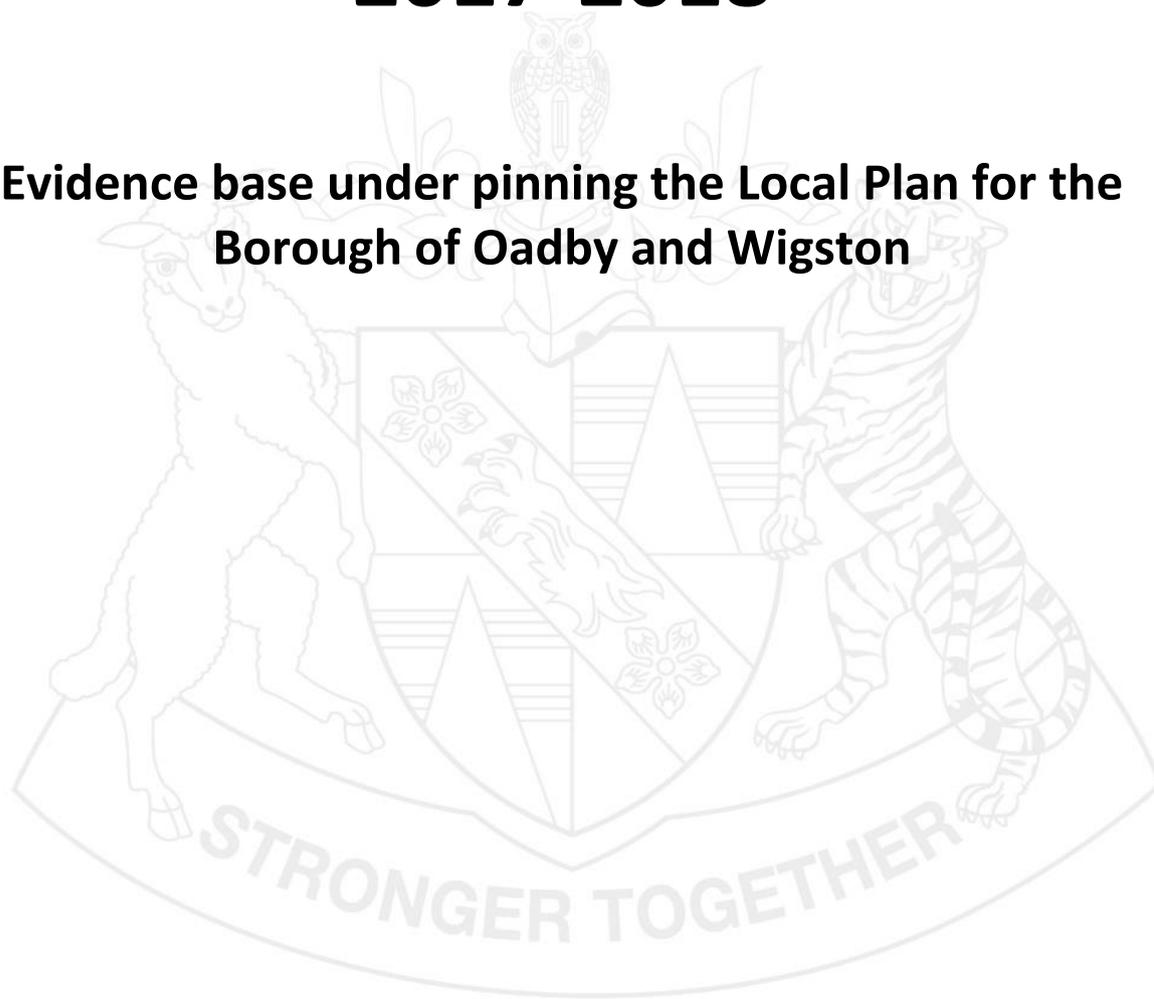


Annual Monitoring Report

2017-2018

Evidence base under pinning the Local Plan for the
Borough of Oadby and Wigston



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Please note:

The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) was published in 2017 and the Council has taken account of it in the preparation of the New Local Plan.

The Council expects to adopt the New Local Plan in the first quarter of 2019, and therefore, the format of the Annual Monitoring Report will change to reflect the New Local Plan's targets.

1. Introduction

1.1 This is the thirteenth Annual Monitoring Report to be published by Oadby and Wigston Borough Council and covers the period 1st April 2017 to the 31st March 2018.

1.2 The Annual Monitoring Report has the following aims:

- To review progress in terms of Local Plan document preparation against the timetable and milestones set out in the Local Development Scheme;
- To assess and monitor the extent to which policies in Local Plan documents are being implemented;
- Where policies are not being implemented, set out what steps are being taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- To identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
- To set out whether policies are being amended or replaced.

1.3 This Annual Monitoring Report contains a range of indicators that monitor progress of policies contained in the Borough's Local Plan and set out in the Local Development Scheme. The majority of the indicators illustrated in this document stem from policies set out in the Core Strategy, the first Development Plan Document to be adopted by Council.

1.4 For the period 1st April 2017 to 31st March 2018, the Borough Council monitored a total of 23 indicators.

1.5 The Annual Monitoring Report has been developed to facilitate the monitoring of the Local Plan.

1.6 Please note that all data and information used throughout the report are from sources within Oadby and Wigston Borough Council, unless stated otherwise.

1.7 Although Core indicators are no longer announced by the national Government, The Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 specifies the information a planning authority's monitoring report must contain. The following report has been written based on the criteria set out in the above Statutory Instrument, and policies contained within the Council's Local Plan.

2. Spatial Portrait for the Borough

2.1 The Spatial Portrait provides a broad picture of the physical characteristics and the current economic, environmental and social conditions that exist in the Borough.

2.2 The Borough is located to the south east of the city of Leicester and comprises the three centres of Oadby, Wigston and South Wigston and their surrounding hinterlands. The Borough has an area of around 2,400 hectares, of which approximately two thirds is urban in nature. These urban areas fall entirely within the Leicester Principal Urban Area, resulting in a strong spatial relationship between the Borough and Leicester City.

2.3 The Borough adjoins boundaries with the three other local authority areas of; Leicester City, Harborough District and Blaby District.

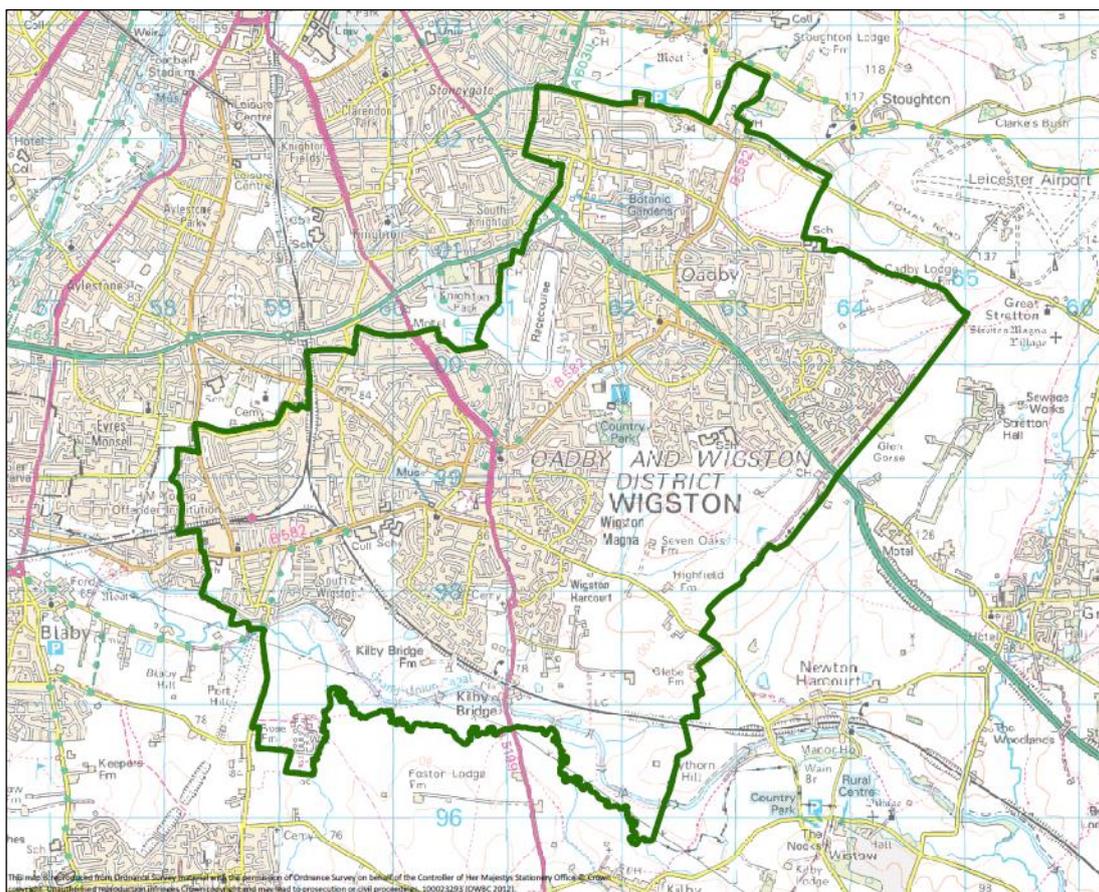


Figure 1: Borough Location Map.

Demographic Profile

2.4 Using the latest population projection data the population of the Borough is 55,800 (NOMIS, 2016). Of this total 27,000 are male and 28,900 are female¹ (NOMIS 2016)

2.5 Out of the three main settlements, Oadby (specifically within its Oadby Grange Ward) has throughout the twentieth century had a trend for larger family residences. Such a continuous trend has caused Oadby to have a higher proportion of larger dwellings than any other areas within the Borough.

2.6 The religious composition of the Borough is displayed alongside national averages in Table 1 below. All figures are taken from the 2011 Census.

¹ Figures do not sum due to rounding

2.7 48.4 per cent of the Borough's population are Christian. The largest non-Christian religious groups are Hindu (9.1 per cent), Muslim (5.8 per cent) and Sikh (6.5 per cent).

Religion	OWBC Value (per cent)	National Average (per cent)
Christian	48.4	59.4
Buddhist	0.2	0.5
Hindu	9.1	1.5
Jewish	0.2	0.5
Muslim	5.8	5.0
Sikh	6.5	0.8
Other	0.5	0.4
No religion	23.2	24.7
Religion not stated	6.0	7.2

Table 1: The Religious Composition of the Borough (Census 2011).

2.8 The ethnic and cultural composition of the Borough is diverse. The overall Black and Minority Ethnic (BME) population (i.e. residents in categories other than White British) is 28.4 per cent (16,536 people). This figure is almost triple the Leicestershire County average of 11.07 per cent and around double the East Midlands regional figure of 14.6 per cent (Census 2011).

Deprivation in Oadby and Wigston

2.9 The Department for Communities and Local Government's 'Indices of Deprivation' (2015) is a measure of deprivation at a local level across England.

2.10 The indices measure deprivation for each Lower Layer Super Output Area (LSOA) in England (32,844 areas). LSOA areas are a relatively new geographic demarcation. Generally smaller than wards, but still nesting to ward boundaries, they contain a population between 1,000 and 3,000 people. The smaller size of these output areas allows 'pockets' of deprivation within a ward to be highlighted.

2.11 The Borough of Oadby and Wigston has 10 Wards and 36 LSOAs.

2.12 As a whole, the Borough is ranked 249th out of 354, (where 1 is the most deprived) by the Indices of Deprivation 2015. The Borough has gained 2 places from its 2010 ranking of 247th.

2.13 The level of deprivation varies across the Borough significantly. The five most deprived LSOAs in the Borough of Oadby and Wigston (that are ranked within the 30% most deprived in England) are listed below, along with the ward in which they are located.

<u>LSOA</u>	<u>Ward</u>	<u>National Rank</u>
E01025987	South Wigston	6661
E01025992	Wigston All Saints	7777
E01025997	Wigston Fields	8050
E01025994	Wigston Fields	8266
E01025989	South Wigston	8986

Table 2. Lower Layer Super Output Area
National Rank: 1 = most deprived, 32,844 = least deprived

Economy

2.14 According to the Office for National Statistics (NOMIS), in the period July 2017 to June 2018 the Borough's unemployment rate stood at 2.8 per cent. This compares to an East Midlands unemployment rate of 3.9 per cent and the national employment rate of 4.6 per cent.

2.15 During the period January 2017 to December 2017, 35.4 per cent of the population held a qualification of NVQ4 and above, compared to 32.1 per cent in the East Midlands and 38.6 per cent in Great Britain.

3. Monitoring Framework

3.1 With the Borough of Oadby and Wigston being relatively small and highly urbanised, monitoring processes focus mainly upon housing and employment-related land and development. The Borough Council prepares and publishes annual housing and employment land reports.

3.2 The Council take the opportunity, where appropriate, to work in partnership with other local authorities and stakeholders on the development of indicators and the collection of data. This type of collaborative work is exemplified in the Planning Officers Forum, which comprises Leicestershire's seven district councils, Leicestershire County Council and the Unitary Authority of Leicester City. This group regularly shares information and best practice advice. Having close working relationships Housing Market Area (HMA) wide will endeavour to streamline monitoring and make the entire process more up to date and efficient, as well as enabling HMA authorities to share information more effectively.

3.3 It is becoming increasingly apparent that Central Government requires local planning authorities to devote more time and resources to monitoring planning policy and its wider spatial effects. Therefore the Borough Council continue to review staffing resources and procedures to ensure that effective monitoring frameworks, particularly in terms of co-ordinating monitoring work between the Planning Control and the Planning Policy teams, stay in place. This includes allowing effective collection of data and developing the use of databases.

Sustainability Appraisal

3.4 Alongside the preparation of the Local Plan, the Planning and Compulsory Purchase Act 2004 requires local planning authorities to carry out a Sustainability Appraisal of the Local Plan process. Information relating to Sustainability Appraisal can be found on the Council's website.

3.5 A number of indicators are being developed for each Sustainability Appraisal objective to allow for effective monitoring.

4 Local Development Scheme Implementation

4.1 The Borough Council brought its first Local Development Scheme into effect on the 11th April, 2005.

4.2 The Local Development Scheme is under a constant review and has been amended on a number of occasions since its adoption.

4.3 The following Table (below) provides a summary of the Borough Council's progress in the preparation of the Local Plan and contains the following information:

- Titles of all the documents contained in the most recent Local Development Scheme;
- The timetable for the preparation of each document in the Local Development Scheme;
- The date (or proposed date) of the consultation, submission and adoption of each document in the Local Development Scheme.

4.4 The most recent [Local Development Scheme](#) came into effect during 2018. As the planning system is very fluid, between publishing dates of the Local Development Scheme the Council's website will illustrate the current situation regarding planning policy document preparation.

Table 3: Local Development Scheme, 2018

Document	Development Plan Status	Brief Description	Regulation 18 Date	Date for Publication of Draft	Regulation 19/20 Date	Proposed Date for Adoption
Local Development Scheme	N/A	Sets out the documents that make up the Local Plan and their timetable for preparation	N/A	N/A	N/A	Adopted October 2018
Core Strategy	DPD	Sets out the vision, objectives and spatial strategy for development within the Borough	November 2008 to January 2009	N/A	October 2009 to November 2009	Adopted September 2010
Oadby and Wigston Town Centre Masterplan Area Action Plan (exc. S Wigston)	DPD	Establishes a spatial framework for the development in the town centres, including identification of sites	November 2007 to December 2007 and November 2008 to January 2009	N/A	October 2011	Adopted September 2013
Local Plan Review	DPD	Identifies new sites, including for housing and employment uses	November 2016 to December 2016	N/A	August 2017	December 2018
Policies Map	DPD	Illustrates on an Ordnance Survey base the main proposals, designations and locations of development.	The Policies Map will be updated upon the adoption of each Local Development Document, where a particular Local Development Document policy requires information to be illustrated spatially.			
Statement of Community Involvement	N/A	Is a statutory document that identifies the process of community involvement and engagement .	N/A	October 2018 to November 2018	N/A	April 2019
Residential Development	SPD	Sets out the detailed development control guidelines for new residential development	N/A	October 2018 to November 2018	N/A	April 2019
Public Realm Strategy	SPD	The document supplements planning policies contained within the Saved Local Plan, the Core Strategy and the Town Centres Masterplan Area Action Plan	N/A	March 2012 to April 2012	N/A	Adopted September 2012
Conservation Areas	SPD	Seeks to ensure Conservation Areas continue to thrive without prejudicing their character and appearance	N/A	October 2018 to November 2018	N/A	April 2019
Developer Contributions	SPD	Amplifies Development Plan Document policies in relation to developer contributions	N/A	October 2018 to November 2018	N/A	April 2019

5 Housing Delivery

5.1 Oadby and Wigston Borough Council endeavours to ensure that all new development conserves and enhances the environment and it does not have a detrimental effect on existing amenities or character of the landscape.

Residential Completions

5.2 Between the 1st April 2017 and the 31st March 2018, a gross total of 113 (107 net) new dwellings were completed within the Borough of Oadby and Wigston, 6 of which involved a demolition and rebuild. Table 3 illustrates the most recent net completions in the context of the last 12 years.

Table 4: Net housing completions														
Year	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	12 Year Total	12 Year Average
No. of Completions	154	39	92	93	79	79	44	47	116	117	175	107	1,142	95

Table 4: Extract from Residential Land Availability Assessment 2018

5.3 For the monitoring year 2017 to 2018, the majority of residential completions were located within the settlement of Wigston. Of the 113 gross completions within the Borough, 85 (75 per cent) were within Wigston, 15 (13 per cent) were located within South Wigston, and 13 (12 per cent) within Oadby.

Accommodation Type	Oadby and Wigston	Oadby and Wigston	Leicestershire	Leicestershire
	Total	Percentage (%)	Total	Percentage (%)
Detached	6601	29	101257	37
Semi-Detached	10691	48	106482	38
Terraced	3369	15	44250	16
Flat/Apartment	1817	8	24011	9
Other	4	0	1178	0
Total Households	22482	100	277178	100

Table 5: Household type (Census 2011). Please note that percentages have been rounded.

5.4 As the table illustrates, at the 2011 Census, 8 per cent of the total accommodation within the Borough consists of flats, 15 per cent terraced housing; 48 per cent semi-detached housing, and 29 per cent detached housing.

5.5 The average household size in the Borough is 2.5 persons per household compared to a Leicestershire average of 2.4 persons per household (Census, 2011). The large proportion of families living within the Borough would account for the slightly higher than average figures.

5.6 The Borough of Oadby and Wigston has a higher proportion of owner occupied dwellings (81 per cent) than the national average (67 per cent). When compared to the East Midlands, the Borough of Oadby and Wigston has a lower proportion of households privately renting (Borough 9.9 per cent; East Midlands 14.9 per cent).

5.7 The Housing and Economic Development Needs Assessment (HEDNA) details the demand for certain types of housing within the Borough of Oadby and Wigston. All Local Authorities within Leicestershire have taken part in the assessment.

Housing Trajectory

5.8 Housing delivery and policy performance are key issues for the Borough Council and monitoring is integral to ensuring targets are met, particularly with regard to net additional dwellings. Local planning authorities are required to prepare a housing trajectory to:

- Establish past and anticipated housing supply over the lifespan of the Local Plan Development Plan Document;
- Assess any shortfall or surplus of housing over the plan period through comparison to planned build rates; and
- Demonstrate how policies relating to housing provision will be delivered.

5.9 It is intended that housing trajectories will support the 'plan, monitor and manage' approach to housing delivery by showing past and estimated future performance.

5.10 The housing trajectory below is based on targets set out in the Council's adopted Core Strategy. This trajectory does however differ from the housing trajectory set out in the adopted Core Strategy; as it takes into account the Council's current position in terms of land supply.

Table 6: Housing Trajectory taken from the Borough's Housing Implementation Strategy 2018 (illustrates position as of 1st April 2018). Figures in blue refer to completions

Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Totals
Current committed development (excludes Wigston Direction for Growth Phase 1)	44	47	116	117	175	107	64	121	80	48	56	-	-	-	369
Identified SHLAA sites (0-5 year only) as set out in SHLAA 2018	-	-	-	-	-	-	-	54	74	20	23	-	-	-	171
Town Centre allocations	-	-	-	-	-	-	-	15	63	59	17	17	17	17	205
Wigston Direction for Growth (Phase 1)	-	-	-	-	-	-	74	101	113	112	50	-	-	-	450
Annual dwelling total	44	47	116	117	175	107	138	291	330	239	146	17	17	17	
Cumulative dwelling total since 2006	580	627	743	860	1035	1142	1280	1571	1901	2140	2286	2303	2320	2337	
Core Strategy requirement since 2006	630	720	810	900	990	1080	1170	1260	1350	1440	1530	1620	1710	1800	
Running total compared to Core Strategy requirement	-50	-93	-67	-40	45	62	110	311	551	700	756	683	610	537	

5.11 The Borough's Core Strategy was published in September 2010. It proposes a target of 90 dwellings per annum for period the 2006 to 2026. This would deliver a total of 1,800 new homes over the 20 year plan period.

5.12 The net housing completions extract (on page 9) illustrates 1,142 net residential completions between 1st April 2006 and the 31st March 2018. The net total of the Plan period so far equates to 63 per cent of the overall Plan period total of 1,800 homes.

5.13 Given completions to date (averaging 95 per annum since April 2006) an average of 82 net completions are required each year for the remaining 8 years of the Plan period.

5.14 The Housing Trajectory (shown on page 11) shows that if all proposed and expected residential units come forward within the Plan period the total number of net completions would exceed the 1800 Core Strategy target. It must be noted that the Housing Trajectory contained within the Housing Implementation Strategy and illustrated on page 11 is not an exact science and is an estimate of future housing delivery.

6 Indicators and Performance

6.1 This section of the Annual Monitoring Report aims to assess the performance of the policies and targets set out in the Local Plan. The Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 specifies the information a planning authority’s (Annual) monitoring report must contain.

6.2 The indicators illustrated in this monitoring report have been taken from policies contained within the Local Plan and those prescribed within the Statutory Instrument stated above.

Residential	Indicator	Actual	Target
RES 1	Net additional homes provided from 1 st April 2017 to 31 st March 2018	107	90
RES 2	Net additional homes provided over Plan period since 2006	1,142	1,080
RES 3	Net additional affordable homes provided over Plan period since 2009	Oadby – 20 Wigston – 63 S. Wigston – 80 Total = 163	160 over Plan period
RES 4	Percentage of homes completed at an average density of 40 dwellings per hectare (only sites of 10 dwellings or more or 0.3 hectares or more) from 1 st April 2017 to 31 st March 2018 (2.10 RLA)	46%	100%
RES 5	Five year supply of residential land at 31 st March 2018.	Commitments - 369 SHLAA - 171 DfG – 450 Local Plan Allocation – 154 Windfall Allowance - 70	450+5%
RES 6	Percentage of new homes built (and converted homes) on previously developed land over plan period (3.16- RLA)	73%	75% over Plan period
RES 7	Size of homes provided from 1 st April 2017 to 31 st March 2018 by bedroom size	1 bed – 36 2 bed – 40 3 bed – 19 4+ bed – 18	No target. Please note data for all residential completions was not available.
RES 8	Net additional homes provided within the town and district centres since 2009 (3.19 RLA)	194	393 over Plan period
RES 9	Net additional homes provided on the Wigston Direction for Growth	0	452
RES 10	Net additional affordable homes provided on the Wigston Direction for Growth	0	Minimum 90 (20% affordable threshold of overall total)
RES 11	Net additional residential units situated on windfall sites since 2008	559	N/A

Note – RES 8 refers to the number of additional residential completions within each of the town centre boundaries as illustrated within the Local Plan.

6.3 Paragraphs 5.8 and 5.9 of the Oadby and Wigston Core Strategy suggest that the Council will monitor the delivery of residential dwellings on windfall sites as part of the plan, monitor, and manage approach. Unlike previous guidance set out in PPS 3 which stated that - ‘allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified’, the more recent National Planning Policy Framework and Planning Practice Guidance suggest that a Local Authority may be justified in including a windfall allowance in the five year land supply if there is compelling evidence to do so.

6.4 The Council has previously not included a windfall allowance within trajectories or land supply forecasts.

6.5 Through monitoring exercises that have taken place during 2015, 2016, 2017 and 2018, it is apparent that since 2008, windfall sites have made up a significant number of the total residential sites being built out, both on large (sites of 10 dwellings or more) and small (sites of 9 dwellings or less) sites. With monitoring evidence suggesting that a significant number (on average 56 dwellings) of residential sites come forward unplanned, it is apparent that the Council should include a windfall allowance within 5 year land supply calculations for as long as evidence suggests they should be, in order to comply with government guidance. (Taken from the Council’s Housing Implementation Strategy).

Retail	Indicator	Actual	Target
RET 1	Amount of additional retail within the town and district centre boundaries	0	20,428sqm
RET 2	Percentage of retail units in designated primary shopping areas	Bell St – 74% Wigston – 69% Oadby – 63% S. Wigston – 54%	Bell St – 90% Wigston – 70% Oadby – 65% S. Wigston – 70%

Employment and Office	Indicator	Actual	Target
EMP 1	Loss of Identified Employment Land	0	No loss
EMP 2	Amount of employment land provided in the Wigston Direction for Growth	0	2.5 – 3.5 hectares
EMP 3	Amount of additional office space provided in the town and district centres	0	5,800sqm

Other	Indicator	Actual	Target
OTH 1	Number of pitches provided for Gypsies and Travellers	0	0
OTH 2	Number of buses per hour between the town and district centres of the Borough and Leicester City	2 – 4 buses per hour	-
OTH 3	Amount of open space, sport and recreational facilities lost to development	0	No loss
OTH 4	Amount of inappropriate development in Green Wedges	0	0
OTH 5	Amount of inappropriate development within the countryside	0	0

OTH 6	Number of conservation areas	9	9
OTH 7	Loss of statutory Listed buildings	0	No loss

6.6 With each adoption of a Development Plan Document, further indicators will be added (to the previous) to monitor policies set out in each (new) Local Plan document.

6.7 Bearing in mind the economic climate, the Council has done well in meeting the majority of its Local Plan indicator targets.

Cooperation in Plan Making

6.8 As well as the indicators shown above, under the Statutory Instrument, Local Planning Authority's need to set out where they 'have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report'. In this case the period covered is 1st April 2017 to 31st March 2018.

6.9 Oadby and Wigston Borough Council regularly attend officer meetings and forums, and are involved in a number of cross boundary projects for the wider Housing Market Area and Leicester and Leicestershire. Examples of collaborative working with other Local Planning Authorities and the County Council within the time period stated above are outlined below:

Development Plans Forum – Officer meeting with all Leicestershire Authorities, Leicester City Council and Leicestershire County Council.

Planning Officers Forum – Head of Planning Level meeting with all Leicestershire Authorities, Leicester City Council and Leicestershire County Council.

Strategic Planning Group – Strategic Director Level meeting with all Leicestershire Authorities, Leicester City Council, the Homes and Communities Agency and Leicestershire County Council.

Strategic Growth Plan Members Advisory Group – As Strategic Planning Group with the addition of Council Leaders and Council Portfolio holders.

Memorandum of Understanding – Officers from all Leicestershire Authorities, Leicester City Council and Leicestershire County Council.

Strategic Growth Plan – project with all Leicestershire Authorities, Leicester City Council and Leicestershire County Council.

Housing and Economic Needs Assessment (HEDNA) – project with all Leicestershire Authorities, Leicester City Council and Leicestershire County Council.

6.10 As well as the meetings and projects mentioned above, Oadby and Wigston Borough Council has worked collaboratively with other Local Authorities within Leicester and Leicestershire on an ad-hoc basis when required, for example Blaby District Council, Charnwood Borough Council, Harborough Borough Council and North West Leicestershire District Council on Local Plan issues.

7 Key Actions

7.1 As a result of preparing the Annual Monitoring Report for 2017 to 2018, the Borough Council is proposing to take the following actions during 2018 to 2019.

- Monitor the indicators of the Core Strategy and the Town Centres Area Action Plan throughout 2018 to 2019 to ensure they remain effective, up to date and informative.
- Factor in additional indicators where relevant to do so, for example upon adoption of Development Plan Documents or other (new) Local Plan documents.
- Monitor windfall sites regularly to ensure their relevance in Local Plan monitoring and land supply forecasting.
- Continue to work closely with developers and stakeholders to achieve development opportunities set out within the Local Plan, for example, Town Centres Area Action Plan allocations.
- Continue to encourage the redevelopment of previously developed land rather than greenfield sites within the Borough, to ensure targets are met.