



Scan the code above or visit www.nwleics.gov.uk/meetings for a full copy of the agenda.

Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6.00 pm on Thursday, 9 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 made clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
3	PUBLIC QUESTION AND ANSWER SESSION	
	To receive questions from members of the public under rule no.10 of the Council Procedure Rules.	
4	MINUTES	
	To confirm and sign the minutes of the meeting held on 27 October 2021.	3 - 6
5	LOCAL PLAN REVIEW : EMPLOYMENT STRATEGY OPTIONS	7 - 16
6	AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION	
	Report of the Head of Planning and Infrastructure.	17 - 74
7	SWANNINGTON NEIGHBOURHOOD PLAN - PROPOSED RESPONSE TO PRE-SUBMISSION DRAFT (REGULATION 14).	
	Report of Head of Planning and Infrastructure.	75 - 96
8	STATEMENT OF COMMON GROUND - CHARNWOOD BOROUGH	
	Report of the Head of Planning and Infrastructure.	97 - 136

Circulation:

Councillor J Bridges (Chairman)
Councillor R L Morris (Deputy Chairman)
Councillor D Bigby
Councillor R Boam
Councillor D Everitt
Councillor J Hout
Councillor J Legrys
Councillor A C Saffell
Councillor J G Simmons
Councillor N Smith
Councillor M B Wyatt

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 27 OCTOBER 2021

Present: Councillor J Bridges (Chairman)

Councillors R L Morris, D Bigby, D Everitt, J Hoult, J G Simmons, N Smith and J Geary (Substitute for Councillor J Legrys)

In Attendance: Councillors R Johnson and K Merrie MBE

Officers: Mr I Nelson, Mr C Elston, Mrs C Hammond, Mr C Colvin and Ms S Grant

At the commencement of the meeting, the Chairman advised that Councillor N Smith was unable to attend the meeting in person and therefore would be joining the meeting remotely. In accordance with the Council's Constitutional rules, he was able to participate in the meeting but would not be permitted to vote.

23 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Legrys and T Saffell.

24 DECLARATION OF INTERESTS

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

Councillor J Hoult declared a non-pecuniary interest in anything relating to neighbourhood plans, as a member of the Ashby and Blackfordby Neighbourhood Plan Committees.

25 PUBLIC QUESTION AND ANSWER SESSION

There were no questions received.

26 MINUTES

Consideration was given to the minutes of the meeting held on 8 September 2021.

It was moved by Councillor J Geary, seconded by Councillor J Simmons and

RESOLVED THAT:

The minutes of the meeting held on 8 September 2021 be approved and signed by the Chairman as a correct record.

27 REVIEW OF SETTLEMENT HIERARCHY

The Planning Policy and Land Charges Team Manager presented the report to members.

Councillor D Everitt expressed concerns that Thringstone had been included within the Coalville Urban Area and that he felt that it should be classed as a sustainable village, like Swannington. The Planning Policy and Land Charges Team Manager noted that Swannington was physically separated from the Coalville Urban area, whereas with Thringstone, it was felt that the separation with Whitwick and hence the wider Coalville Urban area, was not apparent.

Members discussed how the characteristics of the sustainable villages could change during the life of a plan which in turn would move them into the local housing needs category. The Planning Policy and Land Charges Team Manager advised that during the

plan review any changes to a settlement could be reviewed and amended as required, however once the plan had been adopted a status could only be changed through a review of the plan. He stated that he would take the point away for consideration

It was moved by Councillor J Hault, seconded by Councillor J Geary and

RESOLVED THAT:

1. The proposed Settlement Hierarchy as set out at paragraph 3.19 of the report be agreed; and
2. It be agreed that the proposed Settlement Hierarchy be consulted upon as part of the next round of consultation.

28 DEVELOPMENT STRATEGY

The Planning Policy and Land Charges Team Manager presented the report to members. He presented each section separately allowing members the opportunity to ask questions after each section.

In terms of Sections 3, 4 & 5 the following questions were asked:

Councillor D Bigby sought clarification as to why option 3, part of which had been selected as a preferable option for High 1, did not contain either the smaller villages or the new settlement. He felt that at least one option should contain those settlements to allow sensible provision to be made for development within those areas. The Planning Policy and Land Charges Team Manager advised that there was an infinite number of options and that new options following the consultation may need to be considered.

Councillor J Geary noted the large amount of industrial development that was taking place in the north of the district, which would employ staff on low wages, and the lack of affordable homes that were being built in those areas. He felt that when land was being earmarked for large employment development, land should also be earmarked for affordable housing for the employees. The Planning Policy and Land Charges Team Manager stated that the suggestion was one of the arguments in favour of a new settlement within the northern part of the district due to the continued economic growth in that area.

Councillor N Smith sought clarification, that if a new settlement was built, would the Authority have any control over how the dwellings were built, such as factory built houses? The Planning Policy and Land Charges Team Manager stated that the plan could include policies that would require developments to be built to certain standards, but could not stipulate a certain requirement in terms of how they were built.

Councillor D Bigby asked if the Authority was talking to neighbouring authorities to the north of the district to take some of North West Leicestershire's housing requirements due to the large scale industrial development in that area. The Planning Policy and Land Charges Team Manager advised that they were talking, but that you could only request that another authority takes your growth if you could not accommodate it, which was the case with Leicester and surrounding authorities looking to take on the unmet need. However, no such unmet need had been identified in North West Leicestershire.

In terms of sections 6,7 & 8 the following questions and comments were made:

Councillor D Bigby raised concerns over the language in the recommendation that stated that scenario High 2 was the preferred option. He stated that he was not against including

the scenario, but the wording did not sit right with him. He noted that the numbers were higher than all the figures other than the build out rate and with that number of proposed dwellings in the option, the market would become saturated. The Planning Policy and Land Charges Team Manager stated that if members wished to put forward alternative wording for the recommendation, he would be happy to consider it. He agreed that if too much housing was planned there was a chance that it wouldn't get built.

Councillor J Geary noted that as well as overspill from Leicester, the report stated that Oadby and Wigston required housing distribution, which was on the other side of Leicester to North West Leicestershire. He expressed concerns that due to their location, they should have been looking at authorities adjoining their borough to take the need. The Planning Policy and Land Charges Team Manager clarified that there was currently no unmet growth need in Oadby and Wigston, however at the time of the production of the Strategic Growth Plan, there was a possibility that there could be.

Councillor D Bigby put forward some amended wording for the recommendation that was agreed by officers.

Councillor D Bigby moved that the wording in the recommendation be amended to "That the Local Plan Committee agrees that at this stage 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". The amendment to the recommendation was seconded by Councillor J Geary and it was

RESOLVED THAT:

At this stage 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.

The meeting commenced at 6.00 pm

The Chairman closed the meeting at 7.29 pm

This page is intentionally left blank

LOCAL PLAN COMMITTEE – 9 DECEMBER 2021

Title of Report	LOCAL PLAN REVIEW: EMPLOYMENT STRATEGY OPTIONS	
Presented by	Sarah Lee Principal Planning Policy Officer	
Background Papers	National Planning Policy Framework National Planning Practice Guidance North West Leicestershire: The Need for Employment Land (December 2020) Start-up Workspace Demand Report (SQW) Housing and Economic Development Needs Assessment 2017 (HEDNA)	Public Report: Yes
Financial Implications	The cost of the substantive Local Plan Review is met through existing budgets.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	None from the specific content of this report. In due course agreed policy options will be incorporated in a public consultation document for the Local Plan Review. 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	<p>This report considers the latest position with respect to the need for, and the supply of, employment land and proposes the following matters for inclusion in the next Local Plan Review public consultation.</p> <ul style="list-style-type: none"> - options for sustaining our employment land supply - options for the spatial strategy for general employment land - an initial option for the amount of strategic warehousing land to plan for 	
Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE AGREE TO INCLUDE THE FOLLOWING IN THE NEXT LOCAL PLAN REVIEW PUBLIC CONSULTATION (REGULATION 18):</p> <p>(I) THE OPTIONS FOR SUSTAINING EMPLOYMENT LAND SUPPLY (PARAGRAPHS 2.18 TO 2.21), (II) THE GENERAL EMPLOYMENT STRATEGY OPTIONS (PARAGRAPHS 4.9 TO 4.12) AND (III) THE STRATEGIC WAREHOUSING INITIAL OPTION (PARAGRAPH 5.7)</p>	

1. INTRODUCTION

- 1.1 Local Plan Committee has previously considered a number of reports on employment matters for the Local Plan Review.
- 1.2 **27 January 2021.** This report presented the findings of the Need for Employment Land December 2020 study ('the Stantec study') which quantifies the additional general employment land and floorspace needed in the district to 2039 (excluding strategic-scale warehousing). It also summarised the findings of the Start Up Workspace study which found there was a gap in district's portfolio of premises for small workshop schemes up to 100sqm and potentially for grow on light industrial space of 150-500sqm as well. The Committee noted the evidence and that, following further work, the Committee would consider their implications at a future meeting.
- 1.3 **26 May 2021.** The Committee agreed, with amendments, policy options for a) revisions to Local Plan Policy Ec2(2) – New Employment Sites, b) start up workspace and c) local employment and for these to be included in the next Local Plan Review public consultation. In respect of Policy Ec2(2), 8 potential options for how the policy might be amended were agreed.
- 1.4 **7 July 2021.** This report dealt with the matter of strategic scale warehousing (units of 9,000+sqm). It presented the key findings of the 'Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change (April 2021)' study prepared for the Leicester & Leicestershire authorities, including its assessment of the amount of additional strategic warehousing likely to be needed in the county to 2041. The Committee noted the findings as part of the Local Plan Review evidence base and the future work the being undertaken by the Leicester & Leicestershire authorities to try to reach an agreed position on how the need could best be met.
- 1.5 This report considers the latest position with respect to the need for, and the supply of, employment land and proposes the following matters for inclusion in the next Local Plan Review public consultation.
- options for sustaining our employment land supply
 - options for the spatial strategy for general employment land
 - an initial option for the amount of strategic warehousing land to plan for

2. GENERAL EMPLOYMENT LAND

- 2.1 General employment land for these purposes comprises;
- offices (use class E(g)(i)) (formerly B1a)
 - research & development (E(g)(ii)) (formerly B1b)
 - light industrial (E(g)(iii)) (formerly B1c) and industrial (B2)
 - non-strategic warehousing (units up to 9,000sqm) (B8).

- 2.2 It excludes strategic scale warehousing which is dealt with separately.

Overall requirements & supply position

- 2.3 The table below shows our employment land supply at 31 March 2021 measured against the Stantec requirements. The supply figures have been updated from previously published versions, primarily because recent information has suggested that Mercia Park is likely to provide less industrial floorspace than previously assumed.
- 2.4 An allowance for **future losses of employment floorspace** to other uses has also been factored into the need/supply position to offset the effect of any future losses on our land supply position as proposed by Stantec (paragraph 6.3). A review of the past 9 years

reveals that, on average, 75sqm of offices (in the former B1a/b use class) and 2,400sqm of industry/smaller warehousing are lost per year. Changes to permitted development rights and to the Use Classes Order make it more likely that offices (use class E) will be put to other uses in the future and it is suggested that it would be appropriate to double the assumed office losses to 150sqm/year in response, although it is impossible to be certain what the actual long term effect of these changes will be.

- 2.5 To avoid double counting with losses which already have permission, the allowance is applied from 2023/24 onwards.

Employment Land Need/Supply balance at 31 March 2021

		Offices		Industrial/non-strategic warehousing	
		Sqm	Ha	Sqm	Ha
A	<i>Stantec Requirement (2017 – 39)</i>	57,000	9.0	187,000	47.00
B	<i>Losses allowance (2023 – 39)</i>	2,400	0.4 ¹	72,800	18.2 ²
C	Total Requirement	59,400	9.4	259,800	65.2
D	<i>Net completions (2017 – 2021)</i>	12,784	6.33	2,990	-0.49
E	<i>Net permissions at 31/03/2021</i>	23,986	8.74	73,910	28.22
F	<i>Allocation (Money Hill)</i>	31,980	5.33	42,640	10.66
G	Total Supply [D+E+F]	68,750	20.4	119,540	38.39
	Residual requirement(+)/surplus(-) (2021-39) [C-G]	-9,350	-11.0	140,260	26.81

- 2.6 This shows that there is enough floorspace allocated/with planning permission for offices to surpass the requirement to the end of the plan period (which is expressed as a maximum figure in the Stantec study) and to meet more than 45% of the (minimum) requirement for industry/small warehousing.
- 2.7 The January 2021 Local Plan Committee report contained some commentary on the Stantec figures which is repeated here for ease.

“2.4 The offices requirement is presented as a maximum figure. This is because there are a number of factors which could curtail office demand in the future, namely;

a) the office market is beset by poor development viability and limited access to development finance such that speculative office development is not currently feasible. This situation is not unique to NWL and is replicated across the country with the exception of the largest city and business centres;

b) the Covid pandemic is clearly having a current impact on the amount of office space being used as many more people work from home. The consultants anticipate that businesses will continue to use offices but with the possibility that some will re-organise to require less office space in the future. As yet, it is too early to predict the duration and scale of any such impacts; and

c) the consultants detect a market preference in favour of city centre sites and away from out of town business parks which is where much of NWL’s office stock is located (e.g. Pegasus Business Park adjoining East Midlands Airport).

2.5 The industrial forecast is presented as a minimum figure as there are some indications that demand has been suppressed in the past, including as a result of

¹ using Stantec plot ratio of 60%

² using Stantec plot ratio of 40%

competition from the strategic distribution market which can command higher land values and therefore can outbid other types of uses when sites are being purchased.

2.6 In addition, the study identifies a qualitative gap in the stock of industrial premises in North West Leicestershire. It finds that the district lacks modern, flexible high-specification space which can be future-proofed for changing technologies and which is set in an attractive, landscaped environment rather than a more traditional industrial estate. The study reports that these types of premises are attractive to higher value industrial occupiers. This reinforces the quantitative evidence and points to a need to consider the type and form of development which potential sites could accommodate as well as the overall amount. It is about ensuring an adequate supply of land that can meet needs in the widest sense.”

Planning for flexibility

- 2.8 The National Planning Policy Framework (NPPF) says that Local Plan policies for the economy should build in a degree of flexibility in anticipation of changes in needs, working practices and economic conditions over the plan period which were not foreseen when the plan was prepared (paragraph 82d).
- 2.9 To some extent an Ec2(2) type policy provides a degree flexibility, but it is considered that the plan could take a more proactive approach from the outset.
- 2.10 As context, the Housing and Economic Development Needs Assessment 2017 (HEDNA), which is part of the adopted Local Plan evidence base, adds in a flexibility allowance equivalent to 5 years’ average annual completions. This is in recognition of the following factors;
- “Typically, there is some level of vacant floor space within functioning markets;
 - The potential error margin associated with the forecasting process;
 - To provide a choice of sites to facilitate competition in the property market;
 - To provide flexibility to allow for any delays in individual sites coming forward.” (paragraph 11.14)
- 2.11 Additionally, we have a number of sites which have outline permission or an allocation for a combination of offices, industry and/or warehousing where the exact split between the different uses is not yet known. Particular examples are Money Hill Ashby de la Zouch, Park Lane Castle Donington and Heather Brickworks. The result is that there can be less certainty about the precise details of the future supply, compared with housing for example. This adds to the argument to make some allowance for this uncertainty and flexibility.
- 2.12 Stantec do not consider that there is a necessity to add such a margin or buffer onto the needs figures. They argue that land allocated for later years can be brought forward at the next 5-yearly review of the plan if needs change. The later years’ supply is, in effect, the safety margin. In officers’ opinion this approach does not provide the flexibility required by the NPPF and would represent a risk to the soundness of the plan.
- 2.13 Further, it may not always be possible to accelerate sites planned for the longer term, particularly if the employment land is part of a wider, strategic site. If a more precautionary approach is taken, a margin can be justified which would better align with the NPPF and would help ensure that employment land supply does not act as a brake on local economic growth. A flexibility allowance equivalent to 5 years’ average annual completions is included in the table below.

Employment Land Need/Supply balance at 31 March 2021 including flexibility allowance

		Offices		Industrial/non-strategic warehousing	
		Sqm	Ha	Sqm	Ha
A	<i>Stantec Requirement (2017 – 39)</i>	57,000	9.0	187,000	47.0
B	<i>Losses allowance (2023 – 39)</i>	2,400	0.4 ³	72,800	18.2 ⁴
C	<i>Flexibility Margin</i>	11,285	1.88 ⁵	25,484	6.37 ⁶
D	Total Requirement [A+B+C]	70,685	11.28	285,284	71.57
E	Total Supply	68,750	20.4	119,540	38.39
F	Residual requirement(+)/ surplus(-) [D-E]	1,935	-9.12	165,744	33.18

- 2.14 This means the Local Plan Review would need to include additional allocated sites sufficient for some 2,000sqm of offices and 166,000sqm/33Ha of industrial/smaller warehousing.
- 2.15 In preference to a flexibility margin, Stantec suggest we consider planning for a **rolling 5-year supply** of suitable, available sites in the Local Plan Review. The timing of the supply, as well as the total amount, is important so there is a continuity and choice of sites available at any point throughout the plan period.
- 2.16 In response, and unlike for housing, there is no NPPF requirement to demonstrate a 5-year supply of employment land. Initial analysis also reveals that achieving a rolling 5-year supply would require us to identify a considerable amount of additional land, well in excess of the residual requirement shown in the table above.
- 2.17 Whilst planning for a rolling 5-year supply may not be appropriate, the issue of continuity of supply is an important one. Officers have considered when the sites which already have permission and land allocations are likely to be developed and this has revealed that there is some risk that the supply of suitable, available employment land will tail off considerably (and could even reach zero) in the later years of the plan period. The additional land allocations to be included in the plan will help the situation but there is a residual risk that business growth could be frustrated by a lack of suitable sites post 2031. The NPPF confirms that “planning policies should....set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period” (paragraph 82b) (emphasis added).
- 2.18 The following are options for how this issue could be tackled.
- 2.19 Option 1 – identify reserve site/s (the preferred option)**
This would involve identifying specific additional site/s in the Local Plan Review, on top of those needed to meet the numerical requirements explained earlier, which would be released for development only in the specific circumstances of insufficient supply. The plan would include a policy setting the triggers which would need to be met to justify the release of the site/s. This approach helps give certainty to users of the plan, is pro-active and gives the council control over site selection. For these reasons, it is the option which officers recommend.

³ using Stantec plot ratio of 60%

⁴ using Stantec plot ratio of 40%

⁵ using Stantec plot ratio of 60%

⁶ using Stantec plot ratio of 40%

2.20 Option 2 – increase the requirement figures by an additional factor

This would involve increasing the numerical requirement for additional employment land by a certain amount or percentage and allocating a correspondingly more land in the plan. This approach would increase the available supply but does not provide control over the timing of/circumstances when the 'additional' land would become available. This option gives extra flexibility and choice to the market and relies on the market reaching a natural balance to spread out delivery over the plan period.

2.21 Option 3 – await the next review of the Local Plan

This is a 'do nothing for now' approach. As the issue potentially arises at the end of the plan period, and plans are subject to 5-yearly reviews, we would monitor our needs and supply position and reconsider whether additional land needs to be identified next time the plan is reviewed. This would mean that we are deferring dealing with the issue and could result in the plan being challenged at the Examination for not being positively prepared and not being consistent with national policy.

2.22 Option 4 – rely on Policy Ec2(2) or its equivalent

If land supply becomes insufficient in the later part of the plan period, we would use Policy Ec2(2) or its equivalent to consider applications on unidentified sites. This approach does not give the certainty and control of Option 1 and is less proactive than either Options 1 or 2.

To be clear, Option 4 is focused on the specific issue of waning land supply post 2031 and whether using Policy Ec2(2) is the best solution. There are other reasons to consider including an Ec2(2) type policy in the plan as discussed and agreed (with amendments) for public consultation at the May meeting of this committee.

3. FORTHCOMING MATTERS

- 3.1 A second assessment of general employment land requirements will be provided by the Housing and Employment Needs Assessment (HENA) being prepared by the Leicester and Leicestershire authorities.
- 3.2 Leicester City Council has declared it has an unmet employment land need of 23Ha. As with housing, the issue of unmet employment land need will be the subject of further discussion and negotiation between the Leicester and Leicestershire authorities.
- 3.3 We could wait for both these matters to be resolved before consulting the public on potential options. This would result in unacceptable delay to the Local Plan review process. Instead, it is recommended that we progress to public consultation but with the understanding that the implications of the HENA and Leicester's unmet need will need to be assessed and addressed later in the plan's preparation.

4. GENERAL EMPLOYMENT: STRATEGY OPTIONS

- 4.1 We also need to consider potential options for how the plan might distribute future employment land across the district.
- 4.2 As a starting point, the table below shows the geographic distribution of completed employment development (2017-21), extant planning permissions (at April 21) and allocated land. This is, in effect, the distribution delivered by the adopted Local Plan.

Area	Offices	Industry	Smaller B8	Industry + Smaller B8	Strategic B8
Measham/Appleby Magna area	4%	4%	-	2%	26%
Ashby area	57%	19%	42%	23%	5.2%
Castle Donington area (incl. Diseworth, Lockington)	23%	14%	20%	16%	58.7%
Coalville area (including Bardon)	12%	63%	34%	52%	-
Sawley	-	-	-	-	8.7%
Elsewhere (Heather, Kegworth, Moira, Sinope, Breedon)	4%	-	4%	7%	1.4%

- 4.3 This shows that the majority of recent/forthcoming employment development is in a limited number of locations. For offices, completions and future supply is focused in Ashby, in particular at Ivanhoe Business Park (now complete) and at Money Hill, with a significant amount of office floorspace also permitted in the Park Lane and EM Point at Castle Donington.
- 4.4 The main location for industrial uses has been Coalville with a large development completed at Bardon Road and sites under construction at Victoria Road, Ellistown and east of Regs Way. The concentration of smaller scale warehousing at Ashby is accounted for by Money Hill, Land north of Lountside, Flagstaff Island and units at Ivanhoe Business Park. When the industrial and smaller warehousing figures are combined, Coalville has the greatest proportion of floorspace followed by Ashby and Castle Donington.
- 4.5 This pattern aligns with the settlement hierarchy in the adopted Local Plan with the majority of general employment provision at the most sustainable settlements of Coalville, Ashby de la Zouch and Castle Donington. Local Plan Committee agreed the Local Plan Review settlement hierarchy for public consultation at its October 2021 meeting and these 3 settlements are reconfirmed as the main settlements in the district.
- 4.6 The Stantec study affirms these findings. “The district has three major industrial areas, at Coalville/ Bardon, Ashby and Castle Donington/East Midlands Airport. The greatest choice of units and the best-quality modern stock is concentrated in these areas, which are well connected to the M1 and A42/M42. The rest of the district’s industrial areas are secondary by comparison” (paragraph 5.38).
- 4.7 The Castle Donington area has been the focus for strategic scale distribution and Mercia Park accounts for the substantial amount of strategic distribution floorspace in the Measham/Appleby Magna area with significant developments also at Ashby (former Lounge site) and Sawley (Aldi).

Strategy options

- 4.8 Potential options are described below. At this stage we have not identified a preferred option pending sustainability appraisal and the consideration of feedback from the public consultation.
- 4.9 **General Employment Land Strategy Option 1**– continuation of the adopted Local Plan distribution. Allocate general employment land principally at Coalville, Ashby and Castle Donington (i.e. the settlements at the top of the settlement hierarchy).
- could result in a choice of sites

- the number of locations would be limited and mirror those where there is current supply
- other settlements would not see any increase in supply
- potentially the sites would be well related to labour supply

4.10 **General Employment Land Strategy Option 2** – Allocate employment land at Coalville, Ashby and Castle Donington plus Measham/Appleby Magna as a ‘new’, expanding employment location

- could result in a choice of sites
- the overall number of locations would be limited and mirror those where there is current supply
- potentially the sites would be quite well related to labour supply and there may be particular benefits for Measham where there are known pockets of deprivation.
- strategy could include establishing J11A42 as a ‘new’, expanding employment location, capitalising on the profile of Mercia Park with the potential to share infrastructure
- however there is likely to be strong competition from the strategic distribution sector in this location

4.11 **General Employment Land Strategy Option 3**– provide a more widespread distribution of employment land, including in locations which are currently less well provided for (Local Service Centres – Ibstock, Kegworth, Measham - and below).

- could result in a wider choice of locations
- Local Service Centre locations are secondary compared with Coalville, Ashby and the Castle Donington area and are unlikely to be as attractive to the market
- Stantec recommend that we plan for “development opportunities at substantial sites, with critical mass and visibility, rather than relying on piecemeal development on scattered plots” (paragraph 6.13). This option may be more likely to result in the latter.

4.12 **General Employment Land Strategy Option 4** – single/new location for a high quality, mixed use business park

- there is already the opportunity for this, if there is sufficient demand, through the allocation at Money Hill (16Ha)
- would result in limited choice of locations
- locations could be in competition with strategic distribution market
- could be incorporated as part of a mix of uses in a new settlement, although this is likely to push delivery to the end of the LPR period and/or beyond
- could achieve the Stantec recommendation for development of a critical mass and visibility comprising modern, flexible high-specification space in an attractive environment (paragraphs 5.104, 6.13)

5. STRATEGIC DISTRIBUTION: NEEDS AND SUPPLY

5.1 The requirements for strategic distribution for Leicester and Leicestershire as a whole (2020-41) have been assessed in the ‘Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (April 2021)’ (‘the study’). The study has a base date of 1st April 2020 and when the position is updated to April 2021, there is a supply of 387,125 sqm at rail served sites and 1,131,014 sqm at non-rail served sites. This leaves a shortfall of 718,875 sqm (288 ha¹) at rail served sites and 334,986 sqm (96 ha¹) at non-rail served sites to be planned for the period to 2041.

5.2 The rail-served requirement would be largely fulfilled through the proposed Hinckley National Rail Freight Interchange (NRFI) at Junction 2 of the M69 if it were to be permitted.

5.3 The Netherfield Lane application (20/00316/OUT) adds some 33,675 sqm of strategic warehousing to the supply (and 32,051 sqm non-strategic units). Taking this into account results in a shortfall of **301,293 sqm** at non-rail served sites to 2041. However, permission

has recently been granted on appeal for 89,200 sq m of industry (B2)/warehousing (B8) in Hinckley and Bosworth Borough (on the border with North West Leicestershire). Depending on the split between uses, this would further reduce the shortfall to at least **212,093sqm**.

- 5.4 The need figures in the strategic B8 study includes a margin for flexibility equivalent to 5 years supply.

Initial Option for strategic warehousing

- 5.5 Officers from the Leicester and Leicestershire authorities are working together to assess how best the outstanding requirement can be met. Waiting for the resolution of this work would delay the next stage of our Local Plan Review. To avoid this it is suggested that the Council proceed on the basis of an initial option on the understanding that this may be superseded once there is agreement at the Leicester and Leicestershire level, confirmed through a Statement of Common Ground. This approach would help minimise the risk to the progress of the Local Plan Review.
- 5.6 If there is still no Leicester and Leicestershire agreement at the point our pre-submission Local Plan (Regulation 19) is prepared, we would have to make a unilateral decision on what NWL's contribution to the overall Leicester and Leicestershire requirement should be.
- 5.7 Suggested initial option for consultation at this stage is that **up to 50% of the outstanding road-served requirement to be met in NWL = approx. 150,000sqm**. based on April 2021 figure or about 106,000sqm taking account of the recent appeal decision, subject to confirmation with the other Leicester and Leicestershire authorities. To put this in context, the higher figure would be slightly less than the Amazon unit at Beveridge Lane, Ellistown.
- 5.8 The intensity of the development pressure in NWL means that making no/minimal provision for strategic distribution would be unrealistic and very strongly challenged at the Examination and, in all likelihood, through unsolicited planning applications. It would also be contrary to the Tests of Soundness which require the plan to be 'positively prepared'. The percentage approach is considered to be helpful as it enables us to make progress and also conveys the theoretical nature of the option at this stage. This approach is also preferable to leaving it to an Ec2(2) type policy to resolve as it does not provide sufficient certainty for communities or developers and as such would not represent positive planning as required by the NPPF.

Policies and other considerations, as appropriate	
Council Priorities:	The economic policies in the Substantive Local Plan Review will be particularly relevant for the following Council Priority; - Support for businesses and helping people into local jobs
Policy Considerations:	Adopted Local Plan National Planning Policy Framework
Safeguarding:	None specific
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 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 deliver positive environmental and climate change benefits and these will be recorded through the Sustainability Appraisal.
Consultation/Community Engagement:	The intention is that these matters, along with others previously agreed by the committee, will be published for public consultation (Regulation 18 stage) in the new year. 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	Sarah Lee – Principal Planning Policy Officer 01530 454791 sarah.lee@nwleicestershire.gov.uk

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
 LOCAL PLAN COMMITTEE – THURSDAY 9 DECEMBER 2021



Title of Report	AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ADOPTION	
Presented by	Sarah Lee Principal Planning Policy Officer	
Background Papers	National Planning Policy Framework (July 2021) National Planning Practice Guidance Adopted Local Plan Statement of Community Involvement Consultation responses	Public Report: 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 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.	
Recommendations	THAT LOCAL PLAN COMMITTEE ADOPTS THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING	

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 Cabinet is due to consider the consultation responses and proposed changes to the draft SPD at its meeting on 7 December 2021. A copy of the report to Cabinet is attached at Appendix A.
- 1.4 The recommendation to Cabinet is as follows:
- THAT CABINET REQUESTS THAT THE LOCAL PLAN COMMITTEE ADOPTS THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT IN APPENDIX 2.**
- 1.5 Officers will verbally update the Committee with the Cabinet outcomes at the meeting.
- 1.6 The Consultation Statement which is attached as Appendix 1 to the Cabinet report sets out details of the consultation arrangements. Four bodies commented on the SPD and a further 8 'no comment' responses were received. The table in Appendix 1 to the Cabinet report also includes officers' consideration of the comments and proposes changes to the draft SPD in response. In officers' view, these changes improve the clarity and accuracy of the SPD and do not fundamentally alter its content or scope.
- 1.7 A revised version of the SPD highlighting the proposed changes is included in Appendix B to this report.
- 1.8 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 will be published on the Council's website alongside the Consultation Statement and an Adoption Statement. The Regulations also require the Council 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	Ian Nelson Planning Policy & Land Charges Manager 01530 454677 IAN.NELSON@nwleicestershire.gov.uk David Scruton Housing Strategy & Systems Team Manager 01530 454612 DAVID.SCRUTON@nwleicestershire.gov.uk

This page is intentionally left blank

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 keith.merrie@nwleicestershire.gov.uk	
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/No	
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 Monitoring Officer: Yes/No	
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/No	
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.

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>

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)

24

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.	<p>Re Proportion of social rented units. In the case of the NWLDC Local Plan, there is no specific requirement 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>Agree. Insert a cross reference to Policy H4 as suggested.</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>
	Re local criteria for First Homes. The position set out	In overview, a revised affordable housing policy

Respondent	Comments	NWLDC Response
	<p>at 2.18 which clarifies that changes to the First Homes criteria to make them more locally specific should be 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>reflecting the new range of tenures will be developed and tested as part of the Local Plan Review.</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,</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>needs to be considered in more detail as it may give rise to a conflict with the points on First Homes and 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 <u>as a last resort</u> 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</p>

Respondent	Comments	NWLDC Response
		<p>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.</p>
	<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>	<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>
	<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>	<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>
	<p>Re design. Section 6 of the draft SPD touches on design considerations and we are pleased to see that</p>	<p>Noted</p>

Respondent	Comments	NWLDC Response
	<p>the wording does not start to introduce new, specific policy standards on which development should be 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</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
	settlements like Castle Donington can be delivered as rural exception sites, where there is a locally identified 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	3.14 Should 'providing essential infrastructure' read	Agree. We could improve the understanding of this

Respondent	Comments	NWLDC Response
Council	'providing essential affordable housing'	<p>section by reversing the order of paragraphs 3.13 and 3.14 as follows:</p> <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>
	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>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

Respondent	Comments	NWLDC Response
		<p>aside the money needed to do this. This money cannot be used to raise money across their portfolio to fund 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> <ol 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		

Respondent	Comments	NWLDC Response
	<p>Following recent discussions with a representative of a 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>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. <u>Other survey formats may be acceptable and, in such cases, we would strongly recommend that applicants consult the council beforehand.</u>"</p>

This page is intentionally left blank

Contents

1.	Introduction	3
2.	Planning Policy Position	3
	Overview of National Planning Policy	3
	Overview of Local Planning Policy	4
	Local Plan	4
	Neighbourhood Plans.....	5
	Changes to National Policy since the adoption of the Local Plan.....	5
	What do these changes mean for the application of Policy H4?.....	7
3.	Cascade Approach to Affordable Housing	7
	On Site Provision	8
	Off Site Provision.....	8
	Commuted Sums.....	9
	Commuted Sums and Planning Policy.....	9
	Situations where on-site provision may not be achieved.....	9
	Building conversions	10
	Leasehold Properties	10
	Specialist housing.....	10
	Where a need can be better met elsewhere	10
4.	Calculation of a Commuted Sum	11
	Calculating a commuted sum on an equivalency basis	11
	Calculating a Commuted Sum on the Viability basis.....	11
	Payment of Commuted Sums	12
	Use of Commuted Sums.....	12
	Monitoring	13
5.	Affordable Housing-led Schemes.....	13
	Application of Local Plan Policies on Affordable Housing-led Schemes	13
6.	Other considerations that applicants should be aware of.....	13
	Ownership of Affordable Housing	14
	Eligibility and Qualification for Affordable Housing.....	14
7.	Rural Exception Sites.....	15
	Evidence for Rural Exception Sites.....	15
	A definition of locally identified affordable housing need	16
	Other locally identified need	16
8.	Designated Protected Areas	17

Appendix 1: Local Plan Policy H4	18
Appendix 2: Local Plan Policy H5	20
Appendix 3: Local Plan Policy H6	22
Appendix 4: The Equivalency Calculation for Commuted Sums	24
Appendix 5: Viability Checklist	26
Appendix 6: Midlands Rural Affordable Housing Survey	28

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.

This page is intentionally left blank

Title of Report	SWANNINGTON NEIGHBOURHOOD PLAN – PROPOSED RESPONSE TO PRE-SUBMISSION DRAFT (REGULATION 14)	
Presented by	Joanne Althorpe Principal Planning Officer	
Background Papers	Swannington Neighbourhood Plan Pre-Submission Draft (2021) National Planning Policy Framework (2021)	Public Report: Yes
Financial Implications	The Swannington Neighbourhood Plan will incur direct costs to the District Council to support an independent examination of the plan and, should the examination be successful, a local referendum. Grant funding from central government (£30,000 per Neighbourhood Plan) is payable to the authority to support this agenda but may not meet the costs in full. Any additional costs would need to be met from the contingency budget held by the Planning Service. Signed off by the Section 151 Officer: Yes	
Legal Implications	If approved at referendum, the Neighbourhood Plan would come into force as part of the development plan. At this point, the Neighbourhood Plan would have the same legal status as a local plan and be used to determine planning applications in the neighbourhood plan area (i.e. Swannington Parish). Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	Officer time has, and will continue to be, provided to support the preparation of the Neighbourhood Plan. Depending upon the extent of such involvement, this may have implications for other work undertaken by the respective officers. Signed off by the Head of Paid Service: Yes	
Purpose of Report	To agree the District Council’s response of the pre-submission draft of the Swannington Neighbourhood Plan and set out the proposed delegation arrangements for the future stages in the preparation of the Neighbourhood Plan.	
Recommendations	THAT THE LOCAL PLAN COMMITTEE: I) ENDORSES THE SUGGESTED PRE-SUBMISSION (REGULATION 14) RESPONSE TO SWANNINGTON PARISH COUNCIL AS SET OUT AT APPENDIX B; (II) AGREES TO DELEGATE ENDORSEMENT OF ANY FURTHER RESPONSE BY OFFICERS AT SUBMISSION (REGULATION 16) STAGE TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDERS FOR PLANNING AND INFRASTRUCTURE; (III) NOTES THAT ONCE THE NEIGHBOURHOOD PLAN HAS BEEN SUBMITTED THE STRATEGIC DIRECTOR OF PLACE,	

	<p>IN CONSULTATION WITH THE PORTFOLIO HOLDERS FOR PLANNING AND INFRASTRUCTURE WILL:</p> <p>A) PUBLISH THE PLAN FOR A SIX WEEK PERIOD AND INVITE REPRESENTATIONS; B) NOTIFY CONSULTATION BODIES; AND C) APPOINT AN INDEPENDENT EXAMINER TO CONDUCT THE EXAMINATION OF THE NEIGHBOURHOOD PLAN;</p> <p>(IV) NOTES THAT FOLLOWING RECEIPT OF THE INDEPENDENT EXAMINER’S REPORT, THE STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDERS FOR PLANNING AND INFRASTRUCTURE WILL DETERMINE WHETHER THE CONDITIONS HAVE BEEN MET FOR THE NEIGHBOURHOOD PLAN TO PROCEED TO REFERENDUM;</p> <p>(V) IF THE MAJORITY OF THOSE WHO VOTED IN THE REFERENDUM ARE IN FAVOUR OF THE SWANNINGTON NEIGHBOURHOOD PLAN AND THE DISTRICT COUNCIL DOES NOT CONSIDER THE MAKNG OF THE NEIGHBOURHOOD PLAN TO BE INCOMPATIBLE WITH ANY EU OR HUMAN RIGHTS OBLIGATIONS, THEN THE DECISION WHETHER TO MAKE THE PLAN BE DELEGATED TO THE STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDERS FOR PLANNING AND INFRASTRUCTURE.</p>
--	---

1. BACKGROUND

- 1.1 Swannington Parish Council has published a pre-submission draft (in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) of its Neighbourhood Plan for consultation between 25 October and 6 December 2021.
- 1.2 Because the consultation closed before a meeting of this committee, officers have submitted comments, following discussion with the Portfolio Holders for Infrastructure and Planning but on the understanding that they were subject to being agreed by this committee.
- 1.3 The purpose of this report is to agree the Council’s response to the pre-submission plan and to agree the approval process for the subsequent stages of the Neighbourhood Plan preparation.

2. NEIGHBOURHOOD PLANS

- 2.1 Neighbourhood planning was introduced under the Localism Act 2011 to give local communities a more hands on role in the planning of their neighbourhoods. It introduced new rights and powers to allow local communities to shape new development in their local area.
- 2.2 Neighbourhood Plans can be prepared by a Parish or Town Council (or Neighbourhood Forums in areas not covered by a Parish or Town Council) once they have been designated as a neighbourhood area by the District Council.
- 2.3 Neighbourhood Plans should consider local and not strategic issues and must be in line with higher level planning policy. A Neighbourhood Plan can be detailed or general, depending on what local people want but they must be in line with European Union obligations as incorporated into UK law and human rights requirements; they must have

regard to national planning policy and must be in general conformity with strategic policies in the adopted development plan in force for the local area.

- 2.4 The District Council as Local Planning Authority has an important role to play in the Neighbourhood Plan process even though the District Council is not responsible for its preparation. The key stages in producing a Neighbourhood Plan as governed by The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (General) (Amendment) Regulations 2015 together with the District Council's role are summarised in the Table at **Appendix A** of this report.
- 2.5 At present, there are three 'made' Neighbourhood Plans in the district (Ashby de la Zouch, Ellistown and Battleflat and Hugglescote and Donington-le-Heath). At the time of writing, the Blackfordby Neighbourhood Plan is at the examination stage.

3. SWANNINGTON NEIGHBOURHOOD PLAN

- 3.1 The Swannington Neighbourhood Plan area covers the parish of Swannington and was designated on 7 January 2019.
- 3.2 The Neighbourhood Plan was screened for Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA) in July/August 2021. It was determined that SEA/HRA of the Plan is not required.
- 3.3 The Draft Neighbourhood Plan sets out policies under three main headings:
- Housing and the Built Environment
 - Environment
 - Community Sustainability
- 3.4 At this stage the role of the District Council is as a consultee (See **Appendix A** for details of each Neighbourhood Plan preparation stage). In making comments officers have assessed the proposed plan against the adopted Local Plan and any relevant national policies to ensure consistency. The comments are set out at **Appendix B** of this report.
- 3.5 A key point to note is that the Parish Council is proposing to allocate a site at St George's Hill for housing (in the region of 8 to 12 dwellings). Whilst there is no housing requirement figure for Swannington in the adopted Local Plan (2017), the Parish Council requested an indicative requirement figure from planning officers in line with guidance at paragraph 67 of the National Planning Policy Framework (NPPF). A range of indicative figures were provided by officers in September 2020 (further commentary on this matter is included at **Appendix B**, specifically in relation to Policy H1).
- 3.6 The comments made are with the intention of assisting with the preparation of the Neighbourhood Plan rather than seeking to be critical. The District Council as the Local Planning Authority will be required, if the plan is 'made', to use the plan in determining planning applications. It is important to ensure, therefore, that policies are as clear as possible to avoid any confusion at a later date. Where possible, suggestions have been made as to how the plan could be amended to address any potential concerns.
- 3.7 At this stage none of the issues raised are considered to be such that the plan is likely to be at risk.

4. NEXT STEPS

- 4.1 Once the current consultation period ends, the Parish Council will have to consider all of the comments received, including those provided by the District Council. Following any changes to the Neighbourhood Plan that they believe are necessary, the Parish Council will then submit a revised version to the District Council.

- 4.2 As set out at **Appendix A**, the District Council's role at submission stage is firstly to be a consultee - but to also arrange for a further round of consultation, subject to the Neighbourhood Plan meeting the various legal requirements. The District Council is also required to appoint an independent examiner (with the agreement of the Parish Council) who will examine the Neighbourhood Plan. Given the technical / procedural nature of these various tasks, it is recommended that they be delegated to the Strategic Director of Place, in consultation with the Portfolio Holders for Infrastructure and Planning – in line with the procedure undertaken for the other Neighbourhood Plans in the District.
- 4.3 Following receipt of the independent examiner's report, the District Council must formally decide whether to send the Neighbourhood Plan to referendum (with or without modifications proposed by the examiner or NWLDC). Reg 17A(5) of the Neighbourhood Planning (General) Regulations 2012 as added by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 gives the District Council 5 weeks from receipt of the examiner's report to decide whether to proceed with the referendum or not. Given the short timescale, the Strategic Director of Place, in consultation with the Portfolio Holders for Infrastructure and Planning will exercise the executive power of making this decision as delegated to them in the Constitution (paragraph 5.2.1 of the Scheme of Delegation).
- 4.4 Should the Neighbourhood Plan be sent to referendum, and the referendum declares in favour of the Neighbourhood Plan, then the District Council is required to make (i.e. adopt) the Neighbourhood Plan within 8 weeks of the referendum (Reg 18A(1) of the Neighbourhood Planning (General) Regulations 2012 as added by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016). It is proposed that a decision as to whether to 'make' the Neighbourhood Plan be delegated to the Strategic Director of Place in consultation with the Portfolio Holders for Infrastructure and Planning. This is allowed for in recommendation (v).

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Support for businesses and helping people into local jobs - Developing a clean and green district - Local people live in high quality, affordable homes - Our communities are safe, healthy and connected.
Policy Considerations:	Policies in the adopted Local Plan as highlighted in the report and Appendix B.
Safeguarding:	No issues identified
Equalities/Diversity:	No issues identified
Customer Impact:	No issues identified
Economic and Social Impact:	No specific impacts identified
Environment and Climate Change:	No specific impacts identified
Consultation/Community Engagement:	Other Council services have been consulted in drawing together the proposed response. The draft Neighbourhood Plan is subject to public consultation undertaken by Swannington Parish Council.
Risks:	The ultimate decision on how to proceed in respect of the Neighbourhood Plan rests with Swannington Parish Council. If so requested, officers will work with the Parish Council to seek to minimise risks to the Neighbourhood Plan.
Officer Contact	Joanne Althorpe

Principal Planning Policy Officer
01530 454767
joanne.althorpe@nwleicestershire.gov.uk

This page is intentionally left blank

APPENDIX A – STAGES OF NEIGHBOURHOOD PLAN PREPARATION PROCESS

Regulation	Stage of neighbourhood plan process	District Council role
Reg 6A	Designating a neighbourhood area	To agree to the designation of a neighbourhood area
	Preparing a draft neighbourhood plan	To provide advice and assistance
Reg 14	Pre-submission publicity & consultation	To be a consultee
Reg 15	Submission of a neighbourhood plan to the local planning authority	<p>Ensure that the submitted draft neighbourhood plan is accompanied by the following</p> <p>(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;</p> <p>(b) a consultation statement;</p> <p>(c) the proposed neighbourhood development plan; and</p> <p>(d) a statement explaining how the proposed neighbourhood development plan meets the “basic conditions” (requirements of paragraph 8 of Schedule 4B to the 1990 Act). Basic conditions are:</p> <p>(a) That it has regard to national policies and advice;</p> <p>(b) That it contributes to the achievement of sustainable development;</p> <p>(c) That it is in general conformity with the strategic policies in the local Development Plan;</p> <p>(d) That it is compatible with EU obligations; and</p> <p>(e) That it is not likely to have a significant effect on a European site or a European offshore marine site</p>
Reg 16	Publicising a plan proposal	Organise and undertake consultation on the draft neighbourhood plan for a 6 week period
Reg 17	Submit the draft plan for independent examination	Arrange for an independent examination including the appointment of an examiner in consultation with the Parish or Town Council.
Reg 18	Publication of examiner’s report and plan proposal decisions	<p>To receive the examiner’s report and decide to:</p> <p>(a) Decline to consider a plan proposal</p> <p>(b) To refuse a plan proposal</p>

		<ul style="list-style-type: none"> (c) What action to take in response to the recommendations of an examiner regarding a NP (d) What modifications if any they are to make to the draft plan (e) Whether to extend the area to which a referendum is to take place (f) That they are not satisfied with the plan proposal <p>As soon as possible after making a decision referred to above, the District Council must publish on their website and elsewhere as appropriate</p> <ul style="list-style-type: none"> (a) The decision and the reasons (the decision statement) (b) Details of where and when the decision statement may be inspected (c) The report made by the examiner
Para 12, Sch 4B TCPA 1990	Referendum	<p>If the District Council is satisfied that the draft plan meets the basic conditions, a referendum on the plan must be held where this reflects the advice of the Examiner.</p> <p>The District Council is responsible for arranging and paying for the cost of the referendum.</p>
Reg 19	Decision on a plan proposal	<p>As soon as possible after deciding to make a neighbourhood development plan (or refusing to make a plan), the District Council must:</p> <ul style="list-style-type: none"> (a) Publish on their website or elsewhere as appropriate <ul style="list-style-type: none"> (i) a statement setting out the decision and their reasons (the decision statement)

		<ul style="list-style-type: none"> (ii) details of where and when the decision statement may be inspected (b) Send a copy of the decision statement to <ul style="list-style-type: none"> (i) The qualifying body (ii) any person who asked to be notified of the decision
Reg 20	Publicising a neighbourhood development plan	<p>As soon as possible after making a neighbourhood development plan, the District Council must:</p> <ul style="list-style-type: none"> (a) Publish on their website and elsewhere as appropriate <ul style="list-style-type: none"> (i) the neighbourhood development plan (ii) details of where and when the neighbourhood development plan may be inspected (b) Notify any persons who asked to be notified of the making of the neighbourhood development plan that it has been made and where and when it may be inspected.

This page is intentionally left blank

**APPENDIX B: OFFICER RESPONSE TO SWANNINGTON NEIGHBOURHOOD PLAN
PRE-SUBMISSION DRAFT (REGULATION 14)**

Plan Section/Policy Number (Page Number in Brackets)	Officer Response
General	The document would benefit from paragraph numbers to assist the determination of planning applications.
General	The National Planning Policy Framework (NPPF) was updated in July 2021. All references to the NPPF, including paragraph numbers, should be updated accordingly.
Foreword (p.4)	<p>The foreword states that the Swannington Neighbourhood Plan (SNP) will “take priority over nonstrategic policies in the Local Plan, giving our community a real and lasting tool to influence the future of our neighbourhood.”</p> <p>Whilst this is the case at the point the SNP is ‘made’ (adopted), it should be noted that neighbourhood plan policies can be superseded by strategic/non-strategic Local Plan policies that are adopted subsequently (NPPF, paragraph 30). The government’s Planning Practice Guidance (PPG) provides further clarity on this issue, stating that “<i>policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.</i>” (Paragraph: 084 Reference ID: 41-084-20190509).</p> <p>The Neighbourhood Plan is proposed to cover the period to 2031, the same as the adopted Local Plan. North West Leicestershire Local Plan (NWLLP) is currently being reviewed and will cover the period up to 2039. Should the NWLLP be adopted after the SNP, it could result in policies in the SNP becoming out-of-date.</p>
A Vision for 2031 & Objectives (p.10)	<ul style="list-style-type: none"> • What road and footpath safety infrastructure is being referred to and is this capable of being delivered through the SNP? • How will the SNP improve public transport links? • What is meant by ‘social hub scheme’? • What is meant by promoting community areas which address age and gender needs? • Is the community information scheme something which can be delivered through the planning system? <p>In addition, the links between the vision and objectives could be clearer.</p>
Planning Context (p.11)	It would be useful for this section to reference the requirements for the SNP to meet several ‘basic conditions’ which are set out in planning legislation and summarised in the PPG (Paragraph: 065 Reference ID: 41-065-20140306).

A Social Role (p.11)	The description of the social role has been recently updated by paragraph 8b of the NPPF (2021). For consistency, it is recommended that the SNP is updated accordingly.
Housing Provision (p.12)	<p>The information on completions and commitments in the first paragraph is out-of-date and as such, it is suggested that it would be appropriate to delete the 3rd sentence onwards.</p> <p>Given that there is no housing requirement for Swannington in the adopted Local Plan, further explanation should be provided with regards to the proposal to allocate a site for housing so that readers of the plan are clear how this decision was reached.</p> <p>One of the basic conditions for the SNP is that it should be in general conformity with the strategic policies contained in NWLLP.</p> <p>The adopted NWLLP (2017) does not contain a housing requirement for Swannington. However, NWLDC officers are in the process of reviewing the NWLLP, including the overall housing requirement for the District and where housing should be located. We are in the process of testing different growth scenarios which includes the potential for new housing in the Sustainable Villages (which includes Swannington).</p> <p>As the review of the NWLLP is at an early stage, officers are not yet in a position to provide a housing requirement for Swannington (as required by NPPF paragraph 66). In such circumstances, NPPF paragraph 67 advises that neighbourhood planning bodies can request an indicative figure from the local planning authority.</p> <p>It is within the above context that planning policy officers provided a range of indicative housing figures to Swannington Parish Council (SPC) in September 2020. Three scenarios were provided which were based upon the housing land supply position at 1 April 2020 (included as Appendix 1). These ranged in requirements between 8 and 51 dwellings in the period up to 2031. Given the time that has elapsed since these scenarios were provided to SPC, they have been updated based on the position at 1 April 2021 (Appendix 2) which results in a requirement of between 9 and 43 dwellings.</p> <p>It is noted that SPC has opted for the lowest of the housing growth options. Whilst this option is based in evidence, it would be helpful to provide some justification on why it has been chosen over the other options provided by NWLDC. In order to meet this need, it is proposed to allocate a site at St George's Hill. Further comments on this allocation are made in respect of Policy H1 below.</p> <p>As advised earlier this year, NWLDC policy officers are, as part of the NWLLP Review, testing various housing growth and distribution scenarios, which could result in a higher housing requirement figure for Swannington. NPPF paragraph 29 is clear that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. As such, officers will keep SPC updated</p>

	on this issue and advise on any implications for the Neighbourhood Plan.
Policy H1 (p.13)	<p>Officers welcome SPC's proposal to allocate a site for housing as it represents positive planning which is based in evidence. Expressing the dwelling requirement as a minimum is also supported.</p> <p>To ensure the Neighbourhood Plan is clearly written and unambiguous, the following revisions should be made:</p> <ul style="list-style-type: none"> • Consider allocating the site for a minimum of 9 dwellings (based upon the updated evidence at Appendix 2). • Remove the reference to a maximum dwelling figure - this is too restrictive given that the proposed mix (i.e. bedroom sizes) of dwellings is unknown at this stage. • Amalgamate the policy requirements for the site into a single list and remove the heading 'planning conditions' (to avoid confusion with the planning conditions attached to any future planning permission) • Confirm affordable housing will be sought in accordance with NWLLP Policy H4 rather than express an affordable housing requirement in this policy. If a scheme of 11 or more homes comes forward at this site, affordable housing will be required. If the total is 10 dwellings or less there will be no requirement to provide affordable housing. • Acknowledge that some existing planting will need to be removed to accommodate access to the site. <p>In addition, what are the 'heritage aspects' referred to in the policy and what 'high quality' design and elevational treatment should be provided? The developer of the site needs to be clear what is expected from the scheme so it would be useful to provide additional guidance</p> <p>Given the proximity of the site to Windmill View, the local highways authority should be consulted on whether a safe and suitable access is achievable.</p>
Policy H2: Settlement Boundary (p.15)	With regards to the second paragraph of Policy H2, it should be noted that there will be some changes of use of buildings that constitute permitted development and would not require planning permission.
Figure 3: Updated Settlement Boundary (p.16)	<p>The inclusion of the proposed allocation site within the settlement boundary is considered acceptable given that there is evidence for more housing in Swannington over the plan period.</p> <p>Elsewhere, the settlement boundary should accord with the Limits to Development in the adopted NWLLP and it would be helpful to confirm that this is the case.</p>
Policy H3: Housing Mix (p.17)	SNP Policy H3 seeks to support development which incorporates three or fewer bedrooms and/or single storey accommodation, whilst only supporting dwellings of four or more bedrooms where

	<p>they are subservient in number to any one, two or three bedroom accommodation in any development.</p> <p>The policy is not considered to be in general conformity with NWLLP Policy H6. Firstly, Policy H6 applies to developments of 10 or more dwellings rather than 'any development'. Secondly, Policy H6 seeks a mix which is informed by a range of evidence, including the HEDNA. Whilst the HEDNA indicates a need of 10-20% 4 bed dwellings, the supporting text at NWLLP paragraph 7.47 recognises "there may be a need for local variations". It should be noted that the examiner for the Hugglescote and Donington le Heath Neighbourhood Plan recommended that a similar policy on housing mix was too prescriptive. It is recommended that the second sentence of Policy H3 is deleted.</p>
Design Quality (p.17)	Should be Grade II (not Grade 11)
Policy H4: Design Quality (p.20/21)	<p>The SNP should reference the NWL Good Design SPD (2017).</p> <p>i) The aspiration for car charging points is supported. However, in line with NPPF paragraph 112e, it is recommended that this is amended to read "new development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."</p> <p>k) it is suggested that it would be appropriate to add the following text to the end of the clause - "in locations convenient and accessible for collection and emptying"</p> <p>m) the proposed development at St George's Hill could provide 10 or more dwellings. Would three storey dwellings be appropriate at that site?</p> <p>q) Light itself, and minor domestic light fittings, are not subject to planning controls</p>
Policy H5: Affordable Housing Provision (p.22).	<p>The provision of affordable housing is a strategic policy matter. The quantum/tenure of affordable housing provision therefore needs to be in accordance with the requirements of NWLLP Policy H4.</p> <p>It is proposed that this requirement for a local connection should be deleted from this policy for the following reasons; a) it does not accord with the affordable housing eligibility criteria applied by the district council's Housing team. The criteria require a connection to the district, not to the local area; and b) it is not in general conformity with NWLLP Policy H4 which includes no such local connection requirement.</p> <p>On a practical level, a consequence of a local connection requirement is that people in housing need who come from places with no/limited new development would never have their needs met. Local connection requirements can also constrain Registered Providers' ability to secure funding for new affordable housing schemes.</p>

	<p>It is also objected to because it would require the NWLDC, as the housing authority, to review the Allocations Policy every two years. This is matter for the District Council and is goes beyond the remit of a Neighbourhood Plan.</p> <p>A similar approach has been advocated in other Neighbourhood Plans in the district and has not been supported by Examiners. Supprting such an approach would be inconsitstent.</p>
Windfall Sites (p.22)	Windfall sites are defined in the 2021 NPPF as “Sites not specifically identified in the development plan” (Annex 2: Glossary).
Policy H6: Windfall Sites (p.22)	<p>For clarity, it is recommended that this policy should apply to development in the settlement boundary rather than ‘infill and redevelopment sites’. Any development outside the settlement boundary is covered by Policy S3 of the NWLLP.</p> <p>Any overlap with Policy H4: Design (for example part e) should be removed.</p>
Figure 5 (p.26)	A key/marked up plan would aid the reader as it is unclear precisely what this figure shows.
Local Green Space (p.27)	<p>For context, it would be useful to highlight the three tests which need to be met for a piece of land to be able to be designated as Local Green Space (paragraph 102 of the NPPF):</p> <p><i>a) in reasonably close proximity to the community it serves;</i></p> <p><i>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i></p> <p><i>c) local in character and is not an extensive tract of land.</i></p> <p>The PPG provides further guidance in terms of criteria a) and c) – the LGS should normally be within easy walking distance of the community served if public access is a key factor. In addition, it should not comprise blanket designation of open countryside adjacent to settlements (Paragraph: 014 Reference ID: 37-014-20140306 & Paragraph: 015 Reference ID: 37-015-20140306).</p>
Appendix F: Environmental Inventory	<p>The use of a quantitative scoring system to help identify sites for designation as Local Green Space is considered overly complicated.</p> <p>To be identified as a Local Green Space, the site must meet the three criteria at NPPF paragraph 102. The inventory at Appendix F assesses sites against all five examples in the demonstrably special test at NPPF 102b which means it is assessed against seven criteria in all and gives each site a quantitative score out of 25.</p>

	<p>It is unclear why different criteria have different scores available; for example under beauty, sites can score up to 3 points but under tranquillity, sites score up to 2 points.</p> <p>In addition, sites that are of national/regional/county significance in historical and ecological terms are given a higher score, when the test is merely to be demonstrably special to the <u>local community</u>.</p> <p>A site could be demonstrably special to the local community solely if it offers a place of tranquillity, but this system appears to penalise sites that do not score well across the five 'demonstrably special' categories.</p> <p>There is a risk that sites which are capable of meeting the three Local Green Space tests at NPPF paragraph 102 have not been identified as such because of the chosen scoring system.</p>
<p>Policy ENV1: Local Green Space (p.27)</p>	<p>Two sites have been identified as Local Green Spaces (Swannington Playing Field and Gorse Field) with the supporting text identifying they scored highly (17/25 or 70%).</p> <p>It is agreed that these sites appear to meet the NPPF paragraph 102 tests. They are in reasonable proximity to the local community and are not extensive tracts of land. However, so it can be clearly demonstrated that the SNP is consistent with national policy it would be more helpful for the evidence to explicitly state what makes these sites demonstrably special.</p>
<p>Policy ENV2: Important Open Space (p.28/29)</p>	<p>This policy also seeks to protect open spaces but affords a lower level of protection than a Local Green Space; any development proposals on these sites will be resisted but they are not protected for the duration of the plan period. The policy seeks to protect these spaces from development "unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless the open space is no longer required by the community."</p> <p>Swannington Playing Field is identified as a LGS in ENV1. The same audit reference (302) is used for Main Street/Jeffcoates Lane Playing Field in Policy ENV2. Are these the same site? If so, why is it featured in both policies?</p> <p>For the remainder of the sites identified in this policy, it is not clear why these have failed to meet the Local Green Space criteria at NPPF paragraph 102.</p> <p>Walkers Wood offers recreation opportunities and is stated on the National Forest website to incorporate a range of different wildlife habitats (woodland, meadow, wildflower species, wetland area and hedgerows) yet in the inventory is not considered to have any natural environment significance (it scores a 0). Notwithstanding the fact that a site does not need to be of national/regional/county significance to be demonstrably special to the local community, has an error been made?</p>

	<p>It is recommended that the assessment of open spaces is revisited so that they are assessed against the three NPPF 102 criteria alone.</p>
<p>Policy ENV3: Sites of Natural Environment Significance and Policy ENV4: Protecting & Enhancing Biodiversity (p.30/31)</p>	<p>The SNP goes on to identify site of Natural Environment Significance; those which scored 3 or higher in the Environmental Inventory (i.e. at least of county significance). The policy seeks to protect such sites and says that “The significance of the species, habitats or features present should be balanced against the local benefit of any development that would adversely affect them.”</p> <p>This part of the policy is inconsistent with the NPPF. The correct test to be applied is at NPPF paragraph 180 and applies to all biodiversity interest rather than just statutory sites. The paragraph 180 test has been incorporated in Policy ENV4 and as such it is queried whether Policy ENV3 is necessary or whether it could be amalgamated with Policy ENV4.</p>
<p>Historic Environment (p31 - 34)</p>	<p>The Council’s Conservation Officer comments that:</p> <p>“It is not clear as to why “non-designated heritage assets” have been subdivided into two separate categories (“sites of historic environment significance” and “local heritage assets”) subject to two separate plan policies. The categorisation should be omitted and non-designated heritage assets should be subject to one plan policy.</p> <p>A neighbourhood plan should identify clear criteria for the identification of heritage assets. The [SNP] contains no criteria for identifying “local heritage assets”.</p> <p>The [SNP] contains criteria for identifying “sites of historic environment significance” but the criteria are broad and opaque. The “environmental inventory” contains eighteen sites that score at least 3/5 for the “history criterion”. Does figure 9 indicate all eighteen sites?</p> <p>The term “designated heritage asset” would be preferable to the term “statutorily protected heritage asset”.</p> <p>Page 32 refers to designated heritage assets and says that development should take into account “their settings as defined (on a case-by-case basis) by Historic England”. Historic England has defined the term “setting” but it is not responsible for defining the setting of designated heritage assets “on a case-by-case basis”.</p>
<p>Statutorily Protected Heritage Assets</p>	<p>I appreciate there is no policy for these assets as listed buildings are afforded protection by other areas of the planning system However, if they are to be included in the NP, I suggest that they are listed and mapped in the document itself to avoid the need to cross reference.</p>

<p>Policy ENV6: Local Heritage Assets (p.33/34)</p>	<p>The draft NP refers to “local heritage assets” or “non-designated local heritage assets” and this terminology should be corrected to “non-designated heritage assets”. This approach has been supported at other recent Neighbourhood Plan examinations in the district.</p> <p>Policy ENV6 should reflect the test at NPPF paragraph 203 with regards to non-designated heritage assets: <i>“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</i></p> <p>The Council's Conservation Officer has commented that:</p> <p>“The District Council has identified three local heritage assets: The former National School, the former Primitive Methodist Chapel and the former vicarage house on Loughborough Road. Policy ENV6 refers to the school and the chapel but it does not refer to the vicarage house. In May 2021 the examiner [for the Hugglescote Neighbourhood Plan] asked a question about local heritage assets that had been excluded from the relevant NP policy and “the justification to exclude them”.</p> <p>I would support the recognition of the Station Inn and the former Bulls Head Inn. I would not support the recognition of the Robin Hood PH, which is a standard late nineteenth century public house. I wonder whether the former Fountain PH was considered for recognition.</p> <p>I would support the recognition of Manor Farm. I am surprised that the draft NP does not recognise 32 Main Street, which is dated 1706 and is adjacent to a listed building. I am surprised that it does not recognise 45 and 47 Main Street, which were built in the early nineteenth century and which were used as a post office in the early twentieth century.</p> <p>I would not support the recognition of 12 to 16 Hough Hill, “Station Row” (15 to 41 Station Hill), “Station Terrace” (64 to 70 Station Hill) or “St George’s Terrace” (2 to 18 St George’s Hill). These are terraced houses erected after 1846 on sites outside the historic settlement envelope. There are similar terraced houses inside the historic settlement envelope (4 to 16 Spring Lane; 19 to 23 Main Street; 61 to 69 Main Street); were these houses considered for recognition?”</p>
<p>Policy ENV7: Important Views (p.35/36).</p>	<p>The views listed in this policy (and shown in the photographs at Appendix I) are of general countryside rather than of specific landmarks or structures. The views are therefore so widespread that this effectively amounts to a strategic policy, which is inappropriate for a neighbourhood plan.</p> <p>The examiner for the Hugglescote Neighbourhood Plan recommended modifying a similar policy to read “<i>development</i></p>

	<i>proposals which would significantly harm the rural setting of the village will not be supported</i> and it is advised that Policy ENV7 is amended accordingly.
Footpaths bridleways and byways (p.36)	<p>Policy ENV8 seeks to protect the existing public right of way network. NWLDC's Health and Wellbeing Team have advised that it is currently consulting on a new Walking and Cycling Strategy (2022-2032). The document identifies a potential cycling route (p.22) which travels through Swannington, utilising the disused rail line north-west of Coalville to connect to the Cloud Trail.</p> <p>It is noted that there is nothing in the SNP as drafted that would prevent this cycleway being delivered. However, the SNP could make reference to and provide support to this potential new route.</p>
Policy ENV9: Flood Risk Resilience and Climate Change (p.38/39)	<p>It is suggested that consideration be given as to whether this policy is needed given that flood risk is adequately dealt with in national and local planning policy.</p> <p>Figure 14 – should make clear to the reader what the different blue areas represent.</p> <p>The inclusion of a balancing test in the first paragraph of Policy ENV9 is inconsistent with the NPPF.</p> <p>The requirements in the third part of the policy are in places inconsistent with NPPF paragraphs 167, 168 and 169 of the NPPF as well as being too onerous for minor development.</p> <p>To avoid conflict and potential confusion to applicants, I would suggest deleting this policy from the SNP.</p>
Policy ENV10: Renewable Energy Generation Infrastructure (p.40/1)	<p>The figure reference is currently missing from the policy.</p> <p>Currently, the policy reads that if a proposal it is not locally initiated then it would not be acceptable. It is suggested that the policy is reworded to read "Proposals for single small-scale (turbines less than 30m), particularly those that are local resident, business, amenity or community-initiated..."</p>
Policy CF2: New or Improved Community Facilities (p.43)	Should this refer to the relevant design criteria in Policy <u>H4</u> ?
Policy E1: Support for Existing Employment Opportunities (p.44/45)	The vacancy period of 12 months in Policy E1 is inconsistent with NWLLP Policy Ec3 which requires a vacancy of at least 6 months. The SNP should be amended to ensure consistency with the NWLLP – a similar change was requested by the examiner of the Hugglescote Neighbourhood Plan.
Policy E2: Support for New Employment Opportunities	Part a) is inconsistent with NWLLP Policy S3 which confirms that employment land is an appropriate use in the countryside, subject to the provisions of NWLLP Policy Ec2.

<p>Policy E6: Broadband</p>	<p>It is not clear as to whether this would apply to residential developments as well. In addition, whilst 30Mbps may be appropriate at the current time, as technology develops it may longer be appropriate. Furthermore, it would conflict with policy IF1 of the adopted Local Plan which does not specify any speeds. Therefore, it is suggested that the requirement for at least 30Mbps could be removed and replaced with “All new developments should have access to the highest broadband speed that is technologically available”.</p> <p>This is to ensure there is no conflict with NWLLP Policy IF1 but would also help to future proof the policy.</p>
<p>Policy T4: Electric Car Charging</p>	<p>There is no Policy T3 in this document.</p> <p>In relation to the first part of the policy, please see the comments made above in relation to Policy H4.</p> <p>With regards to the second part of the policy, there is the potential to conflict with the General Permitted Development Order. Schedule 2, Part 2, Class D & Class E confirms the installation of electrical charging outlets in lawful off-street parking areas constitute permitted development (subject to certain requirements).</p>

APPENDIX 1: INDICATIVE HOUSING REQUIREMENT OPTIONS (PROVIDED SEPTEMBER 2020)

<https://www.nomisweb.co.uk/>

Swannington Neighbourhood Plan boundary is that for the parish.

Taking information from the Nomis website profile for Swannington shows that there were 602 dwellings as at the 2011 Census.

<H:\Local Plans\Neighbourhood Planning\Swannington\NomisparishinfoSept2020.xlsx>

Estimation using housing need from adopted Local Plan and dwellings data applied to residual requirement

Total number of dwellings in NP area in 2011 was 602 Total number of dwellings in NWL was 40,463. Number of dwellings in NP area as a percentage of NWL is 1.49%.

Total number of dwellings built in NWL 2011-20 = 5,548

Total remaining dwellings required in NWL to 2031 = $481 \times 20 = 9,620 - 5,548 = 4,072$

Assuming development in Swannington is proportionate to that as at 2011 Census

Residual for 2020-31 (4,072) = 61 dwellings (1.49% of 4,072)

As at April 2020 6 dwellings were under construction and 4 had the benefit of planning permission. Deducting these would reduce the requirement to 51 dwellings.

Estimation based on average new builds to date

Average number of new builds Swannington 2011-20 (19) = 2.11 per annum

Assuming similar rate 2020-31 = $2.11 \times 11 = 23$

As at April 2020 6 dwellings were under construction and 4 had the benefit of planning permission. Deducting these would reduce the requirement to 13 dwellings.

Estimation based on annual requirement

Total number of dwellings built in NWL 2011-20 = 5,548

Total number of dwellings built Swannington 2011-20 = 19

Dwellings built in Swannington as percentage of those built in NWL = 0.34%

Annual requirement for NWL based on adopted Local Plan = 481 dwellings

Requirement 2020-31 = $5,291 (481 \times 11)$

Assuming Swannington percentage of 0.34% remains consistent with requirement for 2020-31 (5,291) = 18 dwellings (0.34% of 5,291)

As at April 2020 6 dwellings were under construction and 4 had the benefit of planning permission. Deducting these would reduce the requirement to 8 dwellings.

APPENDIX 2: INDICATIVE HOUSING REQUIREMENT OPTIONS (UPDATED NOVEMBER 2021)

<https://www.nomisweb.co.uk/>

Swannington Neighbourhood Plan boundary is that for the parish.

Taking information from the Nomis website profile for Swannington shows that there were 602 dwellings as at the 2011 Census.

<H:\Local Plans\Neighbourhood Planning\Swannington\NomisparishinfoSept2020.xlsx>

Estimation using housing need from adopted Local Plan and dwellings data applied to residual requirement

Total number of dwellings in NP area in 2011 was 602 Total number of dwellings in NWL was 40,463. Number of dwellings in NP area as a percentage of NWL is 1.49%.

Total number of dwellings built in NWL 2011-21 = 6,192

Total remaining dwellings required in NWL to 2031 = $481 \times 20 = 9,620 - 6,192 = 3,428$

Assuming development in Swannington is proportionate to that as at 2011 Census

Residual for 2021-31 (3,428) = 51 dwellings (1.49% of 3,428)

As at April 2021, 2 dwellings were under construction and 6 had the benefit of planning permission. Deducting these would reduce the requirement to 43 dwellings.

Estimation based on average new builds to date

Average number of new builds Swannington 2011-21 (22) = 2.2 per annum

Assuming similar rate 2021-31 = $2.2 \times 10 = 22$

As at April 2021, 2 dwellings were under construction and 6 had the benefit of planning permission. Deducting these would reduce the requirement to 14 dwellings.

Estimation based on annual requirement

Total number of dwellings built in NWL 2011-21 = 6,192

Total number of dwellings built Swannington 2011-21 = 22

Dwellings built in Swannington as percentage of those built in NWL = 0.36%

Annual requirement for NWL based on adopted Local Plan = 481 dwellings

Requirement 2021-31 = $4,810 (481 \times 10)$

Assuming Swannington percentage of 0.36% remains consistent with requirement for 2021-31 (4,810) = 17 dwellings (0.36% of 4,810)

As at April 2021, 2 dwellings were under construction and 6 had the benefit of planning permission. Deducting these would reduce the requirement to 9 dwellings.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
 LOCAL PLAN COMMITTEE – THURSDAY 9 DECEMBER 2021



Title of Report	STATEMENT OF COMMON GROUND – CHARNWOOD BOROUGH	
Presented by	Ian Nelson Planning Policy and Land Charges Team Manager	
Background Papers	Report to Local Plan Committee – 15 January 2020	Public Report: Yes
Financial Implications	None	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	All local authorities are required to satisfy the Duty to Cooperate when preparing Local Plans. The Statement of Common Ground relates specifically to the Charnwood Local Plan as the onus to demonstrate cooperation rests with Charnwood Borough Council.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	None identified	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To note the agreement of a Statement of Common Ground with Charnwood Borough Council in respect of the Charnwood Local Plan	
Recommendations	THAT LOCAL PLAN COMMITTEE NOTES THE STATEMENT OF COMMON GROUND WITH CHARNWOOD BOROUGH COUNCIL	

1.0 BACKGROUND

- 1.1 Members will recall that a report in respect of the Draft Charnwood Borough Local Plan was considered at a meeting of this Committee on 15 January 2020. It was agreed to make comments on a small number of aspects of the plan.
- 1.2 The Regulation 19 (pre-submission version) Plan was published by Charnwood Borough Council on 12 July 2021. In view of the fact that the consultation period did not coincide with a meeting of this Committee, the Council's response was agreed by the Strategic Director of Place, in consultation with the Portfolio Holder for Planning and Infrastructure.
- 1.3 Members will be aware local authorities are under an obligation to satisfy the Duty to Cooperate when preparing their Local Plans. A way to demonstrate this is through a Statement of Common Ground (SoCG).

- 1.4 Charnwood Borough Council has prepared a SoCG which sets out the cooperation that has taken place to date with this Council as part of the Charnwood Local Plan review. A copy is attached at Appendix A of this report.
- 1.5 Sections 1 and 2 of the SoCG provide background information. Section 3 provides details of the cooperation that has taken place, including in the context of wider discussion across Leicester and Leicestershire.
- 1.6 Section 4 outlines those matters upon which there is agreement, whilst section 5 does the same in respect of those matters where we are not in agreement. It highlights that both authorities are open to further cooperation and discussions. Those matters set out in paragraphs 5.2 to 5.4 were the subject of 'objection' from this Council as part of the consultation on the Regulation 19 (i.e. pre-submission) plan by Charnwood and were agreed by the Strategic Director of Place as outlined in paragraph 1.2 above.. Section 6 then provides a commitment from both authorities to continue to cooperate
- 1.7 Appended to the SoCG is a discussion paper prepared by officers of this Council and Charnwood Borough Council in respect of the Leicestershire International Gateway (LIG), one of a number of specific areas for growth identified in the Strategic Growth Plan (SGP). The paper sets out a shared understanding of the LIG, in particular that there is not a requirement for a bespoke policy approach but that instead that the LIG concept has and will continue to influence our respective local plan policies.
- 1.8 The SoCG is a factually correct record and there is no reason as to why this should not be signed by the Council. A decision to this effect was made on 15 November 2021 by the Strategic Director of Place in consultation with the Portfolio Holders for Planning and Infrastructure.

Policies and other considerations, as appropriate	
Council Priorities:	None
Policy Considerations:	None
Safeguarding:	None specific.
Equalities/Diversity:	None specific
Customer Impact:	None specific
Economic and Social Impact:	None specific
Environment and Climate Change:	None specific
Consultation/Community Engagement:	Consultation with Portfolio Holders for Planning and Infrastructure
Risks:	None specific
Officer Contact	Ian Nelson Planning Policy & Land Charges Manager 01530 454677 IAN.NELSON@nwleicestershire.gov.uk

This page is intentionally left blank

Add partner's logo here



CHARNWOOD LOCAL PLAN 2021-2037

Statement of Common Ground between:

- Charnwood Borough Council ▪
- North West Leicestershire District Council ▪

NOVEMBER 2021

**CHARNWOOD LOCAL PLAN
STATEMENT OF COMMON GROUND BETWEEN NORTH WEST
LEICESTERSHIRE DISTRICT COUNCIL and CHARNWOOD BOROUGH
COUNCIL**

1. INTRODUCTION

- 1.1. This statement identifies the areas of common ground between North West Leicestershire District Council and Charnwood Borough Council, in respect of those policies contained in the Pre-Submission Draft Charnwood Local Plan. It also identifies those matters remaining that are still the subject to continued discussions.
- 1.2. The statement should be read alongside the representations made by North West Leicestershire District Council and it is made without prejudice to the participation in the formal examination of any participant and the views that may then be expressed. Nevertheless, this Statement of Common Ground reflects the agreed position between Charnwood Borough Council and North West Leicestershire District Council for submission to the Inspector for the Local Plan Examination of the Draft Local Plan based on cooperation and joint working.

2. PURPOSE

- 2.1. The Statement of Common Ground addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The NPPF places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive engagement on the preparation of the local plan and other activities related to the sustainable development of land.
- 2.2. A Statement of Common Ground is an agreed written record which demonstrates how the duty to cooperate has been fulfilled. It sets out that matters where there is agreement, and if appropriate those matters, where work is ongoing to resolve differences.
- 2.3. North West Leicestershire District Council is a specific consultee under the Town and Country Planning (Local Development) (England) Regulations 2012.
- 2.4. Charnwood Borough Council is a public body which is the Local Planning Authority for its administrative area. North West Leicestershire District Council is a public body which is the Local Planning Authority for its administrative area. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.

3. JOINT WORKING

- 3.1. The Borough Council and North West Leicestershire District Council have been engaged at the wider Housing Market Area and Functional Economic Market Area level in the production of joint evidence, the Strategic Growth Plan for Leicester and Leicestershire and in joint work to produce a statement of common ground for meeting unmet housing and employment needs. This is covered by a separate statement.
- 3.2. The Borough Council has co-operated with North West Leicestershire District Council throughout the plan preparation process to inform our policy development and the approach to strategic cross-border issues. This includes the housing allocations Charnwood is proposing in close proximity to the North West Leicestershire boundary around Shepshed. Charnwood has also consulted with North West Leicestershire on number of draft policies prior to finalising the publication version of the Plan including those relating to Shepshed and the Charnwood Forest.
- 3.3. Charnwood has also had detailed discussions with North West Leicestershire to finalise our understanding of the Leicestershire International Gateway as identified in the Strategic Growth Plan.
- 3.4. Charnwood will continue to engage in relation to these matters, and with ongoing work with partners in Leicester and Leicestershire to inform a Statement of Common Ground with respect to any objectively assessed needs that cannot be met.

4. KEY ISSUES OF AGREEMENT

Duty to Cooperate

- 4.1. There has been ongoing constructive engagement between Charnwood Borough Council and North West Leicestershire District Council on the preparation of the local plan. The Duty to Cooperate has been complied with, as evidenced by the record of engagement for the Strategic Growth Plan, Statement of Common Ground and joint evidence based studies prepared with partners in Leicester and Leicestershire. In addition, a record of bilateral meetings between the two local planning authorities is set out in Appendix A.
- 4.2. Leicestershire International Gateway Discussion Paper set out in Appendix B has been jointly produced and represents a shared understanding of the purpose of the Leicestershire International Gateway as an influence on local plan policies and strategic planning decisions which has the potential to be positive driver of change in this area.

Test of soundness

- 4.3. The need for further work identified at the time of the consultation of the Draft Local Plan in 2019 regarding the Leicestershire International Gateway has been undertaken and a shared understanding of the LIG has been agreed, attached as Appendix B.

5. MATTERS WHERE BOTH PARTIES ARE OPEN TO FURTHER COOPERATION

- 5.1. The following matters are where both parties are open to further cooperation and discussion:
- 5.2. With regard to policy HA35 Land north of Hallamford Road and West of Shepshed reference to landscape mitigation along the site's north and west boundaries,
- 5.3. With regard to policies HA32, HA33, HA34 and HA35 reference to requirement to address any impacts upon both the local and strategic road network including 'the provision of necessary offsite mitigation measures.
- 5.4. With regard to Policy DS2 Leicester and Leicestershire Unmet Needs and specific reference to strategic distribution within this policy

6. GOVERNANCE

6. In terms of governance arrangements, the two parties agree to:
- keep a dialogue open on matters arising which are likely to have significant impacts and implications for the delivery of local plan policy on housing allocations and unmet housing and employment need from Leicester city;
 - to work together to achieve identified outcomes in relation to strategic matters;
 - to review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans; and
 - to adopt positive principles of cooperation.

7. SIGNATORIES TO THE STATEMENT

Signed on behalf of: North West Leicestershire District Council	Signed on behalf of: Charnwood Borough Council
Name:	Name: Richard Bennett
Position:	Position: Head of Planning and Regeneration
Date:	Date:

APPENDIX A - JOINT WORKING

The following list is summary of meetings and exchanges of information between Charnwood Borough Council and North West Leicestershire District Council. These meetings will continue to take place on a regular basis.

Event	Date	Outcomes
Leicestershire International Gateway Duty to Co-operate Meeting	28-30 th September 2021	An email exchange between both Council's agreed the content of the discussion paper and this has been shared with the Joint Strategic Growth Manager.
Leicestershire International Gateway Duty to Co-operate Meeting	22 nd September 2021	<p>The vision for the LIG was agreed.</p> <p>A written description of LIG recognising that the A42/ M1 is the epicentre and that other settlements on the periphery have an influence on the area including Ashby, Coalville and Loughborough was agreed.</p> <p>It was agreed that the discussion paper should be added to the next SPG agenda.</p>
Leicestershire International Gateway Duty to Co-operate Meeting	17 th December 2020	<p>A draft vision and boundary for the Leicestershire International Gateway were discussed.</p> <p>The impact of local plan housing allocations north west of Shepshed were discussed and the concerns about the impact of development in this area on Rempstone Road. It was noted that transport modelling is underway to inform the local plan which will provide an understanding of how significant the transport issues will be in this location.</p> <p>Charnwood Forest draft policy was discussed, and it was agreed that the aim is to create a consistent policy approach across the three local authorities.</p> <p>It was agreed that the Development Company and Free Port will need to be sensitivity tested through the new</p>

Event	Date	Outcomes
		<p>Housing and Employment Needs Assessment.</p> <p>It was agreed that a discussion with the Joint Strategic Growth Manager will be important once the vision and diagram are agreed with a presentation to Strategic Planning Group potentially needed.</p>
Leicestershire International Gateway Duty to Co-operate Meeting	30 th July 2020	It was agreed the development of a vision and boundary should be the next steps for the Leicestershire International Gateway followed by a meeting with the Joint Strategic Growth Manager.
Leicestershire International Gateway Duty to Co-operate Meeting	20 th February 2020	It was agreed that unmet housing and employment need is a strategic matter. It was agreed that the Local Highway Authority should consider through the transport evidence the implications of growth in Charnwood on Belton Road and Rempstone Road in North West Leicestershire. It was agreed that CBC would undertake some work around the opportunities and constraints of the LIG.

APPENDIX B - LEICESTERSHIRE INTERNATIONAL GATEWAY DISCUSSION PAPER

Introduction

The purpose of this paper is to discuss the Leicestershire International Gateway (LIG) concept which is described in the Leicester and Leicestershire Strategic Growth Plan (SGP) Spatial Strategy.

This paper has been prepared jointly by Charnwood Borough Council and North West Leicestershire District Council to consider the LIG concept introduced through the SGP in more detail. The aim of this paper is to describe and define the LIG and to provide an explanation of its purpose and relationship to the emerging local plan policies for Charnwood and North West Leicestershire (NWL).

This paper will:

- set out the context and background to the LIG;
- explain the geography of the LIG;
- review current and emerging policies relevant to the LIG area;
- discuss key drivers of change in the area;
- analyse the available social, economic, and environmental data for the area;
- identify key themes and issues; and
- set out our agreed understanding of the LIG and consider the relationship to local planning policies.

Context & Background

The Leicester & Leicestershire Strategic Growth Plan (SGP) sets out a long-term vision for the future of the region. The SGP has been developed by a partnership made up of Leicester City and Leicestershire County Councils, the seven local borough and district authorities and the Leicester and Leicestershire Enterprise Partnership (LLEP). The SGP was approved by all partners in December 2018. It is a non-statutory plan which sets out an agreed strategy for the period to 2050 and is clear that delivery of the strategy will be through each respective local authority's development plans.

The SGP documents the scale of housing and employment growth needed to 2050 to meet challenges and realise opportunities in the sub-region. The SGP defines a spatial strategy, which aims to reconcile competing aims and objectives, and identifies strategic development locations and infrastructure that will facilitate the overall vision for Leicester and Leicestershire. There are a number of components to its spatial strategy, including the LIG. The SGP description of the LIG in the spatial strategy is set out below.

Extract from the Leicester and Leicestershire Strategic Growth Plan

The Leicestershire International Gateway

The Leicestershire International Gateway is focused on the northern parts of the A42 and the M1, where there are major employment opportunities notably East Midlands

Airport, East Midlands Gateway (strategic rail freight terminal) and HS2 station at Toton nearby. The authorities have already made provision for strategic new housing developments in Ashby, Coalville, and Loughborough and these need to be completed as a matter of priority to provide the opportunity for people to live close to their places of work. At the same time, some parts of the area (e.g. the centres of Coalville and Shepshed) are in need of regeneration and the physical fabric needs to be improved. In our Local Plans we intend to explore the theme of ‘forest towns’ suggested in the National Forest Strategy. This could be a way of enhancing the physical fabric of the towns and villages in this area and making the most of our environmental assets. It would also support investment in tourism and leisure facilities and the health and wellbeing agenda.

Loughborough, with a world class university, has also made provision for a science and enterprise park and this needs to be delivered in conjunction with improved access from J23 on the M1, now funded.

Overall, we estimate that the area has the potential to accommodate about 11,000 new homes. Improvements to the A42, the M1, railway lines and services – all set out in the Midlands Connect Strategy – support this opportunity.

Geographical Extent

Figure 7 of the SGP (Appendix 1) identifies the approximate extent of the LIG. From this and the wording above, it is clear that the LIG straddles both the borough of Charnwood and the district of NWL. However, the SGP does not define a specific boundary for the LIG. Instead, Figure 7 deliberately uses different tones of colour, with the darkest colour at its centre in the vicinity of East Midlands Airport and the junction of the M1 and A42 (Junction 23a) reflecting the wording of the SGP as set out above. This recognises the area of influence of the key economic generating centres of the airport and the East Midlands Gateway including the Strategic Rail Freight Interchange (SRFI).

In addition to these economic uses, within the area depicted in Figure 7 are:

- Castle Donington and Kegworth along with a number of smaller villages in the north of North West Leicestershire district.
- On the periphery are the settlements of Hathern, Shepshed and the western extent of Loughborough within Charnwood borough and the northern part of the Coalville Urban Area and just beyond Ashby de la Zouch, both in North West Leicestershire.
- The ‘north-west’ section of the Charnwood Forest Regional Park.
- Donington Park international racing circuit.

Current and emerging policies relevant to the LIG area

North West Leicestershire Local Plan

The North West Leicestershire Local Plan (2011-2031) was adopted in March 2021, following a partial review. The local plan defines a strategy to help transform the district

from its coal-mining and industrial roots, by delivering 9,620 new homes, and 66 hectares of employment land.

Within the area described earlier, the local plan identifies Coalville as a Principal Town, with Ashby de la Zouch and Castle Donington as Key Service Centres and Kegworth as a Local Service Centre.

The adopted plan does not make direct provision for growth, infrastructure or sites in the LIG area but does note that the Substantive Review will have regard to the Leicester and Leicestershire Strategic Growth Plan which sets out a long-term vision and strategy for growth in Leicestershire.

The Local Housing Need figure for NWL is 368 homes per annum based on the 2021 affordability ratios. However, as part of the Substantive Review, further work is underway to assess whether a higher figure would be appropriate having regard to the issue of unmet need in Leicester City and potential job growth in the district as a result of proposals for a Freeport associated with East Midlands Airport and also a potential Development Corporation, again including the area around the airport. The substantive review will also consider the provision of employment, including consideration of sub-regional work on strategic storage and distribution employment uses

Ashby de la Zouch Neighbourhood Plan

Ashby de la Zouch Neighbourhood Plan was adopted in November 2018 and provides a local policy perspective on the future of the settlement, setting out a policy approach that supports the development of 2,050 dwellings on the land north of Ashby de la Zouch, in accordance with the Local Plan), and appropriate windfall sites.

Charnwood Local Plan Core Strategy

The Charnwood Local Plan Core Strategy (2011 – 2028) was adopted in November 2015. The Core Strategy sets out to deliver at least 820 homes a year, a total of 13,940 new homes over the plan period. The Core Strategy makes no direct reference to LIG but sets out a strategy for urban concentration and regeneration with growth focused at the edge of Leicester, Loughborough and Shepshed. In Loughborough and Shepshed provision is made for 5,000 homes and 22 ha of employment, this includes the West of Loughborough Sustainable Urban Extension (SUE) which will deliver 3,000 homes and in Shepshed, 1,200 new homes alongside wider regeneration plans for the town. Hathern is identified as one of 12 'Other Settlements' suitable for some small scale infill development to meet local needs.

The plan provides specific policies for the regeneration of both Loughborough and Shepshed. The regeneration plans are predominantly linked to improving the town centres of each settlement, but the delivery of the West of Loughborough SUE and development in Shepshed are also identified as having a role in stimulating the regeneration of both towns.

The SGP notes that Loughborough University is a world class university and references the Loughborough Science and Enterprise Park (LSEP). The Core Strategy

includes an allocation for a 77-hectare expansion of the Science and Enterprise Park to the west of Loughborough University and supports the continued success of the University.

Charnwood Local Plan 2021-2037 Pre-Submission Draft

Charnwood has prepared a Pre-Submission Draft Local Plan which was consulted on during July and August 2021. The plan sets out a housing requirement figure of 1,111 homes per annum reflecting the Local Housing Need figure for the Borough. The draft local plan makes provision for a total of 19,461 homes over the plan period to 2037.

The proposed development strategy is urban concentration and intensification with some growth spread to larger settlements. The draft local plan distributes the majority of growth to Leicester Urban Area, Loughborough and Shepshed, carrying forward the Sustainable Urban Extensions identified in the Core Strategy. Of relevance to the LIG is the planned growth at Loughborough and Shepshed totalling 6,073 in Loughborough and 2,331 in Shepshed including committed development and new development sites totalling approximately 2,242 new homes in Loughborough and approximately 1,878 in Shepshed. Hathern continues to be identified as an Other Settlement with two allocations proposed totalling 56 homes.

The proposed development strategy makes provision for approximately 81 hectares of employment land, primarily through the three Sustainable Urban Extensions (carried forward from the Core Strategy). Of relevance to the LIG, this includes 16 ha at the West of Loughborough Sustainable Urban Extension, a further 9 ha north of Loughborough and a new proposal for 5 ha in Shepshed. The proposed development strategy also continues to support the delivery of the 73 hectares of employment land at the Loughborough Science and Enterprise Park.

The draft local plan notes that the Council's vision and objectives for Shepshed are to support the Leicestershire International Gateway, through the provision of new homes and jobs, to secure its regeneration and to make the most of its location on the edge of the Charnwood Forest. This is also supported by the policy for the Shepshed Urban Area which notes that the Council will support Shepshed as a settlement within the Leicestershire International Gateway and secure its regeneration.

Summary

The adopted North West Leicestershire and Charnwood Local Plan were prepared before the Strategic Growth Plan was finalised and published and therefore the LIG concept is not been formally identified in these plans.

The Charnwood Pre-Submission Draft Local Plan has been prepared in the context of the SGP and informed by the work set out in this paper. The draft local plan makes specific reference to growth in Shepshed supporting the SGP's proposals for the LIG and carries forward allocations at Loughborough and Shepshed which are important to the LIG concept. NWL's partial review notes that the substantive review will also take account of the SPG.

Key Drivers of Change

As well as the growth planned in the LIG area, there are also other key drivers of change that are important to understand. The SGP notes that the LIG includes a series of employers, major planned development, and infrastructure investment which will serve as a driver of change in the area. There are also other drivers of change in the sub-region, including corporate commitments to carbon neutrality and regeneration. The key drivers of change are discussed in turn below.

East Midlands Airport

East Midlands Airport (EMA) is the largest employment site outside of the city of Leicester, with 6,730 employees employed by 90 companies. The airport contributes £239 million of Gross Value Added (GVA) income to the region. The airport also functions as a cargo and logistics hub both regionally and nationally. Logistics companies including TNT, DHL, FedEx and Amazon are all located at the airport or the East Midlands Gateway hub.

Discussions with EMA highlight that access to the airport dictates where their employees reside. The latest census of employees indicates that 1,000 employees reside in NWL, just over 650 in Charnwood, and 1,100 in Erewash in Derbyshire. The largest cohort of employees (2,100) live in Derby, with good access via the A6 and the A50. It is noted that over half of the workers at the airport are associated with cargo, which is primarily night-time work. As such, there is a greater reliance on the private car, and a reduced level of public transport usage although the airport is well served by public transport with regular services to Loughborough and Coalville, as well as Derby, Leicester and Nottingham.

The airport is in the process of updating its sustainable development plan and preparing a new on-site masterplan. These documents will set the platform for how the airport develops and responds to the pending national aviation policy. Both the sustainable development plan and masterplan are expected to reference the airport's role in supporting aspirations of the LIG.

East Midlands Development Corporation

The East Midlands Development Corporation (EMDC) is one of the key projects of the Midlands Engine, a partnership of private and public sector organisations which work to promote investment and growth across the region. The EMDC is a collaboration between five councils – Leicestershire, Nottinghamshire, North West Leicestershire, Rushcliffe and Broxtowe, which have committed to funding the initiative and is centred around three major projects:

- Redevelopment of the Chetwynd Barracks for 4,500 homes following its scheduled closure in 2024 and development of the HS2 Hub at Toton.
- Supporting growth in the East Midlands Airport area.
- Redevelopment of the Ratcliffe-on-Soar into a technology, advanced manufacturing and energy hub.

The EMDC, if approved, will look to build on the existing strengths of the region whilst simultaneously addressing challenges. It will aim to create a national centre for decarbonisation, a new 'garden of innovation' and the UK's biggest trade and freight gateway. By 2045, the EMDC aims to have created 84,000 new jobs and contributed £4.8bn GVA to the East Midlands economy.

East Midlands Freeport

The government has announced that the East Midlands will be host to one of eight new Freeports in England, creating an estimated 60,000 new direct and indirect jobs for the region. Freeports are part of plans to ensure compliance with new customs procedures and controls now that the UK has left the EU. Government is proposing to spend £700m on building new infrastructure, hiring staff and developing technology to ensure Britain's border systems are fully operational. Securing freeport status will mean that UK taxes and tariffs will not apply at the site, providing tax incentives for business.

The Freeport will be based around the East Midlands Airport and Gateway Industrial Cluster (EMAGIC) in North West Leicestershire, Unipers Ratcliffe-on-Soar power station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire. It will bring significant investment to develop and drive innovation, alternative energy sources and green technology supporting SME's and large regional employers.

East Midlands Gateway / Strategic Rail Freight Interchange / SERGO Logistics Park

The East Midlands Gateway (EMG) is an approximate 300-hectare development with consent for up to 6,000,000 sq ft of logistics accommodation. The development incorporates the Strategic Rail Freight Interchange (SRFI), which includes a rail freight terminal capable of handling up to sixteen 775-metre-long freight trains per day, container storage, and HGV parking.

The latest position is that about half of the warehousing accommodation has already been built, and the development as a whole is on track to create 7,250 jobs, as well as 900 construction jobs, and 3,000 indirect jobs.

The EMG has sought to capitalise on of its strategic position alongside the M1, in proximity to the EMA, and the newly realised SRFI. These locational advantages and relationship to existing assets and employment hubs means it is well-placed to support the concept of the LIG. Equally, the EMG takes advantage of being in a location that has approximately 1 million people within a 30-minute drive time; 440,000 people who are economically active within a 30 minute drive time; and 90,000 people are economically active but unemployed within a 45 minute drive time.

HS2 – Railway Infrastructure and Proposed Station at Toton

The HS2 East Midlands Hub at Toton would represent a major enhancement to connectivity across the region. Once operational, 14 high speed trains an hour are scheduled to leave Toton and the station will be within 20 minutes of Birmingham, half an hour of Leeds, and less than hour from London.

The East Midlands HS2 Growth Strategy estimates that the arrival of HS2 could help provide 74,000 new jobs and add an extra £4bn a year to the regional economy. East Midlands Councils in collaboration with Midlands Connect are working to maximise the economic potential of a new HS2 hub station at Toton and the integrated high-speed station at Chesterfield.

At the time of preparing this statement there remained uncertainty as to whether the eastern leg of HS2 would go ahead or where the East Midlands station would be located.

Carbon Pledge 2020

At a strategic level, the seven district and borough councils in Leicestershire have declared a collective ambition of being carbon neutral by 2030. The councils have agreed to identify where they can work together on carbon reduction measures, which could include electric car charging hubs, transport and buildings, as well as how they work with other organisations and communities to help reduce the impact of climate change.

At a local level, NWL is committed to the carbon neutral target, building upon their previous ambitions to be carbon neutral by 2050. Charnwood has, since 2015, been delivering on its Carbon Pledge 2020. In June 2019, it approved a motion setting out the Council's aspiration to achieve carbon neutrality from its own operations by 2030.

Economic, social and environmental data for the LIG area

To better understand how the LIG concept may influence the future of the sub-region, and that of the settlements in this location, it is helpful to understand the current social, economic and environmental context of the area. A summary of key datasets for the area are set out in Appendix 2.

Key Themes and Issues

Looking across the policy documents, datasets, and information it is possible to identify a number of themes and issues facing the LIG area:

- **Diverse Area:** The LIG spans two local authority administrative areas, each with a different history and context. The authorities include a range of settlements, with contrasting characteristics between the different towns, smaller settlements and hinterlands. Whilst there is a geographical relationship between the authorities, the data highlights there are significant differences between them. This means a one-size fits all approach to growth and regeneration in the LIG area would be challenging.
- **Growth:** The LIG is identified in the SPG spatial strategy for growth. The LIG is focused around the northern parts of the A42 and the M1, where there are major employment opportunities notably East Midlands Airport (EMA), East Midlands Gateway (EMG) (strategic rail freight terminal) and HS2 station at Toton nearby (just outside of the LIG area). The adopted and emerging development plans focus

growth towards urban areas and there is an opportunity to support the role and function of main urban settlements of Loughborough, Coalville and Shepshed. Future household and employment growth in the LIG area is projected to be substantial including 5,500 dwellings and 30 ha of employment for Loughborough and Shepshed; and 2,250 dwellings and 66 ha of employment in Ashby de la Zouch, Castle Donington, Coalville, and Kegworth. This forecast growth provides an opportunity for new infrastructure and more sustainable travel options as residents are closer to their places of work.

- **Connectivity:** The LIG area is well connected by the strategic highway and main road network, with excellent connectivity via the M1, A1, M42, A42, A6, A453, A50. Connectivity via public transport is less comprehensive, albeit notable exceptions exist with the bus service provision associated with EMA providing a successful network of public transport corridors. There is an opportunity for improvements to overall connectivity in the LIG area, with a particular focus on improving public transport infrastructure.
- **Economy:** Data on the economy and jobs highlights substantial economic growth in the area over the last ten years and this is set to continue. The travel to work data confirms that North West Leicestershire is a centre of economic activity in the sub-region and is a net importer of workers, whilst Charnwood is a net exporter of workers. North West Leicestershire is the home of key economic hubs (EMA and EMG) which draw commuters into the local authority area from a wide geography, including Charnwood. This presents a significant opportunity but the report by the Centre for Progressive Policy (CPP) indicates that both Charnwood and North West Leicestershire are two of the areas where the impact of the Coronavirus on the economy is likely to be hardest felt, which is a challenge.
- **Drivers of Change:** EMA, EMG, East Midlands HS2 Hub and East Midlands Development Corporation represent significant drivers of change in the sub-region. EMA is already the largest employer in the sub-region outside of the city of Leicester which is a major opportunity, and the relationship between the EMA and the developing EMG means this area will be an important component of the LIG area. An East Midlands Development Corporation has been established and this represents an opportunity to influence growth and investment in the wider area but has the potential to shift the functional economic geography northward towards Nottingham, which presents a challenge.
- **Regeneration:** There is a policy focus on regenerating Loughborough, Shepshed, and Coalville within the general LIG area. There is a focus on delivering physical regeneration at Shepshed and Coalville in particular, with the aim of improving the physical and natural environment and enhancing overall quality of life for residents, businesses, and visitors. Whilst interventions in the two settlements should be locationally-specific, there is an opportunity to join-up on certain strategic issues for example sourcing external funding, project management, resources, and analysis.
- **Carbon Economy:** Each local authority has committed to being carbon neutral by 2030. The carbon-agenda presents an opportunity to become a focus for the LIG.

- **Forest:** Charnwood Forest and the National Forest represent an opportunity to use the environmental assets of the Charnwood Forest to support sustainable development including supporting investment in tourism and leisure and the wider health and wellbeing agenda.

Our Understanding of the Leicestershire International Gateway

Geographically, the LIG draws together a part of the sub-region which prior to the SGP had not been analysed or identified as an area of focus.

The evidence presented in this paper shows that this is a diverse area in terms of its characteristics, but they share key road links (M1, A6, A51) as well as public transport routes within and beyond the LIG and the Charnwood Forest Regional park. Whilst this does not suggest there is a requirement for a bespoke policy approach, the LIG concept has and will continue to influence local plan policies and strategic planning decisions and has the potential to be positive driver of change in this area. To this end, the following sets out our shared understanding of the LIG and the principles that underpin the LIG concept:

Leicestershire International Gateway

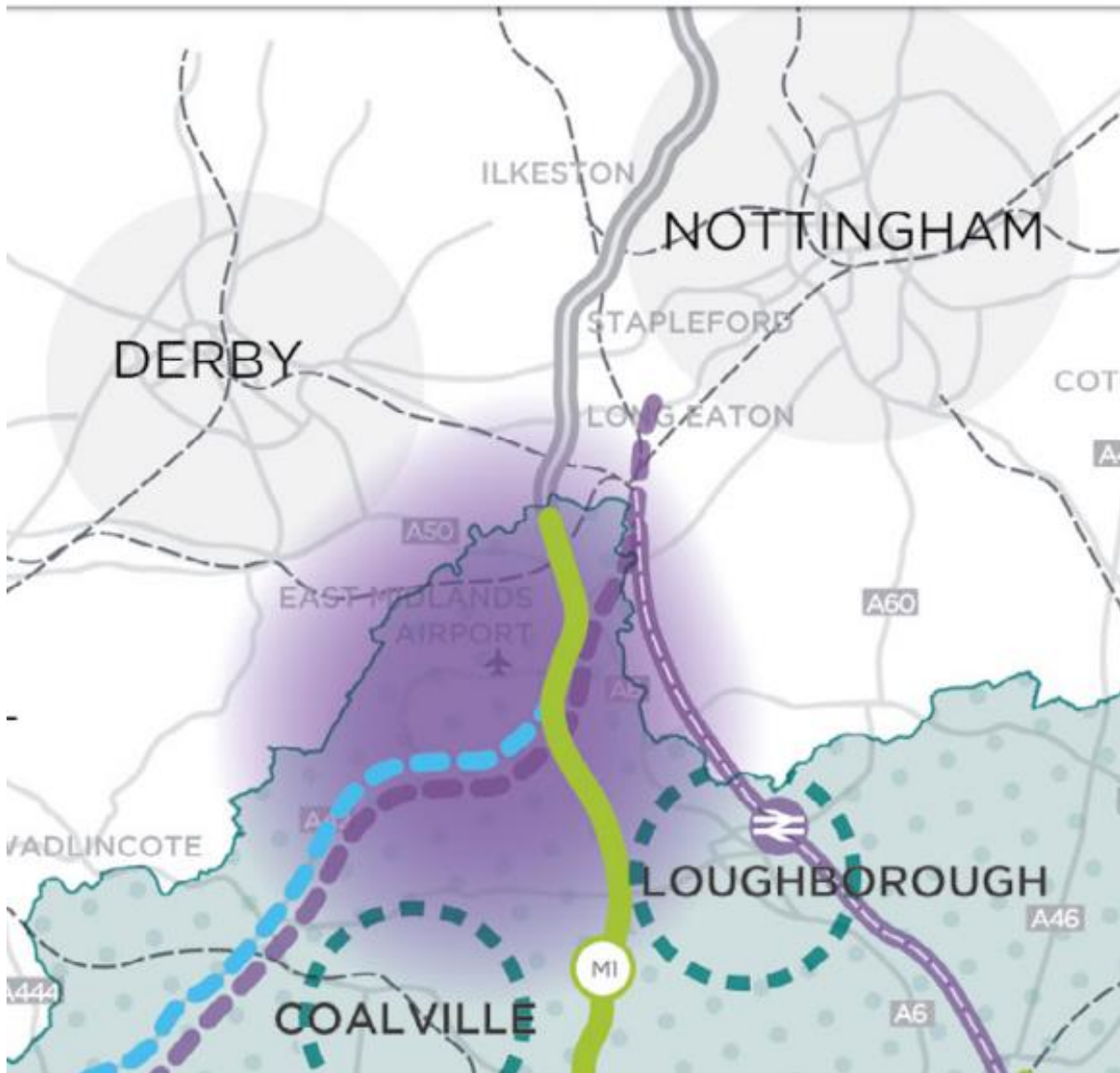
The Leicestershire International Gateway is an area located at the centre of a communications network with links to the rest of the country and beyond and which will be an economic powerhouse and focus for sustainable growth, not just for north Leicestershire but also the wider area.

Growth will deliver new jobs and affordable homes in close proximity to each other, but also the infrastructure to support both existing and new residents. This growth will support regeneration in Shepshed and Coalville and will be supported by sustainable means of travel to create a network of linked settlements benefitting from not only employment opportunities but an extensive range of services and facilities.

New development will be high quality and locally distinctive, making the most of its setting in the National Forest, and reflecting the character of the Trent Valley Washlands, Melbourne Parklands and Charnwood Forest Landscape Character Areas. They will incorporate low carbon living and support healthy, active lifestyles to provide a high quality of life for local residents.

APPENDIX 1: Strategic Growth Plan Figure 7 Strategy Plan

Extract from the Strategic Growth Plan showing the Geographical extent of the Leicestershire International Gateway



APPENDIX 2: Economic, Social and Environmental Data for the Leicestershire International Gateway Area

Population & Population Growth

A comparison of the current population figures for Charnwood and North West Leicestershire is set out below.

Table 1: Population by Local Authority in the Leicester International Gateway (2019)

Local Authority	Population (2019)
North West Leicestershire	103,600
Charnwood	185,900

Source: ONS Population estimates [2019]

The data shows that Charnwood has the largest population, with just over one-third of the population living in Loughborough, the largest urban population in Leicestershire outside of Leicester. Shepshed and Syston are the next largest towns, with the remainder of the population dispersed across smaller villages and hamlets in the area. For NWL, the residents of Coalville and Ashby de la Zouch accounts for more than half of the district's population.

A summary of the resident population for the main settlements within the LIG area is set out in Table 2 below. This data is based on the 'built up area' definition as provided by ONS / NOMIS and as such requires a 'best-fit' approach for matching the built-up areas to settlements. As such, data based on other parameters, from other sources, may vary.

Looking at the LIG area – Loughborough and Coalville, are the largest centres of population.

Table 2: Population of Built Up Areas inside the LIG Area (2018)

Local Authority	Settlement / Built Up Area	Population (2018)
North West Leicestershire	Ashby de la Zouch	14,157
	Coalville	40,685
	Castle Donington	7,285
	Kegworth	4,049
Charnwood	Hathern	2,202
	Loughborough	66,611
	Shepshed	13,863

Source: ONS – Population Estimates – small area based

Table 3: Population Growth by Built Up Area in the LIG area (2011 to 2018)

Local Authority	Built Up Area	2011	2012	2013	2014	2015	2016	2017	2018	Change (2011 – 2018)	% Change (2011 – 2018)
North West Leicestershire	Ashby-de-la-Zouch	12,389	12,425	12,648	12,806	13,096	13,435	13,803	14,157	1,768	14
	Castle Donington	6,424	6,436	6,577	6,770	6,930	7,128	7,243	7,285	861	13
	Coalville	38,363	38,642	38,781	39,019	39,424	39,622	40,110	40,685	2,322	6
	Kegworth	3,600	3,601	3,611	3,738	3,920	3,931	3,916	4,049	449	12
Charnwood	Hathern	1,873	1,913	2,026	2,090	2,094	2,107	2,184	2,202	329	18
	Loughborough	59,702	60,883	61,147	62,325	63,375	64,313	65,635	66,611	6,909	12
	Shepshed	13,497	13,560	13,526	13,601	13,671	13,773	13,969	13,863	366	3

Source: ONS – Population Estimates – small area based, by year

In the context of the LIG, Loughborough and Coalville have seen the greatest population increase which reflects their role and functions as principal centres and key towns within their local authority areas. Population growth in Loughborough was more than double that recorded in Coalville. This highlights Loughborough’s primary role in the sub-region.

Future Population Forecasts

Table 4 sets out the 2018-based population projections issued by ONS on behalf of Government. The projections show that Charnwood will experience the largest population growth, and at a comparable rate with that seen across the whole of Leicestershire. NWL is also expected to experience strong population growth, and proportionally, greater than that seen in Charnwood.

Table 4: 2018-based Population Projections – by local authority in the LIG area.

Local Authority	2018	2025	2030	2035	2040	2043	Change	% Change
North West Leicestershire	102,126	113,874	121,257	127,864	133,897	137,240	35,114	34
Charnwood	182,643	197,771	207,655	215,256	221,161	224,710	42,067	23
Leicestershire	698,268	753,710	788,591	818,246	845,028	860,618	162,350	23

Source: ONS – Sub-National Population Projections (2018-based)

Economy, Employment and Economic Activity Rates

Providing an exact account of the size and scale of local economies can be difficult. There is no single dataset that can express all the component parts of a local economy in terms of scale, value, quality, productivity, and resilience. The following tables set out a portfolio of datasets in an attempt to portray the nature of the local economy for the local authorities in the LIG area. Where possible, data is also shown at the settlement-specific level.

Gross Value Added

Table 5 shows the Gross Value Added (GVA) by local authority. GVA per local authority (calculated using the income approach) is created by allocating regional GVA to the local authority level. It shows that NWL is the largest economy in the area, closely followed by Charnwood. NWL's economy has steadily grown over time, whereas Charnwood's economy has fluctuated and experienced periods of contraction, before a return to growth.

NWL's economy has experienced the greatest rate of change, growing by nearly 72% since 2010. Rates of growth in the area are broadly comparable with the Leicester and Leicestershire Local Enterprise Partnership area (LLEP) and national averages, although Charnwood is slightly below trend, and NWL is significantly above trend.

Table 5: GVA – by local authority (£million)

Local Authority	2010	2015	2016	2017	2018	Change	% Change
NWL	2,544	3,195	3,302	3,310	3,636	1,521	72
Charnwood	3,052	3,216	3,517	3,494	3,581	875	32
L&L LLEP	20,058	23,476	24,401	24,843	25,910	9,167	55
UK	1,442,377	1,709,325	1,778,134	1,846,694	1,908,608	651,177	52
England	1,225,644	1,471,567	1,534,076	1,593,315	1,643,271	579,170	54

Source: ONS, Nominal and real regional gross value added (balanced) by industry

Table 6 below indicates GVA per head across the local authority areas, the LLEP area, and the national and UK average. It shows how GVA per head has changed over time from 2010 through to 2018. The data shows that NWL has the highest level of GVA per head in the area. NWL's figure is also significantly above the LLEP average, and the national averages. This may demonstrate a more productive workforce, and is an indicator of a higher value economy.

GVA per head in Charnwood is below the LEP average and the UK average, indicating a less productive workforce in this location. GVA per head has increased across all areas. The rate of growth in Charnwood is the lowest in the LIG area and is substantially below the rate of change seen at a LLEP-level and at the national-level.

Table 6: GVA per head (£)

Local Authority	2010	2015	2016	2017	2018	Change	% Change
North West Leicestershire	£27,424	£33,111	£34,012	£35,741	£35,603	£8,179	30
Charnwood	£17,311	£18,040	£18,931	£19,392	£19,607	£2,296	13
Leicester and Leicestershire LLEP	£20,653	£23,073	£23,691	£23,802	£24,595	£3,942	19
UK	£22,983	£26,253	£27,086	£27,963	£28,729	£5,746	25
England	£23,282	£26,860	£27,757	£28,647	£29,356	£6,074	26

Source: ONS, Nominal and real regional gross value added (balanced) by industry, and Mid-year population estimates

Table 7 sets out the GVA per employee. Considered alongside GVA per head, this dataset can help give an indication of the productivity of the local workforce and can highlight the productivity of a local economy.

Table 7: GVA per employee (£)

Local Authority	2010	2015	2016	2017	2018	Change	% Change
North West Leicestershire	£51,918	£57,054	£58,964	£53,387	£59,607	£7,688	15
Charnwood	£49,226	£49,477	£52,493	£52,939	£54,258	£5,032	10
Leicester and Leicestershire LLEP	£47,085	£50,814	£51,371	£51,973	£54,662	£7,578	16
England	£53,093	£58,759	£60,214	£61,687	£63,261	£10,168	19

Source: ONS, Nominal and real regional gross value added (balanced) by industry and Business Register and Employment Survey

Jobs and Employment

Table 8 shows the jobs density in each local authority area. Job density relates to the level of jobs per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64. The total is a workplace-based measure and so comprises employee jobs (including self-employed, government-supported trainees and HM Forces).

Table 8: Job Density (2018)

Local Authority	Jobs	Job Density
North West Leicestershire	69,000	1.09
Charnwood	74,000	0.63

Source: ONS, and Business Register and Employment Survey

The data indicates that Charnwood has the largest number of jobs in the LIG area, although the figures are comparable with those in NWL. However, the job density ratios for Charnwood and NWL are significantly different, with NWL's density ratio

demonstrating that there is more than one job available per economically active resident. Charnwood's job density ratio is lower meaning generally that the number of available jobs is smaller than the overall population.

Table 9 and Table 10 complement the job density figures and shows the total number of employee jobs in each local authority area, the LEP area, and nationally. Table 10 also provides a breakdown of the ratio of jobs that are full-time and part-time. The data on employee jobs differs from the figures above as it excludes self-employed, government-supported trainees and HM Forces, so this count will be smaller than the total jobs figure shown in the jobs density table. The information comes from the Business Register and Employment Survey (BRES) - an employer survey conducted in September of each year.

The proportion of full-time employees in NWL is significantly above the regional and GB average, and similarly the proportion of part-time employees is significantly below the East Midlands average. The percentage of Charnwood's employees who are full-time is marginally lower than both the regional and GB average. As a result, and as suggested when analysing the job density figures, the number of part-time employees is greater than the average trends.

Table 9: Total Employee Jobs (2010 – 2018)

Local Authority	2010	2015	2016	2017	2018	Change	% Change
North West Leicestershire	49,000	56,000	56,000	62,000	61,000	12,000	24.49
Charnwood	62,000	65,000	67,000	66,000	66,000	4,000	6.45
Leicester and Leicestershire	426,000	462,000	475,000	478,000	474,000	48,000	11.27
England	23,085,000	25,044,000	25,477,000	25,829,000	25,976,000	2,891,000	12.52

Source: Business Register and Employment Survey

Table 10: Employee jobs (2018)

	NWL		Charnwood		East Midlands	Great Britain
	(Employee Jobs)	(%)	(Employee Jobs)	(%)	(%)	(%)
Total	61,000	-	65,000	-	-	-
Full-Time	46,000	75.4	43,000	66.2	68	68
Part-Time	15,000	24.6	22,000	33.8	32	32

Source: Business Register and Employment Survey

The proportion of full-time employees in NWL is significantly above the regional and GB average, and similarly the proportion of part-time employees is significantly below the East Midlands average. The percentage of Charnwood's employees who are full-time is marginally lower than both the regional and GB average. As a result, and as suggested when analysing the job density figures, the number of part-time employees is greater than the average trends.

Table 11 set out the number and proportion of economically active residents in each of the local authority areas. It also accounts for those who are economically inactive and unemployed.

Table 11: Employment and unemployment (Apr 2019-Mar 2020)

	NWL		Charnwood		East Midlands	Great Britain
	(Numbers)	(%)	(Numbers)	(%)	(%)	(%)
Economically Active	53,700	77.6	101,700	82.6	79.7	79.1
In Employment	50,500	72.6	98,600	80.3	76.8	76
Employees	42,200	62.2	86,000	71.3	66.6	64.9
Self Employed	8,300	10.4	12,600	9.00	10.00	10.8
Unemployed	1,600	3.1	2,600	2.6	3.7	3.9

Source: ONS, and Business Register and Employment Survey

The proportion of those who are economically activity in NWL is lower than the regional and GB average, whereas the proportion in Charnwood is substantially greater than the regional and GB average. Unemployment figures across both local authority areas are lower than both the regional and GB average.

To provide some more local level detail, it is possible to look at the claimant count data for each of the main settlements in the LIG area. Claimant count data is a helpful proxy for assessing the strength of the local economy, and for gaining an understanding of employment and unemployment rates. Table 12 and Table 13 set out the claimant count data for those age 16+, and as a percentage of those aged 16-64 (and therefore potentially economically active). The data shows progression over time, from June 2013 to June 2020.

Table 12: Claimant Count Data, by Settlement (2013 – 2020)

Date	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20
Ashby-de-la-Zouch	145	95	75	65	55	85	90	310
Castle Donington	70	40	40	40	30	30	60	160
Coalville	745	515	385	310	250	370	495	1,215
Hathern	20	10	10	5	10	15	20	50
Kegworth	30	25	25	15	20	20	30	95
Loughborough	960	500	425	470	470	475	895	1,900
Shepshed	145	80	70	85	65	60	125	330

Source: ONS Claimant Count Data

Table 13: Claimant Count Data, Percentage of 16-64 Year Olds, by Settlement (2013 – 2020)

Date	Jun-13	Jun-14	Jun-15	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20
Ashby-de-la-Zouch	1.9	1.2	1	0.8	0.7	1	1.1	3.7
Castle Donington	1.7	0.9	0.9	0.9	0.6	0.6	1.4	3.5
Coalville	3.1	2.1	1.6	1.2	1	1.4	2	4.8
Hathern	1.7	0.9	0.6	0.5	0.9	1	1.3	3.8
Kegworth	1.2	1	0.9	0.6	0.7	0.7	1	3.4
Loughborough	2.2	1.1	0.9	1	1	1	1.9	4
Shepshed	1.7	0.9	0.8	1	0.7	0.7	1.5	3.9

Source: ONS Claimant Count Data

Fluctuations in claimant count data is expected and reflects the cycles that can exist in the economy, which are affected by seasonality and the unique characteristics of certain local economies. However, the overall trend across each of the settlements in the area is for claimant counts, both in terms of number and percentage to increase. For some locations the claimant count rate has doubled (Loughborough) and there appears to be a large uplift in the number of claimants in more urban areas (Coalville and Loughborough).

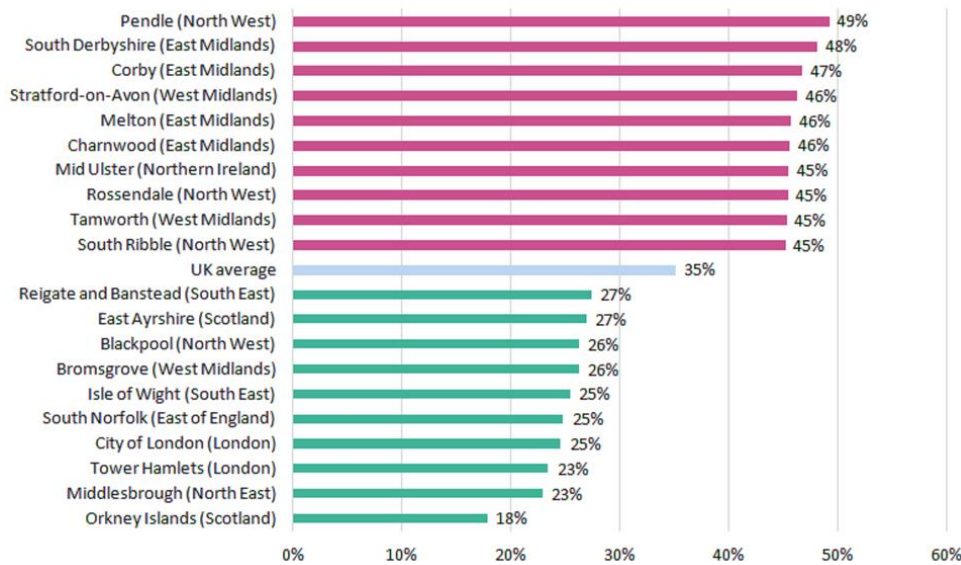
Future Economic Impacts – Coronavirus

The claimant count data shown above hints at the immediate effect of the Coronavirus pandemic. It is too early to draw long term conclusions about the impact on the economy, but there is analysis that seeks to predict local level effects.

Using Office for Budget Responsibility (OBR) data, the Centre for Progressive Policy (CPP) has analysed the economic impact of coronavirus. The OBR themselves published its analysis of the likely impact on the UK economy, with the OBR expecting real GDP to fall by 35% in the second quarter of 2020. This 35% decrease is calculated as an average of the likely impact on different sectors, weighted according to the size of each sector in the national economy.

CPP has utilised this data and methodology to map impacts to each local authority district in the UK, weighting the average sectoral hit by the distribution of each local authority's GVA by sector. CPP's report shows that the impacts will vary significantly across the country, but that the decline in economic output is estimated to reach close to 50% in parts of the Midlands in the second quarter of 2020. Figure 3 shows those local authorities that are expected to experience the greatest impact.

Figure 3: Impact on GVA for the top 10, bottom 10, and median performing local authorities



The report shows a clear regional dimension to the results. Nine of the ten worst affected local authorities are in the Midlands or the North West including Charnwood.

Figure 4 shows the 20 worst affected local authorities.

Figure 4: 20 worst affected local authorities in the UK

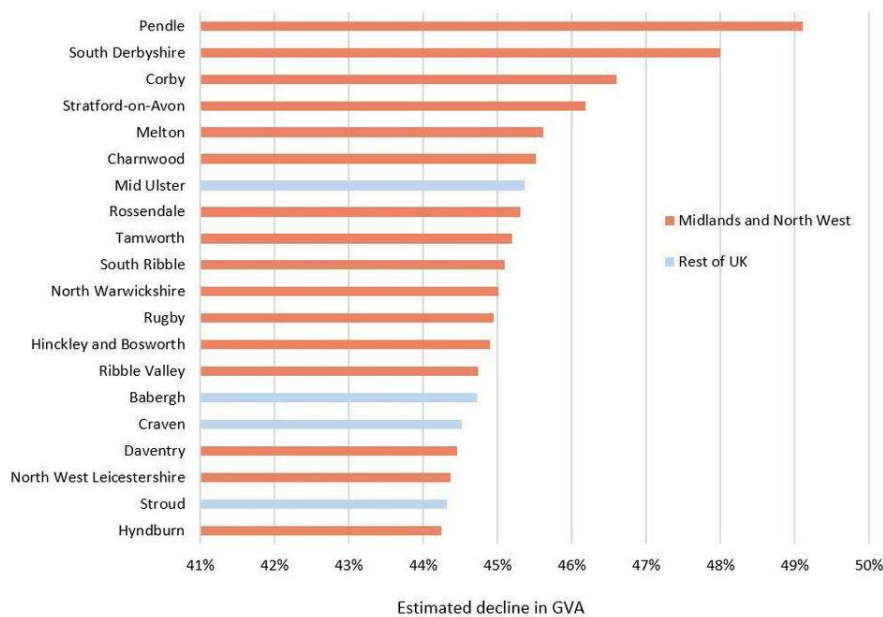


Table 14 summarises the analysis carried out by CPP and shows the resulting impact on GVA and the overall rank (ranked by worst affected) for the two local authorities in the LIG area.

Table 14: Impact of Coronavirus on GVA in LIG Area

Region	LA name	Decline in GVA	Rank
--------	---------	----------------	------

East Midlands	Charnwood	46%	6
East Midlands	North West Leicestershire	44%	18

The analysis by CPP shows that both local authorities are within the top 50 for worst affected economies.

Housing Delivery

North West Leicestershire

Table 18 shows the location of housing completions recorded from the start of the plan period. The Gateway area approximates to the area of the LIG shown at Appendix 1, but excludes those other settlements listed in the table.

Table 18: Housing Delivery in NWL (2011-2020)

Year	Coalville Urban Area	Ashby de la Zouch	Castle Donington	Kegworth	Gateway area	NWL Total
2011/12	121	-27	3	4	9	233
2012/13	93	17	74	50	8	365
2013/14	33	122	76	77	15	428
2014/15	97	220	88	40	17	686
2015/16	122	162	59	14	18	628
2016/17	297	99	23	4	15	727
2017/18	315	226	11	26	34	978
2018/19	264	202	18	8	14	682
2019/20	245	124	94	0	15	763
2020/21	212	187	73	33	23	702
TOTAL	1,799	1,332	519	256	162	6,192

Policy S2 of the adopted Local Plan identifies the CUA as the Principal Town of the district and where the largest amount of development in a single settlement will take place. This is reflected in the completion figures to date. The most amount of new development outside of the Coalville Urban Area has been in Ashby de la Zouch (1,332 dwellings), followed by Ibstock (679 dwellings), Castle Donington (519 dwellings) and Kegworth (256 dwellings). With the exception of Ibstock, these settlements are all located within or on the periphery of the LIG. Elsewhere within the general LIG area development is more limited, reflecting the smaller nature of the most settlements.

Charnwood

Table 16 shows housing delivery in Charnwood between 2011-2020, with a specific breakdown for Loughborough, Shepshed, and Hathern. The data shows that annual housing delivery has steadily built over time.

The data shows consistent delivery in Loughborough, but only relatively modest delivery in Shepshed. In overall terms, the total housing delivery was behind target

up to and included 2014/2015, but since then there has been an uplift, with annual delivery figures since 2015/2016 being ahead of the development plan target. Housing delivery is expected to remain strong as the three SUEs have all received planning permission, and reserved matters have been approved. The emerging local plan re-emphasises the objective to deliver large-scale housing growth and regeneration in Shepshed, as such, the housing delivery figures are expected to increase in the medium term.

Table 16: Housing Delivery in Charnwood (2011-2020)

Settlement	Loughborough	Shepshed	Hathern	CBC Total
2011/2012	208	21	50	697
2012/2013	91	7	38	503
2013/2014	82	3	38	602
2014/2015	199	36	5	723
2015/2016	186	56	2	831
2016/2017	222	73	51	943
2017/2018	404	31	20	1107
2018/2019	382	88	3	1117
2019/2020	336	156	3	993
TOTAL	2110	471	210	7516

Future Household Growth

Table 19 and Table 20 show the two most recent Government household projections. It should be noted that household growth does not immediately translate to a requirement to deliver houses/dwellings. Other factors affect the final number of houses/dwellings needed in a local area.

Table 19: 2016-Household Projections (All Households)

Area	2016	2020	2025	2030	2035	2041	Change	% Change
NWL	41,355	43,208	45,447	47,439	49,224	51,239	9,884	24
Charnwood	70,640	73,639	77,378	81,249	84,772	88,531	17,891	25
Leics	280,929	261,581	304,470	316,839	328,293	340,991	60,062	21
East Midlands	1,967,539	2,026,083	2,098,648	2,170,363	2,237,850	2,312,085	344,546	18

The 2016-based projections indicate that Charnwood will experience a significant increase in households – growing by over a quarter from the 2016 base date, with a rate of change that exceeds the county and regional average.

Table 20: 2018-Household Projections (All Households)

Area	2018	2020	2025	2030	2035	2043	Change	% Change
NWL	43,008	44,728	48,728	52,339	55,645	60,531	17,523	41

Charnwood	72,713	74,733	79,371	83,930	88,128	93,903	21,190	29
Leics	288,792	296,814	315,263	332,572	348,673	372,146	83,354	29
East Midlands	2,001,987	2,038,798	2,125,887	2,209,018	2,287,284	2,399,739	397,752	20

The 2018-based projections also indicate that NWL will experience a significant increase in households – growing by over 40% from 2018 base date, with a rate of change that significantly exceeds the county and regional average.

Indices of Multiple Deprivation

Charnwood is considered to be relatively affluent and is ranked 244th out of 317 in the IMD. Levels of deprivation are therefore lower than the England average. However, there are pockets of deprivation where communities suffer from poor housing, reduced access to jobs, and a lack of facilities and services. These areas are primarily located in Loughborough, Syston and Thurmaston. Although deprivation is lower than the regional average, almost 14% of the children live in poverty. This is, however, significantly lower than the national average (19.2%). Four of Leicestershire’s 10 most deprived neighbourhoods are located within Charnwood.

NWL is ranked as the 216th most deprived local authority. Overall, NWL is the second most deprived local authority in Leicestershire. There are pockets of high-level deprivation within NWL particularly in the ward of Greenhill (east of Coalville) which has two areas which are within the top 10% of most deprived LSOAs in England. LSOA 013F in the ward of Ibstock and Heather and LSOA 008A in the ward of Moira are among the top 30% of most deprived LSOA in the country. Some of the least deprived areas are located around Ashby-de-la-Zouch, Long Whatton, Normanton le Heath and Appleby Magna.

Health

There is a wealth of research and evidence that links health outcomes and health inequality to social, economic and environmental factors, as wider determinants of health. Key priorities identified using Public Health data are considered below.

The two local authority administrative areas have their own health profiles. Health inequalities will also exist within these two areas between towns and settlements and also different population groups.

Public Health England Fingertips Data tells us that:

NWL is worse than the average for England on these measures:

- Hip Fractures for over those 65
- Dementia diagnosis rate (estimated)
- Percentage of adults classified as overweight or obese
- Breastfeeding initiation
- Average attainment 8 score
- Life expectancy is 79.7 years for men and 83.5 years for women in North West Leicestershire in 2018-20. Both are categorised as worse than the average for England, although not significantly.

Charnwood is worse than the average for England on these measures:

- Hip Fractures for over those 65
- Breastfeeding initiation
- Smoking status at time of delivery
- Life expectancy is 80.2 years for men and 83.6 years for women in Charnwood in 2018-20. Female life expectancy is categorised as worse than the average for England, although not significantly.

Source: <https://fingertips.phe.org.uk/profile/health-profiles>

Common themes point to need for consideration around housing that is adaptable for an ageing population throughout the life course and need for accessible means of being physically active and active modes of travel. However, there are further priorities for consideration within NWL around healthy weight environments and also attainment and skills which link to the economic prosperity aims of this programme.

Indicator	Period	England	Leicestershire	Blaby	Charnwood	Harborough	Hinckley and Bosworth	Melton	North West Leicestershire	Oadby and Wigston
Inequality in life expectancy at birth (Male)	2017 - 19	9.4	6.4	0.4	7.8	4.7	6.8	6.3	8.1	8.2
Inequality in life expectancy at birth (Female)	2017 - 19	7.6	5.0	-2.6	9.6	-1.0	5.5	4.3	6.6	7.7
Inequality in life expectancy at 65 (Male)	2017 - 19	4.9	4.0	0.6	4.6	2.3	4.2	3.9	5.0	4.5
Inequality in life expectancy at 65 (Female)	2017 - 19	4.7	3.0	-1.9	6.1	-1.0	3.9	4.0	5.3	5.6

Source: <https://fingertips.phe.org.uk/search/inequality%20life%20expectancy>

As already identified, there are inequalities within districts demonstrated by inequality in life expectancy, shown above. Female Charnwood residents have the worst inequality in life expectancy from birth and at 65 of all of the Leicestershire districts. Male NWL residents have the second worst inequality in life expectancy from birth and worst at 65 of all of the Leicestershire districts.

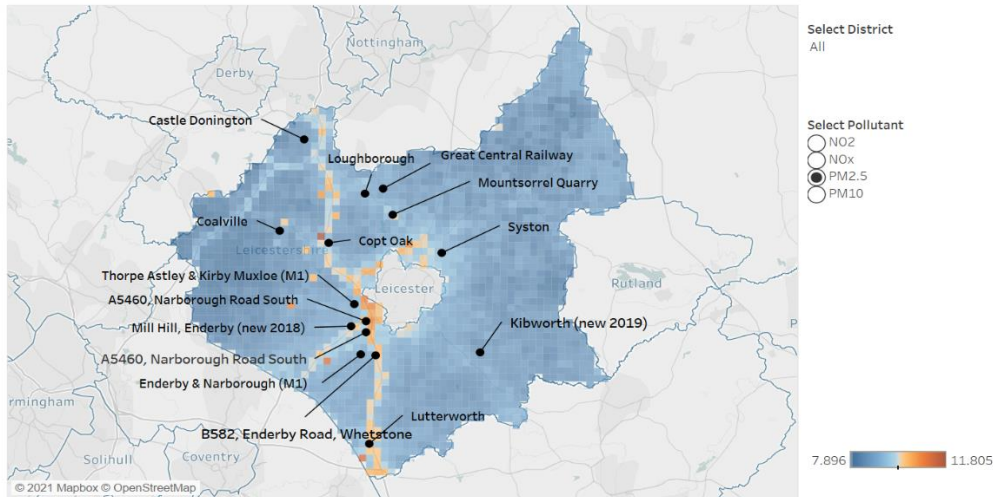
Road traffic noise spikes around Shepshed, south of Loughborough and around the M1 and existing A roads. Noise can have a detrimental effect on both physical and mental health.

Public Health data around particulate matter (PM_{2.5}) maps high levels correlating to the road network. The strongest evidence for effects of air pollution on health is associated with fine particles (PM_{2.5}). There is an extensive body of evidence that

long-term exposure to PM increases mortality and morbidity from cardiovascular and respiratory diseases.

Air Quality Background Maps (2018) with AQMA locations

PM2.5

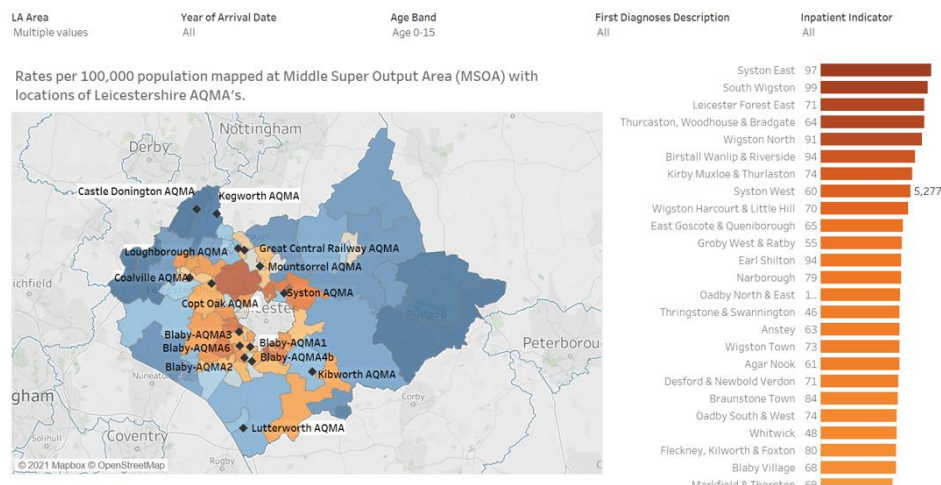


Source:DEFRA Background Mapping Data (2018). Data plotted by 1km OS grid.<https://uk-air.defra.gov.uk/data/iaqm-background-home>
Produced by the Business Intelligence Service, Leicestershire County Council, 2020.

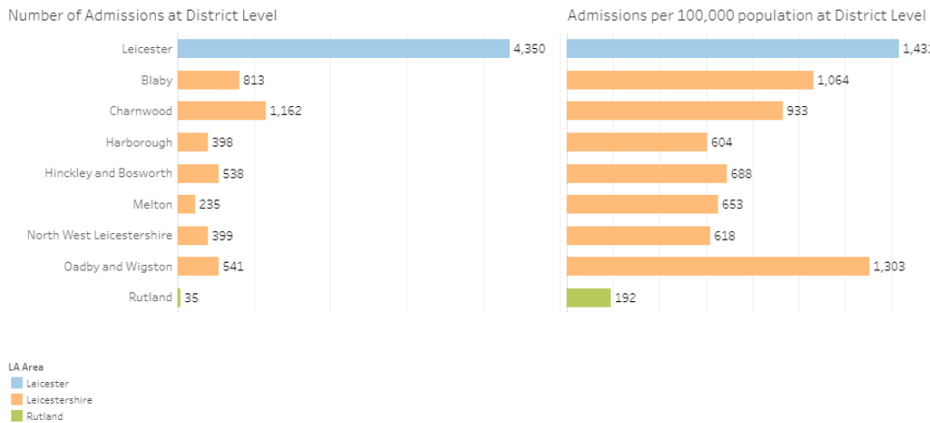
Evidence demonstrates that the main conditions associated with air pollution in general are respiratory conditions (i.e. asthma), cardiovascular disease (CVD), and lung cancer. There is an emerging evidence base for associations with dementia, low birth weight and Type 2 diabetes. Those most at risk from the effects of air pollution are children and young people, older people and those with chronic health conditions and that are pregnant.

The Public Health team in Leicestershire have recently carried out some work with UHL around childhood hospital admissions via Emergency Department for respiratory conditions viral wheeze and asthma.

Asthma and Viral Wheeze admissions in Leicester, Leicestershire and Rutland (LLR)



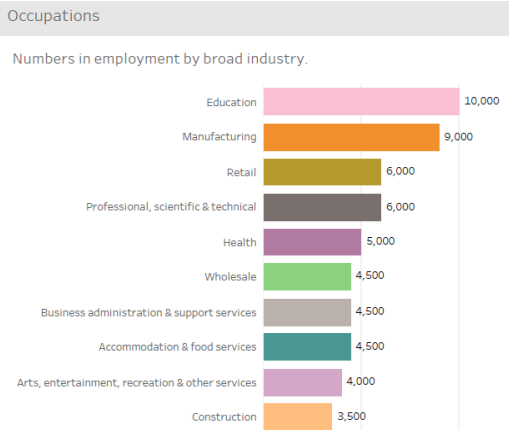
Admission data for 2017-2020



Any changes to employment sector split within an area can have an impact on health and wellbeing. Evidence shows some sectors are linked to poorer health outcomes with links between manual roles and smoking rates for example.

There is evidence of income inequality within NLW and Charnwood for both residents and those that work in the district:

NWL top 10 employment sectors:



Charnwood top 10 employment sectors:



Charnwood:

-Workplaces

Median earnings 2020	£536.70
England average	£589.90
Difference	-£53.20
2014-20 median growth	£27.60
England average	£66.40
Difference	-£38.80

- Resident

Male earnings 2020	£575.20
England average	£628.00
Difference	-£52.80
Female earnings	£472.50
England average	£544.00
Difference	-£71.50

NWL:

-Workplaces

Median earnings 2020	£566.60
England average	£589.90
Difference	-£23.30

Residents

Male earnings 2020	£576.90
England average	£628.00
Difference of	-£51.10

2014-20 median growth	£88.20	Female earnings 2020	£484.20
England average	£66.40	England average	£544.00
Difference	-£21.80	Difference	-£59.80

Alongside creating new health inequality with its impact on employments, financial wellbeing, physical and mental health, COVID-19 has exacerbated existing inequalities. Adequate housing meeting the needs of the occupants and access to green space were both highlighted.

The GP Practice Profiles for the towns of Shepshed, Coalville and Loughborough: Broom Leys Practice in Coalville has the second highest prevalence of adult obesity within the practices in the west of the county, with a rate of 18.9% compared to an overall rate of 10.2%. The top 5 surgeries for prevalence of mental health are all based in Shepshed and Loughborough. Surgeries in Shepshed and Coalville are also within the top 5 for prevalence of COPD (although as a note of caution, the absolute numbers within the Shepshed based surgery are small).

Transport, Accessibility and Infrastructure

NWL benefits from good road transport links, strategically placed at the intersections of the M1 and A42 motorways, making it a leading location for the logistics and distribution industry. The A42/M42 provides a route to the South West, the M1 to the central North and the South East, whilst the A50 links the District with both Leicester and Burton Upon Trent. Despite a well-connected road network, there are no passenger rail services. The Leicester & Burton rail freight line runs north-west from Leicester to Burton upon Trent and is used to transport aggregates from Bardon Hill Quarry. The new East Midlands Parkway Station lies just outside the district, approximately 4km from Kegworth. This station provides regular services on the London to Nottingham mainline. However, there are currently no bus services to and from the station and very limited walking and cycling options.

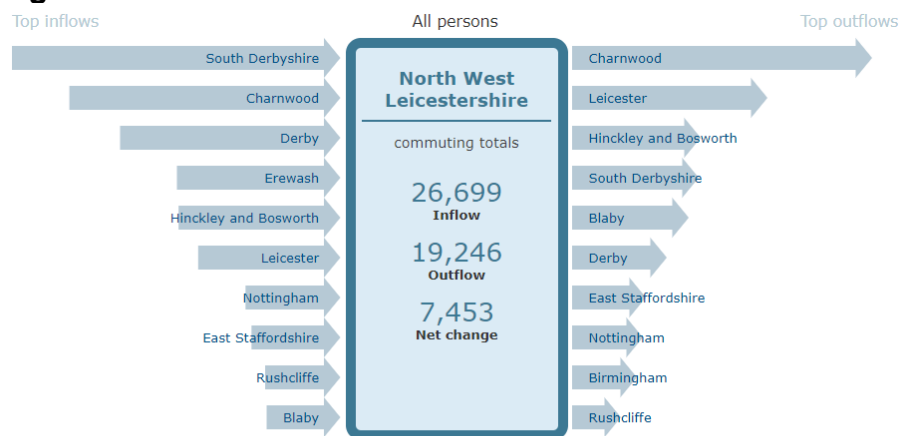
In 2016, 92% of all journeys to work in NWL were made using a private car or van, whilst just 7% were made on foot. This far exceeds the national average of 78%.

Charnwood is served primarily by the Midland Mainline and M1 motorway. The Borough is connected to the M1 via the A6 and A512 dual carriageways. The A6 represents the main arterial road and travels north to south, connecting Loughborough to Leicester. There are only a limited number of principal routes travelling from east to west, as the River Soar and Midland Main Line railway provide a series of physical barriers.

The majority (63.5%) of people in the Borough travel to work by private car. This has seen a small increase since 2001. This is particularly prevalent for people living in rural areas, which are poorly served by public transport leading to accessibility issues and a heavy reliance of private car.

Travel data for the two local authorities is shown in Figure 6 and 7 below. The figures detail the usual residence and place of work by local authority, highlighting the locations that residents are travelling to and travelling from.

Figure 6: NWL – Usual Residence and Place of Work



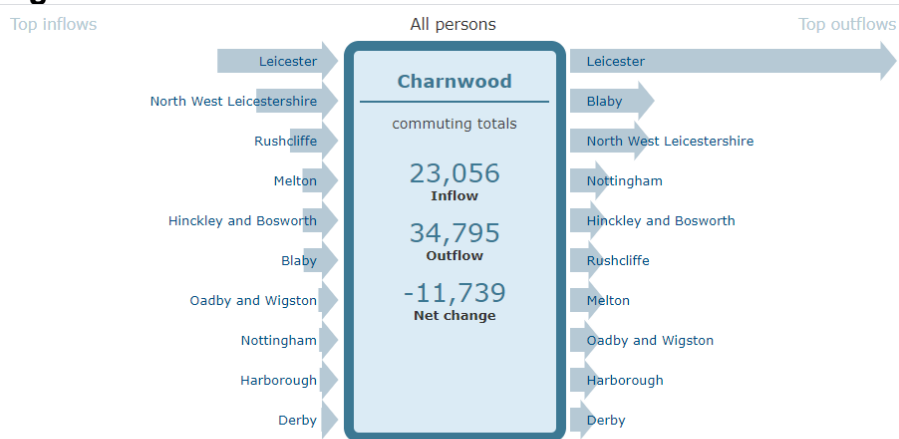
Commuting totals for North West Leicestershire:

- Inflow: 26,699 all persons commute into North West Leicestershire from other local authorities in the UK.
- Outflow: 19,246 all persons commute out of North West Leicestershire to other local authorities in the UK or abroad.
- Net change: Overall, commuting results in a population increase of 7,453 all persons in North West Leicestershire.

The data for NWL is very different to Charnwood as the commuting inflows exceed the outflows. NWL has a net inflow of approximately 7,500 commuters, highlighting its role as a centre of economic activity in the sub-region and the LIG area. Significant inflows are from South Derbyshire, Charnwood, and Derby which is likely to reflect proximity and access via the strategic road network.

The commuting patterns with Charnwood show a broadly even flow of commuters. Charnwood is the main commuting destination for residents from NWL, and there is a minor net outflow from NWL to Charnwood. This highlights the functional economic relationship between these two adjacent local authority areas.

Figure 7: Charnwood – Usual Residence and Place of Work



Commuting totals for Charnwood:

- Inflow: 23,056 all persons commute into Charnwood from other local authorities in the UK.
- Outflow: 34,795 all persons commute out of Charnwood to other local authorities in the UK or abroad.
- Net change: Overall, commuting results in a population decrease of 11,739 all persons in Charnwood.

The data for Charnwood shows that there is a substantial outflow to other locations with people commuting to other main centres. The dominant destination for commuting trips is Leicester, with over 15,000 residents commuting to Leicester. In terms of other destinations, the majority of movements are to other locations in Leicestershire, and adjacent local authority areas such as Blaby and NWL. Charnwood also receives a number of commuters from NWL, and the net flow is more or less neutral.

Links to East Midlands Airport

Co-ordinated infrastructure investment has sought to enhance surface access to and from EMA. Public transport connections are now reasonably comprehensive with bus services connecting the main centres of Nottingham, Leicester, Derby, Loughborough, Long Eaton, Coalville, Shepshed, and Ashby-de-la-Zouch. Of particular importance to the LIG area is the recent Skylink service which connects between Derby, Leicester and Loughborough with services running every 20 minutes during the day, hourly at night, 24 hours a day, seven days a week. The my15 bus runs hourly from the airport to Ilkeston, via Castle Donington, and Long Eaton (including the train station). The Coalville Airlink provides a direct service to Coalville, running every 60 minutes during the day, Monday to Saturday.

This page is intentionally left blank