a good indicator of likely demand for older persons housing such an approach is not as accepted for other groups with specific needs. Therefore to identify the need for other accommodation types it is more common to start with the existing customer base and try to predict likely changes in demand going forward which will in part be driven by the services people have previously received.

The Leicestershire Adult Social Care Accommodation Strategy for Working Age Adults 2017-2022 identified existing levels of need by district as well as forecast whether they say need increasing or decreasing over the next five years. The Working Age Adults Strategy seeks to develop supported housing for a range of people with social care needs and there will be a range of models that may be appropriate depending on individual need.

The assessment for North West Leicestershire is set out in the table below

Element	Current Demand	Change over 5 years
Pathway to Housing Waiting List	11	Static
Transforming Care Group	22	Rising
Young individuals in transition to adult services	34	Static
Currently living at home	94	Static

As can be seen in the above table the largest cohort is those currently living at home and for a number of years the County Council have identified those with adult social care needs living with

aging parents as a group that are likely to need alternative accommodation as their needs change and their parents age.

The HEDNA estimates the level of change of a number of health issues likely to impact on the suitability of housing within the District although it is worth noting this is likely to overlap with the two groups identified in the previous 2 tables and cannot be considered in isolation.

	Estimate Population 2011	Estimated Population 2036	Change	% increase
Dementia	1,108	2,395	1,287	116%
Mobility Problems	2,948	5,830	2,883	98%

The HEDNA provided its own projections of need for specialist older persons housing forecasting the need for 1,332 specialist units by 2036.

It is worth noting that whilst there is a range of complimentary data around specialist housing need this will often overlap and at times reach quite varying conclusions as a result of different approaches. When planning specialist accommodation it is important to firstly agree a standardised baseline across all key stakeholders which includes the wishes of likely future inhabitant.

Supply

Current Housing Market

As noted above the majority of housing supply comes from the existing housing stock. As at 31st March 2020 this was estimated to amount to just over 46,000 homes in North West Leicestershire, 86% of which were in the Private Sector.

Of the remaining social homes 4,181 were owned by the Council and a further 2,165 by registered providers.

The Private Rented Sector

Historically tenure polarised between owner occupation and social rented housing however over the last 20 years the Private Rented Sector has grown significantly and begun to fulfil a range of functions.

- A short term solution to those saving up a deposit to purchase in some circumstances
- A necessary alternative to those unable to access social housing but unable to buy
- A tenure of choice for those who want flexibility, short term commitment and the widest choice in terms of location and facilities provided.

Although it is difficult to estimate the current size of the private rented sector in North West Leicestershire, at the time of the 2011 census, the last comprehensive data available, 10.2% of households in the district rented privately from a landlord or letting agency a figure that is likely to have increased. At the time North West Leicestershire was ranked 290 out of 348 Local Authority areas across England and Wales contrasting with the 37.8% who owned with a mortgage or loan who were ranked 64th out of 348. This suggests that traditionally at least the private sector has had less impact on the district.

The table below compares the size of the PRS at the time of the 2011 census for NWL and its neighbouring authorities.

Authority	% PRS
Charnwood	12.9
Rushcliffe	12.2
Erewash	11.8
South Derbyshire	11.8
Hinckley and Bosworth	10.3
North West Leicestershire	10.2
North Warwickshire	10.2
Lichfield	8.4

Even amongst our immediate neighbours there was significant variation at the time although the size of the PRS in North West Leicestershire was only slightly below Hinckley and Bosworth and above Lichfield.

Social Sector

The tables below show the current stock levels of rented homes owned by the Council and all properties owned by Registered Providers in the district at 1st August 2021.

The proportion of smaller units designated as supported or sheltered in the Council stock is particularly noticeable restricting the opportunities for smaller households without support needs to access accommodation.

Local Authority Owned Stock by Category							
ATTRIBUTE	BEDROOMS						Total Properties
	0	1	2	3	4	5	
GENERAL	45	217	922	1859	145	5	3193
SHELTERED	10	207	74	6			297
SUPPORTED	9	449	228	5			691
Total	64	873	1224	1870	145	5	4181

Total Registered Provider stock (all tenures) as at end Q1 2021							
House type	BEDROOMS						Total Properties
	0	1	2	3	4	5	
Flats	16	404	235	4	0	0	659
Bungalows	0	93	312	28	1	0	434
Houses	0	71	843	872	39	1	1826
Rooms in Shared houses	0	4	6	0	1	0	11
Rooms in hostel	0	15	0	0	0	0	15
Total	16	587	1396	904	41	1	2945

Supported/Sheltered Registered Provider stock (all tenures)

House type	BEDROOMS						Total Properties
	0	1	2	3	4	5	
Flats	0	18	23	1	0	0	42
Bungalows	0	21	106	0	0	0	127
Houses	0	0	3	1	4	0	8
Rooms in Shared houses	0	4	6	0	1	0	11
Rooms in hostel	0	15	0	0	0	0	15
Total	0	58	138	2	5	0	203

In particular with the nature of the right to buy planning for the shape of the future housing stock can be challenging as the Council has no control over which units are sold each year.

Therefore to understand the likely need going forward it is important that the profile of affordable housing is understood as a dynamic situation.

Delivery of New Homes

Although new homes make up a small proportion of the overall housing stock the majority of existing homes are occupied on a long term basis and so new supply makes a disproportionate contribution to meeting housing need.

The table below shows net completions of housing per year for the period 2011 – 2020. Over this period delivery has averaged 616 homes per year across all tenures against the need figure identified in the HEDNA of 481 per annum.

Year	Completions
2011/12	235
2012/13	365
2013/14	428
2014/15	686
2015/16	628
2016/17	727
2017/18	978
2018/19	710
2019/20	790

Delivery of new affordable housing over the first 10 years of the period covered by the HEDNA split between rented and affordable home ownership is set out in the table below. The average delivery over this period has been 122 homes per year, remaining below the need figure of 199 units per year identified in the HEDNA.

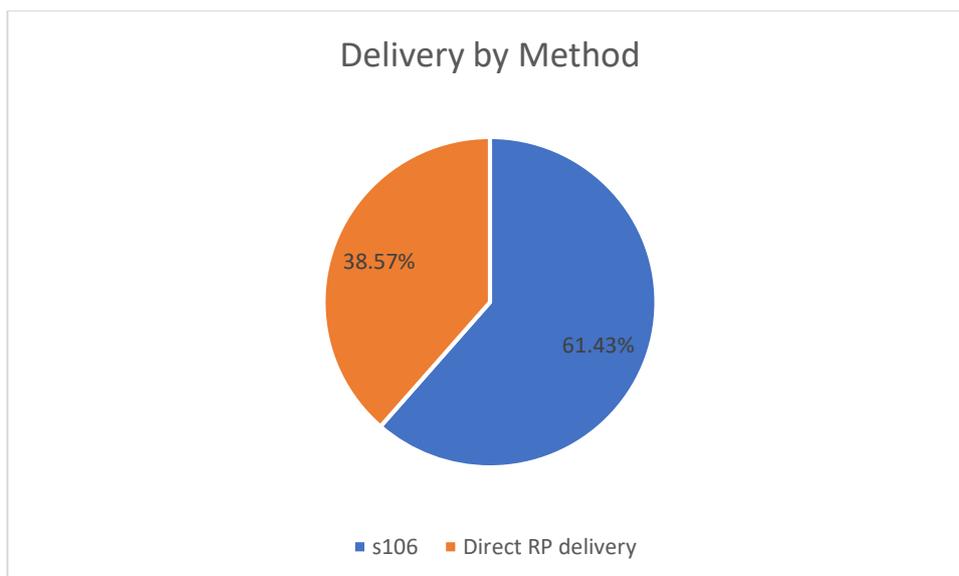
Year	Rented	Affordable Home Ownership	total
2011-12	44	16	60
2012-13	60	31	91
2013-14	125	32	157
2014-15	77	40	117
2015-16	87	39	126
2016-17	96	44	140
2017-18	92	52	144
2018-19	104	13	117
2019-20	109	20	129
2020-21	100	48	148

Over this period around 73% of homes were delivered for rent, as the modelling suggested 80% of need was for rented units this means that the shortfall for rented homes was greater than LCHO. It is worth noting that this is in part though as a result of section 106 schemes negotiated when the identified need suggested a 70/30 split and demonstrates the issue of the implications of the long lead in times of affordable housing. Furthermore during the delivery period there have been a number of Homes England funded programmes with an increased emphasis on Shared Ownership increasing the opportunities to bring forward such schemes.

The table below shows delivery split between those units that have come forward through the planning system as a result of section 106 agreements and those delivered directly by Registered providers.

Year	s106	Direct RP delivery	Total
2011-12	6	54	60
2012-13	86	5	91
2013-14	87	70	157
2014-15	80	37	117
2015-16	89	37	126
2016-17	63	77	140
2017-18	112	32	144
2018-19	65	52	117
2019-20	62	67	129
2020-21	105	43	148
Total	755	474	1229

Although there is some fluctuation year on year around two thirds of homes were delivered by the market over this period as illustrated in the chart below.



The Council also monitors the size of homes that are built each year.

The table below compares actual delivery against the HEDNA recommendation. Because the HEDNA produced a range target the mid-point of the range was used for comparison purposes.

		1 bed	2 bed	3 bed	4+ bed
Market	2018/19	-2.60%	-24.30%	-13.40%	35.30%
	2019/20	-3.90%	-22.70%	-15.30%	36.90%
Affordable	2018/19	-17.12%	31.73%	-12.12%	-7.50%
	2019/20	-14.70%	22.20%	-5.00%	-7.50%

As can be seen neither sector has effectively delivered against identified need. That may in part be due to the fact that housing need models plan for balancing the housing needs over a long term period whereas in practice developers focus on addressing immediate need and demand. This is reflected in the oversupply of 2 bedroom homes in the affordable sector, although this is in part because of our approach to meeting older persons need as identified above. Within the market sector there has been an oversupply of larger homes, 4 bed and above compared to identified need with an undersupply of all smaller property sizes.

There is a suggestion that the emphasis on larger homes for market sale at the expense of smaller units which by default are more affordable generates a demand for both the housing register and low cost home ownership which could be fully met by the market if a proportion of smaller units like 2 bed townhouses were built for outright sale. As we develop an understanding of the comparative demand and need for the increasing range of low cost home ownership products it is important we understand the role that entry level fully market housing could play in meeting the need.

Affordability

Alongside availability the other factor that needs to be addressed is affordability if people’s housing needs are to be met.

Hometrack is a housing market data tool which calculates the comparative cost of different tenures based on a large and wide ranging data set. The table below shows average costs across the district as of August 2021.

	Average price	Repayment mortgage	LCHO	Private rent	Intermediate rent
1 bed property	£142,500	£729	£569	£472	£378
2 bed property	£150,000	£767	£599	£624	£499
3 bed property	£200,000	£1,023	£799	£750	£600

This demonstrates that with the exception of for 2 bed properties private rental is a more affordable option than Low Cost Home Ownership. This anomaly reflects the relatively small differential in average sale prices compared to rental yield. Understanding the relationship between private rents and LCHO costs is important when understanding the demand for such products.

Although the assumptions made above for Low Cost Home Ownership are an average based on a range of products the costs will vary. For those with the entitlement, the Right to Buy will be one of the most affordable routes into home ownership with a maximum discount of £84,600 available in the region. Based on the assumptions in the above table the below sets out the comparative costs, level of discount and time to accumulate the maximum discount that an existing tenant could realise.

	Percentage Discount	Time to reach maximum discount	Monthly Cost
1 bed (flat)	59.37	5 years	£296
2 bed (house)	56.4	26 years	£334
3 bed (house)	42.3	12 years	£590

It is worth noting however that the Right to Buy as its name suggests is an entitlement to certain social tenants, currently limited to council tenants (or those who were council tenants at the time of stock transfer) and a small number of housing association tenants who participated in a pilot to extend the scheme. It is currently unclear whether the proposed roll out to housing association tenants will proceed. The right to buy is not a Low Cost Home Ownership Product a household chooses to access but is instead an opportunity afforded to them in certain circumstances.

Owner Occupation

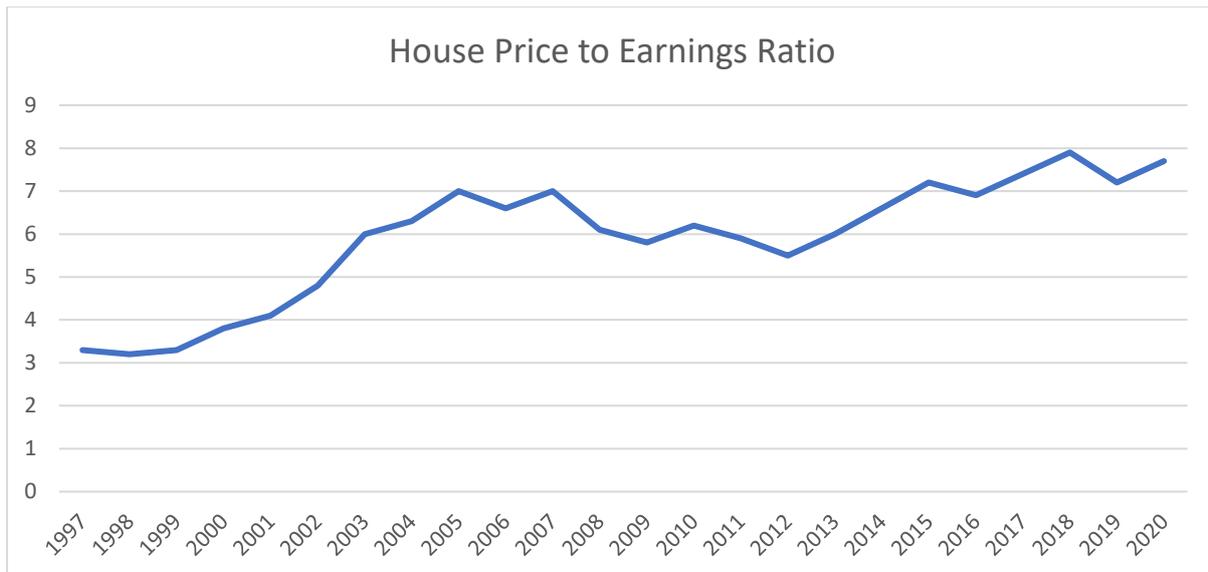
At the time of the 2011 census 72.5% of households within the district defined themselves as owner occupiers with an additional 1% shared owners.

Whilst for existing home owners (providing they do not need to trade up) rising house prices are seen as a positive thing, for would be first time buyers housing affordability is a key factor in whether they can meet their housing needs through their tenure of choice.

The Office of National Statistics produce a House Price to Earnings ratio figure for local authority districts in England and Wales.¹

As we can see, since the late 1990s the ratio has more than doubled from just over 3 to close to 8 and despite a period of slight decline between 2007 and 2013 the trend has been upward for over 20 years.

¹ [Housing affordability in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)



Affordability in the Private Rented Sector

As can be seen from the Hometrack comparison table above the PRS is considerably cheaper than purchasing a property with a repayment mortgage. The issue of affordability is particularly pertinent for those who are reliant on state assistance to cover their housing costs.

The table below sets out the Local Housing Allowance rates (the level of eligible housing costs that will be covered by benefit) payable for different property sizes across the district. The majority of the district falls into the Leicester and Surrounds Broad Rental Market Area (BRMA) with a small number of homes on the borders falling into East Staffordshire and Derby. LHA is paid against calculated bedroom need rather than the actual size of the property rented. When we compare the figures with the estimated costs in the Hometrack average above we can see a gap for all sizes of accommodation in all of the three Broad Rental Market Areas.

BRMA	Shared room rate	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Leicester and surrounds	£338.00	£448.76	£563.46	£673.14	£892.54
Eastern Staffordshire	£290.68	£423.84	£523.55	£623.31	£792.83
Derby	£272.26	£393.90	£498.64	£593.36	£792.83

To gain an indication of the availability of accommodation within LHA rates a sample of Rightmove adverts was carried out on 8th June 2021 comparing property sizes with the respective LHA rates for the area they fell within. The results are set out in the table below.

Property Size	No. of Properties within LHA	Number of adverts
Single Room	0	12
1 bed	0	7
2 bed	3	21
3 bed	1	21
4 bed	1	6
All	5	67

As can be seen just 5 out of 67 or 7.5% of the properties advertised were accessible to someone reliant on Local Housing Allowance highlighting the challenge faced by those on low incomes unable to access social housing.

Affordability in the Social Sector

Whilst it is generally expected that by their very nature homes in the social sector will be affordable there are a number of factors that can challenge this assumption. Firstly the introduction of the total benefit cap means that for some households even social housing may be considered unaffordable and the introduction of the size criteria for benefits in social housing mean that through a lack of choice a number of people are living in homes where their housing costs are not met in full by benefits.

Furthermore the Rightmove cost comparison suggests that with the exception of 2 bedroom homes, Low Cost Home Ownership is likely to be a more expensive alternative to private renting despite being an affordable housing product.

Even then in the social sector it is important we understand need to ensure that properties remain affordable in the long term.

Issues Identified During Consultation

Members of the public were encouraged to identify whether their current accommodation met their needs, if and how their needs had changed over time and whether they were intending to move in the near future.

Of the 140 individuals who responded 40% of people responding felt their own home didn't meet their needs, 20% were aware of others experiencing housing difficulties and the reasons people felt that homes were unsuitable were similar for both groups.

The qualitative responses were most useful allowing us to triangulate information from housing register applications, the HEDNA and other sources to gain a greater understanding of the housing issues people face.

The majority of people who reported their homes did not meet their needs either reported issues from growing families or the need to downsize with issues raised extending beyond simply the number of bedrooms. People who needed more space reported the need for storage and outdoor space whilst those ready to downsize reported issues such as difficulties maintaining large spaces such as gardens.

Respondents were asked about whether they had changed the way they used their housing over the last two years. It is not surprising that a number of respondents identified either home schooling or working from home as changes.

It is unlikely that there will be a significant long term shift to home schooling although the success of provision during lockdowns may change the way schools deal with issues such as staff absence or other short term outbreaks of disease in the future, whilst it is likely that many employers and staff will want to maintain some of the benefits that can come from working from home.

As a result whilst we are unlikely to be specifying home offices and class rooms within our expectations for new housing the opportunity for space to be used flexibly is one that should be promoted and architects should be encouraged to demonstrate within their designs the multi-function nature of layouts and consider broad band connectivity both to and within the home.

The issue of affordability was raised by a number of respondents and specific concerns around the tendency to focus newbuild on larger homes (borne out by data above) and the difficulties faced accessing mortgage finance in non-secure employment were raised.

Transport was identified as a key issue by a number of respondents both in terms of the importance of secure and convenient parking but also access to efficient public transport as well as the need for sufficient facilities to reflect the level of growth in some parts of the district.

A number of issues raised by partners overlapped with those of the public, in particular the need for sufficient infrastructure to support the level of growth the district has seen in recent years.

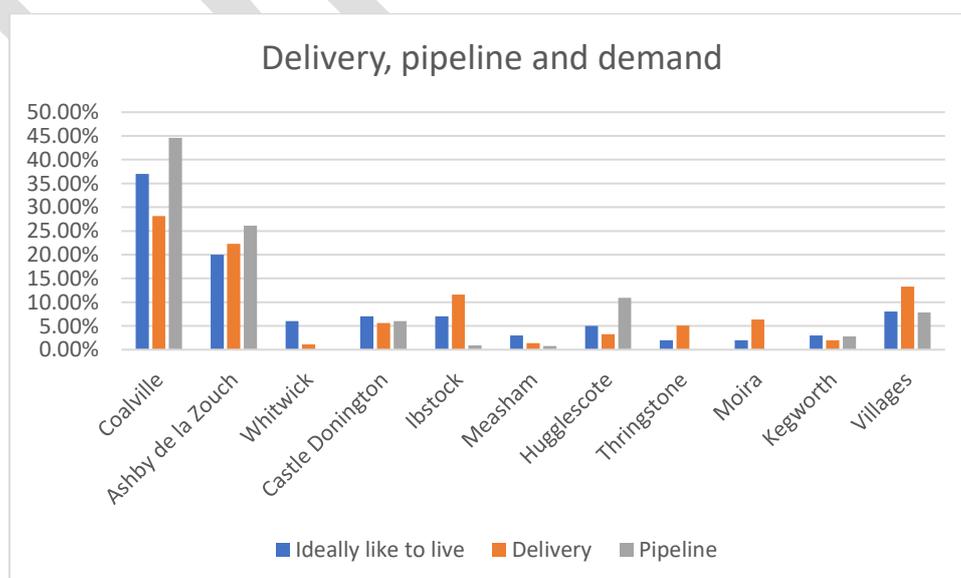
Partners did raise concerns about the sustainability of growth at a similar scale going forward both due to physical constraints such as the Rive Mease Special Area of Conservation and the costs of meeting infrastructure requirements and their impact on deliverability and viability.

Concerns were raised that there appeared to be a shift in the pattern of delivery of affordable housing and this was leading to a concentration of new homes in a more limited number of areas.

Further analysis of the pattern of development of new affordable housing considered below.

Patterns of Development

The table below shows the special spread of demand for new affordable housing as identified through housing register applications, the location of actual delivery over the last 6 years together with the pipeline of delivery as expected through planning permissions and site allocations.



The chart does appear to demonstrate an increasing concentration with 82% of pipeline delivery concentrated in Ashby, Coalville and Hugglescote whilst only 62% of housing register applicants identified them as their first area of choice. A number of large village settlements whilst demonstrating a degree of demand see little or no development planned in future years.

To ensure that demand and need are met where they arise work will need to be done to rebalance delivery of new affordable housing going forward and indeed the Council is exploring opportunities in Whitwick, Measham and Moira as part of its newbuild programme which will assist this rebalancing. We will work with all stakeholders to identify opportunities to bring forward affordable housing across the district.

Furthermore the Council remains committed to new rural affordable housing as a method of protecting local communities and ensuring they remain vibrant and will continue to explore opportunities to develop affordable housing in rural areas through exception sites and other routes and maintain partnerships to facilitate rural development.

Concerns have been raised that development over recent years has had an impact on the character of settlements and infrastructure has not always met aspirations as communities grow. Whilst the table above illustrates affordable housing the pattern for market housing should be similar and so an increased focus on development in larger settlements should mitigate these concerns to an extent. Furthermore new site allocations are subject to a formal assessment of suitability although infill development in existing settlements may not be subject to the same scrutiny. When assessing potential infill developments for affordable housing consideration as to existing community infrastructure will be considered as part of a holistic assessment both in terms of the principal of development but also in terms of the type and tenure of accommodation developed.

Constraints to Development

A further challenge identified are the constraints currently facing development. Some of these are geographical, such as the fact that a significant proportion of the district cannot sustain further housing development at this time due to the limitations imposed by the river Mease Special Area of Conservation. However it is equally important to understand that a range of other factors act as a constraint on development where they impact on viability and these must be borne in mind when setting priorities and balancing competing aspirations, including specification, tenure and property types.

Peoples Changing Housing Needs

Responses to the consultation confirmed that changing housing needs are in many cases a natural part of peoples changing lives. Some of these changing needs will be best met by adapting the existing surroundings whilst others will require a change of home.

The majority of people will be able to address these changing needs themselves either through home improvement or alterations or moving home in a controlled manner, therefore our focus should be on those who are unable to meet their needs themselves.

To do this we should ensure that new homes are planned to be flexible and wherever possible those that can meet more specialist needs are prioritised when planning new affordable housing.

Structural Changes

The facilities that are deemed necessities to housing change over time. It is less than 4 generations ago that indoor sanitation became standard by which time only two thirds of homes had electricity.

It is less than one generation since mobile phone reception and internet connectivity went from a luxury to a near universal pre-requisite in a new home. A range of factors not least environmental concerns are likely to change the infrastructure that becomes standard within our homes.

Electric Vehicles

It is very clear that the interaction between people's homes and transport is one of particular importance. This has held true for many years and the Victoria railway network made a significant impact on urban development. More recently the availability of car parking has become an increasing priority for new home seekers and in future the access to electric charging points is likely to be a key consideration for home seekers.

Whilst such infrastructure can be easily accommodated in new development ensuring that such facilities are easily accessible in existing housing where a significant proportion was developed before the advent of the motor car itself will prove more challenging.

Clean Energy

Energy usage both in terms of electricity generation and direct heating systems have caused a considerable contribution to climate change and if the Government are to meet the targets they have committed to retrofitting existing housing stock will be a significant challenge which will come at a significant cost.

Estimates to make existing homes zero carbon vary between £10,000 and £20,000 and as well as funding there are likely to be challenges in terms of scaling up interventions.

Measures that reduce overall energy usage or introduce self-generated energy will also help address fuel poverty for affected households.

Connectivity

The recent Covid restrictions have forced many individuals to become remote workers connected through virtual meetings to work colleagues they had recently shared an office with whilst children were forced to join virtual classrooms.

This coupled with a reliance in internet connectivity for media and the development of the internet of things has led to a significant increase in demand for internet bandwidth.

Future smart homes could be built with the infrastructure already in place to see us through our life from virtual schooling through to assistive technology to allow us to remain independent in our old age and increasingly the data capacity of new developments will be as critical as water supply or electricity.

Retrofitting is expensive and intrusive and so wherever possible housing should be developed that is future ready. Furthermore opportunities should be taken to retrofit the necessary infrastructure into existing homes alongside currently planned work wherever appropriate.

Demographic Changes

There is anecdotal evidence that the demographics of the district are changing with an increase in Houses in Multiple Occupation particularly in areas that service new industry such as the distribution centres around the Airport and East Midlands Gateway.

If this is the case then further inward investment such as the Free Port and HS2 may amplify the effect and it is important we understand the wider implications on the Housing Market

The new Census data due between March 2022 and March 2023 will provide the most comprehensive indication of changes and a range of Council held data sets can be used to triangulate and better understand the likely impacts over the medium term.

Identifying the most effective way to meet changing needs

One challenge will be identifying the most effective way of meeting peoples changing needs and identifying the most suitable resources. For example there has been a focus on new development in recent years that at times has perhaps neglected the benefits from investing in existing homes. Whilst initiatives such as socially prescribing home improvements have been explored they have not gained significant traction. When addressing challenges around both Zero Carbon but also household affordability the ability to invest in existing homes in all tenures will be key and has a significant role in meeting need in situ.

Expectations and understanding around specialist accommodation is constantly evolving. For example retirement housing built in living memory in many cases does not meet the changing needs and expectations of our current growing ageing population. In other areas too improvements in technology and healthcare together with a focus on independence means that a more responsive bespoke offer combining appropriate accommodation, technology and support will be required and a uniform “supported housing” offer is no longer fit for purpose.

We will work to bring together all necessary stakeholders to ensure that our offer meets both existing and emerging needs.

The Housing White Paper

In November 2020 the Government published its Housing White paper setting out changes to the way social housing organisations will operate in the future. The white paper has implications for the Council as a landlord but also as an enabler and facilitator. For example the white paper extends the notion of the decent home standard and considers good quality homes and neighbourhoods.

Neighbourhood is seen as both a physical but also social concept and includes issues such as anti-social behaviour. In many areas an effective response will require multiple landlords to work together effectively with other agencies.

The Council will work with other social landlords within the district to co-ordinate activity to best meet the objectives of the White Paper.

To reflect the mixed tenure characteristic of much of the district a focus on the wider quality of neighbourhoods both new and existing is both necessary to embrace the ambition of the white paper but also to meet the aspirations of the wider community.

Areas for Action

To ensure the best fit between the districts housing needs and housing supply there are four priority areas for Action. These are

- Developing a Better Understanding of Need
- Encouraging More Flexible Homes
- Future Proofing Investment
- Rebalancing supply

Developing a better understanding of need

A number of the current data sources from which we derive our understanding of need are reaching the end of their effective period, census data for example is now over ten years old and the HEDNA is in the process of being refreshed. Furthermore the Council is improving the information that it holds and this will all allow more informed decisions to be made going forward.

The replacement document the Housing and Economic Needs Assessment (HENA) will also need to inform what role the district plays in meeting wider housing need in the sub-region.

Therefore a priority for the early years of this strategy is to consolidate the newly available data sets to build a better understanding of long term need to ensure that future investment is most suited to emerging and unmet need.

The Council is committed to providing choice to those in housing need and at times customer aspirations can be misaligned with objectively identified need. We will work to understand where need and demand are most misaligned and develop approaches to ensure we do not develop stock that will not meet the needs expected.

Currently the level of information on specialist needs is quite limited and focussed on physical components of a property such as accessible bathing facilities. Specialist needs are much broader than property components and can relate to the wider setting and neighbourhood accommodation is located in. To properly understand need it is important that the holistic requirements of accommodation are properly acknowledged.

Areas of focus will include

- Understanding the findings of the Census 2021
- Applying the revised HEDNA to existing and future policies
- Improving the quality of and making better use of Council owned data
- Ensuring we have needs data at a level necessary to make informed choices
- Agreeing a shared understanding of specialist need across key partners for all tenures and understanding the wishes of future residents
- Understanding the differing need for competing Low Cost Home Ownership products

As a result of the emerging evidence in this area need figures will evolve over the lifetime of this strategy and so a mechanism for maintaining this dynamic need information will need to be developed, as well as a clear and transparent mechanism for utilising the data in setting policies being mindful of relevant constraints.

Encourage more flexible Homes

Recent experience has demonstrated the need to be flexible and agile in our homes. Furthermore a move will not always be an appropriate or even achievable option when needs change. As a result we need to ensure that both in terms of new development and investment in existing homes and services we aim to ensure that homes can be as flexible to our changing needs as possible.

Areas of focus will include

- Good building design and layout to reflect expectations in the Council's local plan
- Space standards
- Developing more agile and responsive housing services
- Reviewing the designation of existing homes and who can live in them

- Considering how we approach adaptation as part of investment strategies

Futureproofing investment

There are likely to be a range of factors that impact on meeting our future housing needs including the need to move towards a Zero Carbon economy and an increasing reliance on information technology in all aspects of our life. To ensure that investment is most effective in terms of utility, future investment and environmental impact it is important that all significant investment is properly understood.

Furthermore when planning new investment it is important we involve all key stakeholders to ensure we are making the right investment decisions.

Many of these challenges will be shared by landlords working within the district and neighbouring districts. We will explore opportunities to share best practice, expertise and also opportunities to benefit from the economies of scale co-ordinated approaches may achieve.

Furthermore the Housing White Paper sets expectations around housing management that go beyond the physical stock. We will also look at the opportunities for shared investment in community development.

Areas of focus will include

- Supporting investment across all tenures
- Gaining an understanding of community investment needs
- Understanding the cost/benefit of capital and non-capital investment
- Ensuring investment in existing stock is as aspirational as newbuild
- Ensuring new technologies are adopted and implemented in collaboration with end users

Rebalancing supply

As we have outlined above there has been some success with delivering new homes. We have seen an increase over time of the number of new affordable homes being delivered and overall housing delivery has exceeded local targets for the last five years but there is a concern that in some areas overall delivery has not been aligned to identified need. Therefore we need to identify what tools and levers we have to rebalance delivery going forward. The Council is approaching a Local Plan review and this will have a key role in delivering this objective.

There is a feeling amongst communities that development is not always addressing need and there are limited opportunities for the Council to influence the use or market housing. However where particular issues are identified some options may be available and should be considered.

Furthermore as the majority of supply available to meet new homes will come from existing stock we will explore opportunities to better align that with identified need.

Areas of focus will include

- Understanding the geographic spread of future affordable housing delivery and how this aligns to identified current and forecast future need
- How we can influence sizes and types of market housing
- The role of the Council as both a developer of, and enabler of affordable housing

- What options are available to meet specialist housing needs including how local plan policies can support this
- How we make retirement housing an attractive option when needed
- Options to change the approach to existing supply to more effectively meet identified need

To have a significant impact in this area it will be necessary to identify housing sub-markets and understand the drivers for activity within them which could include a range of agents, constraints and opportunities.

DRAFT

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 7 DECEMBER 2021



Title of Report	AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION	
Presented by	Councillor Keith Merrie Planning Portfolio Holder	
Background Papers	National Planning Policy Framework (July 2021)	Public Report: Yes
	National Planning Practice Guidance Adopted Local Plan Statement of Community Involvement Consultation responses	Key Decision: Yes
Financial Implications	The cost of preparing the SPD is being met through existing budgets.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	None from the specific content of the report. The preparation of the SPD must comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.	
	Signed off by the Deputy Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	An Affordable Housing Supplementary Planning Document (SPD) has been prepared to provide additional guidance about the application of the Council's planning policies for affordable housing and the Council's wider operational support for affordable housing. This report describes the responses received during the public consultation on the draft SPD, the changes to the SPD proposed in response and recommends the adoption of the amended SPD by Local Plan Committee.	
Reason for Decision	To ensure up to date planning guidance on the subject of affordable housing is in place to help local users of the Planning service.	

Recommendations	THAT CABINET REQUESTS THAT THE LOCAL PLAN COMMITTEE ADOPTS THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT IN APPENDIX 2.
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1.0 AFFORDABLE HOUSING SPD - ADOPTION

1.1 Officers from the Planning Policy and Strategic Housing Teams have together prepared an Affordable Housing Supplementary Planning Document (SPD). To recap, a SPD is a document which provides further information about a development plan policies, in this case Local Plan Policy H4 – Affordable Housing, Policy H5 – Rural Exceptions Sites and Policy H6 – Housing Types and Mix. In overview, the Affordable Housing SPD covers the following matters:

- changes to national planning policy since the Local Plan was adopted
- commuted sums, including guidance on the limited circumstances when commuted sums in lieu of on-site affordable housing could be acceptable and commuted sum calculations
- affordable housing-led schemes
- information for developers about affordable housing ownership and eligibility
- approach to rural exceptions sites

1.2 A draft version of the SPD was agreed for public consultation at meetings of Cabinet (27 July 2021) and Local Plan Committee (8 September 2021). The 6-week consultation ran from 10 September to 22 October 2021.

1.3 The Consultation Statement in Appendix 1 sets out details of the consultation arrangements. Four bodies commented on the SPD and we received a further 8 ‘no comment’ responses. The table in Appendix 1 also includes officers’ consideration of the comments and proposes changes to the draft SPD in response. An additional clarification concerning rural housing needs surveys is proposed following a recent discussion with a Registered Provider and this is also incorporated in Appendix 1. In officers’ view, these changes improve the clarity and accuracy of the SPD and do not fundamentally alter its content or scope. A revised version of the SPD highlighting the proposed changes is included in Appendix 2.

1.4 A decision to adopt the SPD will mean it is capable of being a material consideration in planning decisions and will provide valuable guidance to developers about the council’s expectations and approach. We will publish the adopted SPD on the council’s website alongside the Consultation Statement and an Adoption Statement. The Regulations also require us to notify key parties about the adoption of the SPD.

Policies and other considerations, as appropriate	
Council Priorities:	The preparation of the Affordable Housing SPD will be particularly relevant for the following Council Priority; - Local people live in high quality, affordable homes
Policy Considerations:	Adopted Local Plan National Planning Policy Framework
Safeguarding:	None specific.

Equalities/Diversity:	None specific
Customer Impact:	None specific
Economic and Social Impact:	The SPD, if approved, will have social benefits by supporting the delivery of affordable housing in the district
Environment and Climate Change:	None specific
Consultation/Community Engagement:	The consultation arrangements which have been followed have been governed by the Town and Country Planning (Local Planning) (England) Regulations 2012 and in turn by the Council's own Statement of Community Involvement (as amended).
Risks:	None specific
Officer Contact	<p>Ian Nelson Planning Policy & Land Charges Manager 01530 454677 IAN.NELSON@nwleicestershire.gov.uk</p> <p>David Scruton Housing Strategy & Systems Team Manager 01530 454612 DAVID.SCRUTON@nwleicestershire.gov.uk</p>

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Affordable Housing Supplementary Planning Document (2021): Consultation Statement

The council's Statement of Community Involvement (Addendum 2020) sets out the requirements for consultation on a Supplementary Planning Document (SPD). The consultation on the draft Affordable Housing SPD was publicised in the following ways:

- on the NWLDC website and consultation portal (CitizenSpace)
- notifications to bodies and individuals on the planning policy team's consultation database, including statutory agencies
- dedicated email to Registered Providers active in the district
- dedicated email to Parish and Town councils
- via the council's social media (Twitter)

Consultees were told that if they were unable to view the document online, a hard copy would be posted out (free of charge) on request.

The public consultation ran for 6 weeks from 10 September to 22 October 2021.

Four responses were received. These are summarised in the table below which also includes an assessment of where changes to the SPD are merited in response. Proposed additions to the SPD text are shown in underlined italics and deletions are shown ~~struck through~~. Additionally, we received 'no comment' responses from the following organisations:

- Coal Authority
- Environment Agency
- Highways England
- Historic England
- Kegworth Parish Council
- Marine Management Organisation
- Natural England
- Castle Donington Parish Council

Respondent	Comments	NWLDC Response
Davidsons Developments Ltd.	Re Proportion of social rented units. In the case of the NWLDC Local Plan, there is no specific requirement	Agree. Insert a cross reference to Policy H4 as suggested.

Respondent	Comments	NWLDC Response
	<p>for a certain percentage of affordable housing to be provided at social rented levels, instead leaving the split open and listing a number of criteria that will be considered on a scheme by scheme basis. Therefore, the wording at paragraph 2.17 of the draft SPD which states that it is 'the Council's strong preference' for the balance of any requirement to be met by social rented units is probably as strong as the SPD can be on this point as the SPD cannot set a requirement for the social rented units which is not already imbedded in Development Plan policy. To do so would be outside of the remit of the SPD and would stray into the territory of the Charnwood Housing SPD, which was quashed in the courts (William Davis Ltd & Ors v Charnwood Borough Council [2017] EWHC 3006 (Admin) (23 November 2017)).</p> <p>Indeed, whilst recognising that social renters are those who are in greatest housing need, it maybe that the wording goes too far suggesting the whole balance should be provided as social rent, given the Council's own viability evidence looked at an equal share of social and affordable rent (e.g. 40.5% social rent), which would not constitute 'the balance' of affordable housing after 25% first homes are taken into account. Therefore, on balance, we consider that the wording should be adjusted to place less emphasis on remaining 75% of homes on site, after First Homes are provided, being socially rented. This could be done by cross reference back to the criteria in policy H4, which sets out the factors that will be considered in assessing schemes.</p>	<p>2.17Once account is taken of the requirement for 25% of the affordable housing requirement to be First Homes, <u>and taking into account the considerations in Policy H4</u>, the Council's strong preference is for the balance of any requirement to be met with social rented units which are the most suitable tenure option for those in the greatest housing need.</p>
	<p>Re local criteria for First Homes. The position set out at 2.18 which clarifies that changes to the First Homes criteria to make them more locally specific should be</p>	<p>In overview, a revised affordable housing policy reflecting the new range of tenures will be developed and tested as part of the Local Plan Review.</p>

Respondent	Comments	NWLDC Response
	<p>established through a Local Plan and justified by evidence is accurate.</p> <p>However, in addition, we feel that this paragraph would benefit from recognition that the impact on affordable housing viability and tenure split as whole will need to be picked up by the Local Plan review as it is not just the local specificity of the criteria that will need to be reviewed.</p>	<p>Changing the maximum sale price for a First Home for example is a local change which could have an impact on viability. We could make a factual addition to paragraph 2.18 to confirm that 'evidence' includes viability testing.</p> <p>2.18. Any alterations to the First Homes criteria to make them more locally specific must be set through a Local Plan and such changes would need to be justified with evidence <i>including viability testing as necessary</i>. This will be a matter for the Council to consider through its Local Plan Review process. In the meantime, the national criteria will be applied in planning decisions.</p>
	<p>Re Alternatives to on-site provision. Section 3 of the draft SPD covers the approach to cascading the delivery of affordable housing, with a preference for onsite provision. The approach set out is generally in line with adopted Local Plan policy H4. However, as is rightly recognised, there may be occasions where on site provision is not appropriate or possible. In this case, the first alternative is off site provision, followed by a commuted sum. The draft SPD sets out at paragraph 3.8 and 3.9 the stages that will need to be gone through to justify why provision cannot be met on site. Whilst we agree with the general approach of looking at reducing the level of affordable housing and amending the tenure split as the first step when viability is an issue, the list of 6 further factors to consider at 3.9, in our view, needs to be considered in more detail as it may give rise to a conflict with the points on First Homes and</p>	<p>It is agreed that paragraph 3.9, option 'b) all rented' does not accord with national requirements for First Homes and affordable home ownership whilst option 'a) a different mix of tenures' effectively encompasses option 'c) all affordable Home Ownership'. Accordingly, the list could be simplified to:</p> <ul style="list-style-type: none"> a) A different mix of tenures b) all rented c) all Affordable Home Ownership d) a different mix of properties e) overall numbers f) changing the delivery timescale

Respondent	Comments	NWLDC Response
	<p>Affordable Home Ownership, discussed above. For example, it is not realistic to look at an all rented scheme given the requirement for Affordable Home Ownership set out in national policy. Therefore, we suggest the list needs to be reviewed and a note added recognising that the issues need to be considered in accordance with the limitations of national policy.</p>	
	<p>Re off-site provision. In the discussion of off-site provision at section 3.10-3.12 of the draft SPD, greater up front clarity is needed as to what is meant by 'equivalent' - is it equivalent in value, mix, tenure etc... These factors need further clarity ahead of paragraphs 4.3-4.6 because as it stands the guidance is ambiguous and open to interpretation.</p>	<p>Agree. Clarification to be added as follows:</p> <p>Off-Site Provision</p> <p>3.10 Where it is concluded that a development cannot provide the affordable housing on site or the site has such constraints that the affordable housing on site would severely constrain the development, then the equivalency principal will be applied whereby we would expect the equivalent level of affordable housing provision to be delivered off-site, or <i>as a last resort</i> through a commuted sum payment, as would have been secured on site. <u>'Equivalent' in these circumstances means the same number and tenure of affordable homes as would have been sought on the originating site. If this cannot be achieved, off-site units to the same value should be provided.</u></p> <p>3.11. Where off -site provision is to be made the developer should look to provide the equivalent affordable housing provision offsite through alternative development on land under their control or by making arrangements with another developer to provide the same. Any off site provision should account for the affordable</p>

Respondent	Comments	NWLDC Response
		housing requirement of the combined sites treated as a whole.
	<p>Re commuted sum calculation. With regard to commuted sums, we agree that there are likely to be limited situations where this can be justified, particularly given the need to first negotiate what can be provided viably on site. Whilst the approach to calculating the commuted sums in different scenarios (i.e. in the case of viability or equivalency) appear appropriate, other than reference to market values, there is a lack of clarity as to what factors will be taken into consideration is establishing the value of the commuted sum. This could have an impact on any developer or promoter seeking to take out an option on land and we suggest more detail needs to be added to provide a greater degree of certainty.</p>	No change necessary. Appendix 4 - The Equivalency Calculation for Commuted Sums affirms that 'value' is equivalent to the difference between the dwelling's market value, established through the average of 3 valuations, and the maximum price that a Registered Provider would pay which would be established by comparing 3 Provider offers.
	<p>Re spending of commuted sums. We also feel that there may be some merit in outlining how commuted sums may be spent, possibly linked to the Council's emerging Housing Strategy on which we made separate comments, or locational factors that would be considered, as this would help ensure a clear link through to the efficient use of commuted sums to meet identified need. It would also be beneficial if the timescales for spending the commuted sums were provided.</p>	No change. Paragraphs 4.14- 4.18 provides information on how commuted sums will be spent and timescales. The response to Ashby de la Zouch Town Council below explains why commuted sums are not always be spent in the same settlement as they arise.
	<p>Re design. Section 6 of the draft SPD touches on design considerations and we are pleased to see that the wording does not start to introduce new, specific policy standards on which development should be</p>	Noted

Respondent	Comments	NWLDC Response
	<p>judged, such as the level of pepper potting of affordable units. This would take the SPD beyond its remit and should be avoided in any future revisions.</p>	
Intro Crowd	<p>Re rural exception sites. These representations have been prepared by Pegasus Group on behalf of Intro Crowd, and are made in relation to our clients' interests in land to the south of Park Lane, Castle Donington. The site extends to circa 1.81ha and could accommodate some 45 – 60 dwellings. It is important that the Affordable Housing SPD recognises that sites on the edge of Key Service Centres like Castle Donington can provide an opportunity for rural exception sites, in accordance with the above definition within the Framework. This approach has been considered at a recent appeal for 20 affordable dwellings, at Stone, Staffordshire (appeal reference number: APP/Y3425/W/18/3202676). The Inspector in that case considered whether a site located on the edge of an urban settlement (Stone) can be regarded as a rural exceptions site. At paragraph 43, the Inspectors advises that "in principle, I do not see any reason why rural housing needs should not be provided for on sites adjacent to the larger settlements, even where they are properly characterised as urban settlements, provided they are in a sustainable location". In setting out overall conclusions and the planning balance at paragraph 94, the Inspector concludes that although the site lies outside the settlement boundary of Stone, the proposal would comply with local policy on rural exception sites. The appeal was therefore allowed. The SPD should make clear that sites on the edge of settlements like Castle Donington can be delivered as rural exception sites, where there is a locally identified</p>	<p>No change. The NPPG states the following: "Where can rural exception sites come forward? As set out in the National Planning Policy Framework, <u>rural exception sites can come forward in any rural location</u>. In designated rural areas and areas designated as Green Belt, rural exception sites are the only sort of exception site than can come forward." (emphasis added) Paragraph: 011 Reference ID: 67-011-20210524</p> <p>Policy H5(1) refers simply to 'outside the Limits to Development' which this Castle Donington site would comply with.</p> <p>On this basis, there is no necessity to add further clarification in the SPD in respect of this specific proposal.</p>

Respondent	Comments	NWLDC Response
	affordable housing need, in accordance with the NPPF definition and local policy.	
Ashby de la Zouch Town Council	Section 4 paragraph 16. The Town Council states that the commuted sums should be used for residents of the area where the houses are being built and should not be used anywhere else within the district. If the commuted sums relate to a development within Ashby de la Zouch then these should be used for affordable housing within Ashby de la Zouch.	<p>No change. The following factors mean it is not always feasible to spend commuted sums in the same settlement as they arise.</p> <ul style="list-style-type: none"> • taking a district-wide approach to both needs and resources means the money can be used to maximum effect to meet the highest priority needs • generally, contributions from a number of different planning permissions need to be pooled to have enough money for a worthwhile scheme • insisting the money is spent in the same settlement would result in small, piecemeal projects based on opportunity rather than need or, at worst, repaying monies to the developer because they have not been spent in time • the approach would mean that some settlements would never get affordable housing
	Policy H4 - Affordable housing The Town Council has asked for clarification as to why the affordable housing contribution percentage is disproportionate for Ashby de la Zouch on previously developed land e.g. Ashby, Castle Donington, Kegworth, Measham and all other settlements have an affordable housing contribution of 30% for greenfield sites but for brownfield sites Ashby and Measham carry a 30% contribution whereas all of the other areas carry just 5%.	<p>No change. The percentage contributions in Policy H4 were considered by the Local Plan Inspector in his report (pages 30-31), taking into account viability evidence that the council had prepared. He concluded that a 15% contribution would be generally achievable in Ashby and Measham whereas elsewhere 5% should be the limit.</p> <p>The percentage requirements will be reviewed as part of the Local Plan Review.</p>
Measham Parish Council	3.14 Should 'providing essential infrastructure' read 'providing essential affordable housing'	Agree. We could improve the understanding of this section by reversing the order of paragraphs 3.13 and 3.14 as follows:

Respondent	Comments	NWLDC Response
		<p>3.14. <u>3.13</u> A commuted sum is a capital payment by a developer towards the cost of providing essential infrastructure as part of new development.</p> <p>3.13. <u>3.14</u> Where <i>affordable housing</i> provision cannot be delivered onsite or through offsite provision then a commuted sum payment will be agreed in lieu of housing where it is demonstrated the site can generate one.</p>
	<p>8.5 The parish council feel that Planning authorities should NOT have the right to waive the DPA restrictions for new developments as it could affect the provision of affordable housing.</p>	<p>The DPA restrictions only cover shared ownership housing. Sites located in a Designated Protected Area require that restricted shared ownership leases are used. Whilst this legislation seeks to protect shared ownership properties in perpetuity, this has unforeseen consequences that can result in fewer affordable homes being provided on housing sites</p> <ul style="list-style-type: none"> • Limited mortgage availability on restricted ownership properties reduce choice for initial purchasers and subsequent purchasers. • Reduced opportunities to sell often means owners are trapped in properties that no longer meet their needs • Any risk (longer empty periods) reduces the amount of money RP's can raise to purchase shared ownership properties. The result is often lower RP offers which could impact on site viability potentially reducing affordable homes being provided • Adding a Rural Buy Back clause, requiring RP's to buy the properties back means RP's have to set aside the money needed to do this. This money cannot be used to raise money across their portfolio to fund

Respondent	Comments	NWLDC Response
		<p>new developments</p> <ul style="list-style-type: none"> • Alternative affordable home ownership tenures (First Homes, Discounted open market, Rent to Buy etc) are provided without restrictions and may prove more popular, affecting sales of restricted Shared Ownership properties • Boundaries are out of date and include sites allocated through the Local Plan which are within the limits to development. Such sites are important to maintaining future affordable housing, but are less popular to RP's because of the restrictions attached through DPA's. Developers may struggle to receive RP offers on these sites, or much reduced offers, and may seek to provide commuted sums rather than onsite delivery <p>All of the above could result in the delivery of fewer affordable homes. To maintain delivery of affordable homes the Council's position on DPA waivers remains as</p> <ul style="list-style-type: none"> a) Urban areas where DPA is as a result of outdated boundaries we are willing to waiver b) Rural areas where delivery is not specifically under an exception type policy or justified by local need we will have regard to any local needs surveys but will consider a waiver c) Rural areas where delivery is either under an exception type policy or application has been considered favourably because of locally identified need – no waiver
Post consultation clarification		
	Following recent discussions with a representative of a	The local housing need survey form used by Midlands Rural

Respondent	Comments	NWLDC Response
	<p>registered provider, it is considered that paragraph 7.10 of the SPD should be amended to make it clearer that other approaches to undertaking a survey other than Midland Rural housing, may be acceptable.</p>	<p>Housing (Appendix 6) is considered to be an example of good practice and the Council encourages its use by applicants for rural exception sites. <u>Other survey formats may be acceptable and, in such cases, we would strongly recommend that applicants consult the council beforehand.</u>"</p>

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1. Introduction

- 1.1. North West Leicestershire District Council has a strategic responsibility to meet the housing needs in the District.
- 1.2. The National Planning Policy Framework 2021 (NPPF) defines Affordable Housing as *“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”*. . The NPPF sets out the types of tenures that are acceptable forms of Affordable Housing.
- 1.3. The purpose of this Supplementary Planning Document is to support the delivery of affordable housing in North West Leicestershire particularly through the operation of Policies H4 and H5 of the North West Leicestershire Local Plan 2017 (as amended by the Partial Review) https://www.nwleics.gov.uk/pages/local_plan . The SPD covers the following specific matters;
 - alternative ways to secure site-based provision which should be explored before commuted sums are considered
 - examples of circumstances which could be sufficiently ‘exceptional’ to justify commuted sums
 - two approaches for calculating commuted sums
 - where viability is an issue, the contribution is that which can be afforded based on an independent review of the applicant’s viability assessment. The requirements for the viability assessment are set out in the SPD.
 - in all other cases, the contribution is based on the value of the affordable housing which would have been provided on site. The methodology is set out in the draft SPD.
 - timings of when commuted sums must be paid
 - the types of measures commuted sums could be spent on
 - information about what we expect to see in viability statements where viability has been raised as a concern;

2. Planning Policy Position

Overview of National Planning Policy

- 2.1. The NPPF sets out the three overarching objectives of the planning system namely an economic objective, a social objective and an environmental objective. One aspect of the social objective is to ensure that “a sufficient number and range of homes can be provided to meet the needs of present and future generations”.
- 2.2. Relevant sections of the NPPF which relate to affordable housing include the following:
 - the definition of affordable housing which includes affordable housing for rent, discounted market sales and other affordable routes to home ownership (Annex 2 Glossary).
 - plan policies should set out the levels and types of affordable housing which will be required as part of development and should do this in a way which does not undermine the overall deliverability of the plan (paragraph 63)
 - the size, type and tenure of homes required for different groups in the community (including those who require affordable housing) should be assessed and reflected in plan policies (paragraph 62)
 - the presumption is that affordable housing will be provided on site unless “a) off-site provision or an appropriate financial contribution in lieu can be robustly justified;

and b) the agreed approach contributes to the objective of creating mixed and balanced communities.” (paragraph 63)

- affordable housing should not be sought on schemes which are not major development (paragraph 64)
- in certain circumstances, a reduced affordable housing requirement applies to schemes which reuse/redevelop vacant buildings (paragraph 64)
- subject to some exceptions, at least 10% of the homes on major sites should be for affordable home ownership (paragraph 65)
- opportunities for local affordable housing needs to be met by means of rural exception sites should be supported and this could be enabled by the inclusion of an element of market housing in the scheme (paragraph 78).
- Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority’s area (paragraph 72).

Overview of Local Planning Policy

Local Plan

- 2.3. The North West Leicestershire Local Plan 2017 as amended by the Partial Review provides the local planning policy framework for the district for the period to 2031. The plan contains 15 overarching objectives; objective 2 is to “support the delivery of new homes balanced with economic growth to provide a stock of housing that meets the needs of the community, including the need for affordable housing”.
- 2.4. Local Plan Policy H4 deals with the matter of affordable housing. The policy sets out the affordable housing percentage requirements according to a) settlement and b) whether the site is greenfield or brownfield, where a site is being brought forward as general market housing.
- 2.5. The policy does not provide detail on the tenure of affordable housing being delivered however Part (3) states
“The Council’s preference is for on-site affordable housing provision which should:
 - include a mix of types and tenure that reflects the type and nature of any need at the time that the application is determined;”
- 2.6. The evidence base for the adopted Local Plan (currently under review) revealed a tenure split 80:20 between social/affordable rent and intermediate tenures. ([HEDNA 2017](#) Table 43 paragraph 7.57) The viability study prepared in support of the adopted Local Plan tested affordable housing scenarios based on 81% rented provision (split evenly between social and affordable rent) and 19% Shared Ownership ([Paragraph 3.3.1](#) (Local Plan Viability Study 2015) and section 3 (Proposed Publication Version Local Plan, Viability Review (Addendum) 2017)).
- 2.7. Part (2) of the policy identifies that site characteristics and financial viability will be taken into account when agreeing affordable housing provision and that the council will take a positive approach when viability is an issue.
- 2.8. Part (4) deals with legal agreements and part (5) addresses affordable housing for the elderly.
- 2.9. A copy of Policy H4 is attached at Appendix 1.

- 2.10. Policy H5 sets out the considerations which will apply to applications for rural exceptions sites. The purpose of the policy is to enable the delivery of affordable housing to meet local housing needs in locations outside the Limits to Development where new housing would not normally be allowed. Policy H5 requires the local affordable housing need to be demonstrated through evidence and confirms that legal agreements will be used to ensure that the affordable housing is for local needs and remains affordable in perpetuity. The policy also sets out site specific criteria and describes the circumstances when an element of market housing would be acceptable on a rural exceptions site.
- 2.11. A copy of policy H5 is attached at Appendix 2
- 2.12. Policy H6 deals with housing types and mix. It sets out that “We will seek a mix of housing types, size and tenures in new housing developments of 10 or more dwellings, in order to meet the identified needs of the whole community.” This policy is applicable to both market and affordable housing lead schemes. To ensure that identified needs are met it is expected that all affordable rented housing delivered in the district is covered by a nominations agreement with the Housing Department in line with our standard legal agreements.
- 2.13. A copy of Policy H6 is attached at Appendix 3

Neighbourhood Plans

- 2.14. There are currently two made Neighbourhood Plans in the district. Policy H5 of the Ashby de la Zouch Neighbourhood Plan is concerned with affordable housing. The percentage requirements and site size thresholds it contains match those in Local Plan Policy H4 and it also requires at least 40% of the affordable housing to be 1- or 2-bedroom homes. Commuted sums, where justified, should be used to fund affordable housing in Ashby de la Zouch or specialist accommodation elsewhere in the district.
- 2.15. Policy H2 of the Ellistown and Battleflat Neighbourhood Plan requires a mix of affordable housing types and sizes to match parish needs. The provision of smaller affordable homes and those for people with a local connection is supported.

Changes to National Policy since the adoption of the Local Plan

- 2.16. Since the Local Plan was adopted in November 2017, the Government has introduced or announced several changes which are relevant to the content of this SPD.
- a. **Site size threshold.** The NPPF confirms that the threshold for affordable housing is ‘major development’ namely schemes of 10 dwellings or more or where the site is 0.5Ha or more. This means that the Local Plan policy is misaligned with the NPPF as Local Plan Policy H4 sets a threshold of 11 dwellings/1,000sqm which was based on a previous Written Ministerial Statement on the subject. The council applies the national site size threshold to application proposals. This creates a scenario where sites of 10 dwellings are subject to the national policy requirement for affordable housing as explained below whilst the Policy H4 applies to sites of 11 or more (or more than 0.5Ha). Also in practice the 10 dwelling threshold is applied to full planning applications where the number of homes is known whilst the 0.5ha threshold is more applicable at outline stage when dwelling numbers may not be confirmed.

- b. **10% Affordable Home Ownership.** The NPPF expects that at least 10% of the total number of homes on a site should be for affordable home ownership (provided the site is large enough to trigger an affordable housing requirement). The council applies this requirement to application proposals. The NPPF glossary gives examples of affordable home ownership products and this includes discounted market sales housing, shared ownership, equity loans, other low cost homes for sale and rent to buy. Therefore, sites of 10 units are subject to this provision and at least 1 home should be provided as affordable home ownership.
- c. **Starter homes.** Whilst the statutory framework for Starter Homes is provided by the Housing and Planning Act (2016), the necessary secondary legislation to enable Starter Homes to be delivered through the planning process has never been laid before Parliament. The Ministry of Housing, Communities & Local Government no longer has a budget dedicated to the delivery of Starter Homes.
- d. **Entry Level Exception Sites.** Entry level exception sites are exception sites providing housing suitable for first-time buyers or renters. They are sites unallocated in the Local Plan on the edge of existing settlements. The government has proposed that changes to the NPPF will see this category removed, but at the present time it has not published the change.
- e. **First Homes.** First Homes are a form of discounted market housing specifically for first-time buyers where the discount is at least 30% of the full market value. The Government introduced First Homes in the Written Ministerial Statement of 24 May 2021 and in updated planning practice guidance issued the same day. Homes which meet the specified First Homes criteria qualify as 'affordable housing' for planning purposes (from 28 June 2021 onwards). The discount must be secured through a legal agreement so that it is available to future purchases in perpetuity. The Written Ministerial Statement specifies that at least 25% of the affordable housing requirement on a site should be First Homes.

Planning Policy Guidance for First Homes states that “once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the Local Plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the Local Plan policy.”¹

2.17. The Government’s stance on the prioritisation of social rented units recognises their importance as part of a tenure mix. Policy H4 of the adopted Local Plan does not specify a tenure breakdown. However, evidence used to develop the plan identified was based on 81% of provision as rented units with the remaining 19% as Intermediate Equity Based Housing. Once account is taken of the requirement for 25% of the affordable housing requirement to be First Homes, *and taking into account the considerations in Policy H4*, the Council’s strong preference is for the balance of any requirement to be met with social rented units which are the most suitable tenure option for those in the greatest housing need.

¹ <https://www.gov.uk/guidance/first-homes>

2.18. Any alterations to the First Homes criteria to make them more locally specific must be set through a Local Plan and such changes would need to be justified with evidence, *including viability testing as necessary*. This will be a matter for the Council to consider through its Local Plan Review process. In the meantime, the national criteria will be applied in planning decisions.

What do these changes mean for the application of Policy H4?

2.19. The combined effect of the changes in national policy in respect of a) the First Homes requirement and the 10% affordable home ownership requirement on the requirements in Local Plan Policy H4, is best illustrated using examples:

Proposal	10% affordable home ownership	Policy H4 requirement	First Homes requirement	Remainder
80 dwellings on a greenfield site in Ashby de la Zouch	10% of 80 = 8 affordable home ownership	30% = 24 affordable homes	25% of 24 = 6 First Homes which will be part of the affordable home ownership requirement	16 x other affordable tenures
30 dwellings on a brownfield site in Coalville Urban Area	10% of 30 = 3 affordable home ownership	5% = 1.5 rounded up to 2 affordable homes	25% of 1.5 = 0.38 First Homes rounded up to 1 (as 25% is a <u>minimum</u> requirement) which will be part of the affordable home ownership requirement.	Nil
50 dwellings on a brownfield site in Measham	10% of 50 = 5 affordable home ownership	15% = 7.5 rounded up to 8 affordable homes	25% of 7.5 = 1.88 First Homes rounded up to 2 which will be part of the affordable home ownership requirement.	3 x other affordable tenures

3. Cascade Approach to Affordable Housing

3.1. Policy H4 sets out the level of affordable housing that should be delivered on sites based on location and site type. These contributions were set following viability testing of the overall plan and so the expectation is that any site coming forward can deliver the prescribed affordable housing and remain viable.

- 3.2. The assumption for any development should be that provision will be onsite. We would expect this to form part of the design brief for any new proposal and the site be designed accordingly.
- 3.3. With creativity and forethought it is expected that almost any site can be designed to support an on-site affordable housing contribution.
- 3.4. The Council's preference, therefore, as set out in Policy H4 is for affordable housing to be delivered onsite and we expect developments to be planned with this approach in mind.
- 3.5. Furthermore, we would secure this expectation through a section 106 agreement.
- 3.6. This agreement will include a cascade approach. This approach will establish the steps that are required to be taken in the event that post the conclusion of a S106 Agreement it is suggested that the agreed on-site provision is not possible. The cascade approach adopts the following priority order:
 - consideration of alternative on-site provision then,
 - off-site provision then
 - the use of commuted sums.
- 3.7. These are considered in more detail below.

On Site Provision

- 3.8. Where a site has viability constraints that make a policy compliant contribution undeliverable the Council will in the first instance discuss either a reduction in the amount of affordable housing and/or a switch of tenure to create a more favourable financial position. The developer will need to evidence via a viability assessment why the policy compliant contribution cannot be achieved.
- 3.9. The assessment will then need to consider what if anything the site could deliver having regard to the following which are not in priority order -
 - a) A different mix of tenures
 - ~~b) all rented~~
 - ~~c) all Affordable Home Ownership~~
 - d) a different mix of properties
 - e) overall numbers
 - f) changing the delivery timescale

Off Site Provision

- 3.10. Where it is concluded that a development cannot provide the affordable housing on site or the site has such constraints that the affordable housing on site would severely constrain the development, then the equivalency principal will be applied whereby we would expect the equivalent level of affordable housing provision to be delivered off-site or, as a last resort, through a commuted sum payment as would have been secured on site. 'Equivalent' in these circumstances means the same number and tenure of affordable homes as would have been sought on the originating site. If this cannot be achieved, off-site units to the same value should be provided.
- 3.11. Where off -site provision is to be made the developer should look to provide the equivalent affordable housing ~~provision offsite through alternative development~~ on land under their control or by making arrangements with another developer to provide the same. Any off site

provision should account for the affordable housing requirement of the combined sites treated as a whole.

- 3.12. Where a developer promotes this approach, the Council will require clear evidence as to why on-site provision cannot be achieved or demonstrate the added value that delivering offsite would bring over and above the onsite contribution. This will be entirely at the discretion of the Council.

Commuted Sums

- 3.13. A commuted sum is a capital payment by a developer towards the cost of providing essential infrastructure as part of new development.
- 3.14. Where affordable housing provision cannot be delivered onsite or through offsite provision then a commuted sum payment will be agreed in lieu of housing where it is demonstrated the site can generate one.

Commuted Sums and Planning Policy

- 3.15. The NPPF presumes that affordable housing will be provided on site unless there is clear evidence to support a commuted sum approach:
“Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.”
(paragraph 63, emphasis added)
- 3.16. The adopted Local Plan reflects the NPPF position and states:
“In accordance with the NPPF our preference is for any provision to be made on-site. However, in exceptional circumstances, for example because of site specific constraints or demonstrable viability issues, then we may accept a sum of money (usually referred to as a commuted sum) instead and use this money to make provision for affordable housing on another site(s).” (paragraph 7.34, emphasis added).

Situations where on-site provision may not be achieved

- 3.17. There may be a limited number of situations where on-site provision is not possible and so the requirement for onsite provision may be waived. Exceptional circumstances will need to be demonstrated.
- 3.18. The situations described below may qualify as ‘exceptional circumstances’. In all cases, it would also need to be demonstrated how the approach would help to achieve mixed and balanced communities in accordance with the NPPF. It is recognised that one or more of these issues could impact upon the viability of a proposed development.
- 3.19. Local Plan Policy H4(2) identifies that site constraints can impact on affordable housing provision. As a starting point, however, a site which can physically accommodate market housing and is a sustainable location for market housing, should also be able to accommodate affordable housing.
- 3.20. Accordingly, there are likely to be limited circumstances where it can be agreed that a site is physically unsuitable for affordable housing. The Council would need to be convinced that the

constraints identified could not be addressed and that the site is still likely to deliver market housing that was sustainable.

Building conversions

3.21. Where an existing property is being converted, the existing physical structure may limit the ability to provide accommodation which would meet the standards expected for social housing such as space standards. Where a conversion does generate an amount of development which would require an affordable housing contribution, it would be for the developer to demonstrate how they have tried to incorporate affordable housing into the design and why this could not be achieved.

Leasehold Properties

- 3.22. There may be circumstances where a development for practical purposes needs to be provided on a leasehold basis, for example in as part of an apartment based scheme.
- 3.23. Management arrangements and service charges can make such units unfeasible for transfer to a Registered Provider or may significantly impact the offer a Registered Provider would be able to make due to the need to fund future service charges out of the rent.
- 3.24. In the first instance we would expect such schemes to be designed in such a way as to allow the freehold of a proportion of the site to be transferred thereby putting all charges within the control of a Registered Provider and the requirements of policy H4 (3) to ensure affordable housing is indistinguishable may be waived.

Specialist housing

3.25. There may be situations where specialist housing, usually with support provision, make it unfeasible to have affordable housing mixed with market units in the same residential block due to the need to manage the balance of residents centrally or because of the practicality of separating our access to communal facilities. As with general needs leasehold schemes however we would expect in the first instance an onsite solution to be considered.

Where a need can be better met elsewhere

3.26. There may be very rare occasions where there is a particular need for a specific type of affordable housing. Where the Council has identified this specific need and where the Council (or a Registered Provider) has developed proposals, additional resources may be required to bring this forward. In such circumstances on occasion, the Council may agree to take a commuted sum to support development nearby in the district. This should only occur when a specific development has been identified and there is a need for additional financial support to bring it forward. Such circumstances will be discussed with the applicant.

Lack of Registered Provider interest

3.27. There may be sites where there is no Registered Provider interest for reasons other than the number of dwellings. Occasionally Registered Providers may not have capacity in their Business Plans to be able to offer on planning gain sites and decline to offer on units. Historically North West Leicestershire has remained an area where Registered Providers still look for planning gain units and where demand has been lower than expected Registered Providers without stock in the district have stepped in.

- 3.28. Where there is a lack of interest from a Registered Provider, the developer should inform the Council of this in writing and provide the following information:
1. The marketing strategy used to dispose of the Affordable Housing including copies of all marketing material and details of the length of time the Affordable Housing were marketed;
 2. a copy of any offer letter and pack on which the Registered Provider was asked to offer; and
 3. a copy of all the responses received to the marketing or offer letter.
- 3.29. The Council will respond in writing informing the Owner/developer either:
1. that it is satisfied by the evidence provided and we move onto alternatives set out in the cascade; or
 2. that the evidence we received is insufficient to make a decision and request further information and until we receive this the on site requirements remain; or
 3. that we will look to either extend the timescales for entering into a contract for the transfer of the Affordable Dwellings to a Registered Provider or renegotiate the tenure split to reflect any Registered Provider's offer(s) to date.
- 3.30. The degree of flexibility afforded to the Council is dependent on the size of development, with fewer options available on smaller sites. **The preference will still be to maximise the onsite provision.**

4. Calculation of a Commuted Sum

- 4.1. There are two methodologies that may be applied for calculating a commuted sum. The first is the equivalency basis. This is where there will be an accepted policy compliant level of affordable housing but it has been agreed this will not be delivered onsite. The decision may be made at planning application stage under a number of limited circumstances or after construction has started if it is identified that there is no RP willing to take on the affordable housing negotiated as part of the permission.
- 4.2. The alternative methodology is the viability basis. This is where a permission has been granted for a site where it has been demonstrated that no onsite delivery of affordable housing would be viable but where instead a commuted sum is to be paid.

Calculating a commuted sum on an equivalency basis

- 4.3. Where a commuted sum is being paid on an equivalency basis the Council will identify the value of the units that were expected to be delivered as affordable housing . It will then seek notional offers for the units were a Registered Provider to be willing to take them on and the commuted sum will be calculated by subtracting the notional offer from the market value to calculate the "subsidy level".
- 4.4. A more detailed explanation of this calculation together with guidance notes is included in Appendix 4.

Calculating a Commuted Sum on the Viability basis

- 4.5. Where a developer believes that a development cannot deliver any onsite affordable housing this will in the first instance need to be backed up with a viability assessment.
- 4.6. The onus, in accordance with national policy, is on the applicant to demonstrate that market conditions and extraordinary costs mean that either a fully policy compliant provision on site

is not viable or that no on-site provision is viable. Any viability assessment will need to be consistent with that set out in national policy (include reference to PPG).

- 4.7. To assist developers who are seeking to demonstrate a site is not viable with onsite affordable housing the Council has developed an Economic Viability Assessment Checklist, attached as **Appendix 5** to this document.
- 4.8. Any viability assessment submitted should comply with this checklist.
- 4.9. The Council will expect that the applicant will meet the cost of the viability assessment along with the Council's reasonable costs for the independent checking and verification by the District Valuer or other independent valuer appointed by the Council.
- 4.10. It should be noted that any comparators in relation to costs or sale prices provided should be directly applicable to the development in question. If there are no developments in the same area, the Council would expect that similar developments in comparable market areas are used.
- 4.11. A decision will be reached based on the outcome of the independent viability assessment to ascertain what level of commuted sum can be supported.
- 4.12. This will then be secured through a section 106 agreement or amendment to the existing agreement if one is in place and will include details of the amount, or basis for calculating the amount if it is still to be determined and the phasing of payments.

Payment of Commuted Sums

- 4.13. The timing of further payments is negotiable and will generally reflect the size of development. The Council recognises that on small schemes it may not be possible to front load payments but unless specified in the legal agreement it is expected that payments will be delivered in the following tranches:
 - 50% at commencement (or occupancy of a percentage of the market properties as contained in the legal agreement
 - 50% on occupation of the 80% market property (or as contained in the legal agreement)

Use of Commuted Sums

- 4.14. Commuted sums in lieu of onsite affordable housing are ring-fenced and can only be used to support the delivery of affordable housing.
- 4.15. When financial contributions are received, these will be spent on the provision of affordable housing through a range of mechanisms, including:
 - grant aid to RPs to help them provide affordable housing in the District
 - the Council's own programme for building affordable homes;
 - any development company that may be formed by the Council;
 - acquisition of land for affordable housing;
 - to offset the cost of any land being provided by the Council which might otherwise be sold on the open market;
 - purchase of second hand units for use as affordable housing;
- 4.16. The commuted sum may be used to provide affordable housing anywhere in the district.

- 4.17. Whenever commuted sum money is committed a pro-forma will be completed demonstrating the strategic fit of the spend, as well as identifying the contribution being released to demonstrate that the use meets the criteria of the receipt.
- 4.18. To recognise the timescales involved in progressing affordable housing scheme the Council will as standard include a 10 year spend period for any sums received before payments will be returned if unspent. However where commuted sums have been ringfenced for specialist provision this period will be extended to 20 years in recognition of the added complexities involved.

Monitoring

- 4.19. The Council will publish information yearly highlighting on the amount of commuted sums received, the amounts spent & the schemes supported with commuted sums and schemes with committed supported

5. Affordable Housing-led Schemes

- 5.1. Although the majority of new housing sites will be market-led schemes, it is recognised that affordable housing-led schemes can make a significant contribution to the delivery of affordable housing in the district and may be a more appropriate vehicle for meeting specialist need. A scheme is considered an affordable-led scheme where the majority of units being proposed are an affordable tenure, but with an element of market housing as well to allow cross subsidy and to support a more balanced housing mix.

Application of Local Plan Policies on Affordable Housing-led Schemes

- 5.2. Affordable-led schemes are still expected to adhere to the policies set out in the Local Plan.
- 5.3. As a result, affordable-led schemes are expected to demonstrate how they satisfy the requirement of Policy H6 in terms of achieving a mix of housing types, sizes and tenures.
- 5.4. Furthermore policy H6(3) will apply on affordable-led schemes, unless an exception can be demonstrated, whereby a proportion of dwellings will be expected as suitable for the elderly and a proportion particularly suitable for people with disabilities on sites of 50 units or more.
- 5.5. In situations where the proposed provision of affordable housing is over and above the policy requirements but helps to make the development acceptable in planning terms, a legal agreement will be used to secure the enhanced level of affordable housing. Where the extra units offered do not have a bearing on the acceptability of the site, the legal agreement will be used to secure, as a minimum, a policy-compliant level of affordable housing.

6. Other considerations that applicants should be aware of

Design standards

- 6.1. The Council expects all rented properties be well designed and to be an adequate size for the households likely to occupy them. It is the Council's view that the space standards contained within the HCA Housing Quality Indicators document still reflect an appropriate standard to be achieved. All rented homes will be expected to meet the higher standards in terms of household numbers, for each property type.

- 6.2. In accordance with policy H4 the affordable housing should be integrated within the design and layout of a development such that they are externally indistinguishable from market housing on the same site.
- 6.3. To maintain affordability the council seeks to design out service charges at an early stage in the planning process. In general, flatted accommodation with communal areas will not be accepted as affordable housing as shared areas incur additional costs making the accommodation less affordable. It is therefore unlikely that flatted accommodation above two storeys will be supported as part of the Affordable Housing Scheme.
- 6.4. The Council will accept properties with communal areas where flatted schemes are designed to meet specific, specialist needs. Such specialist needs may include extra care schemes, enhanced sheltered schemes, or group supported schemes for households with for example, Learning Disabilities or for homeless accommodation

Ownership of Affordable Housing

- 6.5. The Council expects any rented or shared ownership units to be transferred to a Registered Provider of Social Housing. This means:
 - A registered provider, as defined by the Housing and Regeneration Act 2008 (or as redefined by any amendment, replacement or re-enactment of such Act) and registered under the provisions of the Housing and Regeneration Act 2008 or any company or other body approved by Homes England the for receipt of social housing grant as may be proposed by the Owner and approved by the District Council.
- 6.6. The Council's preference is to work with Registered Providers who are registered as development partners with Homes England so that we can support them to develop a broad portfolio of properties within the district.
- 6.7. The Registered Provider will also be expected to enter into a nomination agreement with the Council for all new rented affordable homes delivered as specified in our standard legal agreement.
- 6.8. In limited circumstances, we may agree to shared ownership properties being retained by a non-Registered Provider such as the developer who has built the homes. In such circumstances, we would expect the owner to demonstrate the mechanisms they have in place to provide a professional management service comparable with those covered by the social housing regulator and to enter in to a S106 agreement to secure these properties in perpetuity.

Eligibility and Qualification for Affordable Housing

- 6.9. Eligibility for affordable housing is generally set out in law and relates to an applicants immigration status. Qualification relates to who is deemed in need of affordable housing.
- 6.10. In the first instance this has regard to someone's financial position and ability to meet their housing need within the market – or otherwise.
- 6.11. Qualification for rented housing via the housing register is set out in the Council's Allocation Policy² whereas qualification for Shared Ownership, is set by central government at a national

² https://www.nwleics.gov.uk/files/documents/allocations_policy_2018/Allocations+Policy+2018+Final+v2.pdf

level for areas outside London. The Council has adopted the nationally set threshold for Shared Ownership and by extension this applies to other Affordable Home Ownership Products.

7. Rural Exception Sites

- 7.1. Policy H5 of the Local Plan covers Rural Exception Sites for Affordable Housing.
- 7.2. Rural Exception Sites are sites in the countryside (outside the Limits to Development in the Local Plan) that are granted planning permission as an exception to normal planning policies to meet a local identified affordable housing need in rural areas. The approach recognises the issues of affordability that many households face in rural areas and the need for communities to evolve and grow in a sustainable way which supports both the community and the economic stability of the village.
- 7.3. A number of fundamental principles will apply to such developments.
- 7.4. The S106 Agreement will include provisions to ensure that properties will be restricted to those who can demonstrate a strong local connection to the settlement in the first instance. In the event that no one with a connection to the settlement is identified, the S106 Agreement will set out a cascade approach whereby preference will be given to those with a connection to adjacent parishes before moving further out into the district. Further information about this cascade approach is set out below under A definition of locally identified affordable housing need.
- 7.5. As part of a S106 Agreement properties will be secured as affordable housing in perpetuity. Shared Ownership properties are either capped at 80% ownership or allow staircasing to 100% if the Registered Provider agrees to purchase the property (Rural Buy Back) and to resell as a shared ownership property. All rented housing on a Rural Exception Site is also protected in perpetuity with no Right to Acquire or Right to Buy.
- 7.6. As a rural exception site would not secure permission for market housing the expectation is that the values are significantly below open market value. This ensures the deliverability of such sites in areas of land shortage. Where such sites remain unviable the inclusion of market homes may be permitted purely to subsidise the affordable housing in line with the conditions highlighted in Local Plan Policy H5.

Evidence for Rural Exception Sites

- 7.7. To comply with Policy H5, an applicant must supply evidence that the housing will meet an identified local need for affordable housing. The provision of evidence should be done in consultation with the local community and can be done using a variety of means such as surveys, consultation events alongside additional supporting secondary data.
- 7.8. The information supplied must provide certainty that there is a genuine local affordable housing need. The information must be sufficiently compelling to merit planning permission being granted as an exception to the restrictive policies which would normally apply to sites outside the Limits to Development.
- 7.9. In the Council's view this is best achieved through a local housing need survey which provides an assessment of the actual and potential need for affordable housing from people living in, and connected to, the village in question. Whilst the survey should be the primary source of

evidence, this can be supplemented with other information including demographic data and waiting list information. Whatever approach is used, applicants should ensure that the information has been gathered through meaningful engagement with the local community.

- 7.10. The local housing need survey form used by Midlands Rural Housing (Appendix 6) is considered to be an example of good practice and the Council encourages its use by applicants for rural exception sites. Other survey formats may be acceptable and, in such cases, we would strongly recommend that applicants consult the council beforehand.

A definition of locally identified affordable housing need

- 7.11. As highlighted in the introduction, Affordable Housing is defined in the NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
- 7.12. Identifying those with a locally identified affordable housing need is critical for two purposes. Establishing the need for development in the first place and when a development is completed ensuring that the properties meet the need for which they were intended. The Council considers that households, who meet any of the following will have identified a strong local connection to a settlement.
- was born in the Parish or;
 - presently resides in the Parish and has, immediately prior to occupation, been lawfully and ordinarily resident within the Parish for a continuous period of not less than twelve months or;
 - was ordinarily resident within the Parish for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing or;
 - is presently employed or self-employed on a full time basis in the Parish and whose main occupation has been in the Parish for a continuous period of not less than twelve months immediately prior to occupation or;
 - has a close family member who is lawfully and ordinarily resident within the Parish and who has been lawfully and ordinarily resident within the Parish for a continuous period of not less than three years immediately prior to occupation and for the purposes of this clause a “close family member” shall mean a mother, father, brother or sister or;
 - has a need to move to the Parish to be close to a relative or other person in order to provide or receive significant amounts of care and support.

Other locally identified need

- 7.13. The Council recognises that there are people who are able to meet their housing needs on the open market who are seeking a home in a rural area. However, a Rural Exception Site can only meet the housing needs of those households that do not have the income necessary to be able to meet their own needs on the open market. Proposed housing that is aimed at meeting other needs, such as those who have a local connection and have the income to enable them to purchase or rent on the open market, will fall to be considered against the countryside policy of the adopted Local Plan

8. Designated Protected Areas

- 8.1. There are a number of areas within the District that are classified as Designated Protected Areas (DPA) under Sections 300-302 of the Housing and Regeneration Act 2008. This has implications for the provision of shared ownership properties in these areas.
- 8.2. The areas are identified in schedule 13 and 14 of the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 available on the following links The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 ([legislation.gov.uk](https://www.legislation.gov.uk)) and The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 ([legislation.gov.uk](https://www.legislation.gov.uk))
- 8.3. In most circumstances the purchaser of a shared ownership property can usually staircase out in to full ownership. However, to combat the loss of affordable homes in the rural areas shared ownership within DPAs either caps equitable ownership of homes at 80% or requires the homes to be sold back to the Registered Provider who owns the freehold once full ownership is reached through the insertion of a clause within the lease.
- 8.4. It is the developer's responsibility to ensure that shared ownership schemes within Designated Protected Areas, have DPA compliant leases and understand their on-going DPA obligations.
- 8.5. Planning authorities have the right to waive the DPA restrictions for new developments.
- 8.6. The Council will not support a waiver where delivery is either under an exception type policy or application has been considered favourably because of meeting a locally identified need.
- 8.7. However, in settlements where the boundaries of the DPA have not been changed, for example where urban areas have grown as a result of development into surrounding greenfield areas, the Council may support a waiver.
- 8.8. Developers, both market builders and Registered Providers, should be aware that if DPA restrictions apply, this might affect the viability of proposed sites. All developers are strongly urged to reappraise the amount paid for the land if a site falls in area covered by DPA restrictions.
- 8.9. The Regulations and Order are applicable regardless of whether the homes have received grant-funding from Homes England or otherwise. Shared ownership properties provided by private developers through planning gain S106 sites are also subject to DPA restrictions.
- 8.10. More information on the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 can be found at:
<https://www.legislation.gov.uk/uksi/2009/2098/contents/made>

Policy H4 – Affordable Housing

(1) To support the provision of mixed, sustainable communities the Council will seek the provision of affordable housing on new housing developments. The provision of affordable housing will be subject to the following thresholds above which the level of contributions will be sought:

Greenfield Sites

Settlement	Affordable Housing Contribution	Threshold
Ashby de la Zouch	30%	11 or more dwellings OR 1,000sqm (gross floor space)
Castle Donington	30%	11 or more dwellings OR 1,000sqm (gross floor space)
Coalville Urban Area	20%	11 or more dwellings OR 1,000sqm (gross floor space)
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

Previously Developed Land

Settlement	Affordable Housing Contribution	Threshold
Ashby de la Zouch	15%	30 or more dwellings OR sites of 1Ha or more
Castle Donington	5%	30 or more dwellings OR sites of 1Ha or more
Coalville Urban Area	5%	30 or more dwellings OR sites of 1Ha or more
Ibstock	5%	30 or more dwellings OR sites of 1Ha or more
Kegworth	5%	30 or more dwellings OR sites of 1Ha or more
Measham	15%	30 or more dwellings OR sites of 1Ha or more
All other settlements	5%	30 or more dwellings OR sites of 1Ha or more

- (2) In agreeing the provision of affordable housing account will be taken of:**
- **site size and site constraints; and**
 - **financial viability, having regard to the individual circumstances of the site.**

Where it can be demonstrated that the full affordable housing requirement would adversely affect the viability of a proposed development then the Council will agree to look at other measures to increase viability in accordance with policy IM1 (Implementation and Monitoring of the Local Plan) before agreeing to a lesser amount of affordable housing subject to the provision of part (4) below.

- (3) The Council's preference is for on-site affordable housing provision which should:**
- **include a mix of types and tenure that reflects the type and nature of any need at the time that the application is determined; and**
 - **be integrated within the design and layout of a development such that they are externally indistinguishable from market housing on the same site.**
- (4) Planning permission will be subject to a legal agreement to secure the provision of the agreed amount of affordable housing. Where a site is likely to be developed in phases over the longer term the agreement will include a suitable mechanism to review the amount of affordable housing provided over time as viability improves.**
- (5) The Council will encourage the provision of affordable homes to meet the needs of elderly people. Where bungalow provision is made the Council will consider reducing the overall level of affordable housing contribution, having regard to the type and size of other affordable housing provided across the site.**

Policy H5 – Rural Exceptions Sites for Affordable housing

- 1. The provision of affordable housing outside of the Limits to Development will be allowed as an exception where:**
 - (a) the housing is demonstrated to meet an identified local need for affordable housing, and**
 - (b) the development is well-related to and respects the character and scale of the settlement and its landscape setting; and**
 - (c) the development allows accessibility to community services and facilities within it, where appropriate.**
 - 2. Planning permission for ‘Exception’ Sites will be subject to conditions, or a planning obligation will be sought, to ensure that all initial and subsequent occupiers of the affordable dwellings will:**
 - (a) be local people in housing need; and**
 - (b) benefit from the status of the dwellings as affordable housing in perpetuity.**
 - 3. On sites that are outside of, but well related to, a sustainable village or a small village the inclusion of market housing on ‘Exception’ Sites will be supported where:**
 - (a) it is demonstrated that there is insufficient subsidy for the scheme to go ahead without the inclusion of market housing; and**
 - (b) it can be demonstrated through detailed financial appraisal that the scale of the market housing component is the minimum necessary for the successful delivery of the development; and**
 - (c) the majority of the homes provided are affordable.**
 - 4 Any development provided for within this policy which discharges wastewater into the Mease catchment will be subject to the provisions of policy En2. Any such development which does not meet these provisions will not be permitted.**
- A Supplementary Planning Document will be produced to aid those submitting applications for rural exception sites for affordable housing.**

Policy H6 – House types and mix

- (1) We will seek a mix of housing types, size and tenures in new housing developments of 10 or more dwellings, in order to meet the identified needs of the whole community.**
- (2) In considering proposals for developments of 10 or more dwellings we will have regard to the following:**
 - (a) evidence of housing needs including the most up to date Housing and Economic Development Needs Assessment, Older People’s Housings Needs Study, local housing needs surveys, parish plans and other evidence of market demand; and**
 - (b) the mix of house types and sizes already built and/or approved when compared to the available evidence; and**
 - (c) the size of the proposed development in terms of numbers of dwellings proposed; and**
 - (d) nature of the local housing sub-market; and**
 - (e) needs and demands of all sectors of the community; and**
 - (f) character and context of the individual site; and**
 - (g) development viability and deliverability.**
- (3) Developments of 50 or more dwellings will provide:**
 - (a) A proportion of dwellings that are suitable for occupation by the elderly, including bungalows, having regard to factors (c) and (g) above; and**
 - (b) A proportion of dwellings which are suitable for occupation or easily adaptable for people with disabilities in accordance with Part M4 (2) of the Building Regulations.**

Appendix 4: The Equivalency Calculation for Commuted Sums

The developer will contact three local estate agents for open market valuations. These three valuations will be provided to the Council who will take the average of the three valuations to calculate the Open Market Values (OMV)

The Council will then contact three active “Not for Profit” Registered Providers, who are registered with Homes England to obtain a price that they would pay to purchase the affordable units from the developer. The Council will use the highest offer level received to determine the RP offer price.

The level of contribution required will be equivalent to the difference between the OMV and the maximum price that the RP could pay.

The Council seek to use Not for Profit Registered Provider Offer levels. Not only are there a greater number of not for profit (NFP) RP’s, any offer information provided by these organisations will be more suited to the specific housing market conditions in NWLDC which reflects their greater experience of working in the district. The Council do not wish to create a situation whereby inflated offers, not reflective of the local housing market, push the cost of providing affordable housing beyond the point of sustainability moving forwards.

If three offers from not for profit RP’s cannot be obtained the Council may choose to contact a for profit RP for an offer level, but the average RP offer price will be used to reflect higher levels

The following is an example of how the calculation works:

Example Calculation of Affordable Housing Contribution

On a scheme of 10 dwellings it is agreed that four affordable dwellings would have been required, three for affordable rent and one shared ownership.

Based on the average of three independent valuations for all properties the open market value is agreed to be £150,000.

Based on the average of three Registered Provider offers for affordable rented properties the registered provider is able to pay a maximum of £80,000 whilst for shared ownership it is able to pay £100,000.

The level of commuted sum will be:

- £210,000 for the affordable rented properties (open market value (£150,000) – maximum price payable by registered provider (£80,000) = £70,000 per Dwelling X 3 = £210,000) and

- £50,000 for the shared ownership property (open market value (£150,000) – maximum price payable by registered provider (£100,000) = £50,000 per Dwelling).

Thus, the total commuted sum will be £260,000 (£210,000 + £50,000).

Appendix 5: Viability Checklist

The following section details the type of information that the Council and independent Assessors are likely to expect to be provided to enable site viability to be assessed.. A simple checklist is provided as guidance for applicants to assess their viability against.

Providing full, clearly presented and fully justified details on development viability, on an open book basis, are key to enabling a streamline planning application process and allow a collaborative approach.

The Council will expect to see the calculations set out in enough detail for viability to be properly assessed and tested. Any 'assumptions' must be clearly explained and justified. This evidence will be assessed on whether the figures prove that the scheme would be unviable if it were to meet all affordable housing and other planning obligation requirements.

The Council's approved independent professional, will undertake a full review of the total development costs and projected development income in order to determine the level of provision that may be sought from a development. This will involve close scrutiny of all figures.

All costs must be justified, with clear references to supporting evidence, and will be critically scrutinised to ensure each element is robust.

All assessments of development viability will only consider the viability of the particular development site in question. Assessments will not take into account the specific financial circumstances of any given applicant.

In line with NPPF applicants will be expected to show evidence that they have taken known development costs into account in agreeing realistic land values, and only costs that were unforeseeable at the time of acquisition and taking into account appropriate levels of due diligence will be considered abnormal for the purposes of affordable housing negotiations.

General requirements:

- Use the policy compliant position as the starting point for appraisal.
- The level of supporting evidence (i.e. valuations, costs etc.) will depend upon how far the viability inputs deviate from acceptable parameters.

Information to be submitted:

- Open market sale income
- Affordable housing for rent income
- Shared ownership income
- Other affordable home ownership income
- Any other potential revenues to the scheme, such as grant/subsidy; ground rents; income from a commercial element

Development costs:

- Cost estimates should be provided by a Quantity Surveyor or other suitably qualified professional.
- Build costs should be provided as £ per m2 of Gross Internal Area (GIA)
- External works and infrastructure
- Other development cost data.

Site value:

- An estimate of site value should be provided. Where necessary full justification for this valuation should be provided.
- Where a site has an evidenced existing use, the value of the site should be based on the Existing Use Value (EUV), and not a theoretical value based on obtaining consent for residential use. The EUV is what the site is worth in its current use and condition and evidence in the form of a valuation will be required.
- The site valuation should reflect relevant planning policies and associated planning obligations.
- The site valuation should not be inflated by the specific needs of land owners to maximise the amount they are paid for land to facilitate, for example, the relocation of a service to an alternative location.

Developer margin/profit:

- Developer margin on open market units should be shown as a percentage of the Gross Development Value (GDV).
- Developer margin on affordable units should be shown as a percentage of costs.
- The level of developer profit will reflect the degree of risk to the developer. The required profit margin should be fully justified.
- For affordable units the level of profit should be significantly less than for open market units, to reflect the lower risk profile.

Phasing:

- The anticipated build period should be stated along with an estimate of the projected selling prices and projected development costs for the period of the build.
- The applicant should indicate the phasing assumptions for the affordable housing or other Section 106 contributions

Development process:

- The applicant should state how the development will be procured e.g. is the scheme being developed by a company that has its own building arm, or will the scheme be developed on a Design and Build basis

Appendix 6: Midlands Rural Affordable Housing Survey

Investigation into Rural Housing Need In Xxxx Parish



Xxx Date

Please return this survey either online in the prepaid envelope no later than XXX Date

How To Complete Your Survey

Please only fill in 1 survey per household unless your household contains more than one person/family who requires a home in the Parish. If you need additional forms, please contact Midlands Rural Housing.

You can complete and return this paper questionnaire in the freepost envelope provided, or you can complete the survey online by visiting:

INSERT LINK

You can also scan the QR code on your smartphone or tablet, and you will be taken to the online survey.

INSERT CODE

This survey comes in 2 parts and seeks to collect basic information about your household and the people who live with you.

Part 1

The lead householder should complete Part 1, taking into account all members of the household.

Part 2

Part 2 should only be completed if the household as a whole, or any individual household member needs to find a home in the Parish at any time within the next 5 years. If more than one person in the home has a housing need, please contact Midlands Rural Housing on 0300 1234 009.

If you are in need and want Midlands Rural Housing to be able to assess you, then please make sure you read the privacy statement and tick the box on page 5.

By completing the first two sections of this survey you agree to Midlands Rural Housing analysing the results and producing a report which will be published and may be distributed online. The report may also be shared with the organisations noted in the privacy notice at section 3 on page 5. Your comments may be included in our analysis but your personal information and identity will not be revealed and we will ensure that readers of any report will not be able to identify you.

The results of this survey will provide an indicative level of need for homes required in the Parish. It is not an assumption of a need for additional housing and it is not definite that housing will be developed as a result of the survey.

Please return your completed questionnaire either online or in the FREEPOST envelope by XXX Date.

Part 1: General information

1. How long have you lived in this parish?

- Less than 2 years 5—10 years
 2 - 5 years Over 10 years

2. Which category best describes your household? (please tick one box)

- One person household
 Two person household (not in a relationship)
 Couple
 Family with children
 Other, please specify

4. Which of the following best describes your current accommodation?

- Own your own home outright
 Own your home with a mortgage
 Renting from the Council
 Renting from a Housing Association
 In shared ownership with a Housing Association
 Renting from a Private Landlord
 Living with parents or relatives
 In housing tied to your job
 Lodging with another household
 Other, please specify

3. Please complete the table below for all those currently living in your household

	Male/ Female	Age	Relationship to you (e.g. husband, daughter etc)
You			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

5. What type of home do you live in and how many bedrooms do you have?

Bedrooms	House	Bungalow	Flat	Other
1 Bed				
2 Bed				
3 Bed				
4 Bed				
5 Bed				
6 + Beds				

**6. Please tell us what type of housing you think is needed in the parish?
Please tick all that apply.**

- No further homes are needed
- Family homes (2-3 bedrooms)
- Family homes (4+ bedrooms)
- Homes for single people (1-2 beds)
- Homes for elderly people
- Homes for people with disabilities
- Other, please specify below

7. Would you support building new homes in the parish to meet the needs of local people?

- Yes No
- Don't know

Please briefly explain the reason for your answer below:

8. Have any members of your household left this parish over the last 5 years?

- Yes No

9. If yes, please indicate how many members of your household have left and why?

Reason for member of household leaving	1 person	2 people	3+ people
For employment elsewhere			
Marriage or separation			
Due to lack of affordable housing			
To go to university or college			
Lack of facilities e.g. school, pub ...			

If there are other reasons why members of your household have left the area, please write them below.

10. If you know of any former resident who may wish to return to the parish and would complete a survey form, please give their details.

IF YOU OR A FAMILY MEMBER HAVE A NEED FOR HOUSING AT ANY TIME WITHIN THE NEXT 5 YEARS PLEASE CONTINUE TO PART 2.

If you have any questions or need additional forms for anyone you know who may have a need for housing in the Parish, please contact Midlands Rural Housing:

t: 0300 1234 009

e: enquiries@midlandsrural.org.uk

w: www.midlandsrural.org.uk

If nobody in your household has a need for housing, then you do not need to complete Part 2.

What is meant by the term ‘affordable housing’?

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market. It includes housing that provides a subsidised route to home ownership and/or is essential for local workers. To be acceptable as a form of affordable housing, the tenure must comply with one or more of the following definitions, as set out within the National Planning Policy Framework.

Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent)

Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Discounted market sales housing: is that sold at a discount of at least 20% below market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount or future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

PLEASE READ THE INFORMATION GIVEN ON THIS PAGE

If you want us to register your housing need and are happy for us to use the information given in Part 2 as set out below, then you must tick this box.

For the purposes of the survey we may share your data:

- Internally within Midlands Rural Housing (MRH) in order to ensure our records are accurate, up-to-date, and to improve the standard of the services we deliver

MRH sometimes shares your data with the following:

- Externally with Council services in order to ensure their records are accurate, up-to-date, and to improve the standard of the services they deliver
- Externally with a Housing Association in regard to opportunities for new rural housing developments in the local area.

MRH uses your personal data to provide you with information about opportunities for rural housing.

It processes your personal data for the following purposes:

- To be able to inform you about opportunities for rural housing
- To keep you updated on progress of rural housing opportunities

All personal information you provide is held and shared securely. Midlands Rural Housing will not disclose your personal data to third parties for marketing purposes. All information you provide is held in accordance with Midland Rural Housing's Privacy Policy. This can be viewed online at:

www.midlandsrural.org.uk/content/privacy-notice

Part 2: Your housing requirements

Please fill out Part 2 with the details of the family member who requires housing.

11. Are you or a member of your household in need of a new home in the parish?

Yes No

12. How soon will you or your family be in need of new or alternative housing in the parish?

- Now
- Within 12 months
- Within 3 years
- Within 5 years

13. What is your local connection to the parish?

- I was born/grew up here
- I currently work here
- Close family live here
- I live here now
- I am starting a job here
- Other, please specify

14. Reason for housing need (Please tick all that apply)

- First independent home
- Present home too small
- Present home too expensive
- Need permanent accommodation
- Renting, but would like to buy
- Disabled, need specially adapted home or ground floor accommodation
- To be closer to employment
- Couple setting up home together
- Present home too large
- Family break up
- Cannot manage stairs
- Moved away but wish to return
- To be closer to parent or other family member to give or receive support
- Present home in poor condition
- Other, please specify

15. If you are looking to downsize please provide details of the home that you are looking to leave and what type of home would suit your needs.

16. Type of housing - what would best suit you?

- Buying on the open market
- Privately renting
- Shared ownership (part rent, part buy)
- Self Build
- Renting from a Housing Association
- Sheltered housing
- Extra care (rented)
- Extra care (open market)

17. What type and size of home do you require? (Please tick)

Bed-rooms	House	Bungalow	Flat	Adapted Property
1				
2				
3				
4				
5+				

18. Are you registered with any of the following?

- | | Yes | No |
|------------------------------|--------------------------|--------------------------|
| Choice Move | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing Association Register | <input type="checkbox"/> | <input type="checkbox"/> |
| Private Lettings Agency | <input type="checkbox"/> | <input type="checkbox"/> |

The information and questions overleaf are designed to help you to understand what you could afford in terms of a new home, and also to enable Midlands Rural Housing to undertake an affordability assessment in relation to your housing need. We can only carry out this assessment if we have full income and financial details. Without these, we will not be able to process your form, or include your household in the affordable housing figures. This financial information will remain confidential, and there is no possibility of you being identified by providing the information.

19. If we need further information

and you are happy to be contacted, please provide your details.

Name

Address

Tel No.

Email

If you have any questions or concerns, please do contact Midlands Rural Housing and we will be happy to help.

Tel: 0300 1234009

Email: enquiries@midlandsrural.org.uk

If you wish to be considered for affordable rented housing when any becomes available, you MUST be registered with Choice Move, the Choice Based Lettings scheme used to allocate affordable housing in xx Council. The scheme is managed by xxx on behalf of xx District Council.

TENURE TYPES AND AFFORDABILITY

Affordable Housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

A) Affordable Housing for Rent: homes are usually owned by a Housing Association or Local Authority. Rents are based on Local Housing Allowance levels which in your Parish are likely to be around the following amounts:

1 bed = £xx per week

2 bed = £xx per week

3 bed = £xx per week

4 bed = £xx per week

B) Discounted Market Sales Housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

C) Starter Homes: eligibility to purchase a start home is limited to those with a particular maximum level of household income.

D) Other Affordable Routes to Home Ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes Shared Ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Zoopla's Estimated Open Market House Values for your Parish are as follows:

Detached £xxx

Semi Detached £xxx

Terraced £xxx

Flats £xxx

To afford a mortgage for a home, lenders usually ask for a deposit of 10% - 20% of the purchase price. The maximum amount of any mortgage offer will usually be between 3.5 and 4.5 times your annual household income.

Private Rented Sector There were no properties available for **Private Rent** at the time of this survey

20. Your household employment

How many people in the household wishing to move are.....

(Please indicate the number of people in each category in the most appropriate box)

- Working full time
- Working part time
- Unemployed
- Retired
- In full time or further education
- Claiming Universal Credit
- Claiming Carer's Allowance
- Claiming Contribution Based Job Seeker's Allowance
- Claiming Employment and Support Allowance
- Other, please specify

21. Your savings

Do you have any savings or equity which could be used towards the purchase of a home?

Please use joint savings where applicable.

- No Savings
- Under £4,999
- £5,000 - £9,999
- £10,000 - £19,999
- £20,000 - £29,000
- Over £30,000

22. Your income

Please indicate the annual income of the household member wishing to move.
Please use joint income where applicable.

- Below £14,999
- £15,000 - £19,999
- £20,000 - £29,999
- £30,000 - £39,999
- £40,000 - £49,999
- £50,000 - £59,000
- £60,000 - £69,999
- £70,000 - £79,999
- Over £80,000

23. Please indicate where this money is coming from.

- Savings
- Equity
- Family help
- Borrowing
- Other

Thank you for your time in completing this survey.

Your opinions are very much appreciated and will help us assess the need within your parish for new homes for local people.

Please return online or in the pre-paid envelope provided by

xxx Date.

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Title of Report	LOCAL PLAN SUBSTANTIVE REVIEW – DEVELOPMENT STRATEGY	
Presented by	Councillor Keith Merrie Planning Portfolio Holder	
Background Papers	Report to Local plan Committee – 27 October 2021	Public Report: Yes
		Key Decision: Yes
Financial Implications	The cost of the Sustainability Appraisal study is met from existing budgets which are reviewed as part of the annual budget setting process.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	It is necessary as part of the preparation of the Local Plan to consider reasonable alternatives. The Local Plan Review process as a whole must accord with the legal requirements set out in legislation and guidance.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To report the outcome of the Local Plan Committee of 27 October 2021 in respect of the proposed Development Strategy options to be taken forward for consultation as part of the Local Plan review and for Cabinet to confirm whether it supports the proposed approach.	
Reason for Decision	The preparation of the Local Plan is a Cabinet function.	
Recommendations	THAT CABINET CONFIRMS THAT IT SUPPORTS THE RECOMMENDATIONS FROM THE LOCAL PLAN COMMITTEE OF 27 OCTOBER 2021 IN RESPECT OF THE PROPOSED DEVELOPMENT STRATEGY AS PART OF THE LOCAL PLAN REVIEW	

1 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF, 2021 paragraph 20) requires that strategic policies in local plans should “*set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: a) housing (including affordable housing), employment, retail, leisure and other commercial development ...*”.
- 1.2 Therefore, a key part of the local plan preparation process is to set out a development strategy that identifies both:
- the overall amount of new development that needs to be provided for, principally housing and employment, and
 - where this development should go.

1.3 To address these matters, the Local Plan Committee of 27 October 2021 considered a report in respect of the proposed development strategy. Section 2 of this report provides an outline of the Local Plan Committee report.

2.0 SUMMARY OF THE LOCAL PLAN COMMITTEE REPORT

- 2.1 The report (attached at Appendix A to this report) outlines:
- how much housing may need to be provided for (the growth options - sections 2 and 4);
 - options for how this housing could be distributed across the district (the distribution options - section 5); and
 - which of these options should be taken forward for consultation (sections 8 and 9)
- 2.2 In terms of the growth options, four scenarios were presented ranging from 368 dwellings each year (equating to 6,992 dwellings for the plan period 2020-39) up to 730 dwellings each year (13,870 dwellings for 2020-39). Taking account of projected builds from committed sites, this results in a residual requirement ranging from zero dwellings up to 5,100 dwellings.
- 2.3 Having regard to a range of factors set out at section 8 of the report it was recommended that two of the options should be taken forward for consultation:
- 512 dwellings each year referred to as High 1 (residual requirement 1,000 dwellings) and
 - 730 dwellings each year referred to as High 2 (residual requirement 5,100 dwellings)
- 2.4 In terms of how development might be distributed across the district, 9 options were developed (section 5 of the report to Local Plan Committee and table 1). The majority of these include a potential new settlement.
- 2.5 Section 9 of the report then considered each of these options having regard to the results from a Sustainability Appraisal commissioned from external consultants, but also a range of other factors such as deliverability. The outcome was that option 3a under the High 1 scenario and option 7b under the High 2 scenario be taken forward.
- 2.6 The table below summarises the overall outcome of the assessment and the recommended options to Local Plan Committee

Option No	Description
High 1 scenario (1,000 dwellings)	
Option 3a	Principal Town (500 dwellings), Key Service Centres (300 dwellings) and Local Service Centres (LSC) (200 dwellings)
High 2 scenario (5,100 dwellings)	
Option 7b	Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (765 dwellings), LSC (510 dwellings) and Sustainable Villages (255 dwellings)

3.0 OUTCOME FROM LOCL PLAN COMMITTEE

3.1 The recommendation to Local Plan Committee was:

THAT THE LOCAL PLAN COMMITTEE AGREES THAT AT THIS STAGE THE FOLLOWING ARE THE PREFERRED OPTIONS AND THAT THESE BE TAKEN FORWARD FOR CONSULTATION

- I) HIGH 1 GROWTH SCENARIO – DISTRIBUTION OPTION 3A; AND
- II) HIGH2 GROWTH SCENARIO – DISTRIBUTION OPTION 7B

3.2 Whilst the committee agreed parts I) and II), they were concerned about the use of the word 'preferred' in the recommendation. Instead, they agreed the following revised wording:

THAT THE LOCAL PLAN COMMITTEE AGREES THAT AT THIS STAGE THAT SCENARIOS HIGH 1 AND HIGH 2 SPAN THE MOST LIKELY GROWTH REQUIREMENT AND, FOR THESE SCENARIOS, DISTRIBUTION OPTIONS 3A AND 7B RESPECTIVELY WOULD BE THE MOST SUITABLE AND THESE SHOULD BE TAKEN FORWARD FOR CONSULTATION.

3.3 The revised wording reflects the uncertain nature of the housing requirements which is linked to the issue of unmet need from Leicester City, currently the subject of ongoing joint work with all the Leicester and Leicestershire authorities, but also the potential impact of economic growth associated with proposals for the Freeport and Development Corporation.

4.0 NEXT STEPS

4.1 As noted at the beginning of this report, setting out a development strategy will be one of the most important tasks which the Local Plan will need to do. Because of its significance, it is considered that it is important that Cabinet is in agreement with the direction of travel agreed by the Local Plan Committee.

4.2 Subject to the recommendations of this report being agreed, then the next step will be to undertake consultation in the New Year with stakeholders on the proposed direction of travel along with other matters listed at section 11 of the Local Plan Committee report, as agreed by the Local Plan Committee.

4.3 In the event that Cabinet is not comfortable with the direction of travel, the matter will need to be referred back to the Local Plan Committee for reconsideration.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Our communities are safe, healthy and connected - Local people live in high quality, affordable homes - Developing a clean and green district
Policy Considerations:	None
Safeguarding:	None discernible
Equalities/Diversity:	The Local Plan Review as an entity will be subject to an Equalities Impact Assessment.
Customer Impact:	None specific
Economic and Social Impact:	The decision, of itself, will have no specific impact. The Substantive Local Plan Review as a whole will Aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment and Climate Change:	The decision, of itself, will have no specific impact.

	The Substantive Local Plan Review as a whole will Aim to deliver positive environmental and climate change benefits and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	In due course the planning policy considerations outlined in the report will be incorporated in a consultation document for the Substantive Local Plan Review. The consultation arrangements will be governed by requirements in the Statement of Community Involvement
Risks:	A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.
Officer Contact	Ian Nelson Planning Policy and Land Charges Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – 27 OCTOBER 2021



Title of Report	LOCAL PLAN SUBSTANTIVE REVIEW - DEVELOPMENT STRATEGY	
Presented by	Councillor Keith Merrie 07596 112270 Keith.merrie@nwleicestershire.gov.uk	
Background Papers	<p>National Planning Policy Framework</p> <p>Planning Practice Guidance</p> <p>Local Plan Substantive Review: Interim Sustainability Appraisal Report of the Spatial Options</p> <p>Report to Local Plan Committee 10 December 2020</p> <p>Report to Local Plan Committee 31 March 2021</p> <p>Strategic Housing and Economic Land Availability Assessment</p> <p>Adopted North West Leicestershire Local plan</p> <p>start-to-finish_what-factors-affect-the-build-out-rates-of-large-scale-housing-sites.pdf (lichfields.uk)</p> <p>Labour Market Profile – North West Leicestershire Nomis Labour Market Profile - Nomis - Official Labour Market Statistics (nomisweb.co.uk)</p>	<p>Public Report: Yes</p> <p>Key Decision: Yes</p>
Financial Implications	<p>The cost of the Sustainability Appraisal study is met from existing budgets which are reviewed as part of the annual budget setting process.</p> <p>Signed off by the Section 151 Officer: Yes</p>	

Legal Implications	It is necessary as part of the preparation of the Local Plan to consider reasonable alternatives. The Local Plan Review process as a whole must accord with the legal requirements set out in legislation and guidance. Signed off by the Monitoring Officer: Yes
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report. Links with the Council's Priorities are set out at the end of the report. Signed off by the Head of Paid Service: Yes
Purpose of Report	The purpose of this report is to consider the outcome from the Sustainability Appraisal of the growth scenarios and potential distribution options alongside other relevant information to then be able to determine what, at this stage, are: <ul style="list-style-type: none"> • the preferred growth scenario • the preferred distribution option
Recommendations	THAT THE LOCAL PLAN COMMITTEE AGREES THAT AT THIS STAGE THE FOLLOWING ARE THE PREFERRED HOUSING GROWTH AND DISTRIBUTION OPTIONS AND THAT THESE BE TAKEN FORWARD FOR CONSULTATION <ul style="list-style-type: none"> I) HIGH 1 GROWTH SCENARIO (1,000 DWELLINGS) – DISTRIBUTION OPTION 3A; AND II) HIGH 2 GROWTH SCENARIO (5,100 DWELLINGS) – DISTRIBUTION OPTION 7B

1 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF, 2021 paragraph 20) requires that strategic policies in plans should “*set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: a) housing (including affordable housing), employment, retail, leisure and other commercial development ...*”.
- 1.2 Therefore, a key part of the local plan preparation process is to set out a development strategy that identifies both:
- the overall amount of new development that needs to be provided for, principally housing and employment, and
 - where this development should go.
- 1.3 There is no single right approach, but to satisfy the test of soundness it must be (NPPF paragraph 35) “*an appropriate strategy, taking in to account the reasonable alternatives, and based on proportionate evidence*”.
- 1.4 The purpose of this report is to consider and agree what an appropriate development strategy for the Local Plan might be.
- 1.5 The report includes the following sections:

- A summary of previous reports on this matter;
- An outline of what a Sustainability Appraisal is;
- An outline of the growth scenarios;
- An outline of the distribution options;
- An outline of the outcome from the Sustainability Appraisal;
- An outline of other considerations to be taken in to account;
- A discussion regarding which growth scenarios should be preferred at this stage;
- A discussion which distribution options should be preferred at this stage;
- A summary and;
- Next steps

2 PREVIOUS REPORTS

- 2.1 As a recap for Members this section of the report outlines reports to date on this matter.

Local Plan Committee 10 December 2020

- 2.2 This report, amongst other matters, outlined the need for the Local Plan review to consider the future development strategy. It outlined the need to consider reasonable alternatives as part of the Sustainability Appraisal process. The report also identified a number of potential options in respect of future housing requirements.

- 2.3 The report can be viewed from the link at the beginning of this report.

Local Plan Committee 31 March 2021

- 2.4 Immediately prior to Christmas 2020 the government announced changes to the standard method. This necessitated a need to reconsider the issue of housing requirements. This was done in a further report to this Committee at its meeting of 31 March 2021. This report noted that as a result of the changes the level of unmet need in Leicester City had increased to about 18,000 dwellings (up from about 8,000).
- 2.5 It was also noted that the discussion amongst the Leicester and Leicestershire authorities to resolve this issue was continuing, but that until there was agreement amongst all of the authorities there would not be absolute certainty about the level of housing which needed to be planned for as part of the Local Plan review.
- 2.6 The report proposed, and it was agreed, to test a range of potential annual housing requirements through the Sustainability Appraisal process.

These were:

- 359 dwellings (standard method) (or such other figure following the publication of new affordability data)
 - 448 dwellings (HEDNA)
 - 512 dwellings (Strategic Growth Plan)
 - 730 dwellings (2018-based household projections plus allowance for vacancy rate)
- 2.7 The report also noted that these options resulted in the following over provision/shortfall:

Scenario	Annual Amount	Total Requirement 2020-39	Total projected provision	Over provision/ Shortfall
Standard Method	359	6,103	8,784	+2,681
HEDNA	448	8,512	8,784	+272
Strategic Growth Plan	512	9,728	8,784	-944
2018-based projections	730	13,870	8,784	-5,086

2.8 It should be noted that these figures were based on data as at April 2020. As the plan moves forward it will be necessary to update the base date for the plan.

2.9 The report (paragraph 6.1) also noted that:

“The four growth scenarios outlined above will be taken forward for testing as part of the Sustainability Appraisal process. It will be necessary to develop scenarios for how any additional growth might be distributed across the district. For example, one option would be to mirror the split of development in the adopted Local Plan, whilst another option might be to focus growth upon the main settlements such as Coalville, Ashby de la Zouch or Castle Donington whilst other options might include a new settlement.”

2.10 The report can be viewed from the link at the beginning of this report.

3 WHAT IS A SUSTAINABILITY APPRAISAL?

3.1 Before outlining the options that have been developed and tested and the outcome, it is considered it would be helpful to outline for members’ benefit what a Sustainability Appraisal is and its role.

3.2 Sustainability Appraisal (SA) is a tool used to appraise planning policy documents in order to promote sustainable development. It is a legal requirement (sections 19 of the Planning and Compulsory Purchase Act 2004) as well as being required by the NPPF (July 2021).

3.3 The SA does not make a decision, but instead it informs a decision alongside other relevant factors that are not taken into account as part of the SA process such as viability and deliverability.

3.4 It is an iterative process (i.e. a continuous process of refinement carried on through the life of preparing the Local Plan in response to new information). In particular, it is used to assess ‘reasonable alternatives’ which a plan must consider in order to meet the test of being ‘sound’.

3.5 The SA is undertaken on behalf of the Council by its consultants who are SA experts. This helps to provide a degree of independent verification.

3.6 Policies and proposals are assessed against a range of social, environmental and economic objectives (referred to as a Sustainability Appraisal Framework) to understand how they will contribute towards the sustainable development of the district. In the case of the North West Leicestershire Sustainability Appraisal, there are a total of 17 Sustainability Objectives (numbered SA1 to SA17). A full list of the SA Objectives is set out at Appendix A of this report.

- 3.7 Typically, a Red, Amber, Green (RAG) status is used to denote whether a policy or proposal is likely to be negative (Red) or more positive (Green) and also includes an assessment of the significance of any effect (for example, is it a significant positive or negative effect or is in a minor positive or negative effects). The effects are also considered in terms of whether they are direct, indirect or cumulative.
- 3.8 Results are typically shown in a matrix to provide an overview, as well as providing an easy comparison between the options, and then supported by more detailed assessments.
- 3.9 The various options identified (see section 5 and 6 of this report) were assessed against the Sustainability Appraisal Framework and rated using a combination of a RAG rating and a significance score. As the assessment was based primarily on available Geographical Information System (GIS) data a number of objectives (SA5 (Economy), SA7 (Employment) and SA16 (Water resources)) were not included as part of the assessment.
- 3.10 A copy of the SA Interim Report can be viewed from this [link](#).

4 WHAT GROWTH SCENARIOS WERE CONSIDERED?

- 4.1 The scenarios assessed were those agreed by LPC on 31 March 2021, save for the fact that the standard method figure was revised up to 368 dwellings as a result of a change to the affordability ratio used to inform the standard method calculation. Therefore, the following scenarios were used:
- 368 dwellings (standard method) – referred to as Low scenario
 - 448 dwellings (HEDNA) – referred to as Medium scenario
 - 512 dwellings (Strategic Growth Plan) – referred to as High1 scenario
 - 730 dwellings (2018-based household projections) – referred to as High 2 scenario
- 4.2 This report hereafter refers to these scenarios as Low/ Medium/High 1 and High 2.

5 WHAT DISTRIBUTION OPTIONS WERE CONSIDERED?

- 5.1 The starting point for developing potential distribution options was the settlement hierarchy established in the adopted Local Plan. The settlement hierarchy distinguishes between the roles and functions of different settlements, with the respective position in the hierarchy determined by the availability of services and facilities that communities need (i.e. settlements with a similar range and level of services and facilities are at the same level in the hierarchy).
- 5.2 A summary of the current settlement hierarchy is set out in Appendix B of this report.
- 5.3 The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) of 2019 included the identification of two sites located south of the airport and adjoining each other and which separately had been proposed as potential new settlements of 2,400 and 2,340 dwellings respectively (site references IW1 and IW2). Subsequently, the two site promoters agreed to work together to promote a single new settlement (site IW1 in the 2021 SHELAA).
- 5.4 Therefore, it was considered appropriate to include a New Settlement as a potential option in combination with other Options but also on its own.

5.5 The 2021 version of the SHELAA also identified a further potential new settlement to the west of Belton (site Be4). However, it was concluded that the site was not suitable, not available and not achievable. Therefore, this is not considered to be a reasonable alternative and so does not form part of the New Settlement option.

5.6 In total 9 options were developed as set out below.

Table 1 – spatial distribution options

Option 1	As per adopted Local Plan
Option 2	Principal Town and Key Service Centres
Option 3	Principal Town and Key Service Centres and Local Service Centres
Option 4	Principal Town and New settlement
Option 5	Principal Town, New settlement and Key Service Centres
Option 6	Principal Town, New settlement and Key Service Centres and Local Service Centres
Option 7	Principal Town, New settlement and Key Service Centres and Local Service Centres and Sustainable Villages
Option 8	New settlement
Option 9	Principal Town, New settlement and Key Service Centres and Local Service Centres, Sustainable Villages and Small Villages

5.7 A report elsewhere on the agenda for this meeting considers some minor changes to the settlement hierarchy. In particular, it proposes to change the Small Villages category to Local Housing Needs Villages. It also proposes that a number of settlements which were previously identified as Small Villages are not identified as Local Housing Needs Villages. Whilst this is different to the options which have been tested as part of the SA, it is considered that this does not change the outcome of the scoring as essentially the Small Villages/Local Housing Needs Villages are settlements where development is very restricted.

5.8 As was noted in the report to Local Plan Committee on 31 March 2021, when account is taken of commitments which are likely to be built by 2039 (the proposed end date for the Local Plan Review) then both the Low scenario (368 dwellings) and the Medium scenario (448 dwellings) would not require any additional land to be allocated. In contrast, the High 1 option results in a residual requirement of about 1,000 dwellings and High 2 a residual requirement of about 5,100 dwellings and so both these would require the allocation of additional land for housing development.

5.9 As Option 1 (As per adopted Local plan) would not require any new allocations and so there is no change to the baseline as set out in the adopted Local Plan, this option has only been tested against the low and medium scenarios.

5.10 Of the remaining options, Options 2-7 and Option 9 have been assessed against the High 1 and High 2 scenarios, whilst Option 8 was only assessed against the High 2 scenario as the residual requirement under the High 1 scenario (about 1,000 dwellings) would be too small to deliver the necessary infrastructure and supporting facilities and so was not considered to be a reasonable alternative.

5.11 For Options 2-7 and Option 9, various theoretical amounts of growth were assigned to the different settlement categories so as to test the potential sustainability implications. For example, in Option 2 growth levels of 600 dwellings and 3,060 dwellings were considered for the Coalville area under the High1 and High 2

scenarios respectively. It is important to note that the figures are for settlement categories rather than individual settlements (with the exception of the Coalville Urban Area which is in a category of its own).

- 5.12 It is important to note that the figures for settlement categories are not absolutes – i.e. they can go higher or lower, but this would need to be assessed as part of later iteration. At this stage the purpose is to provide some approximate proportions to test the various options for their likely effects.
- 5.13 These options are combined with the different growth scenarios to result in 16 options for distribution (the spatial options) as set out below

Table 2 – spatial and growth options tested

Option No	Description
Low and Medium scenario (368-448 dwellings)	
Option 1	Baseline Option (Continuation of adopted Local Plan)
High 1 scenario (1,000 dwellings)	
Option 2a	Principal Town (Coalville – 600 dwellings) and Key Service Centres (KSC) (Castle Donington and Ashby de la Zouch – 400 dwellings)
Option 3a	Principal Town (500 dwellings), Key Service Centres (300 dwellings) and Local Service Centres (LSC) (200 dwellings)
Option 4a	Principal Town (400 dwellings) and New Settlement (600 dwellings)
Option 5a	Principal Town (450 dwellings), New Settlement (450 dwellings) and KSC (100 dwellings)
Option 6a	Principal Town (350 dwellings), New Settlement (350 dwellings), KSC (200 dwellings) and LSC (100 dwellings)
Option 7a	Principal Town (350 dwellings), New Settlement (350 dwellings), KSC (150 dwellings), LSC (100 dwellings) and Sustainable Villages (50 dwellings)
Option 9a	Principal Town (200 dwellings), New Settlement (350 dwellings), KSC 90 dwellings), LSC (50 dwellings), Sustainable Villages (270 dwellings) and Small Villages (40 dwellings)
New Settlement (5,100 dwellings)	
Option 8	New Settlement
High 2 scenario (5,100 dwellings)	
Option 2b	Principal Town (3,060 dwellings) and Key Service Centres (2,040 dwellings))
Option 3b	Principal Town (2,550 dwellings), Key Service Centres (1,530 dwellings) and LSC (1,020 dwellings)
Option 4b	Principal Town (2,040 dwellings) and New Settlement (3,060 dwellings)
Option 5b	Principal Town (2,295 dwellings), New Settlement (2,295 dwellings) and KSC (510 dwellings)
Option 6b	Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (1,020 dwellings) and LSC (510 dwellings)
Option 7b	Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (765 dwellings), LSC (510 dwellings) and Sustainable Villages (255 dwellings)

Option 9b	Principal Town (1,020 dwellings), New Settlement (1,785 dwellings), KSC (459 dwellings), LSC (255 dwellings), Sustainable Villages (1,377 dwellings) and Small Villages (204 dwellings)
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6 WHAT WAS THE OUTCOME FROM THE SUSTAINABILITY APPRAISAL?

- 6.1 A copy of the SA report can be viewed from this [link](#). A summary of the results can be found on pages 37 and 38.
- 6.2 Before considering the outcome from the SA assessment, it is important to note that the assessment is what is known as a 'high level assessment' as at this stage there are not specific details of which sites would make up any specific option. Depending upon which specific sites eventually make up the development strategy could change the scoring.
- 6.3 It should also be noted that no mitigation measures are allowed for in the assessment. The inclusion of possible mitigation measures at later stage may alter some of the initial judgements. For example, landscaping provisions as part of a development could mitigate the impact upon the surrounding landscape (SA13). Similarly, at this stage the appraisal of options it is not possible to assess the potential for cumulative effects in full (cumulative effects do need to be taken fully in to account and so will be addressed at the stage when site options are assessed).
- 6.4 This is the standard approach to SA, which it has already been noted is an iterative process.
- 6.5 All of this means that SA Objectives SA12 (Bio/geodiversity), SA13 (Landscape/Townscape) and SA14 (Land Use) record negative impacts against the majority of options or uncertainty against all other options (save for option 1). This is partly because, as already noted, no mitigation measures are identified as part of the assessment undertaken. It is reasonable to assume that if specific sites associated with each of the options were known then appropriate mitigation measures would improve the scoring.
- 6.6 In addition, except for option 8, the majority of options record a negative score against SA1 (Health) and SA2 (Inequalities). This is largely because the exact location of development sites has yet to be determined and depending upon which sites are allocated and the amount of development could again change the scoring.
- 6.7 Conversely, other than option 1, all options perform positively against SA4 (Housing) and most perform positively against SA6 and half perform well against SA10 (Carbon emissions).
- 6.8 The following summary of the results is taken from the SA Report (page 39):

Generally, all options except Option 1 (as per the local plan) have performed positively in relation to SA4 (good quality homes to meet local need), as they will aid in the delivery of housing to meet local needs. In particular, Options 7a, 7b, 9a and 9b will deliver housing throughout all areas of the District. Those options which deliver greater levels of housing are likely to further enhance this potential positive effect.

SA6 (enhance the vitality and viability of existing town and village centres) has generally scored positively for options which focus development into existing town and village centres, as this is expected to help increase footfall and subsequently

vitality of the areas. The exceptions for this are Option 8, which focusses development into a single new settlement area and Options 9a and 9b, which allow for development to occur in some rural settlements.

It is also noted that options which focus development into already urbanised town centre and key service centre areas (Options 1 to 4b) have been recorded as having potential for a positive effect on SA10 (reduce carbon emissions). This is due to there being greater opportunities in urban areas for potential development to be located near to significant waste heat sources, which could be used in district heating networks, particularly on larger sites.

In contrast, Options 4a-9b, which encourage development across the District, including within a new settlement, have been identified as options with potential for greater adverse negative effects on SA13 (conserve and enhance the quality of the District's landscape and townscape character). This is due to higher proportions of development being directed into a new settlement area and the rural areas of the district.

As described in Section 2.1, Option 8 ('New Settlement SW of East Midlands Airport') would create a new settlement within the District and focus all development into a single location. There is therefore a disparity between the performance of this option and most other options, as there is potential to cluster future infrastructure need (and as a consequence, development of required services) into a single area. There are some Local Wildlife Sites and one Ancient Woodland site located near to the potential new settlement which may experience indirect negative effects from development on SA12 (to protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance). The development of 5,100 homes in this area of the District could also increase recreational pressure, which could degrade current sensitive biological and geodiversity receptors. Hence, a potential significant negative effect has been identified for this option in relation to SA12.

Uncertainty has been recorded in the assessment of most options for SA15 (conserve and enhance the character, diversity, and local distinctiveness of the District's built and historic heritage), and SA17 (ensure efficient use of natural resources including waste generation), as development impacts on the historic environment and natural resources are hard to determine without specific details of development sites and design. It may be possible for these uncertain effects to be mitigated through Local Plan policies which focus on design which is considerate and complimentary to such receptors.

Overall, the assessment has found that Options 1, 7a, 7b, 8, 9a and 9b tend to perform better and have more potential significant positive effects compared with the other options where no potential significant positive effects were identified. A higher number of potential significant negative effects were also recorded for the High 2 (5,100 dwellings) growth options (2b, 3b, 4b, 5b, 6b, 7b and 9b), due to the greater level of development required compared with High 1 (1,100 dwellings).

To conclude, once further details and evidence base become available this should improve the certainty of these assessments and could modify some uncertain effects identified, which will help further inform the development of a 'preferred spatial strategy option'. This will be developed following consultation and engagement on the Spatial Strategy Options and through the consideration of site allocations and policies against the agreed SA framework.

7 OTHER CONSIDERATIONS

- 7.1 The SA is not the only consideration that needs to be taken in to account when determining which of the growth scenarios and distribution options should be taken forward. Ultimately, whatever development strategy is included in the plan must be consistent with national policies. In particular, this means planning for the appropriate amount of development by having regard to not only the outcome from the standard method, but also other factors which will influence future housing needs. In addition, any strategy, and subsequently allocation, must be deliverable. For a Local Plan to be considered 'sound' it must be effective; that is "*deliverable over the plan period*" (NPPF paragraph 35).
- 7.2 Therefore, the following sections of this report have regard to not only the SA assessment, but also other factors in considering the relative merits of the scenarios and options.

8 WHICH GROWTH OPTION(S) SHOULD BE PREFERRED AT THIS STAGE?

- 8.1 Before considering the various spatial options, consideration is given to which of the growth scenarios are the most appropriate to take forward at this stage.
- 8.2 For ease of reference these scenarios were:
- Low scenario - 368 dwellings (standard method)
 - Medium scenario - 448 dwellings (HEDNA)
 - High 1 scenario - 512 dwellings (Strategic Growth Plan)
 - High 2 scenario - 730 dwellings (2018-based household projections plus allowance for vacancy rate)
- 8.3 National policy is clear that when setting a housing requirement the starting point is the standard method developed by the government. For example, the National Planning Policy Framework (NPPF) (paragraph 61) is clear that "*To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*"
- 8.4 Further guidance is provided by the Planning Practice Guidance (PPG) which identifies (Paragraph: 010 Reference ID: 2a-010-20201216) a number of circumstances when it might be appropriate to plan for a higher housing need figure because of: growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals); or
- an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground; or
 - where previous levels of housing delivery in an area, or previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method.

8.5 From the above there are a number of factors which will influence whether a local housing need figure should be higher than the outcome from the standard method:

- demographic trends
- build rates (market signals)
- unmet need
- deliverable growth strategies

8.6 Each of these is considered below.

Demographic trends

8.7 The latest demographic trends are provided by the 2018-based household projections. These have been rejected by the government for use with the standard method, but this does not mean they are irrelevant. The projections contain 5 different projections as set out below:

Projection	Annual household growth 2020-39
10-year variant	370
Alternative internal	570
Principal (or Main) Projection	707
Low International migration	661
High international migration	752

Build rates (market signals)

8.8 The reference to market signals in the NPPF could be taken to refer to build rates as an indicator of market demand. Since the start of the adopted Local Plan (2011) build rates have averaged 619 dwellings per annum (2011-21), although a higher figure (770 dwellings) has been achieved since 2016/17.

8.9 The 10-year average is 29% more than that required in the adopted Local Plan (481 dwellings per annum) and 68% more than the standard method (i.e. the Low scenario).

8.10 The latest Housing and Economic Development Assessment (which equates to a Strategic Housing Market Assessment) is from 2017 and includes two requirement figures: one to 2031 (481 dwellings) and one to 2036 (448 dwellings). Build rates are significantly more than both of these.

Unmet need

8.11 As already noted, discussions amongst the Leicester and Leicestershire authorities to resolve the issue of how to redistribute the unmet need from Leicester City of about 18,000 dwellings are continuing under the Duty to Cooperate, including considering alternative options for redistribution.

8.12 Whilst there is not an agreement at this time, it is reasonable to assume that some of this is likely to be redirected towards North West Leicestershire.

Deliverable growth strategy

8.13 Members will be aware that there is a Strategic Growth Plan (SGP) in place for Leicester and Leicestershire. This identifies a figure for North West Leicestershire for 2031-50 of 512 dwellings per annum. This figure allows for a degree of redistribution from Leicester City and also Oadby and Wigston as unmet need was understood at the time that the SGP was prepared. Based on more recent information the level of unmet need is now greater than anticipated. This scale of growth (i.e. 512 dwellings per annum) is likely to be deliverable based on the available evidence, including the recently published Strategic Housing and Economic Land Availability Assessment (SHELAA).

8.14 The following table considers each of the growth scenarios against these factors

Table 3– Growth scenarios compared to factors

Growth Scenario	Factors			
	Demographic trends	Build rates (market signals)	Unmet need	Deliverable growth strategy
Low scenario (368 dwellings per annum)	This scenario is below each of the 5 main projections.	These are 68% more than the standard method (i.e. the Low scenario). As such this must be regarded as being <i>“significantly greater than the outcome from the standard method”</i> as advised in the PPG	National policy is clear that the standard method is the minimum requirement and any unmet need should then be added to this. This scenario does not allow for this to happen and so would conflict with national policy. If the Council was to resist taking any unmet need this would raise significant issues for the Local Plan in respect of the Duty to Cooperate.	The growth envisaged in the SGP is significantly more than allowed for under this scenario and assumed a lower level of unmet need from Leicester City.
Medium scenario (448 dwellings per annum)	This scenario is above the 10-year variant projection, but otherwise significantly below the other 4 projections,	These are 38% more than allowed for under this scenario which is based on a lower figure than the	Under this scenario there would be a reasonable buffer of 80 dwellings per annum compared to	The growth envisaged in the SGP is more than allowed for under this scenario.

	including being 58% below the Principal Projection.	adopted Local Plan (481 dwellings) and is based on the 2017 Housing and Economic Development Needs Assessment.	the standard method.	
High 1 scenario (512 dwellings per annum)	This scenario is above the 10-year variant projection, but otherwise significantly below the other 4 projections, including being 38% below the Principal Projection.	These are 21% more than allowed for under this scenario, even though it is based on a higher figure than the adopted Local Plan (481 dwellings).	Under this scenario there would be a reasonable buffer of 144 dwellings per annum compared to the standard method.	The growth allowed for in this scenario is the same as that in the SGP.
High 2 scenario (730 dwellings per annum)	This scenario is above all the projections, other than the High International Migration projection. It is 3% more than the Principal Projection.	These are 18% less than allowed for under this scenario, although more recent rates are above this.	Under this scenario there would be a significant buffer of 362 dwellings per annum compared to the standard method.	The growth allowed for under this scenario is significantly more than envisaged in the SGP.

Overall conclusion regarding growth scenarios

8.15 Having regard to the various factors it is concluded that:

Low scenario - this would not be an appropriate basis on which to continue planning for future as it performs poorly against all the factors.

Medium scenario – Having regard to the above factors, it is considered that the medium scenario would not be an appropriate basis on which to continue planning for future. Whilst the level of growth would provide a buffer for accommodating any unmet need from Leicester City, over the plan period this would represent about 1,500 dwellings. However, the unmet need is about 18,000 dwellings and so the buffer may not be sufficient. Planning for this level of growth would represent a risk and potentially require additional work at a later date.

High 1 scenario – this scenario is more balanced in terms of these factors than either the Low or Medium scenarios. The level of growth would provide a good buffer for accommodating unmet need from Leicester City, although it is not clear at this time whether it would be sufficient and so it would still represent a risk. This level of growth is consistent with the SGP. However, the level of growth is well below both

demographic trends and build rates. On balance, it is considered that it represents a potentially suitable scenario.

High 2 scenario - Having regard to all of the factors, this scenario clearly performs the best. It provides a very significant degree of flexibility to help address issues of unmet need. The PPG also notes that the standard method “*does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour*”. In terms of economic circumstances, the district is already a net importer of labour as measured using the Office for National Statistics job density rate which results in in-commuting to the district. This trend is almost certain to continue into the future. It is also worth noting that the HEDNA which informed the adopted Local Plan housing requirement figure, included an upwards adjustment for economic need.

- 8.16 Members will be aware that proposals are currently being developed for both a Freeport and a Development Corporation, both of which take in the northern part of the district around East Midlands Airport. Whilst these proposals are not yet fully developed and nor are they confirmed, they have the potential to be a significant economic generator which would create additional employment opportunities. This adds further argument in favour of the High2 scenario.
- 8.17 Overall, it is considered that the High 2 scenario should be the preferred scenario at this time, but that it would also be prudent to maintain the High1 scenario as an option until such time as there is more certainty.

9 WHICH DISTRIBUTION OPTIONS SHOULD BE PREFERRED AT THIS STAGE?

- 9.1 Having identified the most appropriate growth scenario to take forward, the next section of this report considers which of the 16 distribution options are appropriate to take forward. In doing so a key consideration is the outcome from the SA, but as already noted, it is not the only consideration. A summary of the SA outcomes in terms of positives and negative effects is set out under the various options for ease of reference.
- 9.2 As noted previously, a number of SA Objectives score poorly for most distribution options, particularly SA1 (Health), SA2 (Inequalities), SA8 (Sustainable travel), SA11 (Climate change), SA12 (Bio/geodiversity), SA13 (Landscape/Townscape) and SA14 (Land Use). Generally, options score positively against SA4 (Housing) and SA6 (Town centres) whilst half score positively against SA10 (Carbon Emissions). Therefore, at this time the SA assessment is not showing significant differences in scoring between the various options.
- 9.3 For the reasons set out in the previous section, it is considered that neither the Low or Medium scenarios represent appropriate scenarios and so Option1 is likewise not appropriate to take forward.
- 9.4 However, it was concluded that both the High 1 and High 2 scenarios were appropriate to take forward at this time. In terms of the remaining distribution options (Options 2 -9) these are considered below, in terms of the outcome from the SA but also having regard to other considerations.

High 1

- 9.5 Options 4a to 9a all include the New Settlement as an element of the potential strategy. The overall potential scale of growth at the New Settlement is estimated to

be about 4,700 dwellings. However, as set out in Table 2, the scale of growth under options 4a to 9a is only 350 to 600 dwellings. On its own such a scale of growth is too small to be likely to be viable or to be able to deliver the necessary infrastructure. Therefore, they would need to be seen in the context of the New Settlement as a longer-term proposal, going well beyond the end of the plan period (2039). The revised NPPF specifically recognises that such large-scale developments can form part of a strategy but that they should then be set within “*a vision that looks further ahead (at least 30 years), to take in to account the likely timescale for delivery*” (paragraph 22).

- 9.6 Notwithstanding this recognition in the NPPF, a strategy which sought to defer the vast majority of development of a new settlement beyond the plan period does carry an element of risk, not least in terms of the long-term commitment that this would require from the developer/landowner. It is not known at this time as to whether such a proposition would be likely to be supported.
- 9.7 On balance, it is considered that having regard to the above that options 4a to 9a should not be taken forward under this growth option.
- 9.8 This would therefore leave only Options 2a and 3a under the High 1 scenario.

SA summary

Option2a

2 negative effects - - SA1 (Health) and SA8 (Sustainable travel)
 3 positive effects - SA4 (Housing), SA6 (Town Centres) and SA10 (Carbon emissions)

Options 3a

1 significant effect – SA8 (Sustainable travel)
 2 negative effects - SA2 (Inequalities) and SA11 (Climate change)
 3 positive effects - SA4 (Housing), SA6 (Town Centres) and SA10 (Carbon emissions)

These two options score virtually the same in terms of the SA assessment, save for option 3a scores a significant negative affect against SA8 (Sustainable travel) which reflects the fact that under this option growth would be dispersed down to Local Service Centres (Ibstock, Kegworth and Measham). The SA assessment notes that:

“This [is] due to public transport services being infrequent and there being fairly low levels of connectivity in the Local Service Centres, as well as lack of designated walkways and cycle paths linking settlements which may discourage sustainable travel.”

Whilst the level of public transport provision is not as significant in Local Service Centres, it is the case that all are served by services to higher order centres, not just those in the district but beyond (e.g. Derby, Leicester, Burton upon Trent and Loughborough). Development in these centres would also potentially provide an opportunity to enhance walking and cycling provision, something noted in the detailed assessment.

Similarly, there would be some benefits to the local centres (i.e. shops) of the Local Service Centres which would not arise from Option 2a, although this would be countered to some degree by fewer benefits for the town centres of Coalville, Ashby de la Zouch and Castle Donington if residents were to shop in the Local Service Centres.
Both options score positively against SA4 (Housing).

Other considerations

- 9.9 Option 2a would result in development being concentrated in a more limited number of settlements and hence sites than Option 3a. This would not provide flexibility or choice in the housing market and represents a potential risk in terms of deliverability and would also provide fewer benefits from a housing perspective.
- 9.10 Both Options 2a and 3a would not provide much support for the NPPF advice to “*identify opportunities for villages to grow and thrive*” (paragraph 79), although Option 3a would provide slightly more opportunities than 2a.
- 9.11 Whilst there is not much to choose between Options 2a and 3a, it is considered that the concerns about deliverability outlined above and the greater opportunity afforded by Option 3a for growth in villages, are such that it is considered that under the High 1 scenario that only Option 3a should be taken forward.

High 2

- 9.12 Before considering the various options under the High 2 scenario, it is worth considering that the identification of land for a further 5,100 dwellings would inevitably require the allocation of some significant sites in terms of size, potentially including a New Settlement as allowed for in Options 4b, 5b, 6b, 7b, 9b and 8.
- 9.13 Large scale development such as a new settlement have the potential to deliver significant benefits in terms of new homes but also new infrastructure. However, such large schemes take a significant amount of time to bring to fruition. For example, the development of South-east Coalville was initially granted planning permission in 2012 and development did not commence until 2018/19. Similarly, outline permission was granted for 605 dwellings as part of the Money Hill development at Ashby de la Zouch in August 2016, but five years later development has yet to commence.
- 9.14 Research published by Lichfields (2020) (an established and respected planning consultancy firm) confirms the above as they found that large schemes can take 5 or more years to start, with sites of 2,000 or more dwellings taking on average 8.4 years from validation of the first planning application to the first dwelling being completed.

Option 2b - Principal Town (3,060 dwellings) and Key Service Centres (2,040 dwellings)

SA summary

1 significant negative effect – SA2 (Inequalities)
2 negative effects – SA1 (Health) and SA8 (Sustainable travel)
3 positive effects - SA4 (Housing), SA6 (Town centres) and SA10 (Carbon emissions).

This option has the least number of significant negative effects of all High 2 options.

Other considerations

- 9.15 Whilst Option 2b performs well against the SA, as development is limited to two settlement categories and 3 settlements (Coalville, Ashby de la Zouch and Castle Donington) this provides little flexibility or choice for the market which is important for ensuring sustainable delivery rates. If delivery rates are not sustained, then this represents a risk to the 5-year housing land supply which is required to ensure that the plan does not become out-of-date.
- 9.16 Historically, the housing market in the Coalville area has been weaker than other parts of the district. For the period 2011-21 the average build rate in the Coalville Urban Area was 180 dwellings. It did rise to 267 dwellings for the period 2016-21. Under this option the build rate, allowing for what is already committed for the period 2020-31 (3,164 dwellings) and what would be required from the additional development (3,060 dwellings) would require a build rate of 328 dwellings per annum. This is 82% more than was achieved in the last 10 years and 23% in the last 5 years. Therefore, there are significant doubts about the ability of the market to deliver such a scale of growth having regard to recent build rates.
- 9.17 The scale of growth is such that it is almost inevitable that some large-scale sites would be required. For example, looking at the recently published SHELAA to accommodate growth in the Key Service Centres would be likely to require identifying a site of 1,400 dwellings west of Castle Donington or 800 dwellings at Packington Nook Ashby de la Zouch. As already noted, it takes time for large scale sites such as these to begin to deliver. Again, any slippage in delivery would impact upon the 5-year housing land supply, and so represents a risk to ensuring that the plan does not become out-of-date.
- 9.18 Therefore, for the above reasons it is considered that Option 2b should not be taken forward.

Option 3b - Principal Town (2,550 dwellings), Key Service Centres (1,530 dwellings) and LSC (1,020 dwellings)

SA summary

3 significant negative effect – SA1 (Health), SA2 (Inequalities) and SA8 (Sustainable travel)

1 negative effect – SA11 (Climate change)

3 positive effects - SA4 (Housing), SA6 (Town centres) and SA10 (Carbon emissions).

Overall, this option performs better than 4b but not as well a 2b.

Other considerations

- 9.19 Under Option 3b, growth would be more spread out than option 2b with growth at 3 settlement categories and 6 settlements (Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham) and so concerns about over concentration in a limited number of areas is less relevant.
- 9.20 However, the scale of growth in Coalville under this option (2,550 dwellings) is a cause for concern having regard to recent build rates, similar to option 2b. Under this option the build rate in Coalville, allowing for what is already committed for the period

2020-31 (3,164 dwellings) and what would be required from the additional development (2,550 dwellings) would require a build rate of 301 dwellings per annum. This is 67% more than was achieved in the last 10 years and 13% in the last 5 years. So once again there are significant doubts about the ability of the market to deliver such a scale of growth in Coalville having regard to recent build rates.

- 9.21 Therefore, for the above reasons it is considered that Option 3b should not be taken forward.

Option 4b - Principal Town (2,040 dwellings) and New Settlement (3,060 dwellings)

SA summary

4 significant negative effect –SA2 (Inequalities), SA12 (Bio/geodiversity), SA13 (Landscape/Townscape) and SA14 (Land Use)
2 negative effect – SA6 (Town Centres) and SA11 (Climate change)
2 positive effects - SA4 (Housing) and SA10 (Carbon emissions).

Overall, this option performs similar to other options, particularly in terms of the significant negative effects

Other considerations

- 9.22 This option raises questions regarding the deliverability of the new settlement element of this option (3,060 dwellings up to 2039). As noted above, large scale development such as a new settlement take a significant amount of time to bring to fruition.
- 9.23 If a new settlement was included as part of the Local Plan and this was adopted in 2023 with planning permission being granted simultaneously (which is unlikely) and assuming it took 5-years for development to start and a build rate of 250 dwellings per annum (which may be optimistic as the research from Lichfields referred to above found that sites of 2,000 or more dwellings had an average build rate of 160 dwellings per annum) then between 2028 and 2039 only 2,750 dwellings would be built. This would be short of the number of new homes required under this option.
- 9.24 Whilst it would be possible to adjust the figures in this Option (i.e. reduce the anticipated number from the new settlement and increase those anticipated from the Principal Town), it is focussed in just two settlement categories (Principal Town and New Settlement) which provides little flexibility or choice for the market which is important for ensuring sustainable delivery rates. If delivery rates are not sustained, then this represents a risk to the 5-year housing land supply which is required to ensure that the plan does not become out-of-date.
- 9.25 In addition, concentrating too much development within a small area, such as the Principal Town (i.e. Coalville), represents a potential risk in terms of the ability of the market to deliver, which has already been noted is a test of a plan being 'sound'.
- 9.26 Therefore, it is considered that Option 4b should not be taken forward.

Option 5b - Principal Town (2,295 dwellings), New Settlement (2,295 dwellings) and KSC (510 dwellings)

SA summary

6 significant negative effect –SA2 (Inequalities, SA8 (Sustainable travel), SA11 (Climate change), SA12 (Bio/geodiversity), SA13 (Landscape/Townscape) and SA14 (Land Use)

1 negative effect – SA1 (Health)

2 positive effects - SA4 (Housing) and SA6 (Town Centres)

This option has more significant negative effects than any of the other options under the High 2 growth scenario

Other considerations

- 9.27 Growth would be more spread out than options 2b and 4b, but not as well spread out as Option 3b as it would be concentrated in 4 settlements (Coalville, new settlement, Ashby de la Zouch and Castle Donington) compared to 6.
- 9.28 The scale of growth in Coalville is not much less than Option 3b (2,295 dwellings compared to 2,550 dwellings). Under this option the build rate, allowing for what is already committed for the period 2020-31 (3,164 dwellings) and what would be required from the additional development (2,295 dwellings) would require a build rate of 287 dwellings per annum. This is 59% more than was achieved in the last 10 years and 8% in the last 5 years. So once again there are doubts about the ability of the market to deliver such a scale of growth in Coalville having regard to build rates, particularly over the longer 10-year period.
- 9.29 Deliverability of the New Settlement is potentially of less concern than Option 4b, but there is not much flexibility for slippage.
- 9.30 In view of the number of significant negative effects and the concern regarding deliverability, it is considered that Option 5b should not be taken forward.

Option 6b- Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (1,020 dwellings) and LSC (510 dwellings)

Option 7b - Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (765 dwellings), LSC (510 dwellings) and Sustainable Villages (255 dwellings)

Option 9b - Principal Town (1,020 dwellings), New Settlement (1,785 dwellings), KSC (459 dwellings), LSC (255 dwellings), Sustainable Villages (1,377 dwellings) and Small Villages (204 dwellings)

SA summary

These options are considered together in view of the fact that their scores are very similar.

Option 6b

3 significant negative effects - SA11(Climate Change), SA12 (Bio/geodiversity) and SA13 (Landscape/Townscape)

2 negative effects – SA1 (Health and SA8 (Sustainable travel)
1 positive effect – SA4 (Housing)

Option 7b

5 significant negative effects – SA2 (Inequalities), SA11(Climate Change), SA12 (Bio/geodiversity) and SA13 (Landscape/Townscape) and SA14 (Land use)
2 negative effects - SA1 (Health) and SA8 (Sustainable travel)
2 significant positive effects – SA4 (Housing) and SA6 (Town Centres)

Option 9b

5 significant negative effect - SA2 (Inequalities), SA11(Climate Change), SA12 (Bio/geodiversity) and SA13 (Landscape/Townscape) and SA14 (Land use)
2 negative effects – SA6 (Town Centres) and SA8 (Sustainable travel)
1 significant positive effect – SA4 Housing

With the exception of options 1, 2a and 3a, option 6b has the least number of significant negative scores (3) all of which are common to the majority of options.

In terms of Option 7b, only option 8 has more significant positive scores (3).

The SA Report comments that in respect of SA4, which is concerned with Housing, that Option 7b “SA4 (*good quality homes to meet local needs*) has been identified as a potential significant positive as under this option development is spread across the entire District rather than in a limited number of locations, ensuring that there is an increase in the number and mix of housing whilst also providing an element of affordable housing to meet the needs of the population, particularly at this higher quantum of growth”. Similar wording is used in respect of option 9b.

In effect, both options 7b and 9b would benefit local communities as they would provide opportunities for people to remain in their local community whilst moving on to or up the housing ladder.

Other considerations

- 9.31 Option 6b results in the least dispersed pattern of development and would only be concentrated in Local Service Centres and above (including a new settlement). This would leave a significant number of settlements without any development, potentially to the detriment of those services and facilities in these settlements which rely upon regular customers. Such an approach would not sit comfortably with the NPPF (paragraph 79) which seeks to ensure that “*Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services*”. Conversely, the pressure upon services and facilities in the higher order centres would be much greater.
- 9.32 In contrast, Option 7b would include development in sustainable villages whilst option 9b would also include development in small villages. Option 7b would, with the exception a new settlement, represent a continuation of the strategy in the adopted Local Plan; a strategy which has a demonstrable strong delivery record.
- 9.33 Option 9b would represent a significant departure from the current strategy as it would focus more development on the lower order settlements where there are fewer service and facilities (as identified in another report on the agenda regarding the

Settlement Hierarchy). It would have the potential to provide a significant number of smaller sites which could benefit small and medium sized developers, something which the NPPF requires Local Plans to support. However, option 7b would potentially also provide such opportunities, albeit perhaps not to the same extent, as it would include development in Sustainable Villages. Option 6b would be likely to provide a more limited number of opportunities in this respect.

- 9.34 Having a greater number of sites in a greater number of locations as in options 7b and 9b would also represent less of a risk in terms of deliverability.
- 9.35 On balance, it is considered that whilst Option 6b scores well from an SA perspective, the fact that it would result in development being concentrated in a more limited number of settlements and hence sites, it represents something of a risk in terms of deliverability. In addition, it would also provide less benefits from a housing perspective means that it should not be taken forward.
- 9.36 This leaves options 7b and 9b. In SA terms they score virtually the same, although 7b would potentially provide greater benefit to existing town and local centres (SA4).
- 9.37 The NPPF is clear that *“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”*.
- 9.38 Whilst Option 9b would satisfy the requirements of paragraph 79 of the NPPF regarding promoting development in villages, it would result in a less sustainable pattern of development than option 7b as it would put more development in those settlements with fewer services and facilities. In particular, the Small Villages (or Local Housing Needs Villages) have very limited services and facilities compared to other more sustainable settlements, including more limited access to public transport, meaning that people would need to use cars on a regular basis. This would conflict with the aims of national policy to address climate change related issues. The proposed settlement hierarchy considered in item xx of this meeting would support some small-scale development in the lowest order settlements, provided it was to meet a local need.
- 9.39 Therefore, it is recommended that neither Option 6b or 9b be taken forward and that Option 7b be the preferred option under the High 2 growth scenario.

Option 8 – New Settlement (5,100 dwellings)

- 9.40 Under this option all new housing development (other than existing commitments) would be focussed on a single new settlement. This option performs well under the SA assessment with more positive scores than any other option (6) of which 3 are judged to be ‘significant positive effects’.
- 9.41 This strategy would be unlikely to satisfy the NPPF requirement regarding deliverability. This is because it offers no flexibility in the event that for whatever reason development did not proceed as envisaged and so would be a very high-risk approach. It would also conflict with the NPPF which states that *“it is important that a sufficient amount and variety of land can come forward where it is needed [emphasis added]”* (NPPF paragraph 60).
- 9.42 The NPPF requires (paragraph 73d) that assumptions about delivery rates need to be realistic when planning new settlements (or significant extensions to settlements).

Having regard to the comments made at the beginning of this section regarding the time taken for new large-scale development to come to fruition, deliverability of 5,100 dwellings by 2039 at the new settlement would be unrealistic.

- 9.43 As noted under Option 4b allowing for the grant of planning permission and build rate of 250 dwellings per annum, only 2,750 dwellings would be built by 2039. This would only just be just over half of the number of new homes required.
- 9.44 Therefore, it is considered that Option 8 should not be taken forward.

Overall conclusion regarding distribution options

- 9.45 Having regard to a combination of the outcome from the SA and also other factors, it is considered that under the High 1 scenario Option 3a should be the preferred option at this stage whilst under the High 2 scenario Option 7b should be the preferred option at this stage. These are summarised below.

Table 4 - options to be taken forward

Option No	Description
High 1 scenario (1,000 dwellings)	
Option 3a	Principal Town (500 dwellings), Key Service Centres (300 dwellings) and Local Service Centres (LSC) (200 dwellings)
High 2 scenario (5,100 dwellings)	
Option 7b	Principal Town (1,785 dwellings), New Settlement (1,785 dwellings), KSC (765 dwellings), LSC (510 dwellings) and Sustainable Villages (255 dwellings)

- 9.46 In terms of a New Settlement, the scale of development is such that this this would go beyond plan period. The recently revised NPPF recognises that the strategy for an area could include such sites subject to being set within a vision that looks further ahead. Guidance is currently awaited from government of this, but this recent change to the NPPF would support a new settlement as part of the district’s strategy.

10 SUMMARY

- 10.1 There remains uncertainty regarding the scale of new housing that needs to be provided for as part of the Local Plan Substantive Review. Whilst all of the Leicester and Leicestershire authorities are working together to address the issue of redistribution of unmet need from Leicester City, this will take some time to be finalised. In view of the challenging timetable for the review the Council cannot afford to wait until the redistribution issue has been addressed.
- 10.2 For the reasons outlined in section 8 of this report, it is considered that at this time two potential growth scenarios should remain on the table: High 1 and High 2. It is highly unlikely that the redistribution work will result in figures which match these two scenarios exactly, but as they result in very different requirements it is hoped that they will provide sufficient flexibility to enable the local plan to be further developed.
- 10.3 Through the Sustainability Appraisal 16 different options have been assessed for how new development might be distributed across the district to ensure that all ‘reasonable alternatives’ are considered as part of the plan making process. For the reasons outlined in section 9 of this report, it is considered that under the High 1

scenario distribution option 3a should be taken forward whilst under the High 2 scenario distribution option 7b should be taken forward.

10.4 The distribution options have had various levels of growth assigned to the different settlement categories. These numbers were to provide a means of assessing the sustainability credentials of the different options, but they are not set in stone. As work on the review progresses the distribution will be refined further.

11 NEXT STEPS

11.1 Subject to the recommendations of this report being agreed, it is proposed that a report be taken to the meeting of Cabinet on 7 December 2021 to seek their backing for the recommendations. It is then proposed that consultation in the New Year be undertaken with stakeholders on the proposed direction of travel. This would identify the preferred growth and distribution options as proposed in this report but would also seeks views on the other scenarios and options to provide an opportunity to inform a final decision.

11.2 In addition to the above, the consultation would also include a number of other issues which have been discussed at previous meetings of this committee. In particular, it will include consultation on the following:

- objectives;
- housing standards;
- health and wellbeing;
- climate change issues;
- self and custom build;
- settlement hierarchy;
- employment matters
- Town centres

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Our communities are safe, healthy and connected - Local people live in high quality, affordable homes - Developing a clean and green district
Policy Considerations:	None
Safeguarding:	None discernible
Equalities/Diversity:	The Local Plan Review as an entity will be subject to an Equalities Impact Assessment.
Customer Impact:	None specific
Economic and Social Impact:	The decision, of itself, will have no specific impact. The Substantive Local Plan Review as a whole will Aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment and Climate Change:	The decision, of itself, will have no specific impact. The Substantive Local Plan Review as a whole will

	Aim to deliver positive environmental and climate change benefits and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	In due course the planning policy considerations outlined in the report will be incorporated in a consultation document for the Substantive Local Plan Review. The consultation arrangements will be governed by requirements in the Statement of Community Involvement
Risks:	A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.
Officer Contact	Ian Nelson Planning Policy and Land Charges Team Manager 01530 454677 ian.nelson@nwleicestershire.gov.uk

SUSTAINABILITY OBJECTIVES

SA1 Improve the health and wellbeing of the District's population.

SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents

SA3 Help create the conditions for communities to thrive.

SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.

SA5 Support economic growth throughout the District

SA6 Enhance the vitality and viability of existing town centres and village centres.

SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents

SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.

SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.

SA10 Reduce carbon emissions throughout the District.

SA11 Ensure the District is resilient to the impacts of climate change.

SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.

SA13 Conserve and enhance the quality of the District's landscape and townscape character.

SA14 Ensure land is used efficiently and effectively.

SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.

SA16 Protect water resources and ensure they are used efficiently.

SA17 Ensure the efficient use of natural resources, including reducing waste generation.

ADOPTED LOCAL PLAN – SETTLEMENT HIERACHY

Settlement Classification	Settlement(s)
<p>Principal Town</p> <p>The primary settlement in the district which provides an extensive range of services and facilities including employment, leisure and shopping and which is accessible by sustainable transport from surrounding areas and to other large settlements outside the district. The largest amount of new development will be directed here, including retail development, to support the regeneration of Coalville Town Centre.</p>	<p>Coalville Urban Area which comprises of Coalville, Donington-le-Heath, Greenhill, Hugglescote, Snibston, Thringstone and Whitwick as well as the Bardon employment area.</p>
<p>Key Service Centre</p> <p>Smaller than the Principal Town in terms of population and also the range of services and facilities they provide, they play an important role providing services and facilities to the surrounding area and are accessible by some sustainable transport. A significant amount of development will take place in these settlements but less than that in the Principal Town.</p>	<p>Ashby de la Zouch Castle Donington</p>
<p>Local Service Centre</p> <p>Settlements which provide some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place.</p>	<p>Ibstock Kegworth Measham</p>
<p>Sustainable Villages</p> <p>Settlements which have a limited range of services and facilities where a limited amount of growth will take place within the defined Limits to Development.</p>	<p>Albert Village, Appleby Magna, Belton, Blackfordby, Breedon on the Hill, Coleorton (the Lower Moor Road area only), Diseworth, Donisthorpe, Ellistown, Heather, Long Whatton, Moira (including Norris Hill), Oakthorpe, Packington, Ravenstone,</p>

	Swannington, Worthington.
<p>Small Village</p> <p>Settlements with very limited services and where development will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the National Planning Policy Framework) or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for Affordable Housing).</p>	<p><i>Battram, Coleorton (the part not considered to be a Sustainable Village), Griffydam, Hemington, Lockington, Lount, Newbold, Newton Burgoland, Osgathorpe, Peggs Green, Sinope, Snarestone, Swebstone, Spring Cottage, Tonge, Wilson.</i></p>
<p>Hamlets</p> <p>Small groups of dwellings with no services and facilities and where development will be considered in the context of the countryside policy (Policy S3).</p>	

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 7 DECEMBER 2021



Title of Report	PUBLIC SPACES PROTECTION ORDER (PSPO) IN RELATION TO THE RESTRICTION OF MOTOR VEHICLES IN THE AREAS OF SAWLEY, LOCKINGTON AND CAVENDISH BRIDGE	
Presented by	Cllr Andrew Woodman Portfolio Holder for Community Services	
Background Papers	NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL (nwleics.gov.uk) 2019 Cabinet report	Public Report: Yes
		Key Decision: Yes
Financial Implications	None	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	Detailed in report	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	None	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	<p>To seek the following:</p> <ol style="list-style-type: none"> 1. Approval for the extension of the Public Spaces Protection Order relating to the restriction of motor vehicles on; <ol style="list-style-type: none"> a. The highway known as Netherfield Lane, Derbyshire, DE72 2HP; b. The bridleway 'L109', starting from Netherfield Lane and ending at Main Street, Lockington; c. The site of the former Sawley crossroads service station, London Road, Cavendish Bridge, Leicestershire (locally known as the 'little chef island'); and d. The service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418 2. Delegation for future renewals of the PSPO to the Director 	
Reason for Decision	To extend the current PSPO for a further 3 years to prohibit unauthorised motor vehicles and reduce incidents of fly tipping and illegal encampments.	

<p>Recommendations</p>	<p>THAT CABINET:</p> <ol style="list-style-type: none"> 1. APPROVES THE EXTENSION OF THE PUBLIC SPACES PROTECTION ORDER IN RELATION TO THE RESTRICTION OF MOTOR VEHICLES IN THE AREAS OF SAWLEY, LOCKINGTON AND CAVENDISH BRIDGE AS DETAILED IN APPENDIX B WITH THE REVISED WORDING IN SCHEDULE 2 (D) AND (L) AND 2. DELEGATES FUTURE DECISIONS ON RENEWAL OR AMENDMENT OF THE PSPO TO THE DIRECTOR
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1.0 BACKGROUND

- 1.1 In 2014 the Government introduced legislation called the Anti-Social Behaviour, Crime and Policing Act (the Act). This Act removed some existing legislation, (for example, Gating Orders) which was used to restrict or prohibit vehicular access to public spaces. The replacement orders created by the Act are called Public Spaces Protection Orders.
- 1.2 These orders allow local authorities to put controls in public places within the Authority's area if satisfied, on reasonable grounds, that two conditions are met.
- a. The activities carried on in a public place within the authority's area have had, or are likely to have, a detrimental effect on the quality of life of those in the locality, or it is likely that activities will be carried on in a public place within that area and that they will have such effect.
 - b. The effect of the activities are, or are likely, to be of a persistent or continuing nature, such as to make the activities unreasonable and justify the restriction/prohibition imposed by the order.
- 1.3 The areas in question were created by the construction of the A50 trunk road and the ongoing works for the East Midland Gateway. This has left roads that are mainly used as cycle routes and service roads and have become a target for the illegal disposal of controlled waste (fly tipping) and illegal encampments. In November 2018 the district and county council removed 357 tonnes of waste that was illegally deposited in Netherfield Lane, at a combined cost of nearly £50,000 and moved on many illegal encampments with the help of the Multi Agency Travellers Unit at the county council.
- 1.4 This led to the adoption of the Public Space Protection Order in 2019 which enabled prohibited the use of motor vehicles in the Restricted Area and authorised staff to use enforcement powers to deal with drivers of motor vehicles using the Restricted Area without permission. The original order can be found in **Appendix A**.
- 1.5 It also authorised the installation of a retractable road barrier on Netherfield Lane funded and installed by Aldi PLC with a service agreement in place between Aldi, North West Leicestershire District Council and Leicestershire County Council. It also authorised the installation of any necessary/further associated fencing/barriers/locks etc. which enforced the prohibition.

- 1.6 There has been a dramatic decline in fly tipping and illegal encampments since the introduction of the PSPO however, it hasn't completely eradicated the problem. Since the introduction of the PSPO three years ago, throughout the areas highlighted there have been 37 instances of fly tipping and 2 illegal encampments however, these mainly occurred when either the retractable barrier or the gate had been left open or when associated fencing had been damaged or moved therefore, there continues to be activities (fly tipping with the use of vehicles and illegal encampments) which are having a detrimental impact on the quality of life of those in the locality, the activities are of a continuing nature, are unreasonable and justify the restriction imposed (prohibition of all unauthorised vehicles). It is therefore recommended that the order is extended for a further 3 years to enable the retractable road barriers and any necessary/further associated fencing/barriers/locks to remain in place.

2.0 CONSULTATION

- 2.1 In order to extend the PSPO a consultation process must be followed which requires that the following key stakeholders are consulted.

- Chief Officer of Police
- Police and Crime Commissioner
- Leicestershire County Council
- Leicestershire County Highways
- Owners and occupiers of properties within the proposed restricted areas

The proposed order was publicised on the council website and on social media platforms such as Facebook and Twitter for 4 weeks.

The consultation commenced on Friday 24 September, 2021, and ended on Friday 22 October, 2021.

- 2.2 The council has directly consulted owners, occupiers, landowners and tenants of land (in that letters enclosing a copy of the PSPO were sent directly to owners, occupiers, landowners and tenants of land) who will be affected by the PSPO.

Two comments were received from local residents in favour of the extension of the PSPO.

- *As a local resident I am in favour of the above proposal, which is necessary to prevent anti-social behaviour and fly tipping.*
- *This is a good move and I support it fully.*

During the consultation, no official representations were received from the Chief of Police, the Police and Crime Commissioner or Leicestershire County Council who were all consulted formally via email and post.

Two comments were received from landowners affected by the PSPO who requested to make amendments in relation to their access in Schedule 2 of the order.

- Newlands Developments Limited – wanted their right of access to include; *The owners and occupiers (including their respective employees, authorised visitors and other persons authorised by them in writing when in exercise of their duties) of the intended development known as Units 1-4 Equites Park, J24a M1, Castle Donington DE72 2HP authorised under permission 20/00316/OUTM.*

- SS Haulage – wanted their details adding as follows;
Employees of SS Haulage, its authorised contractors and anyone authorised in writing by SS Haulage when in exercise of their duties;

2.3 Newlands Developments Limited and SS Haulage are two landowners that will require access to the restricted road, therefore, these requests were considered to be entirely appropriate and consequently the PSPO was amended to facilitate these requests. A revised copy of the PSPO can be found at **Appendix B** to this report. The PSPO was also amended to improve the formatting of the document to make it easier for members of the public to understand.

2.4 Therefore, as a result of the consultation carried out as part of the PSPO renewal process we are content to recommend a further 3 year renewal.

3.0 NEXT STEPS

3.1 If the order is approved existing signage will remain in place and maintained for a further 3 years to bring to the attention of persons using the affected areas.

3.2 Officers will publish the renewed order on the council’s website and all relevant landowners listed in schedule 2 of the PSPO in Appendix B will be notified and given a copy of the amended order.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Developing a clean and green district - Our communities are safe, healthy and connected
Policy Considerations:	N/A
Safeguarding:	N/A
Equalities/Diversity:	N/A
Customer Impact:	N/A
Economic and Social Impact:	N/A
Environment and Climate Change:	PSPO required to help towards a cleaner and safer environment.
Consultation/Community Engagement:	Please see consultation Section 2.7 above.
Risks:	The PSPO will allow the retractable road barrier and gates to remain in place and the installation of any necessary/further associated fencing/barriers/locks which will assist in enforcing the restrictions.
Officer Contact	Paul Sanders Head of Community Services paul.sanders@nwleicestershire.gov.uk

Anti-Social Behaviour, Crime and Policing Act 2014

Public Space Protection Order

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

PUBLIC SPACES PROTECTION ORDER

Ref: PSPO/1/2019

1. This Order shall come into operation on **31.01.2019** and shall have effect for a period of three years thereafter, unless extended by further orders under North West Leicestershire District Council's ("the Council") statutory powers.

2. **Restriction** - The Order relates to the areas marked red on the attached plan, commonly known as:
 - The highway known as Netherfield Lane, Derbyshire, DE72 2HP
 - The bridleway 'L109', starting from Netherfield Lane and ending at Main Street, Lockington
 - The site of the former Sawley crossroads service station, London Road, Cavendish Bridge, Leicestershire (locally known as the 'little chef island')
 - The service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418

"the Restricted Areas"

- In exercise of its powers under sections 59, 64 and 72 of the Act the effect of this Order is to:
- i. **Restrict the use of any form of motor vehicles on the Restricted Areas (above) marked red on the plan as set out in Schedule 1, at all times**
 - ii. **Retractable road barriers, shown as yellow circles on the attached plan in Schedule 1 will be erected on the highway. This Order authorises the installation of the retractable road barriers and any necessary / further associated fencing / barriers / locks etc which will enforce the restriction.**
 - iii. **Any person other than those listed in Schedule 2, who are found on the Restricted Areas in a motor vehicle, will be in breach of the Order and liable to a fine, or penalty as described in this Order**
3. Responsibility for the maintenance and operation of the retractable road barriers will lie with the Council and/or any sub-contractors / third parties etc by agreement of the Council
4. The Council is satisfied that there has been:
- Unlawful disposal of controlled waste (fly tipping), and
 - Illegal encampments with the use of a vehicle and/or caravan
- And that those activities carried out on the Restricted Areas:
- Have had a detrimental effect on the quality of life of those in the locality
 - Are unreasonable, and
 - Justify the restrictions being imposed
5. The restriction as stated in Paragraph 2 of this Order applies to all motor vehicles except those who are authorised by the Council (listed in Schedule 2).

6. Failure to comply with this Order – Criminal Offence

- a. Any person failing to comply with this Order will be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale, pursuant to section 67 of the Act. Alternatively a Fixed Penalty Notice may be issued by an Authorised Officer.

7. Definitions – for the purpose of this Order:

“Motor vehicle” is any mechanically propelled vehicle

“Restricted Areas” are those areas edged red on the map in Schedule 1 and known as The highway known as Netherfield Lane, Derbyshire, DE72 2HP, the bridleway ‘L109’, starting from Netherfield Lane and ending at Main Street, Lockington, the site of the former Sawley crossroads service station (locally known as the ‘little chef island’), London Road, Cavendish Bridge, Leicestershire, and the service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418

“The Act” refers to the Anti-Social Behaviour, Crime and Policing Act 2014

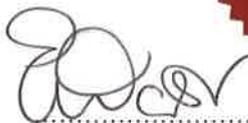
“The Council” is North West Leicestershire District Council

If any interested person requests to question the validity of this Order on the grounds that the Council did not have the power to make the Order or that a requirement under the Act has not been complied with, then he or she may apply to the High Court within 6 weeks of that date that this Order is made

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The common seal of NORTH WEST
LEICESTERSHIRE DISTRICT COUNCIL
in the presence of:

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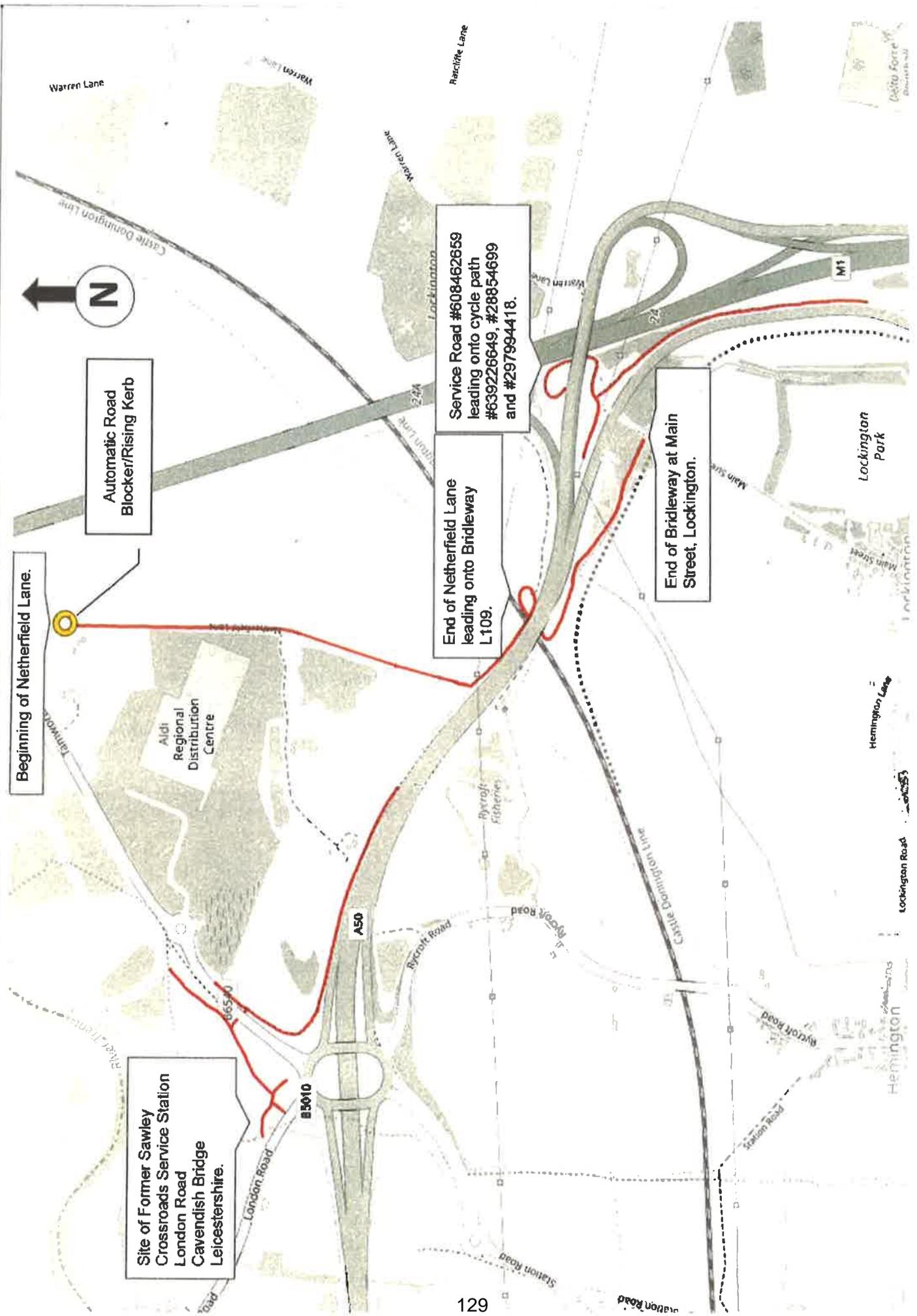


.....
Authorised Signatory

E. WARHURST

127 Name of Authorised Signatory

Schedule 1

- The road known as Netherfield Lane, Derbyshire, DE72 2HP
- The bridleway 'L109', starting from Netherfield Lane and ending at Main Street, Lockington
- The site of the former Sawley crossroads service station, London Road, Cavendish Bridge, Leicestershire (locally known as the 'little chef island')
- The service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418



Beginning of Netherfield Lane.

Automatic Road Blocker/Rising Kerb

Site of Former Sawley Crossroads Service Station
 London Road
 Cavendish Bridge
 Leicestershire.

End of Netherfield Lane leading onto Bridleway L109.

Service Road #608462659 leading onto cycle path #639226649, #28854699 and #297994418.

End of Bridleway at Main Street, Lockington.

Schedule 2

This Order shall not apply to:

- Fire brigade, Police or NHS staff (emergency services) when in exercise of their duties
- Employees, contractors or agents of statutory undertakers in relation to gas, electricity or water or telecommunications apparatus as defined in the Telecommunications Act 1994 situated in the relevant highway, and Aldi in connection with the laying, erecting, inspection, maintenance, alteration, repair, renewal or removal of any relevant apparatus
- Council staff, its authorised contractors any anyone authorised by the Council when in exercise of their duties
- Residents, and authorised visitors to The Bungalow and The Cottage (including Anyshed) located on Netherfield Lane
- Authorised attendees to the East Midlands Shooting Ground and fishing lakes known as the Lagoons Syndicate
- Authorised attendees to the Derby Railway Angling Club fishing lakes
- Farm workers in exercise of their duties on the land adjoining the restricted areas

Anti-Social Behaviour, Crime and Policing Act 2014
Public Space Protection Order

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
PUBLIC SPACES PROTECTION ORDER
Ref: PSPO/1/2022

1. This Order shall come into operation on **31 January 2022** and shall have effect for a period of three years thereafter, unless extended by further orders under North West Leicestershire District Council's ("the Council") statutory powers.

2. **The Restricted Areas** - The Order relates to the areas commonly known as:
 - The highway known as Netherfield Lane, Derbyshire, DE72 2HP;
 - The bridleway 'L109', starting from Netherfield Lane and ending at Main Street, Lockington;
 - The site of the former Sawley crossroads service station, London Road, Cavendish Bridge, Leicestershire (locally known as the 'little chef island'); and
 - The service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418

marked red on the plans in schedule 1 "the Restricted Areas".

3. **The Activity** - The Council is satisfied that there has been:
 - Unlawful disposal of controlled waste (fly tipping) using vehicles; and
 - Illegal encampments with the use of a vehicle and/or caravan within the Restricted Areas and that those activities:
 - Have had a detrimental effect on the quality of life of those in the locality;
 - Are unreasonable; and
 - Justify the restrictions being imposed.

4. **The Prohibition** - In exercise of its powers under sections 59 and 64 of the Act the effect of this Order is to prohibit the use of any form of Motor Vehicle, other than those listed in schedule 2, on the Restricted Areas at all times.

This Order authorises the installation of retractable road barriers and any necessary/further associated fencing/barriers/locks etc. which will enforce the prohibition.

Responsibility for the maintenance and operation of the retractable road barriers will lie with the Council and/or any sub-contractors/third parties by agreement of the Council.

5. **Failure to comply with this Order – Criminal Offence** - Any person failing to comply with this Order will be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale, pursuant to

section 67 of the Act. Alternatively, a Fixed Penalty Notice may be issued by an Authorised Officer.

6.

7. **Definitions** – for the purpose of this Order:

“Motor vehicle” is any mechanically propelled vehicle.

“The Act” means the Anti-Social Behaviour, Crime and Policing Act 2014.

“Authorised Officer” means a person authorised by the Council

8. **Appeals** - If any interested person wishes to question the validity of this Order on the grounds that the Council did not have the power to make the Order or that a requirement under the Act has not been complied with, then he or she may apply to the High Court within 6 weeks of the date this Order is made.

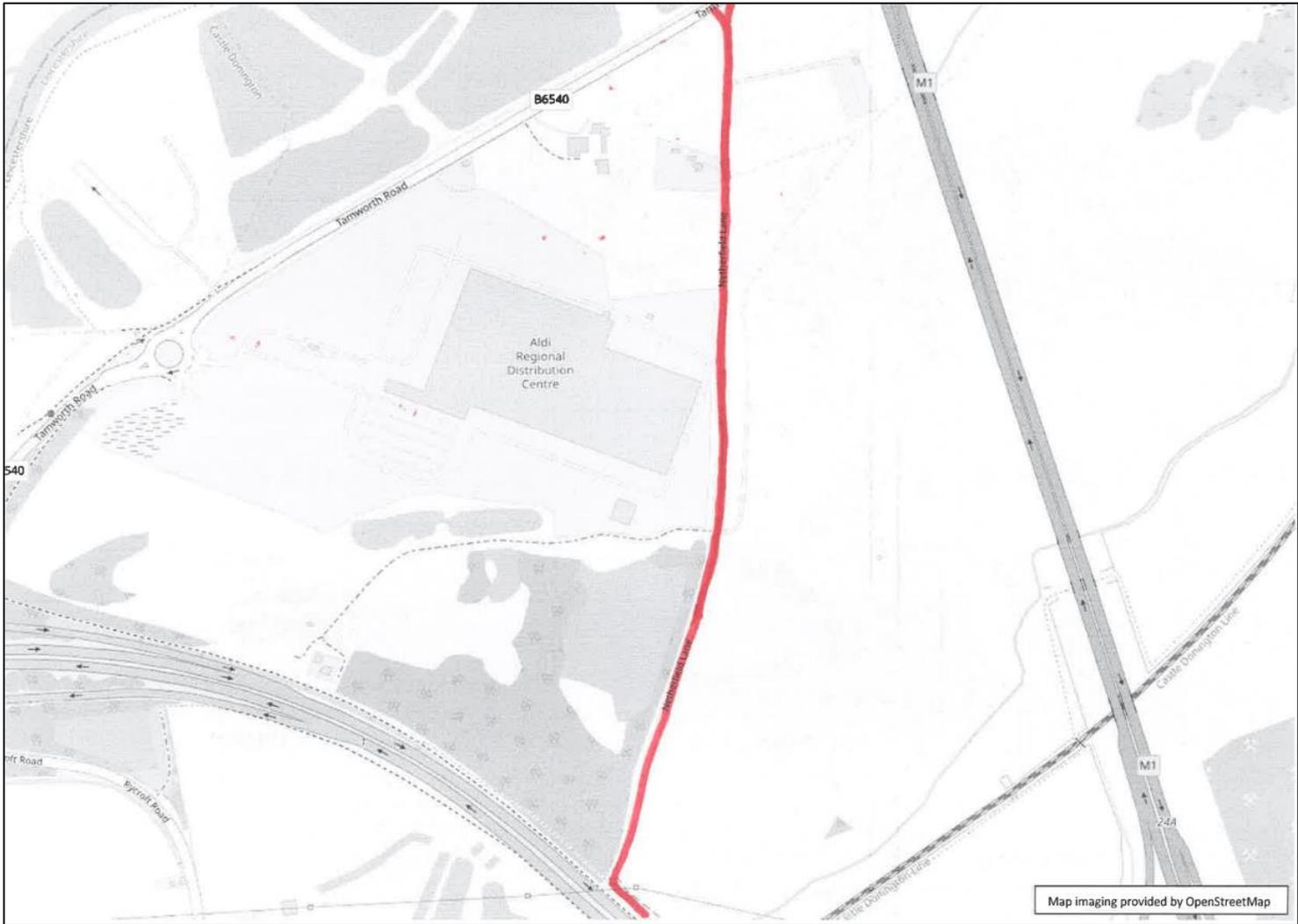
The common seal of NORTH WEST)
LEICESTERSHIRE DISTRICT COUNCIL)
was affixed in the presence of)

.....
Authorised signatory

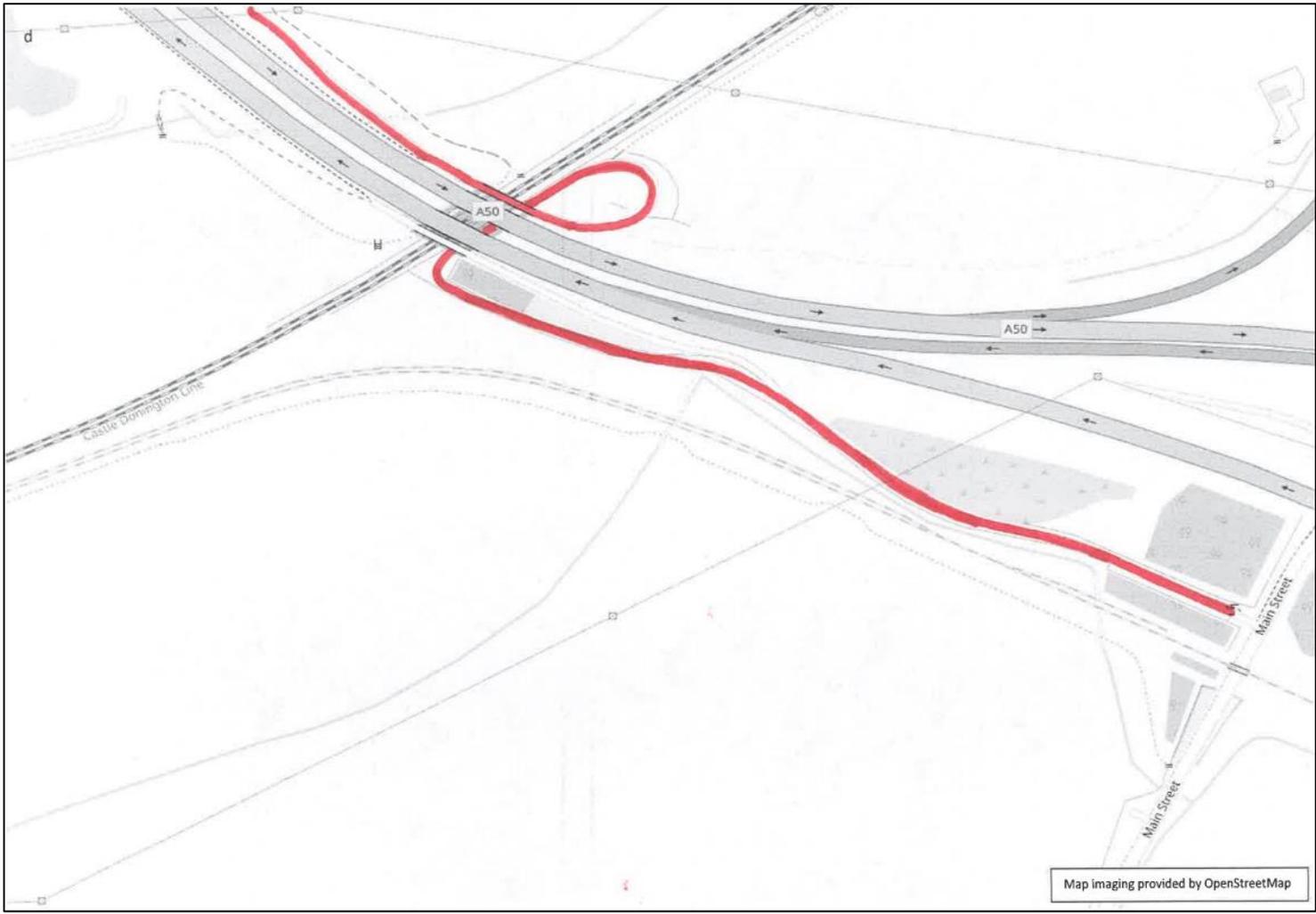
.....
Name of Authorised Signatory

Schedule 1

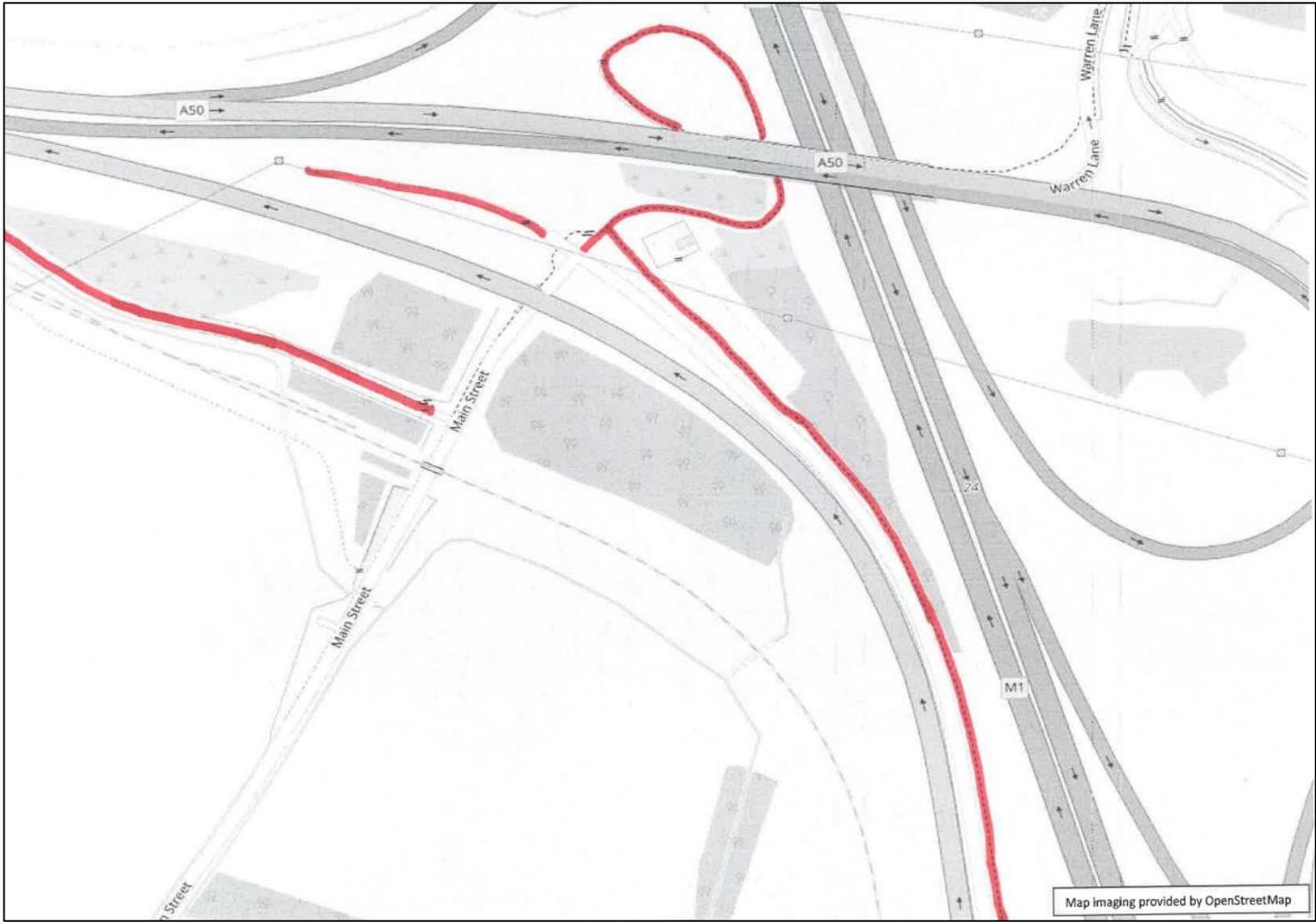
The highway known as Netherfield Lane



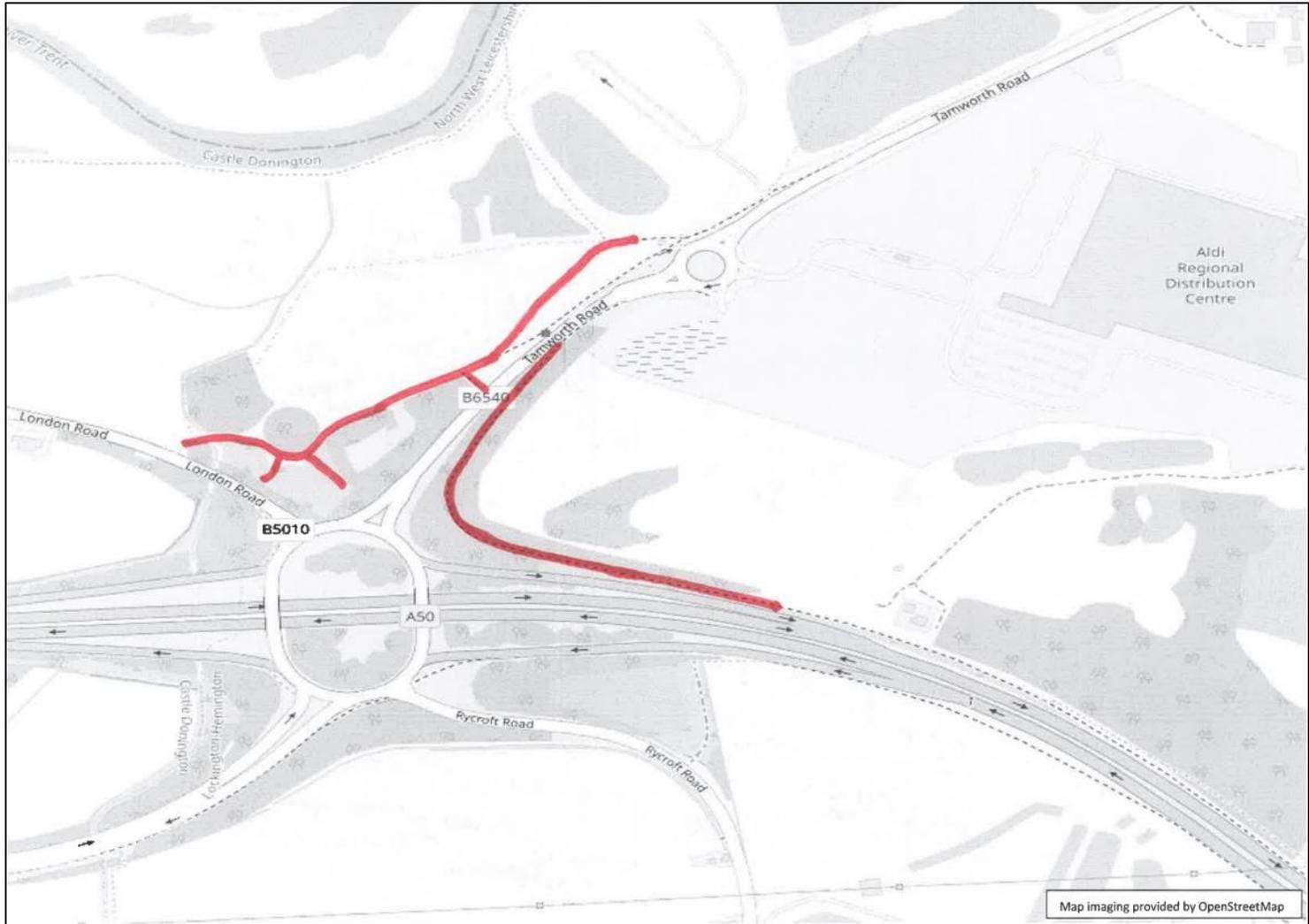
The bridleway 'L109', starting from Netherfield Lane and ending at Main Street, Lockington



The service road known as #608462659 leading onto cycle path #639226649, #28854699 and #297994418



The site of the former Sawley crossroads service station, (locally known as the ‘little chef island’)



Schedule 2

This Order shall not apply to:

- Fire brigade, Police or NHS staff (emergency services) when in exercise of their duties;
- Employees, contractors or agents of statutory undertakers in relation to gas, electricity, water or telecommunications apparatus (as defined in the Telecommunications Act 1994) situated in the roads within the Restricted Areas;
- Employees of Aldi Sawley Distribution Centre, Shardlow, Derby, DE72 2HP, its authorised contractors and anyone authorised in writing by Aldi in connection with the laying, erecting, inspection, maintenance, alteration, repair, renewal or removal of the retractable barrier used to enforce the Prohibition;
- Employees of Newlands Developments Limited, its authorised contractors and anyone authorised in writing by Newlands Developments Limited when in exercise of their duties;
- Employees of the Council, its authorised contractors and anyone authorised in writing by the Council when in exercise of their duties;
- Residents and authorised visitors to The Bungalow and The Cottage (including Anyshed) located on the highway known as Netherfield Lane, Derbyshire, DE72 2HP;
- Current members of the fishing lakes known as the Lagoons Syndicate located on the highway known as Netherfield Lane, Derbyshire, DE72 2HP;
- Current members of East Midland Shooting Ground located on the highway known as Netherfield Lane, Derbyshire, DE72 2HP;
- Current members of the Derby Railway Angling Club fishing lakes located on the site of the former Sawley crossroads service station, London Road, Cavendish Bridge, Leicestershire (locally known as the ‘little chef island’);
- Farm workers in exercise of their duties on the land adjoining the Restricted Areas;
- Residents and authorised visitors to Midsummer Stables located on the highway known as Netherfield Lane, Derbyshire, DE72 2HP or
- Employees of SS Haulage, its authorised contractors and anyone authorised in writing by SS Haulage when in exercise of their duties.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET - TUESDAY, 7 DECEMBER 2021



Title of Report	2021/ 22 QUARTER 2 PERFORMANCE REPORT	
Presented by	Richard Blunt Leader of the Council	
Background Papers	Various documents on the In-Phase performance management system. Corporate Scrutiny Committee 10 November 2021.	Public Report: Yes
		Key Decision: Yes
Financial Implications	As detailed in the report	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	No direct implications.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No direct implications	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	The report provides members of Cabinet with information on the performance and progress made against the Council Delivery Plan actions and performance indicators for Quarter 2 (July to September 2021)	
Reason for decision	To report Q2 2021/22 Council Delivery Plan performance.	
Recommendations	That Cabinet notes the progress against the corporate objectives and performance indicators for Quarter 2 2021/22.	

1. INTRODUCTION

- 1.1 This report provides an update of the Council's key objectives and performance indicators for the period July to September 2021. Performance is managed at a strategic, service, operational and individual level. This report provides information measured against the Council Delivery Plan agreed in September 2021.
- 1.2 The quarterly performance reports seek to recognise good performance, share best practice across the organisation and also to identify 'performance gaps' highlighting if and where action is required

to meet targets. Once these gaps are identified, intervention plans will be created or adapted to improve performance towards the target. This will be part of a continual cycle of review and action.

2. SUMMARY OF PERFORMANCE QUARTER 2.

- 2.1 This report sets out the performance and progress against the Council Delivery Plan actions and key performance indicators. Headline information about Health and Safety, Customer services, sickness absence management and finance is also included.
- 2.2 A report on the progress made against the Council Delivery Plan actions and indicators is included in Appendix 1. In summary of the 35 actions in the Council Delivery Plan 4 had been achieved, and 31 are in progress at this stage. (or are on hold due to Covid-19 or reported as an annual target).
- 2.3 The following notable achievements in the second quarter of 2021/22 were: -

2.4 Supporting Coalville to be a more vibrant, family friendly town

- The Newmarket in Marlborough Square Coalville was launched to the public on 10th September with over 500 people attending over the weekend. The feedback from guests and the public was extremely positive and the council received extensive media coverage. This facility is key to the redevelopment of this area of the Coalville Town Centre.
- A bid for funding for a cinema for Coalville has been submitted to government as part of the Lyceum proposal.
- Work on improvements under the Belvoir Shopping Centre, Marlborough Centre, Wolsey Road and Marlborough Square projects are underway with the Belvoir Centre entering the construction phase during the quarter.

2.5 Our communities are safe, healthy, and connected

- Work continues on the new Whitwick and Coalville Leisure Centre which is now due to be completed ahead of schedule. During construction there have been significant benefits to the local economy realised. In addition to this, participation levels at both Hermitage Leisure Centre and Ashby Leisure Centre and Lido continue to increase following the reopening of the leisure centres, and it is anticipated they will reach pre-Covid levels by March 2022.
- We are continuing our work to make sure our customers can interact with us in a way which meets their needs, we are continuing to promote on-line interactions where possible – in this quarter specifically through the updated waste calendars which were delivered to every household. We continue to provide face to face meetings on an appointments basis where customers have difficulties in accessing the on-line offer.
- Work has continued with partner agencies to develop a locality based Healthy Communities plan aimed at tackling significant health inequalities in North West Leicestershire. Four areas have been identified by the Integrated Neighbourhood Team as priorities in North West Leicestershire - Healthy weight, Mental health, Palliative care and Covid recovery.

2.6 Local people live in High quality, affordable homes

- Our aim is to increase the New Council Housing Supply – seeking to deliver at least 10 additional NWL Council Homes in the year. We have one acquisition pending due to complete in quarter four. And there are 7 section 106 units which the Council is due to purchase forecast for completion within the year alongside a further 9 that are currently forecast to complete between

quarter 4 of 2021/22 and quarter 2 of 2022/23. We have two newbuild units due to start on site within the year with completions forecast for 2022/23. Feasibility assessments of potential new Council Housing build are being undertaken across the district.

- We have been working with Housing associations and partners to seek to deliver in excess of 100 new affordable homes in the district, and 149 homes have already been completed by the end of the quarter. We now anticipate the outturn for the year to be in excess of 220 homes.
- Our programme to maintain and improve the Council tenants' home has continued at pace and work to the value of £1.3m has been completed by the end of the quarter.
- Schemes to improve parking and layouts on our Council Homes Estates are continuing with the different sites at various stages of feasibility, design and delivery. In all the Council will spend up to £1.6m in these improvements to improve the quality of life for our residents and communities.
- The redevelopment of the Appleby Magna Caravan Park moved a stage closer with the appointment of a contractor and work is expected to start on-site in March 2022.

2.7 Support for businesses and helping people into jobs

- A review of the NWL Growth Plan is underway which will demonstrate clear linkages to targets within the Council Delivery Plan. Delivery of activities to support economic growth continues whilst the plan is refreshed.
- We continue to support growth and inward investment particularly at our major distribution and employment sites such as Segro and Bardon etc.
- We have implemented a programme of initiatives on our high streets designed to make them more attractive places to shop. This has involved the alignment of car park charges in the main shopper car parks in Coalville and a deep cleanse of the pavements. We have introduced shopping information points and commissioned street entertainers. Later this year we plan to introduce a local shopping loyalty card.
- Working with our Leisure centre construction contractor we have continued to develop the social value performance of the project, with the engagement of over 40 local companies to boost local spend. In excess of over £2.9m has been spent locally either through staff accommodation and expenses or through local materials and suppliers. There has been good engagement with local schools to improve awareness and involvement in this key major project.
- We have continued to contribute to the work of the East Midlands Development Corporation in developing a business plan, and we are working with partners to establish the East Midlands Freeport.

2.8 Developing a clean and green district

- Improving recycling rates across the district is a key priority and data from the government department DEFRA is expected to be confirmed during quarter 3. The quantities of black bin waste disposed of by household reduced during the quarter making a positive contribution to this priority.
- Discussions are continuing with the Trade unions around possible changes to employee travel and allowances arrangements to help the Council to deliver its Zero Carbon roadmap, and we are starting in the discussions with consultant experts to explore the development of a carbon offset fund which will form part of the Local Planning process.

- We are developing our strategy for more Electric Vehicle charging points with installations at Lindon Way depot and other installations in Coalville due to be completed at the Margaret St car park by the end October 2021. Feasibility studies are currently taking place at other sites in Measham. Phase 2 of the EV charging programme will consider opportunities on council owned properties, including the council offices, and housing land and at the new Leisure Centre and redeveloped Council headquarters.
- We have achieved our objective to develop a fleet management strategy to transition our fleet to a zero carbon/low carbon solution by 2030 and start the first phase of procurement and purchase of vehicles during the quarter. Officers are now engaged with the delivery of the action plan.
- Develop and implement a new taskforce to tackle litter across the district by enhancing the work of volunteers and aligning with the work carried out by street cleansing. The taskforce is currently finalising a zero-litter campaign document which will be presented to Cabinet in January 2022.
- Work has been continuing to tackle littering and fly tipping with over £7300 of kit distributed to parish councils and individual litter pickers, and 14 campaigns led to 42 investigated cases and 22 fixed penalty notices.
- The Green Homes Grant programme has progressed very well, and we have completed works to all 56 of the properties required by our grant conditions. These have included the installation of additional insulation, air source heat pump systems, and solar photovoltaic electricity generation roof panels with battery backup systems.
- We are working towards our target of reducing carbon emissions at the new Whitwick and Coalville Leisure Centre and Ashby Leisure Centre by 20% by 2024. In the quarter, working with our Leisure partner Everyone Active we have undertaken the following measures at Ashby Leisure Centre and Lido: - The replacement of the Combined Heat and Power unit with a Discount Energy Purchase unit, replaced lido pool pumps with lower energy units, replaced internal lighting with LED lamps, reduced pool temperatures by 0.5C, and installed timers on car parks and astro-turf pitches.
- The new Whitwick and Coalville Leisure Centre new leisure centre will achieve a BREEAM Excellent rating that demonstrates a sustainability-focussed approach to the building and operating of the facility. The building incorporates a photovoltaic (PV) array mounted on the roof; Electric Vehicle charging bays in the carpark; energy-efficient LED lighting throughout and smart building controls via a state-of-the-art building management system.
- As progress towards our priority of reducing vehicle emissions from licensed Hackney Carriage and Private Hire vehicles our licensing policy requires all hackney carriage and private hire vehicles to be fitted with a euro 5 or 6 engine at the time of their licence renewal. A 15% discount on licence fees is offered to vehicles owners as an incentive. Monthly updates are provided to licence holders to encourage owners to replace vehicles with euro 4 engines.

3.0 Performance Indicators

- 3.1 The use of both qualitative and quantitative measures (indicators) to supplement the delivery of actions in the Council Delivery plan provides a picture of how we are performing against the expected outcomes. Progress against the Council's key indicators is detailed under each group of actions with explanations of the progress against each of the key tasks identified for quarter 2. The overall performance against the indicators was significantly impacted by the COVID-19 pandemic - 19 were on target, 1 was within a 5% variance of the target and 8 were not achieved. 16 are reported as annual targets. Members will see that some of the Councils actions and indicators continue to be affected by the COVID-19 pandemic.

4.0 Corporate Scrutiny feedback.

- 4.1 This report was considered by the members of the Corporate Scrutiny Committee at its meeting held on Wednesday 10 November 2021. The draft extract of the minutes relating to the item are reproduced below:

2021/22 Quarter 2 Performance Report

The Head of Human Resources and Organisational Development introduced his report which provided an update on the Council's key objectives and performance indicators for the period July to September 2021.

During the full discussion, several questions of clarity were sought and answered by officers from the relevant service area.

In relation to the new market, a Member expressed disappointment as he felt it did not live up to expectations made prior to the opening. Comments were also received that this was an opinion supported by local residents on social media. The Head of Community Services explained that the new market formed part of a bigger scheme for Marlborough Square and Members would see further improvements as the project moved forward. Members were assured that dedicated staff were supporting stall holders and dealing with all comments or complaints received.

In response to a question on the context for customer satisfaction figures, the Strategic Director agreed to obtain more detail on the matter and provide it to Councillor Sheahan outside of the meeting.

A question was raised on the unmet target for the time taken to re-let properties. The Head of Housing responded that the unmet target was due to several issues including the greater number of properties in the system, the restrictions in place due to the Covid Pandemic and better partnership working with housing associations which had led to the transferral of tenants. He was confident that targets would get back on track.

A discussion was had on the number of new council homes delivered and reference was made to the recent decision of Cabinet, setting a target for affordable homes over a five-year period. Officers confirmed that they were confident that the affordable homes target could be reached and at the request of a Member, it was agreed to circulate the breakdown of affordable housing numbers across the district outside of the meeting.

A comment was made on the action plan to tackle health inequalities and an enquiry was made into when this would be completed. Members were informed that as the work was being led by Leicestershire County Council officers could not influence the timescales, however more information should be available as part of the next performance report.

As requested during discussion, it was agreed to provide Councillor S Sheahan with further information on the number of customers that had difficulty in the repayment of business rates.

A discussion was held on the green homes grant and interest was shown in the workings of air source pump heating systems. The Head of Housing offered to arrange a viewing of the system in an empty property as soon as practicable, at which all Members of the Committee would be invited.

A concern was raised in relation to the heating of the new leisure centre with gas and the review of the system being undertaken 12 months after the opening of the centre. The Head of Community Services explained that due to the complicated heating management system for the leisure centre,

monthly monitoring would be undertaken with a full review at 12 months. Members were assured that work was already underway on a possible retrofittable system for the future. Members would be kept informed of the progress.

Some concerns were raised about the way Coalville pavements were recently deep cleaned due to debris left behind on the shop fronts. Comments were also made about the condition of information points in Coalville that had been vandalised or weather damaged which made the area look untidy, particularly the point installed by the clock tower. Officers acknowledged the issue occurred during the deep cleanse of pavements and confirmed that this was rectified by the company with lessons learnt when cleansing other areas in the district. Members were encouraged to report any untidy information points so that they could be addressed.

Suggestions were made for the use of cameras that detect speed and sound to deter unacceptable driving on the highways around the district. The Head of Community Services acknowledged that cameras were planned in Castle Donnington and would ensure that this would be looked into as the options were developed in partnership with local stakeholders.

It was moved by Councillor B Harrison-Rushton, seconded by Councillor A Bridgen and

RESOLVED THAT:

- a) The report be noted.
- b) Comments made by the Committee be provided to Cabinet when it considers the report at its meeting on 7 December 2021.

5.0 Actions and Performance Indicator summary.

Performance Indicator 2021/22	Actual	Target	RAG	Commentary
Number of targets achieved	19	44	★	16 x N/A annual indicators
Number of targets within 5% variance of target (10% financial)	1	0	●	
Number of targets Not achieved	8	0	▲	

Actions 2021/22	Actual	Target	RAG	Commentary
Number of Actions achieved	4	35	★	
Number of Actions in progress	31	35	●	

Policies and other considerations, as appropriate	
Council Priorities:	This report documents the progress against all of the priorities in the Council delivery plan as agreed by Council in September 2021.
Policy Considerations:	The actions cut across a number of policy areas – developing Coalville and wider regeneration considerations, Community support, post COVID-19 recovery and our climate agenda are some examples.
Safeguarding:	No specific considerations.
Equalities/Diversity:	No direct impacts
Customer Impact:	Detailed in the report.
Economic and Social Impact:	Detailed in the report
Environment and Climate Change:	Detailed in the report
Consultation/Community Engagement:	Not applicable
Risks:	As detailed in the corporate risk register.
Officer Contact	<p>Bev Smith Chief Executive bev.smith@nwleicestershire.gov.uk</p> <p>Mike Murphy Head of Human Resources and Organisation Development mike.murphy@nwleicestershire.gov.uk</p>

Council Delivery Plan 2021/22 Quarterly Report QTR 2

Supporting Coalville to be a more vibrant, family friendly town

Our aims

Coalville is a vibrant town – Local people choose to spend their time and money in Coalville town centre

– Coalville is a good place to do business

Key tasks 2021/22	Quarter 2 Performance
Complete Coalville's Regeneration Framework and commence delivery. In progress	Belvoir Shopping Centre, Marlborough Centre, Wolsey Road and Marlborough Square projects are all being delivered at the current time with the Belvoir Centre entering the construction phase during Q2.
Begin construction of Marlborough Square new public space. In progress	The construction drawing, specification, Bill of Quantities documents have been prepared and the construction contract is to be tendered during Q3 with a contract to be awarded in Q4.
Open Coalville's Newmarket once COVID -19 restrictions permit and continue to provide support, guidance, and funding for Coalville Market traders to grow their businesses. Achieved	Newmarket launched to the public on 10th September with over 500 people attending over the weekend. Feedback from guests and the public was extremely positive and the council received extensive media coverage.
Seek a cinema operator for Coalville. In progress	A bid for funding for a cinema for Coalville has been submitted to government as part of the Lyceum proposal
Develop a framework of opportunities for the land adjacent to the new Leisure Centre, the Hermitage Recreation Ground and the existing Hermitage Leisure Centre Building. In progress	The council's advisors V4 Services and their wider team have presented a shortlist of options for how the site can be used in the future, responding to community and other stakeholder feedback. Further work will be undertaken in Q3 to ensure that the scheme is affordable and is the best it can be, at which point approvals will be sought to re-consult the community/stakeholders and agree how best to proceed. Community Scrutiny, Whitwick Parish Council and members of the local community will continue to play a key role in ensuring successful outcomes for this essential project.

Supporting Coalville to be a more vibrant, family friendly town - performance indicators

Coalville is a vibrant town – Local people choose to spend their time and money in Coalville

Coalville is a good place to do business

Performance Indicator	Actual	Target 21/22	Performance	Commentary
Increase footfall in Coalville town centre per annum	Not yet surveyed	3%	N/A	The footfall survey for 2021/22 is not yet due to be completed.
Percentage of major residential development schemes scoring / performing positively against Building for a Healthy Life and the Council's Good Design Supplementary Planning Document	100%	90%	★	All four major applications approved in Q2 scored positively
High Street Retail Vacancy Rate in Coalville is below national average		< 13.7% * *Note: targets for 2021/22/23 may vary as National Average varies	N/A	We have not yet undertaken our annual retail vacancy survey
Increase the number of Coalville events attendees by 500 per year from baseline of 5000 in 2020/21	7000	5500	★	This is an annual measurement target. The programme of Coalville events for 2021/22 has not yet concluded and therefore we don't have a final figure for the number of attendees, however the success of the Cinema in the Park event held in Q2 leads us to believe we will meet or exceed this target for the year.
Trade Occupancy rates in Coalville's Newmarket.		88%	N/A	Occupancy rates continue to rise on a Friday and Saturday and initiatives have been put in place to attract both traders and customers during the week. Promotional activities are being arranged during Halloween and Christmas and officers will be offering free stalls on a Tuesday and a 50% discount on a Thursday. To further promote Newmarket the council now has both a dedicated Facebook and Instagram page with regular

				<p>features such as 'Spotlight on new traders'</p> <p>Officers have also responded to customer feedback by securing a fruit and veg seller 2 days a week which is regularly promoted on Facebook and Instagram as well as more traditional methods</p> <p>Occupancy rates will be reported for 2021/2 for the period October 21 to March 22 and will be compared with similar markets within neighbouring areas.</p>
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Our communities are safe, healthy, and connected

Our aims

Put our customer sat the heart of all we do – Increase connectivity (physically and virtually) throughout our communities

– Support safer neighbourhoods

Key tasks 2021/22	Quarter 2 Performance
<p>Make sure our customers can interact with us in a way which meets their needs, improving our services, promoting self-serve and digital options as well as providing face-to-face support compliant with COVID19 guidance.</p> <p>In progress</p>	<p>Face to face continues by appointment only. Promotion of online account details were included on the new waste calendars which were delivered to all households in the district.</p>
<p>Work with our leisure partners to continue the construction of the new Whitwick and Coalville Leisure Centre with completion planned for July 2022 and increase participation at both this centre and Ashby Leisure Centre to where they were pre-COVID-19</p> <p>In progress</p>	<p>Work continues on the new Whitwick and Coalville Leisure Centre which is now due to be completed ahead of schedule. During construction there have been significant benefits to the local economy realised. In addition to this, participation levels at both Hermitage Leisure Centre and Ashby Leisure Centre and Lido continue to increase following the reopening of the leisure centres, and it's anticipated they will reach pre-Covid levels by March 2022.</p>
<p>Encourage and support town and Parish Councils to write and prepare their own Neighbourhood plans.</p> <p>In progress</p>	<p>Hugglescote and Donington le Heath Neighbourhood Plan to go to referendum on 21 October 2021. Blackfordby Neighbourhood plan subject to consultation until 8 October 2021. 4 other Neighbourhood Plans being supported by officers.</p>
<p>Consultation will take place with relevant stakeholders on emerging options for the Local Plan Substantive Review including the development strategy and potential site allocations for new development.</p> <p>In progress</p>	<p>Options for development strategy have been subject to Sustainability Appraisal with report presented and agreed at Local Plan Committee on 27 October 2021. To be reported to Cabinet on 7th December and then consultation in early 2022.</p> <p>Work assessing potential site allocations underway</p>
<p>As part of the Integrated Neighbourhood Team, and in partnership with the West Leicestershire Clinical Commissioning Group, the North West Leicestershire GP Federation, Adult and Social Care, front line health care workers, and other key stakeholders, develop a locality based Healthy Communities plan aimed at tackling significant health inequalities in North West Leicestershire.</p> <p>In progress</p>	<p>Four areas have been identified by the Integrated Neighbourhood Team as priorities in North West Leicestershire. These are.</p> <ul style="list-style-type: none"> • Healthy weight • Mental health • Palliative care • Covid recovery <p>An action plan is being developed to help address these priority areas and this will become effective from April 2022</p>

Our communities are safe, healthy, and connected – performance indicators

Put our customer sat the heart of all we do – Increase connectivity (physically and virtually) throughout our communities – Support safer neighbourhoods

Performance Indicator	Actual	Target 21/22	Performance	Commentary
Number of online accounts	36,991	40,000		Online accounts are on track to meet target currently standing a 36991. Average monthly sign up is 682.
Number of online forms submitted by customers (transactions)	4,500	4,000		Form submissions are in line with target and numbers were boosted by the waste trolley trial which received a massive 4500 submissions.
Percentage of customer satisfaction (Customer Services)	84.45%	95%		Telephone survey acquired 495 completed responses. Online survey went live but only received 8 responses therefore not considered appropriate return to quantify results. Greater promotion required for its use and inclusion.
The percentage of adults in North West Leicestershire who are overweight or obese.		71.3%	N/A	This is an annual indicator so no performance figures will not be available until March 2022.
Levels of participation at Hermitage / Whitwick and Coalville Leisure Centres.	129,699	323,893		Participation rates at Hermitage Leisure Centre are slightly down on target for Q2. Despite a raft of interventions being introduced at both sites by the council's leisure partner, Everyone Active, the targets were based on the centres being open on 1 April. As they didn't reopen until 12 April, almost 2 weeks of usage was lost. In addition to this, the lack of investment at HLC as compared to ACLC means a number of customers have migrated to ACLC creating higher usage than forecast there. Whilst it is unlikely usage figures at HLC will reach the levels they were at prior to the pandemic, it is anticipated that usage levels across both sites will

				have returned to pre-Covid levels by the end of the financial year.
Levels of participation at Hood Park / Ashby Leisure Centre	185,374	371,526	★	Participation rates at Ashby Leisure Centre and Lido have exceeded the target for Q2 given usage forecasts were based on the centres reopening on 1 April and they didn't reopen until 12 April. This is due to the range of interventions implemented by the council's leisure partner, Everyone Active, and the investment into the facility both prior to and during the pandemic. Consequently, it is anticipated that usage will have returned to pre-Covid levels across both leisure centre sites by the end of the financial year.
NWL Local Plan – number of new homes built since the start of the Local Plan period in 2011 (target 481 homes annually)		5,291 (11 years x 481 homes)	N/A	This is an annual figure which will be reported at the end of Q4 2021/22
Number of new Neighbourhood Plans made		2	N/A	This is an annual figure which will be reported at the end of Q4 2021/22
Number of new locations for mobile CCTV cameras in partnership with local stakeholders including parish and town councils to help make our communities safer.		5	N/A	<p>The suitability of any new location is based upon need and evidence and will be deployed in partnership with the Joint Action Group</p> <p>Three new mobile CCTV camera locations will be introduced in Castle Donington with installations scheduled to take place in January. The exact locations are still to be determined but will be located at hotspots in the area as part of the "Safer Streets" initiative.</p> <p>Officers are working with Ravenstone, Ibstock and Measham Parish Councils on possible new locations.</p>

Local People live in high quality, affordable homes

Our aims

Increase the number of affordable homes in the district

Improve the quality of our council housing – Improve the quality of private rented accommodation

Key tasks 2021/22	Quarter 2 Performance
<p>New Council Housing Supply – ensure we deliver at least 10 additional NWL Council Homes.</p> <p>In progress</p>	<p>There is one acquisition pending through the acquisitions programme which is due to complete in quarter four. Furthermore, there are 7 section 106 units which the Council is due to purchase forecast for completion within the year alongside a further 9 that are currently forecast to complete between quarter 4 of 2021/22 and quarter 2 of 2022/23</p> <p>There are two new build units due to start on site within the year with completions forecast for 2022/23</p>
<p>New Council Housing Supply - Complete feasibility assessment of potential new Council Housing build across the district, and progress to Planning Application stage if viable.</p> <p>In progress</p>	<p>Feasibility work has been carried out in relation to several sites including greenfield and formally developed Council owned land as well market opportunities which already have outline planning consent.</p> <p>There is currently one site with a submitted planning application pending a permission and a further four where external specialists have now been engaged.</p>
<p>New Housing Supply - Work with housing associations & partners to deliver over 100 new affordable homes per year to help meet local housing needs.</p> <p>Achieved</p>	<p>At the end of quarter two 149 new affordable homes had been completed this year. This included 65 units at the new Extra Care scheme in Ashby developed EMH with support from the Council and which has been over 5 years in the planning.</p> <p>We are currently forecasting an outturn of circa 220 units this year.</p>
<p>Maintaining & Improving Council Tenants Homes - Complete a programme of investment of up to £4.5m of improvement works to maintain our tenant's homes at the Decent Homes standard.</p> <p>In progress</p>	<p>From the provisional program provided, work to the value of £1.3 million had been completed by the end of Q2. The provisional program was finalised in August by colleagues in Asset Management and revised plans to deliver are being produced.</p>
<p>Commence a programme of additional improvement works, worth up to £2.4m to complete improvement works deferred from 2020/21 as a result of the Covid-19 pandemic.</p> <p>In progress</p>	<p>Work deferred from 2020/21 is now to be spread over more than one year. The finalisation of the program is referred to above. As these works together with the works noted above exceeds the establishment of the in-house team some sourcing of temporary labour and/or sub-contracting is being explored.</p>
<p>Maintaining Our Council Homes Estates - Invest up to £1.06m in estate improvements to improve the quality of life for residents of Council estates, including our tenants.</p> <p>In progress</p>	<p>Parking Improvements - Various sites are at the following stages - feasibility, design, planning and on site.</p> <p>Sites underway and completed:</p> <ul style="list-style-type: none"> • Ridgway Road – Completion due end of Oct 21 • New Street, Measham – Complete • Clements Gate Service Road – In Progress • Main Street, Long Whatton – Est. start Dec 21 • Melrose Road, Thringstone – Est. start Jan 22 <p>Sites at the design/feasibility stage:</p> <ul style="list-style-type: none"> • Melrose Road, Thringstone • Haslyn Walk • The Biggin • Cropston Drive

	<ul style="list-style-type: none"> • Covert Place • Ramscliffe Avenue • Riverway Estate <p>Demolitions – a number of garage sites and buildings have been surveyed and prioritised for demolition based on their current condition.</p> <p>Scooter Stores - Four sites had been identified requiring this provision as part of the compliance with the fire safety regulations. Wakefield Court is scheduled to be installed in November 2021 and the other three remaining sites require consultation on the location of the units prior to works starting, with expected delivery and installation in early 2022.</p> <p>Estate Projects - The replacement of two footbridges on the Riverway Estate, Measham is currently being reviewed. Procuring a contractor to deliver this specialist work is in progress to complete within this financial year.</p> <p>Fencing – A pilot study was undertaken on the Riverway Estate on Pipit Close in the previous financial year to improve the appearance of the stores, garages and fencing. A second phase of work is now planned after further consultation with the residents.</p> <p>Cropston Drive Community Garden – The Tenants Association on the Greenhill estate are being supported to improve their community garden. Our contractor Alliance have agreed to assist as gesture of good will.</p>
<p>Other Housing Actions - Obtain Planning Permission, appoint a contractor and complete the delivery of the redevelopment of Appleby Magna Caravan Park, to provide a modern fit for purpose environment for the residents.</p> <p>In progress</p>	<p>Planning permission is obtained, a contractor has appointed subject to contract. Start on site is anticipated for 7th March 2022 with a completion date of 15th May.</p>

Local People live in high quality, affordable homes – performance indicators

Performance Indicator 2021-22	Actual	Target 21/22	Performance	Commentary
Percentage of major residential development schemes scoring / performing positively	100%	90%		All four major applications approved in Q2 scored positively.
Percentage of major planning applications determined within 13 weeks	100%	75%		100% of major planning applications have been determined within 13 weeks which is above the specified target.
Percentage of minor planning applications determined within 8 weeks	88.50%	80%		88.5% of minor planning applications have been determined within 8 weeks which is above the specified target.
Percentage of other planning applications determined within 8 weeks	88.4%	85%		88.4% of other planning applications have been determined within 8 weeks which is above the specified target.
Percentage of all repairs completed within target	98.2%	94%		<p>Performance has exceeded target for the 2nd successive quarter. The cumulative total for the year to date is 97.9% which also exceeds target.</p> <p>With covid safe restrictions which continued for most of the 2nd quarter it has been a challenge for the team to exceed target. That has been achieved by utilising resources from across all parts of the service when required.</p>
Average length of time taken to re-let a Council property when it becomes vacant	40 days	25 days		<p>During Q2, 78 properties have been let in an average of 40 days each which is an increase of 15 days when compared to Q1 although 30% more properties were let in Q2 including some sheltered scheme properties which had been empty for longer periods affecting the average re-let time. Covid 19 related changes to working arrangements were also in place until mid-August 2021 which restricted the number of operatives</p>

				in a property at any one time which were not anticipated at the time the target of 25 days was set. This together with reduced resources available due to testing, training, and implementation of the new Housing IT system during Q3 will mean the anticipated year end performance will be between 35-40 days. The cumulative performance is 34 days.
Number of New Council Homes delivered within year. Built, Purchased, or through S106 Bid	0	10		Narrative as per key task above
Number of New affordable homes delivered by Housing Associations & Partners within the year.	149	100		This new indicator will show new homes for rent delivered via Housing Associations & Partners.
Number, type & Value of components improved across NWL Council Homes in year. Bathrooms, Kitchens, Electrical Rewire, Roof, Heating or Other Total Spend	£1.3m	£6.9m		There are a current total of 1213 components on the 2021/22 Housing Investment Programme (HIP) with 224 completed by the end of Q2. Current invoiced expenditure is at £1,298,719.28. Covid restrictions in the early part of the year have compromised the amount of work that could be completed, with a significant period when no internal work at all could be undertaken. Now these restrictions have been removed we are facing challenges in sourcing some materials as are the rest of the industry. There is a significant amount of work still to be completed in Q3 and Q4 and options to address this are under consideration.
Number, type & value of adaptations to homes for our most vulnerable tenants	£112k completed £117k in progress	£300k		26 major adaptations have been completed at a cost of £112k, with a further 29 ordered at a value of £117k. Delays in processing the assessments by County Council Occupational Therapists are being monitored closely.

Support for businesses and helping people into local jobs

Our aims

Match local people with skills and jobs – Support new and growing businesses to create jobs – Help young people into work

Key tasks 2021/22	Quarter 2 Performance
<p>Update the North West Leicestershire Economic Growth Plan and commence delivery.</p> <p>In progress</p>	<p>A review of the NWL Growth Plan is underway which will demonstrate a Golden Thread to targets within the Council Delivery Plan. Delivery of activities to support economic growth continues whilst the plan is refreshed</p>
<p>Enable business growth and inward investment in North West Leicestershire that contributes to the objectives of NWL Economic Growth Plan.</p> <p>In progress</p>	<p>We continue to support growth and inward investment particularly at our major distribution and employment sites such as Segro and Bardon etc. A list of successful inward investments will be produced at year end.</p>
<p>Preserve the vibrancy of our High Streets by supporting Shop Local initiatives designed to reduce vacancy rates.</p> <p>In progress</p>	<p>We have implemented a programme of initiatives on our high streets designed to make them more attractive places to shop. In particular we have aligned car park charges in the main shopper car parks in Coalville to ensure the first three hours of parking are free, carried out a deep cleanse of our pavements. Introduced shopping information points and commissioned street entertainers. Later this year we plan to introduce a local shopping loyalty card.</p>
<p>Develop our “visitor economy” offer to encourage dwell time, local spend and investment in new and improved attractions.</p> <p>In progress</p>	<p>We have developed a revised visitor economy plan designed to achieve dwell time, spend and investment. This will be presented to Scrutiny Committee and Cabinet in Q3.</p>
<p>Working with our leisure centre construction contractor increase local employment, training, and apprenticeship opportunities with a key focus on local supply chains in the construction of the new Whitwick and Coalville Leisure Centre.</p> <p>In progress</p>	<p>Works to ensure maximum social value is achieved because of the delivery of the leisure centre are ongoing with all key parties engaging well in the process. Metnor Construction, the contractor responsible for the project on site, is actively engaging with the council to track social value performance and to help identify other opportunities to create jobs and increase local spend. To date, over 40 local companies have been engaged as part of the construction of the new leisure centre which is likely to increase further by the time the leisure centre is completed. To date, over £2.9m has been spent locally either through staff accommodation and expenses or through local materials and suppliers. 12 new jobs have been created for local people since the works started on site and at least 4 work experience placements have been offered. To date, the team have engaged with over 200 school pupils and college students, and they continue to liaise with several other schools / colleges to see what interest is out there as we continue to complete the works on site.</p>
<p>Contribute to the work of the East Midlands Development Corporation (EMDevCo) Interim Vehicle in implementing Year One deliverables included in the Business Plan. This includes developing a strategic</p>	<p>We continue to work with the EMDevCo to develop their business plan</p>

<p>masterplan/infrastructure plan and delivery strategy for the East Midlands Airport Area.</p> <p>In progress</p>	
<p>Contribute to the establishment of the East Midlands Freeport with private sector businesses, other local authorities, and government.</p> <p>In progress</p>	<p>The establishment of the Freeport is continuing</p>

Support for businesses and helping people into local jobs

Performance Indicators

Match local people with skills and jobs – Support new and growing businesses to create jobs – Help young people into work

Performance Indicator 2021-22	Actual	Target 21/22	Performance	Commentary
Support Inward Investment to the District		5 large Businesses per year 1000 new jobs per year £1,000,000 of investment per year	N/A	Annual target with performance to be reported at end of year
Businesses supported to recover from the impacts of Covid-19		£500,000 of Restart Grant shared between up to 50 businesses. £250,000 of Growth Grant shared between up to 10 businesses	N/A	Annual target with performance to be reported at end of year 2021/22 target to reflect specific time-limited grant programme
Increase the number of jobs in the tourism sector in the District		2%	N/A	Report providing required metrics will be available in Q4, *note - figure reduced by 59% from Dec 2019 due to Covid- 19. Up to date information will be reported at the year end.
Increase annual Visitor spend		2%	N/A	Report providing required metrics will be available in Q4, *note – figure reduced by 62% from Dec 2019 due to Covid-19. Up to date information will be reported at the year end.
Increase the number of overnight stays in NWL year on year		2%	N/A	Report providing required metrics will be available in Q4, *note – figure reduced by 63% from Dec 2019 due to Covid-19

				Up to date information will be reported at the year end.
Work with schools / colleges and local businesses to improve employment skills / opportunities.		Work with 5 schools per year across the district	N/A	Accessing schools and colleges remains difficult due to Covid measures
Support Market Town Businesses to respond to transformational opportunities		Deliver 5 Digital Growth Training Sessions. Support 25 businesses to Access Digital Growth Training. Provide £10,000 of Digital Growth Grants	★	Delivery of Digital Programmes continues, and we are on course to meet the target
% of construction materials used in the construction of the new Whitwick and Coalville Leisure Centre that are sourced in the local area.	32%	40%	▲	Local sourcing of materials and supplies ranging from aggregate, brickwork, roofing material etc. Total project target is 60% across all financial years with the bulk expected in 2021/22. .
Local economic value to the local area as a result of the construction of the new Whitwick and Coalville Leisure Centre. (Target £2.2m)	£525K	£0.4m	★	Local economic value includes accommodation; labour spend in local shops; materials and supplies etc. Target for total project is £2.2m and thus far we've achieved £2.911m.

Developing a clean and green district

Our aims

Lead by example by delivering the council's Zero Carbon Roadmap's Action Plan and ambition to be zero carbon for its operations by 2030 – Reduce littering and fly tipping – Promote the work of the National Forest

Key tasks 2021/22	Quarter 2 Performance
Increase recycling rates by at least 1% per annum through our Recycle more campaign. In progress	Data not available as the recycling rate for the district for 2021/22 will be confirmed by Defra in December 2022. However, during this quarter 3.3kg less of black bin waste is being disposed of by each household than the target of 125kg, which is encouraging.
Support towns and villages to develop an identity associated with the National Forest open spaces. In progress	We have continued to work with the National Forest to develop the following initiatives: <ul style="list-style-type: none"> • Heart of The Forest masterplan. A first draft has been circulated to partners for comment by the National Forest. Wider consultation was commenced in Q2. Further progress on this is anticipated in Q3. • Sustainable Tourism Accommodation design guide and Accelerator Programme, which is due to be launched in December
Review our employee travel and allowances to help deliver the Zero Carbon Roadmap. In progress	A report has been considered and agreed by Corporate Leadership Team and negotiations around a number of options are underway.
Explore the setting up of a Carbon offset fund as part of the Local Planning process. In progress	Discussion taking place with consultants regarding commission of work to develop a Carbon offset fund.
Develop a council wide strategy for more Electric Vehicle charging points on council car parks, housing land and corporate property land. Initial installations to be made at Lindon Way Depot to support electric vehicle trials In progress	Installations at Lindon Way depot to support vehicles trials are complete. Coalville installation is due to be completed at Margaret St car park by the end October 2021. Feasibility studies at 2 car park locations in Measham have been commissioned and a further installation may be undertaken dependent on the feasibility analysis and further funding approval from OZEV Whilst Phase 1 of the strategy is focused on council owned public car parks, Phase 2 will consider opportunities on council owned properties, including the council offices, and housing land. Discussion underway for provision at the new Leisure Centre and as part of the Accommodation changes.
Develop a fleet management strategy to transition our fleet to a zero carbon/low carbon solution by 2030 and start the first phase of procurement and purchase of vehicles. Achieved	This objective has been delivered in this quarter. The council's consultants have supported the development of a detailed policy and action plan which was received well at the council's Corporate Scrutiny Committee in September and was adopted by Cabinet on 21 st September. Officers are now engaged with the delivery of the action plan.
Develop a property portfolio action plan and retrofit programme to make our assets fit for purpose and reduce our carbon footprint.	Capita have been commissioned to assess our commercial property portfolio and recommend actions to improve carbon efficiency. The report is expected to be delivered within the 2021/22 year.

<p>In progress</p>	
<p>Develop and implement a new taskforce to tackle litter across the district by enhancing the work of volunteers and aligning with the work carried out by street cleansing.</p> <p>In progress</p>	<p>The taskforce is currently finalising the zero-litter campaign document to be presented at Cabinet in January 2022.</p> <p>However, the work on tackling littering and fly tipping continues and current figures are:</p> <ul style="list-style-type: none"> • Distributed over £7300 of kit from the allocated budget for litter picking equipment to parish councils and individual litter pickers • Held 14 campaigns which resulted in 42 littering cases being investigated and 22 FPNS being issued • Issued 2 FPNs for fly tipping • Held educational talks with workers at Tulips, Coalville to advise them not to drop cigarette ends during breaks. Monitoring at this site will continue to check for compliance – Bins have since been installed and being serviced by Tulips at the company's expense. There's clear evidence already that workers are using the bins which has had positive effect on the area in regard to the litter problem.
<p>Deliver improvements to 56 of the least energy efficient Council tenant's homes through the Green Homes Grant Local Authority Delivery Phase 1B Programme, including the installation of additional insulation, air source heat pump systems, and photovoltaic electricity generation.</p> <p>Achieved</p>	<p>The Green Homes Grant programme has progressed very well, and we have completed works to all the 56 properties required by our grant conditions.</p> <p>Measures undertaken include Air Source Heat Pump and insulation installation as well as solar photovoltaic roof panels with a battery backup system.</p> <p>A total of 104 properties were considered for the programme, with works not progressing at some properties due to inaccurate EPC data, and tenant refusals.</p> <p>Post work completion surveys with tenants are now being undertaken and the outcome will be reported back when available.</p> <p>Following the successful completion of this work we have been awarded additional funding by BEIS for works to a further 10 properties at Bakewell Court in Coalville, which must be completed by 31 March 2022. These will be using the new and more detailed quality assessment process (PAS 2035) and will provide a valuable learning opportunity as part of our preparations for more ambitious Zero Carbon Retrofit programme in subsequent years.</p>
<p>Reduce carbon emissions at the new Whitwick and Coalville Leisure Centre and Ashby Leisure Centre by 20% by 2024.</p> <p>In progress</p>	<p>The council's leisure partner, Everyone Active, continue to reduce carbon emissions at Ashby Leisure Centre and Lido. Actions taken include.</p> <ul style="list-style-type: none"> • The replacement of the Combined Heat and Power (CHP) unit with a Discount Energy Purchase (DEP) unit • The replacement of 2 lido pool pumps with lower energy units

	<ul style="list-style-type: none"> • The replacement of internal lighting with LED lamps • The reduction of pool temperatures by 0.5C • The installation of timers on car park and astro-turf pitches <p>In addition, the use of plastics has been reduced through the removal of plastic overshoes and the replacement of plastic cups with compostable cups in vending machines, and users of the centre are encouraged to use forms of active travel to access the centre through the installation of bike racks, the displaying of bus timetables, and encouraging car sharing.</p> <p>At the new Whitwick and Coalville Leisure Centre – The new leisure centre will achieve a BREEAM Excellent rating that demonstrates a sustainability-focused approach to the building and operating of the facility. The building incorporates a photovoltaic (PV) array mounted on the roof; EV charging bays in the carpark; energy-efficient LED lighting throughout and smart building controls via a state-of-the-art building management system (BMS). At the conclusion of 12 months from opening a review of the heating, cooling and electrical installations will be undertaken to ensure the building is operating efficiently, with any recommendations for improvement being taken forward accordingly.</p>
<p>Reduce vehicle emissions from licensed Hackney Carriage and Private Hire vehicles by encouraging taxi operators to move to vehicles that emit lower emissions (Euro 5).</p> <p>In progress</p>	<p>Licensing policy requires all hackney carriage and private hire vehicles to be fitted with a euro 5 or 6 engine at the time of their licence renewal. A 15% discount on licence fees is offered to vehicles owners as an incentive. Monthly updates are provided to licence holders to encourage owners to replace vehicles with euro 4 engines.</p>

Developing a clean and green district - Performance indicators

Lead by example by delivering the council's Zero Carbon Roadmap's Action Plan and ambition to be zero carbon for its operations by 2030 – Reduce littering and fly tipping – Promote the work of the National Forest

Performance Indicator 2021-22	Actual	Target 21/22	Performance	Commentary
Number of trees delivered to the local community to increase the number of trees in the district's National Forest area		13,000	N/A	We are currently advertising the scheme and promoting it throughout the district. The scheme will be open from Monday 11 October for applications and closes on Friday 29 October 2021
Percentage increase on yearly recycling rate by 1%		1%	N/A	The household recycling rate for the district won't be confirmed by Defra for 2021/22 until December 2022.
Amount in kgs of household waste sent to landfill per house, per year	121.7Kgs	125kgs	★ -3.3kg	The amount of non-recyclable waste sent to landfill, refuse derived fuel or energy from waste collected from each household during this quarter is 3.3kg less than the target. This is encouraging as it means residents are disposing less waste in the black bin than the target level.
% of the taxi vehicle fleet that are fitted with a Euro 5 engine or higher	94%	93%	★ 181 of 191 licensed vehicles are fitted with a Euro 5 or 6 engine	Licensing policy requires all hackney carriage and private hire vehicles to be fitted with a euro 5 or 6 engine at the time of their licence renewal. A 15% discount on licence fees is offered to vehicles owners as an incentive. Monthly updates are provided to licence holders to encourage owners to replace vehicles with euro 4 engines.

Value for money performance indicators (No CDP actions for VFM)

Performance Indicator	Actual	Target 21/22	Performance	Commentary
Percentage of rent loss	0.98%	0.75%	▲	The amount of rent loss for Q2 reflects an increase in the total number of properties that have become empty during 2021/22, which is 152 compared to 129 for the same period last year. During Q2 Covid restrictions have continued to influence performance due to restrictions in the number of operatives conducting repairs in a property at any time until mid-August 2021. The cumulative performance for the year is 0.98%.
Percentage of Council Tax Collected (in year target)	55.2%	96.7%	▲	Performance is in a better position than the same time last year. Recovery and enforcement continues to try and secure payment from those in default. It should be noted that more customers are presenting with difficulties with repayment.
Percentage of National Non-Domestic Rates (in year target)	51.5 %	99.20%	▲	Business Rates collection is a significantly better position compared to the same time last year, though collection does still present a challenge. The team continue to support customers that are experiencing difficulty with payment as a result of covid recovery. We await details of the new Business Rates relief fund of £1.5 billion for businesses affected by COVID-19 outside the retail, hospitality and leisure sectors. It is hoped this will be able to provide support businesses that weren't eligible for grants.
Number of days taken to process new claims	17.3	18.7 days	★	There has been in month improvement during the quarter, reducing the processing days. Work has been undertaken to ensure this direction of travel continues and the

				target continues to reduce. The team have an additional pressure as they have responsibility for Test and Trace isolation support payments; this scheme has now been extended until March 2022.
Percentage of rent collected from commercial tenants		98%	N/A	
Percentage of commercial units occupied per annum	100%	90%	★	New lettings currently being completed will bring occupancy to 100% of the available commercial stock.
Amount of annual income achieved by the In-house Repairs Team	£1,146,562	£1,300,000	▲	Considering the covid restrictions to keep tenants and staff safe that continued for the majority of Q2 the performance of the team has seen income exponentially increase over the first 2 quarters. Further acceleration is planned following recruitment to a new structure which is likely to come on stream in Q3 and Q4.

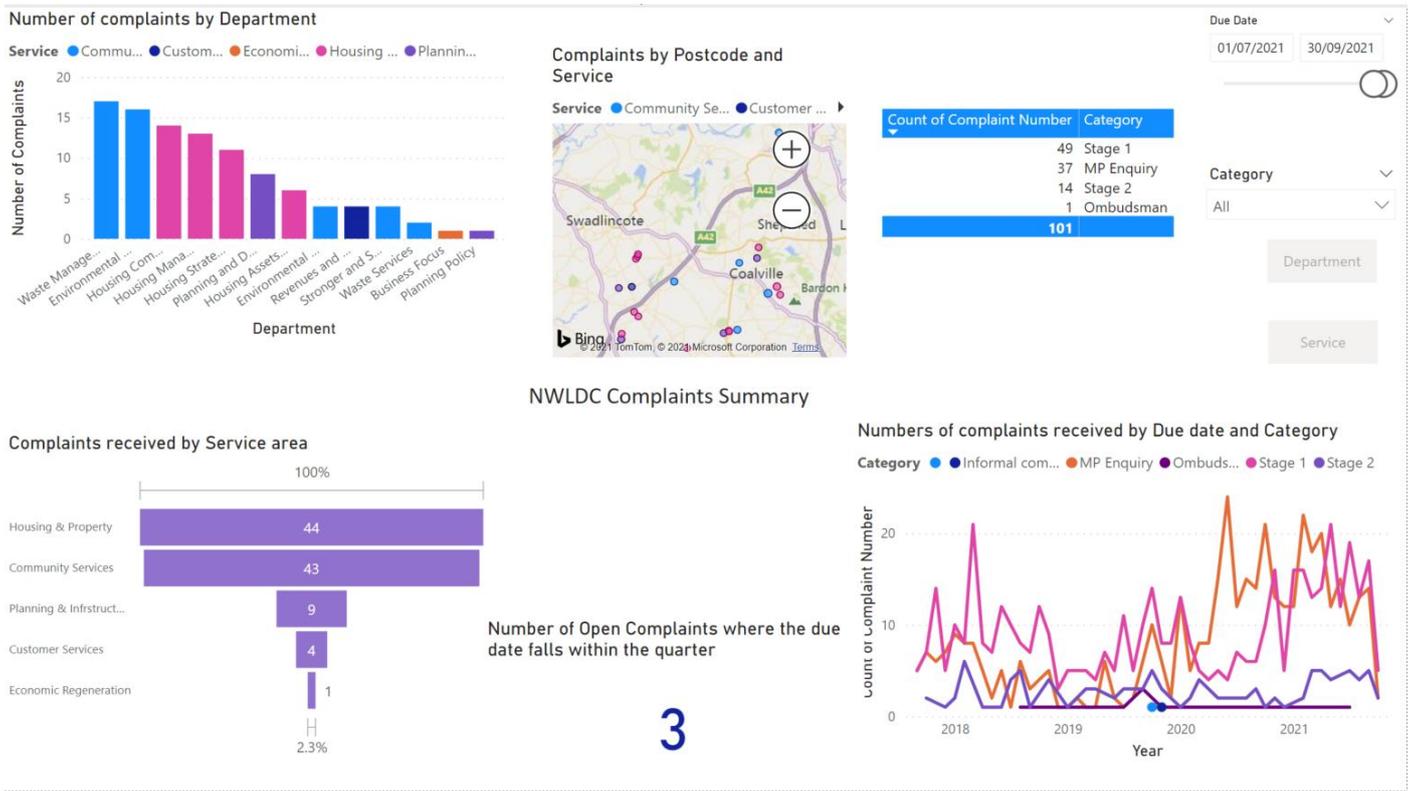
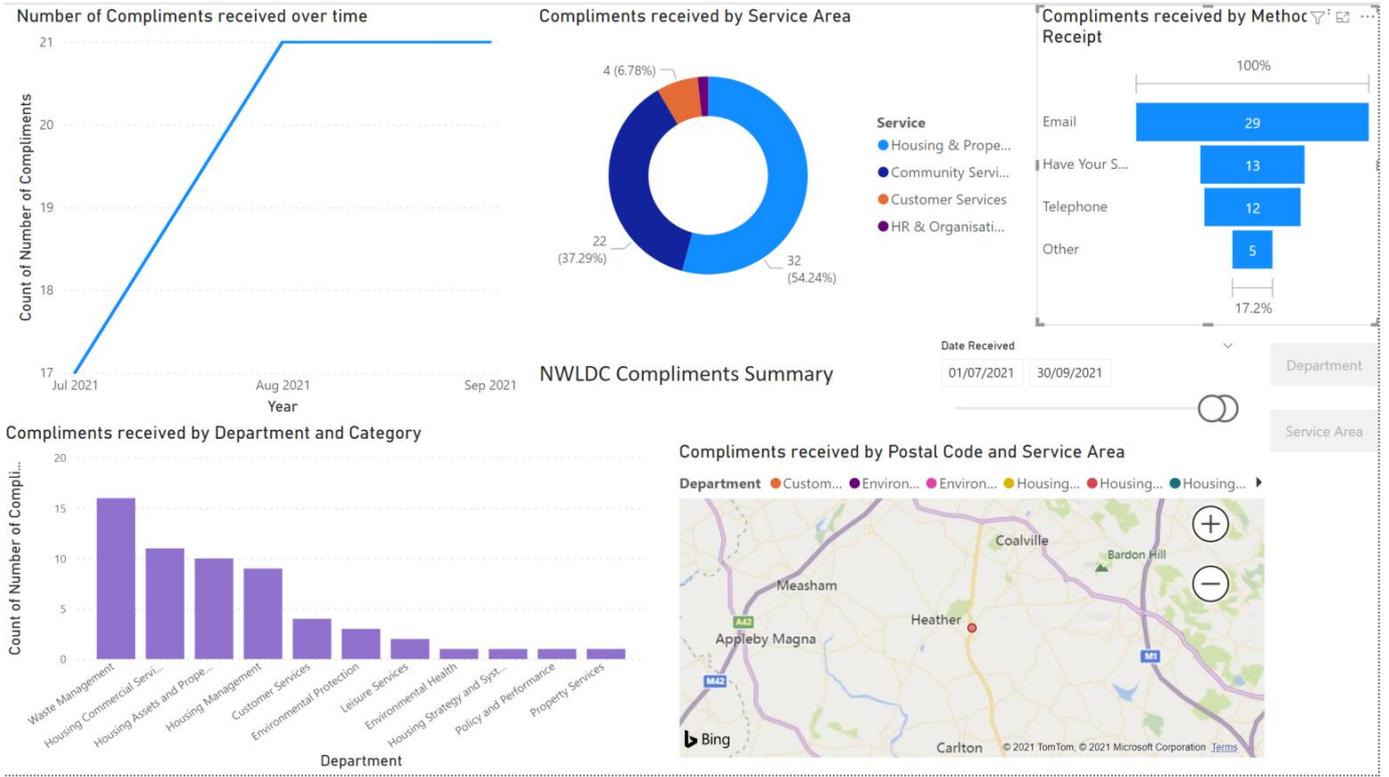
Sickness Report Q2

- 1.1 In Q2 (2021/22) there were 1940 FTE days lost due to sickness. This equates to 4.05 days lost per full time equivalent employee (FTE). The rate of sickness is significantly higher than Q1 (2.65 days/fte) as well as the corresponding period in the previous FY (1.30 days/fte).
- 1.2 Projecting ahead, the annual absence rate will be 13.4 days/fte against a corporate target of 8.0 days. Absence due to Covid-19 is not included in the sickness figures unless the employee tests positive or become unwell after receiving a vaccination. This approach is in line with NJC guidance.
- 1.3 Housing (5.81 days/FTE), Community Services (5.16 days/FTE) and Planning and Regeneration (2.27 days/FTE) were the work areas with the highest levels of sickness in this Quarter.
- 1.4 70% of all sickness in Housing occurred in Housing Repairs. The main reasons for sickness in this team were work related stress (27%), Musculoskeletal (26%) and personal stress (16%)
- 1.5 More than 80% of all sickness in Community Services occurred in Waste Services. The most common reasons for sickness in Waste Services were Musculoskeletal (31%), Covid-19 (24%) and personal stress (9%).
- 1.6 Almost all sickness in Housing (83%) and Community Services (72%) was the result of long-term sickness. Long term sickness is defined as any period of sickness lasting 10 days or more.
- 1.7 Across the organisation Musculoskeletal accounted for 27% of all sickness - this was the most common reasons for sickness. Stress related absence contributed a 22% share of all sickness (13% personal stress; 9% work related). Covid-19 was the third most common reason for sickness – 21%.
- 1.8 Out of a total of 239 instances of sickness in the period 45 were due to musculoskeletal, of which all but 3 have returned back to work. There were 56 instances of absence due to Covid19 and 16 cases of resulting from cold and flu symptoms.
- 1.9 In order to minimise cold and flu related absence this winter the council is offering free flu vaccination vouchers to all employees who are not eligible for a free flu vaccine through the NHS.
- 1.10 Managers and Senior HR advisors closely monitor and manage long term cases in conjunction with Occupational Health and their line managers. Where needed, employees have been referred to Everyday Advice Line, the council's employee assistance plan.

Health and Safety Update Q2

- 1.1 There have been 22 accidents to employees reported to the end of the period this year, no accidents to visitors were reported. One accident was reportable and there were 3 near misses logged. All accidents and near misses were investigated and measures put in place to minimise re-occurrence.
- 1.2 The average number of accidents have been stable since 2005, running at approximately 1 per week or 51.15 annually.
- 1.3 Stringent procedures and testing are in place to manage the risk of Legionella in Council property. Regular testing takes place at the Main Council Offices, Sheltered Housing schemes, and at Parks and sports pavilions throughout the district.
- 1.4 Risk assessments have been completed for all tasks completed across the Councils workforce. During the pandemic there has been an emphasis on COVID risk assessments at both occupation and individual levels. These continue to be updated to reflect the changing situation.

Customer Feedback



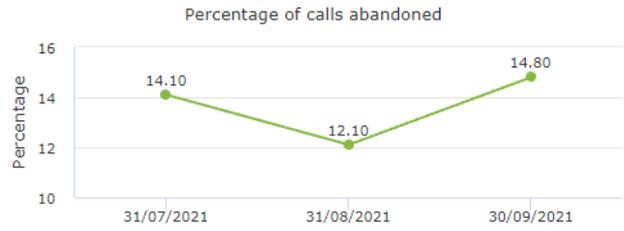
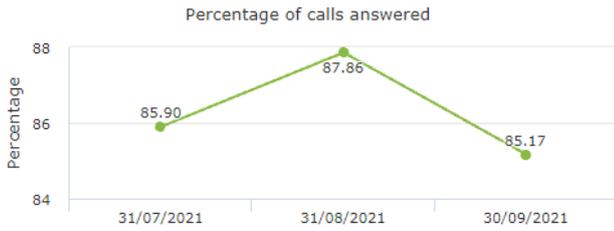
Customer Services Call Centre Statistics Graphs

Customer Service Call Centre Statistics

Dates

30/04/2021	31/05/2021	30/06/2021	31/07/2021	31/08/2021	30/09/2021
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Measure Name		Jul 2021	Aug 2021	Sep 2021
PI029 - Percentage of calls answered in the call centre	Actual	85.90	87.86	85.17
PI030 - Percentage of Call centre rate of abandonment	Actual	14.10	12.10	14.80
PI032 - Average amount of minutes a visitor has to wait before they are seen by Customer Services	Actual	0	0	0
PI235 - Amount of seconds for customer call waiting time average	Actual	140	152	145



Volume of calls continue to remain high with some respite in August, which shows in the percentage answered and abandoned. Call waiting time saw an increase in August due to talk time increasing, a technical issue with a system outage and a bank holiday affecting service.

Despite this the quarter as a whole saw target achieved for calls answered with YTD target on track.

Finance

General Fund	Annual Budgeted Position	Q2 Annual Forecast Position	Forecast Variance	Movement from Q1
Budgeted Surplus/(Deficit)	£1,102,000	£142,000	(£960,000)	(£102,000)

The general fund forecast outturn has fallen by £102,000 since quarter 1. Significant movements from quarter one are:

- £357,000 favourable movement in leisure services, which is due to the additional support costs for the leisure contractor coming significantly below expectations.
- Additional costs of £118,000 from for rent allowances.
- Increase in staffing costs for the planning team, totalling £110,000.
- £49,000 additional IT costs, resulting from less recharging of printing costs across the business.

Included within the annual forecast position are savings for the year totalling £570,000. As at period 6, total spend on the general fund was £5.0 million compared to a full year budget spend of £16.0 million. This means there remains significant opportunity to reduce forecast spend during the year, but if this is not achieved then there is a risk of the general fund slipping into a deficit position that will need to be funded by the journey to self-sufficiency reserves.

Housing Revenue Account	Annual Budgeted Position	Q2 Annual Forecast Position	Forecast Variance	Movement from Q1
Budgeted Surplus/(Deficit)	£35,000	(£84,250)	(£119,250)	£15,230

The HRA forecast deficit of £84,000 is a £15,000 improvement on last quarter. During the quarter the forecast rental income has fallen by £24,000 due to a larger number of properties becoming vacant during the period, which has been offset by lower forecast salary costs.

The HRA forecast position includes assumed savings of £225,000 during the year. The total spend on the HRA at period 6 was £3.9 million against a budget of £11.0 million, meaning these remains opportunity to identify these savings. However, as with the general fund, it means there is a risk the HRA could slip into a further deficit position, which can be funded through the HRA working balances of £6.3 million.

Special Expenses	Annual Budgeted Position	Q2 Annual Forecast Position	Forecast Variance	Movement from Q1
Budgeted Contribution to/(from) Reserves	(£113,000)	(£84,000)	£29,000	(£19,000)

The forecast contribution from special expenses reserves has increased by £19,000 since quarter one, as money not spent on events this year is earmarked to be used for events next year.

General Fund Capital Programme	Annual Budgeted Position	Q2 Annual Forecast Position	Forecast Variance	Movement from Q1
Budgeted Expenditure	£22.3 million	£16.9 million	£5.4 million	(£3.8 million)

Total spend on the general fund capital programme in quarter two was £6.7 million, which was mainly due to spend on the new leisure centre, at £6.4 million.

The forecast annual position has reduced by £5.4 million to £16.9 million. Of this £5.4 million, £4.7 million is expected to be carried forward into 2022/23. This includes £2.5 million for replacing vehicles, which have been on hold pending the development of a new fleet management strategy and £1.6 million for the Marlborough Square Improvements.

£729,000 of savings have also been identified from the capital programme, including £430,000 following the approval of the new accommodation project and £155,000 on the redevelopment of Apply Magna Caravan Site.

Housing Revenue Account Capital Programme	Annual Budgeted Position	Q2 Annual Forecast Position	Forecast Variance	Movement from Q1
Budgeted Expenditure	£14.4 million	£11.6 million	(£2.8 million)	(£0.3 million)

Total spend on the HRA Capital Programme in quarter two was £2.4 against a capital programme of £14.4 million. The forecast outturn for the year have been revised down by £0.3 million from the previous report, which is due to the planned speech module improvement in our supported housing being carried forward into the next year capital programme.

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 7 DECEMBER 2021



Title of Report	MINUTES OF THE COALVILLE SPECIAL EXPENSES WORKING PARTY	
Presented by	Councillor Andrew Woodman Community Services Portfolio Holder	
Background Papers	Agenda and minutes of the Coalville Special Expenses working Party on 12 October 2021.	Public Report: Yes
		Key Decision: Yes
Financial Implications	As set out in the reports to the CSEWP on 12 October 2021.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	Legal advice was provided during the drafting of all reports to the CSEWP on 12 October 2021.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	There are no staffing or corporate implications arising from the report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To share the minutes of the Coalville Special Expenses Working Party from 12 October 2021.	
Reason for Decision	So that the decisions of the Coalville Special Expenses Working Party can be considered.	
Recommendations	THAT CABINET NOTE THE MINUTES OF THE COALVILLE SPECIAL EXPENSES WORKING PARTY AT APPENDIX 1 AND APPROVES THE RECOMMENDATIONS DETAILED AT SECTION 3.0 OF THIS REPORT.	

1.0 BACKGROUND

- 1.1 The Coalville Special Expenses Working Party consists of all ward members from the Coalville Special Expenses Area and meets as often as is required to meet business demands, which is usually quarterly.
- 1.2 As the Working Party reports directly to Cabinet, all recommendations made are to be sent to the first available Cabinet meeting for final approval.

2.0 TERMS OF REFERENCE

- 2.1 To consider budget and financial issues which either solely or predominantly affect the Coalville Special Expenses Area and to make recommendations to Cabinet.

2.2 To receive reports and examine possible project options on which recommendations will be made to Cabinet.

3.0 RECOMMENDATIONS TO CABINET FROM THE MEETING ON 12 OCTOBER 2021

3.1 Events Update

3.1.1 There were no recommendations to Cabinet

3.2 Capital Projects Update

3.2.1 The following recommendations were made:-

1. Option One be the preferred design for the field at the rear of Coalville Park.
2. Option Four be the preferred option for the London Road Cemetery wall, subject to legal advice being sought on ownership and responsibility and approval of the budget at Council in February 2022;
3. That the provision for the grit bin at the junction of Zetland Close and Wentworth Road be supported;
4. The application for the solar lights in Memorial Square not be supported.

3.3 Coalville Special Expenses Finance Update

3.3.1 There were no recommendations.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> • Supporting Coalville to be a more vibrant, family-friendly town • Developing a clean and green district • Our communities are safe, healthy and connected
Policy Considerations:	Taken into consideration in drafting of reports to CSEWP.
Safeguarding:	Taken into consideration in drafting of reports to CSEWP.
Equalities/Diversity:	Taken into consideration in drafting of reports to CSEWP.
Customer Impact:	The reports and proposals presented to CSEWP all have positive impacts on a variety of customers.
Economic and Social Impact:	The reports and proposals presented to CSEWP will have positive economic and social impacts.
Environment and Climate Change:	Updates within the Capital Projects Update report will have positive environmental and climate

	change impacts.
Consultation/Community Engagement:	Coalville Special Expenses Working Party – 12 October 2021.
Risks:	None identified.
Officer Contact	Paul Sanders Head of Community Services Paul.Sanders@nwleicestershire.gov.uk

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MINUTES of a meeting of the COALVILLE SPECIAL EXPENSES WORKING PARTY held in the Council Chamber, Council Offices, Coalville on TUESDAY, 12 OCTOBER 2021

Present: Councillor D Everitt (Chairman)

Councillors M French, E G C Allman, A J Bridgen, A S Black, J Geary, J Legrys, J Windram and M B Wyatt

In Attendance: Councillors

Officers: Mrs C Hammond, Ms K Hiller, Mr J Knight, Mrs W May, Mr P Sanders and Miss A Wright

10. APOLOGIES FOR ABSENCE

There were no apologies for absence.

11. DECLARATIONS OF INTEREST

Councillor M Wyatt declared non-pecuniary interests in all items should reference be made to Coalville town, as the owner of two town centre businesses.

Councillor J Geary declared non-pecuniary interests in all items as a director of the Springboard Centre, founder member of Mantle Community Arts, and supporter of Coalville Town Football Club should any reference to them arise at the meeting.

Councillor J Legrys declared non-pecuniary interests in all items as a volunteer at Hermitage FM, should reference be made to Coalville town.

12. MINUTES OF THE PREVIOUS MEETING

Consideration was given to the minutes of the meeting held on 15 June 2021.

It was moved by Councillor J Legrys, seconded by Councillor A Black and

RESOLVED THAT:

The minutes of the meeting held on 15 June 2021 be confirmed and signed by the Chairman as a correct record.

13. EVENTS UPDATE

The Cultural Services Team Manager presented the report to members with specific reference made to Christmas in Coalville. She advised that the budget allocated to miscellaneous events would be moved to the Christmas budget to allow more to be delivered at this year's main event on 27th November but also other Christmas events throughout the festive period.

Reference was made to the proposed events programme and the associated budget for 2022/23 and she advised that the Christmas lights had been ordered and are due to be installed shortly in time for the 'switch on' event on 27 November. She asked the Group to promote and invite applications for funding from community groups as there was still a healthy amount of funding available having taken into account the number of applications and approvals to date.

The Chairman invited comments and questions.

Councillor M Wyatt advised that he had received some very positive feedback in respect of the drive in cinema and looked forward to seeing this continue in coming years. Disappointment was expressed that the Steampunk event did not go ahead and hoped this would be remedied going forward. Councillor Wyatt asked why the date of 27 November had been selected for the Christmas 'switch on' event as it had been earlier in previous years. He was advised that the Steampunk event had been affected by a number of factors not least Covid and the availability of a suitable location; but that this was very much still a consideration for a future event going forward. Councillor Wyatt was further advised that the date of 27 November for the Christmas event was not discordant with previous years as the event is held on the fourth Saturday of the month with attempts also made not to clash with the event in Ashby. This date is not negotiable at this late stage as the performers and external providers have been booked. Councillor Wyatt expressed his disappointment that the Ashby event took precedence over the Coalville events but he was advised that this was not the case. The dates had been arranged so as not have a clash of events.

Councillor J Legrys referenced the 'Coalville by the Sea' event and the disappointment felt by many over the pricing and quality of the event and that he understood that alternative providers would be sourced in the future. He considered it inappropriate for the current provider to have left the sand to be collected by council officers and not to have processes in place to clear it up themselves. The Cultural Services Team Manager acknowledged that the event delivered by the third party was not to the standard that would have been strived for had the Council delivered it and his concerns were noted; but it was acknowledged that in order to achieve this, there was a subsidy from the Coalville Specials fund in the sum of £4,000 which negated the need to charge entry or make some commercial decisions that a third party would need to make in order for it to be financially viable. Members were reassured that the removal of the sand was at no cost to the Council as this was reclaimed from the third party organiser.

Councillor Legrys agreed with the earlier comments about the success of the cinemas, both in the park and the drive in. He advised that he had received some concerns about the noise and light emanating from the event but the positivity far outweighed the negativity in terms of these events.

Councillor J Geary referenced the budget for this year's Christmas event and the increased budget in order to make it a bigger event in lieu of the one which did not take place last year. He was concerned that this may build up expectations for future years. He also acknowledged that next year would quite likely see the opening of the new Marlborough Square and considered that this would require a big opening event. He asked for assurances that a budget was in place for new Christmas lighting for this area of the town. These assurances were provided and details were referenced in the report.

Councillor M Wyatt sought clarification on this issue as he considered that, as Marlborough Square was an open space within the district, then any funding for this area should be provided from a corporate budget as opposed to the Coalville Special expenses budget. In response to this, it was suggested that Paul Wheatley, Head of Economic Regeneration, be invited to a future meeting of the Group to explain how the work around the Marlborough Square and Coalville regeneration project aligned with the work of the Coalville Special Expenses Group.

Councillor E Allman asked whether, in light of the Steampunk event not going ahead, there were other events in the pipeline at the Snibston Colliery site. It was noted that the Steampunk idea had not gone away but consideration needs to be given to the location, timing and linking the site with the town centre.

Councillor A Bridgen suggested that charity collections be invited where events were free to enter.

Councillor M Wyatt sought assurances that picnic in the park would return in 2023/24. He was advised that this was in the gift of members; as they would decide how they wished to spend the budget.

It was moved by Councillor E Allman, seconded by Councillor J Geary and

RESOLVED THAT:

The Working Party noted:-

1. The progress update on 2021/22 events.
2. The update for Christmas Lights 2021/22.
3. The proposed events programme and associated budget for 2022/23
4. The update for 2021/22 Coalville Special Expenses Community Grant Scheme.

ACTION – That Paul Wheatley, Head of Economic Regeneration, be invited to a future meeting of the Group to explain how the work around the Marlborough Square and Coalville regeneration project align with the work of the Coalville Special Expenses Group.

14. CAPITAL PROJECTS UPDATE

The Leisure Services Team Manager presented the report which provided an update on existing projects that already have approved budget or funding in place. An additional update was provided verbally on the successful bid to the Local Authority Treescapes fund, which gives 100% funding for the planting of trees along with a 3-year maintenance contribution. The report included a number of issues on which a preference and /or a decision of members was being sought.

On the issue of the solar lights, an update was provided by the Cultural Services Team Manager who advised that had she made some assumptions due to the lack of further information which had not been forthcoming from the Coalville Community Action Group, who submitted the request. Discussions with providers suggested that there was no product which could be recommended for use in public areas due to issues around the longevity of the product; and the lack of light in the winter months to provide sufficient solar charge. There are also issues around the positioning of the lights to take into account mitigation against anti-social behaviour which would impact on the overall visual effect. Further complications were around the power source given the location; and with batteries proving to be expensive and prone to theft.

The Chairman invited comments and questions.

Councillor M Wyatt made some observations. In relation to the consultation on the park improvement options, it was clear that option one was preferred by local residents and he considered this the most practical option. He asked that a task and finish group be set up to look at the play equipment in play areas to determine if equipment needed to be replaced or if a saving could be effected to Coalville Special Expenses by removing equipment and using the area in a different way. On the decision as to whether the trees be replaced, he considered this essential and that we should not give in to vandalism and he welcomed the continuation of Coalville in Bloom. He was pleased to see that the application was to be submitted in respect of solar panels for the bowls club and hoped for its success; and he agreed with the views of officers that the solar lights in the trees was not feasible and felt that having permanent lights in situ detracted from the effect of having Christmas lights.

Coalville J Geary supported the comments in relation to Coalville in Bloom adding that it was in the gift of members to agree the level of funding and he urged caution about the

planting of trees on verges where there may be an adverse effect on the infrastructure beneath. He sought clarification on the height of the cemetery wall as he considered it higher than the reported 1.2 metres. He was advised that the cemetery wall was 2 metres high and the 1.2 metres was one of the replacement options; there was a further option of a 'like for like' replacement. Councillor Geary advised therefore that his preferred option was four, the 'like for like' replacement. In terms of the application for the grit bin, he asked that this be taken forward.

Councillor J Legrys congratulated Friends of Coalville Park for the work they had done on the bid and to officers on the support they had provided to members. In respect of the park options, Councillor Legrys asked that, whichever option, a path be included from the park exit through to Hawthorn Close; and that measures be introduced to deter vandalism. He supported option one. He asked officers whether they felt confident that the site at Lillehammer drive would be cleared by Christmas 2023 considering the length of time this issue had been rumbling on. He echoed the supportive views on Coalville in Bloom and shared his concerns at the level of vandalism and the risk of this when considering lights in trees. In relation to the cemetery wall, Councillor Legrys asked about ownership and who was responsible for this, as he considered it should come from a corporate budget and was not the responsibility of this Group. In relation to the county council owned area known as Phoenix Green, he asked that a bid be made to enable the Parks Team to undertake some basic maintenance works.

Councillor E Allman asked whether the issue around the solar lights in Memorial Square had been communicated to the Coalville Community Action Group; advised that he had not yet received any details on the proposals for the play area at Claremont Drive; and stated that he would support option 3 to align with the views of Friends of Coalville Park.

Councillor A Black asked all members to encourage local businesses and residents to support Coalville in Bloom. She appreciates all the hard work undertaken by officers in respect of identifying areas for tree planting, and suggested the relief road at Bardon Road. She asked for a map of where the highways authority have designated tree planting and, with reference to the solar lights, advised that she does not support areas being lit every night due to light pollution and the effect had on local residents; a view subsequently supported by Councillor Wyatt.

The Leisure Services Team Manager responded to the issues and questions raised by Members as follows:-

- The issues around the play areas and equipment are being looked at by the Financial Sub Group and ward members will be fully engaged;
- The tree planting locations came from members, most of which are on county council land; Coalville park is the only suggestion which is owned by the district council; thorough checks will be made to ensure that any planting on highway verges does not impact on underground infrastructure;
- Proposals for the park extension have been adapted in an attempt to mitigate against anti-social behaviour;
- Legal advice will need to be sought on the ownership and responsibility of the cemetery wall given that it sits within the Coalville special area in which there is no Town Council to delegate any specific responsibilities;
- There are many external factors in play with regard to Lillehammer Drive that no absolute certainties can be given on timescales. However, everything that can be done is being done; but reliance on the timescale falls to Barratts.
- Legal advice will be sought on the powers of this Group in requesting the county council to undertake its responsibilities in maintaining the Phoenix Green area and, if so permitted, a letter can be sent to LCC setting out this Group's concerns;
- Happy to raise the issue of tree planting along the Bardon Road relief road with relevant officers; don't have a map but will ask LCC if they can provide;

A lengthy debate ensued on the merits of holding the meetings more regularly with a suggestion of these being monthly or 6-weekly meetings.

It was moved by Councillor J Geary and seconded by Councillor M Wyatt that a report be submitted to the next meeting of the Group on proposals for looking at its Terms of Reference and it meeting more regularly. An amendment to the motion was moved by Councillor Geary to include that the next meeting of the Group be convened an hour earlier to enable discussions to be held. This was seconded by Councillor Legrys and it was AGREED. It was subsequently

RESOLVED THAT:

1. The progress update on the 2021/22 Capital Projects be noted.
2. That a report be brought back to the next meeting on proposals for looking at the Group's Terms of Reference and it meeting more regularly; and that the next meeting of the Group be convened an hour earlier to enable these discussions.
3. That legal advice be sought on the powers of this Group in requesting the county council to undertake its responsibilities in maintaining the Phoenix Green area and, if so permitted, a letter be sent to LCC setting out this Group's concerns.

RECOMMENDED TO CABINET THAT:

1. Option One be the preferred design for the field at the rear of Coalville Park.
2. Option Four be the preferred option for the London Road Cemetery wall, subject to legal advice being sought on ownership and responsibility and approval of the budget at Council in February 2022;
3. That the provision for the grit bin at the junction of Zetland Close and Wentworth Road be supported;
4. The application for the solar lights in Memorial Square not be supported.

ACTIONS

- (1) That legal advice be sought on the ownership and responsibility of the cemetery wall given that it sits within the Coalville specials area in which there is no Town Council to delegate any specific responsibilities;
- (2) That a report be bought back to the next meeting on proposals for looking at the Group's Terms of Reference and it meeting more regularly; and that the next meeting of the Group be convened an hour earlier to enable these discussions;
- (3) That legal advice be sought on the powers of this Group in requesting the county council to undertake its responsibilities in maintaining the Phoenix Green area and, if so permitted, a letter be sent to LCC setting out this Group's concerns.

15. COALVILLE SPECIAL EXPENSES FINANCE UPDATE

The Finance Team Manager presented the report to members.

It was moved by Councillor Legrys, seconded by Councillor A Black and

RESOLVED THAT:

1. The 2020/21 final outturn figures and Coalville Special Expense balances as at 31 March 2021 be noted.
2. The 2021/22 period 3 budget monitoring figures and forecasted outturn for 2021/22 be noted.

3. Future meetings have the Finance Update as the first item on the agenda.

ACTION: Democratic Service to ensure that future meetings have the Finance Update as the first item on the agenda.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.20 pm