

**North West Leicestershire
Local Plan
Monitoring Report 1991 – 2002**



JULY 2002

CONTENTS

1	Introduction	
	Monitoring	5
2	Policy Background	
	North West Leicestershire Local Plan	6
	Adopted Leicestershire Structure Plan	6
	Leicestershire, Leicester and Rutland Structure Plan	7
	Regional Planning Guidance for the East Midlands	7
	National Planning Guidance	7
	Supplementary Planning Guidance	7
3	Development Control and Enforcement	
	Determinations	8
	Planning Appeal Decisions	9
	Enforcement	10
4	Housing and Population	
	Housing Supply	11
	Completions	12
	Unidentified sites	13
	Previously developed land	15
	Location of Development	16
	Dwelling types	17
	Affordable Housing	18
	Density	18
	New Permissions	19
	Population	20
5	Economy	
	Unemployment	22
	Employment Land Supply	24
	Employment land starts	24
	Location of Development	25
6	Retailing	27
	Tables	
		Page No
1	Determinations	9
2	Housing land Supply Adopted Structure Plan	11
3	Housing land Supply Replacement Structure Plan	11
4	Annual housing completion rates and cumulative mean	12
5	Annual windfall completion rates	13
6	Annual small sites completion rates	13
7	Completions on unidentified sites as a percentage of all completions	14
8	Dwellings under construction as a percentage of all dwellings under construction	14
9	Dwellings with planning permission as a percentage of all dwellings with planning permission	14
10	Development on previously developed land and greenfield sites 1999-2002	15
11	Housing Provision on large sites at 31 March 2002 in Transport and Non transport choice locations	16
12	Completions by dwelling type and bedspaces	7
13	Unemployment rates July 2001 – April 2002	22

14	Employment position at 31 March 2002	24
15	Annual start rates and cumulative mean	25
16	Employment land supply in Transport choice and Non transport choice locations	25
17	Employment Land Supply in Urban and Non-Urban Areas	26

Appendix

		Page No
1	Adopted Local Plans	29
2	North West Leicestershire Local Plan chronology	30
3	Adopted Supplementary Planning Guidance	31
4	Dwelling completions, planning permissions and under construction on large sites at 31 March 2002	
5	Completions on small sites by settlement	
6	Dwellings with planning permission and under construction on small sites	
7	Mid 2000 Population estimates – Parish/Settlement/Ward	32
8	Schedule of employment land sites at 31 March 2002	

Please note that for this internet version of the monitoring report appendices 4, 5, 6 and 8 are presented in a separate document available from the development planning website.

HEADLINE FIGURES 2001-02

DEVELOPMENT CONTROL

Total number of applications determined 1 April 2001 – 31 March 2002	1061
% applications determined in 8 weeks	55%
% applications approved	81%
% appeals dismissed	56%
% appeals allowed	33%

HOUSING

Total completions 1991-2002	5176
Average annual completion rate 1991-2002	471
Average annual completion rate 1996-2002	493
Actual completions 2001-02	493
Average completions on small sites 1991-2002	93
Number dwellings built on windfall sites 1996-2002	429
Dwellings built on unidentified sites as % of all completions 1996-02	32%
% dwellings built previously developed land 2001-02	36%
% development on large sites in Transport choice location 1991-2002	69%
% development on small sites in Transport choice location 1991-2002	36%
2 bed dwellings built 1999-2002 as % of all dwellings built	4.8%
3 bed dwellings built 1999-2002 as % of all dwellings built	35.2%
4 bed dwellings built 1999-2002 as % of all dwellings built	55.2%
Number of affordable dwellings built 1999-2002	40
Average density of development per hectare on large sites 1991-2002	33
% of new dwellings approved 2001-02 on large sites using Previously Developed Land	67.5%
Average density of development per hectare on large sites approved 2001-02	48
Population of North West Leicestershire mid 2000	86771

ECONOMY

Unemployment rate April 2002	2.1%
Average start rate (Hectares) on employment sites 1991-2002	15.33
Average start rate (Hectares) on employment sites 1996-2002	18.68
% starts located in Transport Choice location 1991-2002	68.6%

1.0 INTRODUCTION

Monitoring

- 1.1 This Local Plan Monitoring Report is the fifth annual report intended to meet the requirements of the Town and Country Planning Act 1990.
- 1.2 Section 11(1) of the 1990 Act states:
- “11. – (1) The local planning authority –*
- (a) shall keep under review the matters which may be expected to affect the development of their area or the planning of its development;*
- (b) may, if they think fit, institute a survey or surveys of their area or any part of their area for examining those matters;”*
- 1.3 The Act suggests as the matters to be kept under review:
- (i) the principal physical and economic characteristics of the area;
 - (ii) the size, composition and distribution of the population of the area;
 - (iii) the communications, transport system and traffic;
 - (iv) any other relevant matters.
- 1.4 The information included within this report should assist in keeping the Council informed of the effectiveness of the Local Plans policies and proposals. It should also provide a valuable source of information for members of the public and representatives of the business community.
- 1.5 Within the Report a number of key matters are addressed including information on:
- (i) Planning applications;
 - (ii) Appeals;
 - (iii) Enforcement;
 - (iv) Housing land take up;
 - (v) Employment land take up;
 - (vi) Retailing
- 1.6 This years report has been expanded to include additional information in respect of new residential permissions and population. Future reports will need to be expanded to take account of the monitoring implications arising from, for example, the Regional Planning Guidance, the Structure Plan and indicators set out by Central Government.

2 POLICY BACKGROUND

- 2.1 The majority of North West Leicestershire is covered by a number of adopted Local Plans (Appendix 1). However, having regard to the advanced stage in the production of the North West Leicestershire Local Plan, this provides the basis for day to day planning decisions. However, the Local Plan does not operate in isolation but within a hierarchy of plans including the Structure Plan and Regional Planning Guidance. The following paragraphs provide a summary of changes since the 2001 Monitoring Report.

The North West Leicestershire Local Plan

- 2.2 The North West Leicestershire Local Plan was placed on deposit in 1995 and following a Public Local Inquiry proposed modifications were published in February 2000. More details of the stages that the Local Plan has been through and dates are set out at Appendix 2.
- 2.3 The Executive Board of August 2000 recommended that no further modifications be published and that the issue of adoption be deferred pending the outcome of three major S78 appeals in respect of a site for a Regional Storage and Distribution Centre near M1 Junction 24. The Council of 10 October 2000 subsequently resolved to accept the Executive Boards recommendation.
- 2.4 The appeal decision was published on 28 February 2002. In view of the fact that the Council's preferred site at the former Castle Donington Power Station was approved, the Executive Board of 26 March 2002 and subsequently the Full Council of 9 April 2002 agreed to not publish any further modifications and to publish a Notice of Intention To Adopt.
- 2.5 The Notice of Intention to adopt was published on 25 April 2002. However, on 22 May 2002 the Council received a direction from the Secretary of State which required the Council to publish a further modification in respect of Retail policy R1. The Council of 25 June 2002 agreed to this and thus a further modification will be published.
- 2.6 The North West Leicestershire Local Plan when adopted will replace the area plans as set out in Appendix 1.
- 2.7 Until such time as the Local Plan is adopted a review will not commence. Furthermore, a report to the Executive Board of 18 September 2001 noted that an alteration in respect of Housing would be required upon its' adoption and that this could delay the review. An Issues Paper dealing with this matter was published in January 2002. The responses received will be considered in due course as part of the preparation of any alteration.

Adopted Leicestershire Structure Plan

- 2.8 The Leicestershire Structure Plan was adopted on 11 January 1994 and covers the period 1991-2006. This plan provides the strategic basis for the North West Leicestershire Local Plan.
- 2.9 The principal strategy of the plan is to focus development in urban areas and locations along transport choice corridors. In North West Leicestershire District these locations are:
- (a) The Coalville Urban Area (including Bardon, Ellistown, Thringstone, Whitwick and Hugglescote);
 - (b) Ashby de la Zouch; and

(c) Moira.

- 2.10 From the point of view of this monitoring report it is the requirements of the adopted Structure Plan and progress towards them that is largely considered.

Leicestershire, Leicester and Rutland Structure Plan

- 2.11 This plan will, upon adoption, supersede the adopted Leicestershire Structure Plan and covers the period 1996-2016. The plan was placed on deposit in May 2000. An Examination in Public (EIP) took place in June/July 2001. The Panel's report was published in September 2001. Proposed Modifications were published by the Structure Plan Authorities on 7 June 2002.
- 2.12 The strategy of the plan is to concentrate the majority of development in urban areas (ie Ashby de la Zouch and Coalville). There is still considerable uncertainty regarding some aspects of the plan, in particular the amount of housing land that may be required. Therefore, it is not possible at the present time to monitor progress since 1996 (the start of the plan period) towards any specific requirements. Notwithstanding this, the monitoring report does contain a number of references to various aspects of development that have occurred since 1996 merely as an indicator of possible trends.

Regional Planning Guidance for the East Midlands

- 2.13 Regional Planning Guidance for the East Midlands (RPG8) was published in March 1994. A draft Regional Guidance for the Spatial Development of the East Midlands was produced by the East Midlands Regional Local Government Association's Planning Forum was produced in November 1999. An Examination in Public took place in June 2000 and the report of the Panel was published in October 2000.
- 2.14 The Secretary of State for the Environment Transport and the Regions published proposed changes in response to the Panel's report in March 2001. The final guidance was published in January 2002 and covers the period to 2021.

National Planning Policy Guidance

- 2.15 In addition to the plans outlined above a series of Planning Policy Guidance (PPG) notes sets out the Governments policies on different aspects of planning. The contents of the PPG's are to be taken into account in preparing development plans and may also be material to decisions on planning applications. Since the publication of the 2001 Monitoring Report the following PPG's have been published:
- PPG14 – Development on Unstable Land (Annex 2: Subsidence and Planning) (February 2002)
 - PPG22 – Renewable Energy (Annex: Photovoltaics) (April 2002)
- 2.16 In addition, a Planning Green Paper 'Delivering a Fundamental Change' was published in December 2001 together with consultation papers in respect of Reforming Planning Obligations, reforming the Use Classes Order, proposals for changing Compulsory Purchase and Compensation and proposals for 'Parliamentary procedures for processing major infrastructure projects'.

Supplementary Planning Guidance

- 2.17 PPG12 (Development Plans) advises that Supplementary Planning Guidance (SPG) whilst not forming part of the development plan can be used to supplement local plan policies. Appendix 3 sets out a schedule of SPG, which has been adopted by the District Council.

3.0 DEVELOPMENT CONTROL AND ENFORCEMENT

Introduction

- 3.1 The Council has a duty to consider all planning applications submitted to it. In accordance with Section 54A of the Town and Country Planning Act 1990 such applications are required to be determined in accordance with the development plan, unless material considerations indicate otherwise. In addition to determining planning applications, the Council also investigates alleged unauthorised developments or breaches of planning conditions. This section addresses these issues for the period 1 April 2001 - 31 March 2002.
- 3.2 The data regarding planning applications is based upon statistical returns to the then Department of Environment, Transport and Regions and the following types of proposals are excluded:
- Prior Notification of Agriculture and Forestry Development
 - Prior Notification of Telecommunications Development
 - Consultation by East Midlands Airport
 - Trees protected by Tree Preservation Orders
 - Trees in Conservation Areas
 - Consultations by Neighbouring Authorities

Determinations

- 3.3 During the period 1 April 2001 to 31 March 2002 1061 planning applications were determined (compared to 1031 in 2000/01). 588 (55%) of all determinations were made within 8 weeks compared to 60% for 2000-01.
- 3.4 Table 1, set out on the following page, provides details of the determinations including the numbers approved and refused by development type. The categories in the Table correspond with those listed in the Department of the Environment Transport and Region's General Development Control Form PS2. Major development is therefore:
- (a) Development of 10 or more dwellings (or where the number is unknown where a site is 0.5 hectares or more);
 - (b) The provision of a building or buildings where the floor space is 1000 square metres or more (or the site is 1 hectare or more);
- 3.5 The 'All Remaining' category includes applications such as those for the variation of conditions and for certificates of lawful development.

Table 1 – Determinations Year 2001-02

		Total	Approved	Refused
TOTAL	ALL DETERMINATIONS	1061	861	200?
Major	Dwellings	16	12	4
	Offices	7	7	0
	Manufacturing & Storage	17	16	1
	Retail	2	2	0
	Others	25	19	6
	Sub Total (Major)	67	56	11
Minor	Dwellings	116	77	39
	Offices	11	11	0
	Manufacturing & Storage	19	18	1
	Retail Distribution and Servicing	16	13	3
	Others	112	100	12
	Sub Total (Minor)	274	219	55
Other	Change of Use	78	59	19
	Householder	504	445	59
	Advertisement	54	38	16
	Listed Building Alterations & Extensions	49	39	10
	Listed Building Demolition	0	0	0
	Conservation Area Contents	6	5	1
	Sub Total (Other)	691	586	105
	All Remaining	29	0	29?

3.6 Table 1 illustrates that of the 1061 determinations, 861 (81%) were approved and 200 (19%) refused, compared to 83% approved and 17% refused in 2000/01. The largest category of applications was the 'householder' category i.e. for extensions to dwellings, the construction of garages etc (504 or 48%). This represents an increase of 2% from 2000/01 and some 7% from 1999/2000. 'Major' applications constituted about 6% of all applications determined, the same as in 2000/01. The percentage of 'minor' applications determined also fell by about 2% (28% to 26%), continuing the trend of previous years whilst 'others' (excluding All Remaining) remained the same as 2000/01 (65%). The All Remaining category increased from about 2% in 2000/01 to about 3% in 2001/02.

3.7 With the exception of the householder category, most of the individual categories are broadly comparable with those for 2000/01. The only significant exceptions are in respect of minor Retail Distribution and Servicing up from 0.5% to about 1.5% of all applications determined whilst advertisements show a decrease from about 6% to 5%.

Planning Appeal Decisions

3.8 Over the period 1 April 2001 to 31 March 2002, 48 appeal decisions were received representing an increase of 14 (41%) over 2000/01. Of these 26 decisions were made through the written representation method, the same as 2000/01, 14 by informal hearing (8 in 2000/01) and 8 by public inquiry (0 in 1999/2000). In addition, a further 5 appeals were withdrawn prior to being determined (15 in 2000/01). In respect of public inquiries it should be noted that two decisions arose out of a single inquiry in respect of a site for a Regional Storage and Distribution Centre.

- 3.9 The use of both public inquiries and informal hearings has considerable impact upon the amount of resource required to defend the Council's position which in turn has a detrimental effect upon other areas of the planning service. For example, the Regional Storage and distribution Centre Public Inquiry lasted for some two months and involved senior officers from both the Development Control and Development Planning section.
- 3.10 In terms of the decisions 27 (56%) were dismissed, 16 (33%) were allowed and 5 (10%) part dismissed/allowed. The figures in respect of dismissed appeals in 2000/01 was 59% whilst the number of appeals allowed was 38%.

Enforcement

- 3.11 The Council's Enforcement Section are responsible for ensuring compliance with planning conditions ,for responding to complaints and taking action, where appropriate against breaches of planning control.
- 3.12 In North West Leicestershire 231 complaints were registered over the 12 month period from 1 April 2001 to 31 March 2002. This represents an increase of 10 compared to 2000-01 and is the second successive increase. For the period 1997-2002 the average number of complaints received per annum is 215.
- 3.13 For 2001-02 the Council issued 7 Enforcement Notices, no Untidy Land Notice and no Stop Notices. This compares to 14,1 and 0 respectively for 2000-01.

4.0 HOUSING AND POPULATION

- 4.1 A key element of both the adopted Structure Plan and the North West Leicestershire Local Plan is to ensure that there is sufficient provision of land for housing. The various components of this, together with other aspects such as distribution of development, density and type of development, are considered in more detail in this section.

HOUSING SUPPLY

The Adopted Leicestershire Structure Plan

- 4.2 The amount of housing required in North West Leicestershire is established by Housing Policy 1 (The Quantity of Housing Land) as 5800 dwellings for the period 1991-2006.

Leicestershire Leicester and Rutland Structure Plan

- 4.3 The amount of housing likely to be required by the replacement Structure Plan has yet to be finalised. The deposited Plan (May 2000) included a requirement for North West Leicestershire for 6350 dwellings over the period 1996 – 2016. Recently published proposed modifications have proposed to increase this to 7350 dwellings.

Progress

- 4.4 As at 31 March 2002 progress towards meeting these requirements was as follows:

Table 2 – Housing provision compared to Adopted Structure Plan

Structure Plan requirement 1991 –2006	5800(A)
Completions 1991 – 2002	5176(B)
Under construction	273(C)
Planning permission (large sites)	423(D)
Allocations	1080(E)
Small sites residual	151(F)
Windfall allowance	0(G)
Total provision (B+C+D+E+F+G)	7103(H)
Over provision (H-A)	1303

- 4.5 It is clear from table 2 that the amount of housing provision is more than sufficient to ensure that the requirements of the adopted Structure Plan will be met. Furthermore, the fact that the local plan contains more housing than required does not imply that all of the sites must be developed in the plan period (i.e up to 2006). The advent of Plan, Monitor and Manage and the associated management of the release of land requires that the Council as Local Planning Authority manage the release of land more carefully to ensure that the aims and objectives of the Structure Plan and national policies are not compromised.

Table 3 – Housing provision compared to replacement Structure Plan (deposit draft and as proposed to be modified)

Structure Plan requirement 1996-2016 (deposit draft)	6350(A)
Structure Plan requirement 1996-2016 (as proposed to be modified)	7350(B)
Completions 1996 – 2002	2956(C)
Under construction	273(D)
Planning permission (large sites)	423(E)
Residual - deposit draft (A-(C+D+E))	2698
Residual – as proposed to be modified (B-(C+D+E))	3698

- 4.6 In respect of the replacement Structure Plan, there has clearly been substantial progress made towards meeting the requirements. Indeed some 46% of the requirement set out in the deposit draft has been built within 6 years. For the proposed modifications, which have an increased requirement, some 40% has been built. The issue of the residual requirement will be addressed as part of a review of the local plan.

COMPLETIONS

Overall

- 4.7 Appendix 4 sets out development on large sites since 1991 and 1996 whilst Appendix 5 shows the number of small site completions on a settlement basis since 1991 and 1996.
- 4.8 Table 4 shows the number of dwellings built on an annual basis since 1991 and also the cumulative mean (or average) of completions. It should be noted all references to figures for 1998-99 are over an 18 month period whilst 1999-2000 are only for 6 months.

Table 4 – Annual housing completion rates and cumulative mean

Year	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Large	262	352	356	432	325	367	394	523	321	394	427
Small	69	83	101	130	110	91	73	145	64	91	66
Total	331	435	457	562	435	458	467	668	385	485	493
Cumulative Mean	331	383	408	446	444	446	449	477	466	468	471

- 4.9 The adopted Structure Plan requirement of 5800 dwellings equates to 386 dwellings per annum. Up to 31 March 2002 some 5176 dwellings had been built, equating to 471 dwellings per annum an increase of 22% over and above the required rate.
- 4.10 From Table 4 it can be seen that the running average of completions has, with the exception of the first two years (1991 –93), consistently exceeded the required rate. Furthermore the rate has remained fairly consistent since 1994/95 and that on current rates of development it is likely that the Structure Plan requirement will be met by summer 2003 slightly earlier than identified in the 2001 Monitoring Report.
- 4.11 In respect of the replacement Structure Plan the requirement of the deposit draft (6350 dwellings) equates to about 318 dwellings per annum. The provision included in the proposed modifications (7350 dwellings) equates to 368 dwellings per annum. Since 1996 some 2956 dwellings have been built equating to an annual rate of 493 dwellings, some 175 dwellings (55%) and 125 dwellings (34%) more than required respectively in the deposit draft and the proposed modifications.
- 4.12 The higher rate of development that has taken place will have implications for the review of the Local Plan. Irrespective of the final requirement in the replacement Structure Plan, it is likely that the amount of land that will need to be allocated will be quite small as a large part of the requirement will have already been taken up by the high rate of development to date.
- 4.13 The various components of completions are considered in more detail below.

Unidentified sites

- 4.14 It is recognised that unidentified sites make an important contribution towards the supply of housing land. Generally such sites can be split into two types. Windfalls (sites of 10 or more dwellings) and small sites (sites of less than 10 dwellings). Each of these elements is considered in more detail.

Windfalls

- 4.15 On the basis of evidence presented at the Public Local Inquiry the Local Plan Inspector recommended an allowance for the period 1996-2006 of 200 dwellings (i.e. 20 per annum). The Inspector acknowledged that his approach was cautious and having regard to this, additional evidence and the emphasis placed upon the reuse of previously developed land by Government, the Council decided to increase this allowance to 250 dwellings for 1996-2006 (i.e. 25 per annum).
- 4.16 Table 5 shows the number of dwellings built on windfalls. The majority of these have been on previously developed land. It should be noted that Planning Policy Guidance 3 suggests windfalls will only be those on previously developed land. However, the adopted Structure Plan, which provides the basis for the Local Plan and hence this report, did not make any such distinction. Clearly any Local Plan review will need to take account of this different definition in making any windfall allowance.

Table 5 – Annual Windfall completions

	96-97	97-98	98-99	99-00	00-01	01-02
Completions	40	36	117	31	85	120

- 4.17 Since 1996 some 429 dwellings have been built on windfall sites. Thus the allowance made in the Local Plan has already been exceeded by 179 (429-250). Furthermore, as at 31 March 2002 a further 43 dwellings were in the process of being built whilst another 100 dwellings had the benefit of planning permission. The latter figure represents an increase of 24 compared to 2001.
- 4.18 If all of these dwellings were built a minimum of about 570 dwellings would have been built over the period 1996-2006. Having regard to the advice in PPG3 with its emphasis upon the reuse of previously developed land, and the increase in the number of permissions on such sites (84 of the 100 dwellings with permission are on previously developed land), it is likely that new sites will continue to come forward during the remainder of the plan period.

Small sites

- 4.19 The North West Leicestershire Local Plan includes an annual allowance for development on small sites of 83 dwellings per annum (1245 dwellings 1991 – 2006). This accords with the recommendation of the Local Plan Inspector. As already noted Appendix 5 shows completions since 1991 on a settlement basis. In addition Appendix 6 shows dwellings committed and under construction on small sites at 31 March 2002.
- 4.20 Table 6 summarises the actual number of completions on an annual basis together with the cumulative mean.

Table 6 – Annual Small Site completion rates

Year	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Actual	69	83	101	130	110	91	73	145	64	91	66
Cumulative Mean	69	76	84	96	99	97	94	100	96	96	93

- 4.21 It can be seen that the cumulative mean for completions for 1991-2002 is currently 93 per annum, some 10 per annum more than the allowance. The rate for 1996-2002 is slightly less at 88 per annum.
- 4.22 Since 1994/95 the cumulative mean of completions has constantly been in the 90's. In terms of the immediate future the evidence suggests that such rates are likely to continue. The number of dwellings under construction (71) is slightly higher than in 2001 (67) and since 1999 the number of permissions has remained fairly constant (179,184,175 and 173 respectively) suggesting a steady supply of sites.
- 4.23 It is considered that the annual completion rate will continue to exceed the annual allowance for the foreseeable future. This is an issue that will need to be addressed as part of a review of the Local Plan.
- 4.24 The importance of unidentified sites in contributing towards the overall supply of housing sites is considerable. As table 7 below shows since 1996 such sites account for 32% of total completions. Furthermore tables 8 and 9 show that as at 31 March 2001 they account for 42% of dwellings under construction and for 47% of all planning permissions respectively. These figures are comparable with those in the 2001 Monitoring Report with the exception of the latter which represents a significant increase of 13%. This is primarily because of the continuing high rate of development on greenfield sites and the fact that outstanding allocations (all of which are greenfield sites) are not required to meet the requirements of the adopted Structure Plan.

Table 7 – Completions on unidentified sites as percentage of all completions

YEAR	SMALL SITES (a)	WINDFALL SITES (b)	UNIDENTIFIED (a+b)	TOTAL COMPLETIONS	PERCENT
1996/97	91	40	131	458	29
1997/98	73	36	109	467	23
1998/99	145	117	262	668	39
1999/00	64	31	95	385	25
2000/01	91	85	176	485	36
2001/02	66	120	186	493	38
TOTAL	530	429	959	2956	32

Table 8- Dwellings under construction on unidentified sites as percentage of all dwellings under construction

UNDER CONSTRUCTION	
SMALL	71
WINDFALL	43
TOTAL UNIDENTIFIED	114
TOTAL ALL UNDER CONSTRUCTION	273
PERCENT	42

Table 9- Dwellings with planning permission on unidentified sites as percentage of all dwellings with planning permission

PLANNING PERMISSION	
SMALL	173
WINDFALL	100
TOTAL UNIDENTIFIED	273
TOTAL ALL PLANNING PERMISSION	576
PERCENT	47

4.25 PPG 3 advises that as part of preparation of Local Plans, Urban Capacity Studies should be undertaken to identify the potential amount of development that can be accommodated on previously developed land in preference to greenfield sites. Such a study has been undertaken for the district as part of the Structure Plan review. This has identified a range of possible sites and these will be monitored over time, together with other new sites that come forward and will contribute to the Local Plan review in helping to establish the need for greenfield sites. One such site (Bakewell Street Coalville) has now obtained planning permission for 20 dwellings. Other sites have been or are the subject of applications and through time it is anticipated that more of these sites will come forward.

Previously developed land

4.26 A key element of Government policy is to maximise the amount of new development on previously developed land (PDL) to reduce the need to use greenfield sites and to help achieve more sustainable patterns of development by concentrating development in urban areas.

4.27 The Government has set a national target for 60% of all new developments to be built on previously developed land by 2008. Recently published figures from the Department for Transport, Local Government and the Regions (DTLR)¹ estimates that for the year 2001 some 61% of new dwellings were built on previously developed land. This represents an increase of 4% from 2000. The 2001 Monitoring Report noted that a figure of 40% was achieved in North West Leicestershire for 2000/01. This is below the national figures, but it must be appreciated that the greatest concentration of previously developed land will be in large towns and cities. Furthermore, historically much previously developed land resulting from the rundown of the mining industry in the 1980's has already been used for new developments, principally for the creation of much needed new employment opportunities.

4.28 The latest figures for North West Leicestershire show a decrease for 2001/02 to 36%. Table 10 provides a more detailed breakdown of development over the period 1999 – 2002.

Table 10 – Development on previously developed land and greenfield sites 1999-2002

	1999-2000			2000-2001			2001-2002		
	PDL	GF	Total	PDL	GF	Total	PDL	GF	Total
Large	57	251	308	117	277	394	120	307	427
Small	38	26	64	76	15	91	57	9	66
Total	95	277	372	193	292	485	177	319	493
Percent	25	75		40	60		36	64	

4.29 For the reasons outlined in the paragraph 4.27, the Council's Best Value Performance Plan identified a target for new dwellings to be built on previously developed land that is below the national target. For 2001/02 the target set was 52%. The actual figure is somewhat below this target at 36%. The actual development that took place on large previously developed sites in 2001/02 was slightly higher than predicted (120 actual compared to 114 predicted). However, the development on small previously developed sites was less than predicted (57 compared to 70). Thus overall actual development (177 dwellings) was slightly less than predicted (184 dwellings).

4.30 The principal reason for the difference between the figure predicted and that achieved is due to the much higher rate of development that has taken place on greenfield

¹ Land Use Change in England : Residential Development to 2001

sites. At the time at which the predictions were made most of these sites already had the benefit of planning permission and hence the Council had no control over the start date of or development rates of such sites. This highlights the difficulty in predicting development rates, particularly for an individual year as opposed to a longer period of time which may show variations from one year to the next but which even out over the period.

- 4.31 It is worth noting that for the period 1997-2000 the East Midlands region recorded the lowest recycling rate in England at 37%. Thus the figures for North West Leicestershire appear consistent with the region as a whole.

Location of development

- 4.32 Paragraph 2.9 describes the strategy of the adopted Leicestershire Structure Plan which seeks to concentrate major housing development in transport choice locations. The successful implementation of this strategy in North West Leicestershire is illustrated by Table 11 below which shows that 67% of dwelling completions, allocations and planning permissions under construction on large sites exist in transport choice locations.

Table 11 – Comparison of housing provision on large sites in Transport Choice and Non-Transport Choice locations.

	Transport Choice Location	Non-Transport Choice Location	Total
Completions 1 April 1991 - 31 March 2002	2857 (69%)	1296 (31%)	4153
Allocations	784 (73%)	296 (27%)	1080
Planning Permissions and under construction at 31 March 2002	284 (47%)	321 (53%)	605
Total	3925 (67%)	1913 (33%)	5838

- 4.33 The overall percentage figures show a 1% increase towards non -Transport Choice locations since 2001. Of the other figures, the only significant change is in respect of planning permissions and under construction. Comparable figures in 2001 were 59% Transport Choice and 41% non – Transport Choice. This is attributable to the fact that development has taken place at a greater rate in Transport choice locations. In addition, the remaining allocations in these locations, which would normally come forward to replace completed sites, have not done so because they are greenfield and, as outlined in paragraphs 4.4-4.5, are not required at the present time to meet the requirements of the adopted Structure Plan.
- 4.34 As with the 2001 Report the situation on large sites is not mirrored on small sites. For example, since 1991 about 64% of all completions on small sites have occurred in non-Transport Choice locations (compared to 66% for the period 1991-2001). Similarly 66% of planning permissions (68% in 2001) and 77% of under constructions (61%) on small sites are in non-Transport Choice locations.
- 4.35 This continues to illustrate quite clearly the cumulative impact of such sites .The figures above suggest a slight move towards Transport Choice locations. However, the continuing situation where development rates on such sites continue to exceed the allowance together with the move towards creating more sustainable patterns of

development, such as in PPG3, suggests that there is still a need to adopt a more cautious approach when considering planning applications on such sites.

- 4.36 The replacement Structure Plan proposes that most development should take place in Urban Areas, which in the case of North West Leicestershire are Coalville and Ashby de la Zouch. Since 1996 53% of completions have occurred in Urban Areas, compared to 50% in the 2001 Monitoring Report. It is too early to ascertain as to whether this is a trend and the issue will continue to be monitored through the annual report in order to try and avoid a situation where the replacement Structure Plan will not be implemented.

Dwelling types

- 4.37 The adopted Structure Plan seeks to ensure that a mix of house types are provided to meet the wide range of housing needs. Paragraph 10 of PPG3 provides similar advice.
- 4.38 The database used for monitoring purposes allows for recording of the number of bedspaces for all new dwellings. An assessment has been undertaken in respect of new development since 1999 and is summarised in Table 12. It should be noted that the analysis does not draw a distinction between houses and single storey dwellings both of which are included in the figures.

Table 12 - Housing completions by type and bedspace

PROPERTY TYPE	1999-2000	2000-01	2001-02	TOTAL 1999-2002	PERCENT
1 bed	1	0	0	1	0.1
2 bed	15	19	31	65	4.8
3 bed	197	121	162	480	35.2
4+ bed	165	301	286	752	55.2
1 bed affordable	0	1	6	7	0.5
2 bed affordable	1	10	4	15	1.1
3 bed affordable	2	12	4	18	1.3
1 bed flat	3	21(18 affordable)	0	24(18 affordable)	1.8
2 bed flat	1	0	0	1	0.1
	385	485	493	1363	100

- 4.37 It can be seen that over the period 1999-2002 the most number of property type built were 4+ bed followed by 3 bed with these two accounting for just over 90% of all completions. The overall figures are broadly comparable with those for 1999-2001, although the percentage of 4 bed properties has increased slightly from 53.6%. There is a marked decrease in the number of 1 bed flats down from 2.8% in 2001.
- 4.38 Having regard to these figures it would appear that the vast majority of properties built are for families on the open market with fewer properties aimed at single people and couples.
- 4.39 In respect of dwellings under construction similar figures to those for completions are evident, although it is interesting to note, however, that some 20.1% were 1 bed flats (including affordable units), suggesting that the figures for 2002-03 may show some significant changes. This was anticipated to some extent in the 2001 report which noted an increase in the number of 1 bed flats with planning permission.
- 4.40 However, dwellings with planning permission show a marked difference from completions with only 44% of dwellings being 3 or 4+ bedroom (compared to 54% in 2001) whilst flats show an increase to 8.6% (5.6% in 2001), of which 5% are 1 bed flats, and affordable housing an increase to 4% from 3.2% in 2001.

- 4.41 The figures suggest that a mix of property types is being provided across the district and that based on dwellings to be completed there will be an improvement in the near future. However, as in 2001 these figures mask the fact that within developments on large sites there does not appear to be such a mix being provided. For example, of those large sites (i.e. 10 or more dwellings) with permission some 36% of the dwellings are 4 bed compared to 33% for all types of development. An exception to this is affordable housing which are all on large sites.
- 4.42 Continued monitoring will help to establish a clearer picture of the type of properties being provided and, together with research in support of the Council's Housing Strategy, will help to identify any significant problems in respect of the housing needs of the district.

Affordable housing

- 4.45 Central Government advice is clear that a community's need for affordable housing is a material consideration which may be taken into account in considering planning applications. The Local Plan seeks the provision of affordable housing as part of new housing development where there is evidence of need.
- 4.46 From Table 12 above it can be seen that for 1999-2002 some 40 affordable houses were built accounting for 2.9% of all new dwellings built. However, in addition some 18 1 bed flats (all social rented) were also built as affordable properties. Thus the total number of affordable properties built 1999-2002 was 58 or 4.3% of all properties built. This shows a slight decline from a figure of 5% in 2001
- 4.47 In respect of dwellings under construction 21 were affordable properties (7.6% of all units under construction compared to 2.3% in 2001) whilst there were 24 affordable properties with planning permission (4% of all permissions compared to 3.3% in 2001).
- 4.48 Whilst these figures suggest a healthy position for the immediate future in respect of affordable housing, this should be seen in the context of an overall diminishing number of outstanding consents. Thus in real terms there is unlikely to be a significant increase in the supply of affordable housing in the short term.
- 4.49 The question of need is considered as part of the Council's Housing Strategy and it is hoped to publish Supplementary Planning Guidance on the issue shortly.

Density

- 4.50 As part of the Government's policy to reduce the pressure for development on greenfield sites, PPG3 requires Local Planning Authorities to avoid the inefficient use of land (i.e. those developments of less than 30 dwellings per hectare). Instead it seeks to encourage development of 30-50 dwellings per hectare with the highest densities in locations with access to good public transport. This approach is also reflected in the Replacement Structure Plan.
- 4.51 The Explanatory Memorandum to the adopted Structure Plan notes that the net average of development achieved across the County outside of Leicester City was 24 dwellings per hectare. This historical figure has previously been used when calculating the possible capacity of individual sites in the absence of any detailed planning permission.
- 4.52 However, the 2001 report noted that a review of densities on all large sites from 1991 – 2001 identified an average net density of development achieved across the district of about 34 dwellings per hectare. A similar exercise has been undertaken for this report to also include all those large sites that have been completed during 2001-02. The net site area the sites are identified in the schedule at Appendix 4 (except for allocated sites).

- 4.53 From this assessment the average net density of development for 1991-2002 was slightly lower at 33 dwellings per hectare. There are differences between urban areas (ie Coalville and Ashby de la Zouch) and non-urban areas. In urban areas the average density achieved has been about 40 dwellings per hectare (42 for 1991-2001) compared to about 26 in non-urban areas (27 for 1991 –2001). Whilst the latter is below the figures identified in PPG3 as being appropriate it reflects the fact that such locations are less sustainable than urban areas.
- 4.54 In respect of sites that have planning permission but have yet to be completed, the density figure is also 33 dwellings per hectare district wide and 37 and 28 for urban and non-urban areas respectively.
- 4.55 These figures suggest, therefore, that the overall density achieved to date is within the range identified in PPG3 as being appropriate. Furthermore recently published figures from the Department for Transport, Local Government and the Regions (DTLR)² notes that since 1996 the average density of development in England was 25 dwellings per hectare and only 23 dwellings per hectare in the East Midlands.
- 4.56 However, these figures are distorted to some extent by two sites with densities of 280 dwellings per hectare (Melbourne Street Coalville) and 100 dwellings per hectare (Chapel Street Ibstock) respectively. If the former is excluded from developments completed, the overall density falls to 29 dwellings per hectare (31 in urban areas, 26 in non-urban areas).
- 4.57 This suggests, therefore, that there is still some way to go to achieve the density of development sought by the Government on a consistent basis. The issue of density will continue to require greater consideration when determining planning applications.

New Permissions

- 4.58 The results outlined in the previous sections include both recent and more longstanding permissions. The results provide a useful 'barometer' over the period of time covered. However, during that period the policy background has changed. Thus for example, the emphasis placed upon the reuse of previously developed land is relatively recent and will not have been as important an issue in determining planning applications during the earlier parts of the period covered. As noted already any new policies will take their time to be felt in development on the ground as historic permissions, with their different policy background, will tend to be built first.
- 4.59 A useful indicator in measuring progress towards meeting current policies, is to examine the characteristics of applications granted on new sites between 1 April 2001 and 31 March 2002. A new site is one where no previous permission existed at the time an application was determined. This is important because, for example, the existence of an outstanding permission means that the principle of development has already been accepted. Alternatively an outstanding permission may have imposed some limitation on development such that a more recent application is constrained.
- 4.60 Altogether some 37 new sites obtained permission between 1 April 2001 and 31 March 2002. Allowing for estimates based on site area for sites with outline permission where the number of dwellings has still to be determined these sites can accommodate about 163 dwellings.
- 4.61 Of these 163 dwellings:
- 110 (67 ½ %) are on previously developed land;
 - 87 (53%) are within the Transport Choice corridor;

² Land Use Change in England : Residential Development to 2001

- 64 (39%) are 4 bed houses, 19 (12%) are 3 bed houses, 36 (22%) are flats and 20 (12%) are affordable properties;
- Have a density of about 38 dwellings per hectare. For large sites the figure is about 48 dwellings per hectare.

- 4.61 These figures appear to be very favourable when compared to the trends identified in the previous sections. Of particular significance are the figures in respect of previously developed land and densities, both of which are key indicators of national policy. The figures clearly suggest recent decisions have been in line with these national policies.
- 4.62 In respect of dwelling types both 3 and 4 bed properties are less than those achieved from 1999 to 2002. However, the percentage of affordable houses and flats approved are both considerably higher than that achieved 1999-2002. This suggests, therefore, that during the last year there has been a marked improvement in terms of the balance of dwelling types achieved.
- 4.63 Overall these figures suggest that considerable progress has been made towards meeting national policies and objectives during 2001-02. However, on their own they will have little impact upon the long-term trends. An annual assessment of new sites will help to establish whether the long-term trends will be changed or whether 2001-02 represents a departure from the established trends.

POPULATION

- 4.64 Information on population is published by the Office for National Statistics (ONS) and Leicestershire County Council. The most comprehensive source of information is the Census undertaken once every 10 years. The last census was in April 2001. The first results for local authority areas are expected in December 2002.
- 4.65 In addition to the Census, the ONS publish mid-year estimates of population. The last estimates were for mid 2000. At that time the population was estimated to be 86,771 of which 43,427 were males and 43,344 were females. This represents an increase from the 1991 mid-year estimates (81,400) of about 5400 or 6.6% (it should be noted that the 1991 Census figure was slightly lower than that included in the mid-year at 80,566). In comparison for the period 1991-2000 it is estimated that the population of England and Wales grew by 3.6%, that for the East Midlands by 4.3% and that for Leicestershire (excluding Leicester City and Rutland) by 6%. The increase was the third highest in Leicestershire after Harborough and Charnwood (+13.7% and +7.3% respectively).
- 4.66 Thus the population of the district has been growing at a faster rate than that achieved nationally, regionally and locally. The biggest component of change has arisen from net migration (i.e. the difference between people moving into and out of the district) which accounted for 4400 people (or 81.2%) out of a total increase of 5400. The remaining increase results from natural changes (i.e. the difference between births and deaths).
- 4.67 The estimates from the ONS show an increase of 900 since 1999, of which 800 (88.9%) is attributable to migration, and 1500 since 1998, of which 1300 (86.7%) is attributable to migration. In contrast, going back to 1995 the population has increased by 2700 of which 2200 (81.5%) is attributable to migration. Thus since 1998 the impact of migration has become more significant. Natural changes have remained constant at 100 per annum (although it should be appreciated that in reality there will have been some variance from this figure).
- 4.68 Below District level Leicestershire County Council produce estimates of population at Parish/settlement and ward level. These are based on the ONS mid-year estimates. The latest estimates are set in Appendix 7.

- 4.69 Most settlements have remained fairly constant between 1999 and 2000. However, significant increases were experienced in Albert Village (+189), Moira (+97), Ellistown (+225), Measham (+142) and Donsithorpe (+92). These once again reflect the considerable amount of new housing development which has taken place in these locations. Their significance is best appreciated when compared to increases in Ashby de la Zouch (+112) and the Coalville urban area (+454, of which 225 was for Ellistown).
- 4.70 The ONS estimates to some extent reflect the fact that housing development has taken place, as already demonstrated, at a much higher rate than anticipated in either the adopted or replacement Structure Plan. Furthermore, the increases experienced suggest that this new housing development is attracting new households into the district. Indeed, evidence collected as part of the Council's Housing Strategy suggests that this is the case with most new households in the district resulting from migration.

5.0 ECONOMY

Background

- 5.1 The former coalfield areas of North West Leicestershire District are identified as Priority Areas for regeneration and redevelopment by Strategy Policy 7 of the adopted Leicestershire Structure Plan. In 1987 unemployment in the area was 12% and there was significant dereliction. Strategy Policy 7 has therefore sought to focus economic and environmental measures on the area to assist in alleviating these problems.
- 5.2 Since 1987 the reduction in unemployment in North West Leicestershire has been a strong indication of the improvement in the District's economy. Unemployment rates have declined through the 1990s in line with trends Nationally and Regionally, and locally. Table 13 below illustrates the changes since July 2001.

Table 13 - Unemployment Rates - July 2001 to April 2002

Area	Unemployment Rate July 2001 (%)	Unemployment Rate April 2002 (%)	Change (%)
North West Leicestershire	2.1	2.1	-0.0
Leicestershire (Excluding Leicester City and Rutland)	2.0	2.2	+0.2
East Midlands	3.2	3.1	-0.1
United Kingdom	3.2	3.3	+0.1

Source: Office for National Statistics/Leicestershire County Council

- 5.3 It can be seen that whilst unemployment in the District has remained static at 2.1% there has been a slight decrease in the East Midlands. However, both the United Kingdom and Leicestershire have seen increases. The latter is particularly significant as the rate in Leicestershire is now higher than for North West Leicestershire. In contrast at July 2001 the gap in favour of Leicestershire was 0.1% the same as in 2000 and was 0.3% in July 1999 and 0.7% in April 1998.
- 5.4 Ward unemployment rates³ indicate a similar trend. Between April 1996 and April 2002 there has been a decline in the rate of unemployment in all of the Districts wards. This decline has been most significant in Coalville (-6.8%), Greenhill (-4.9%), Measham (4.8%) and Snibston (- 4.1%) wards. As part of the Priority Area this suggests that the policies and initiatives undertaken have over this period helped to achieve the desired result. However, the highest rates remain in the Priority Area with Greenhill at 5.3%, Oakthorpe and Donsithorpe at 4.6%, Coalville 3.4% and Hugglescote and Moira both at 2.8%.
- 5.5 At April 2002 the lowest unemployment rate (0.8%) was in Appleby Ward followed by Swannington (0.9%), Breedon (1.1%) and Ivanhoe Ward in Ashby de la Zouch, Long Whatton and Measham (all 1.5%). The latter is particularly significant as at April 1996 Measham had an unemployment rate of 6.3%, the fourth highest in the district.
- 5.6 The 2001 Monitoring Report noted that the biggest increases from 2000/01 had occurred in Worthington followed by Appleby, Ravenstone and Moira and Swannington. However, since July 2001 this has been largely reversed suggesting

³ Due to inaccuracies in ward unemployment data and changes in base date, ward rates have been assessed from April 1996 only.

local circumstances had caused these increases, with the biggest decreases having occurred in Worthington (-1.3%), Appleby (-0.8%), Swannington and Castle Wards (-0.6%) and Measham (-0.5%). The exception is Ravenstone which has once again seen a significant increase of 0.8%.

- 5.7 The biggest increases since July 2001 have occurred in Greenhill and Hugglescote (+0.9%), Ravenstone (+0.8%) and Holly Hayes and Kegworth (+0.7%). With the exception all of these are located in the Priority Area which to some extent supports the latter findings in paragraph 5.4.
- 5.8 A particularly striking feature of the changes that have taken place since July 2001 is in respect of female unemployment. At April 2002 the total number of females unemployed was 281 compared to 244 in July 2001 an increase of 34. Male unemployment increased to 599 from 570, a smaller increase of 29.
- 5.9 The biggest increase in female unemployment occurred in Greenhill and Hugglescote followed by Ravenstone and Ibstock and Heather. This largely mirrors the overall increases outlined in paragraph 5.7. The reasons for this are not immediately apparent and will require further monitoring and assessment.

Adopted Leicestershire Structure Plan

- 5.10 Employment Policy 1 of the Adopted Leicestershire Structure Plan requires that North West Leicestershire District makes provision for about 345 hectares (net) of land for employment in the Industrial, Office, Warehousing and Distribution sectors (B1/B2/B8 uses) over the period 1991 to 2006. This equates to a third of the total County requirement of 1,035 hectares and is significantly larger than the Structure Plan requirement of the other Leicestershire authorities by a minimum of 150 hectares.
- 5.11 The strategy for the location of major new employment development in North West Leicestershire District is provided by Strategy Policy 2 and Employment Policies 2 and 4 of the Structure Plan.
- 5.12 Employment Policy 2 requires the majority of new employment development to be located in transport choice locations and as an exception a site for a Regional Storage and Distribution Centre on land well related to J23a/24 of the M1 Motorway (a non-transport choice location). Following a Public Inquiry in 2001, the Secretary of State approved the former Castle Donington Power Station site, which was the Council's preferred site, for this purpose in February 2002.
- 5.13 In addition Employment Policy 4 provides for a High Quality Employment site also well related to this junction as well as a site in the Priority Area, both of which are in the process of being developed (Pegasus Business Park adjoining East Midlands Airport and Ashby Business Park).

Leicestershire, Leicester and Rutland Structure Plan

- 5.14 The replacement Structure Plan (Employment Policy 1) has a requirement for the provision of 326 Hectares of employment land in North West Leicestershire over the period 1996-2016. This has not changed between the deposit draft and the proposed modifications. Whilst this is the largest requirement for any district it only represents a quarter of the overall provision across Leicestershire and Rutland. This largely reflects the healthier state of the local economy as compared to when the adopted Structure Plan was being prepared.

Employment Land Supply

- 5.15 The employment land supply comprises:
- a) Starts: Land where development has commenced
 - b) Planning Permissions: Land with outstanding planning permission
 - c) Allocations: Land (without planning permission) which is identified for development in the Local Plan
- 5.14 The adopted and replacement Structure Plans requirements and the employment land provision figures are calculated on the basis of net land which includes allowances for the following:
- Any peripheral landscaping in excess of the usual 10m landscape belt requirement
 - All land falling within the highway limits of distributor roads
 - Additional National Forest Planting requirements
- 5.16 Where development commenced prior to the publication of the Consultation Draft Local Plan in 1993 or where there have been no landscaping requirements, no allowance has been made.
- 5.17 The Council monitors the amount of land that comes forward for employment uses as part of its Employment Land Availability monitoring procedures and a schedule of sites has been produced for the period 1 April 1991 to 31 March 2002 (Appendix 8).
- 5.18 Table 14 below shows that 168.59 hectares of employment land have been started, 109.01 hectares have the benefit of planning permission and a further 77.75 hectares remains allocated (all figures are net). The overall level of provision is 355.35 Ha compared to the Structure Plan requirement of 345Ha.

Table 14 Employment Land Supply as at 31 March 2002

	Net (Ha)
Starts (1 April 1991 –31 March 2002)	168.59
Planning Permissions	149.01
Allocations	33.75
Total	351.35

Starts

- 5.19 For the period April 1991 to 31 March 2002 average start rates have equated to 15.33 Ha per annum. This is below the rate necessary to meet the Structure Plan requirement (23 Ha per annum). However, as set out in paragraph 5.10 North West Leicestershire is required to identify substantially more employment land than other Leicestershire Authorities.
- 5.20 The start rate for 2001-02 was 15.2Ha. This represents a slight decrease from 2000-01 when the rate was 18.1Ha. However, it is consistent with the overall trend and suggests that the local economy remains buoyant. Furthermore in respect of development since 1996 the average start rate is 18.68Ha (a total of 112.06Ha). This compares to a required rate in the Replacement Structure Plan of 16.3Ha.

- 5.21 Table 15 below shows that the cumulative mean (average) of starts has increased significantly since 1998 from a low of 11.3Ha up to 15.35Ha in 2001 although this is still short of the rates achieved in the first two years of the plan period. The latter were largely as a result of the commencement of significant developments in Coalville and Ashby de la Zouch, which was immediately followed by a downturn in the national economy, reflected in the much lower start rates thereafter.

Table 15 – Annual start rates and cumulative mean

PERIOD	TOTAL STARTS	CUMULATIVE MEAN
1991-92	16.94	16.94
1992-93	32.5	16.25
1993-94	35.1	11.7
1994-95	47.98	12.00
1995-96	59.42	11.88
1996-97	66.92	11.15
1997-98	79.16	11.3
1998-99	115.08	14.39
1999-00	135.41	15.00
2000-01	153.51	15.35
2001-02	168.59	15.33

- 5.22 If development were to continue at current rates and having regard to the amount of allocations and planning permissions (186.76Ha), there would be sufficient land for at least another 12 years thus negating the need to release any additional in the foreseeable future.

Location

- 5.23 As set out in paragraph 2.9 of this Report, the adopted Leicestershire Structure Plan seeks to focus the majority of employment development in transport choice locations and as an exception in locations well related to junction 23a/24 of the M1 Motorway. Table 16 below illustrates that the Transport Choice corridor is the focus for starts up to March 2002 and overall provision, whilst allocations are broadly equal. The apparent anomaly in respect of planning permissions reflects the Structure Plan requirement for a 40 hectare site for a Regional Storage and Distribution Centre well related to junction 23a/24 of the M1 Motorway.

Table 16 - Employment Land Supply in Transport Choice and Non-Transport Choice Locations

	Transport Choice (Ha)	Non-Transport Choice (Ha)	Total (Ha)
Starts 1 April 1991 – 31 March 2002	115.61(68.6%)	52.98 (31.4%)	168.59
Permissions at 31 March 2002	61.39 (41.2%)	87.62 (58.8%)	149.01
Allocations at 31 March 2002	16.5 (48.9%)	17.25 (51.18%)	33.75
Total	193.5 (55.1%)	157.85 (44.9%)	351.35

- 5.24 Since 2001 starts in Transport Choice locations as a percentage of all starts

have decreased from about 70% to 68%. Overall allocations and planning permissions stand at about 42% for Transport Choice locations. This shows a decrease from 2001 (44%) but reflects the fact that starts in such locations have been higher than non-Transport choice locations together with the effect of the Regional Storage and Distribution centre site.

- 5.25 In respect of the replacement Structure Plan, Table 17 below illustrates that since 1996 58% of employment development has taken place in Urban Areas. However, there is a slight imbalance in respect of allocations in urban areas (48.9%) and a more significant imbalance in respect of planning permissions (40% in urban areas). The latter is primarily as a result of the Regional Storage and Distribution Centre. In respect of total provision, the Regional Storage and Distribution Centre distorts the picture such that total provision in urban areas is about 48% whereas its exclusion increases the percentage of provision in urban areas to about 55%.

Table 17 - Employment Land Supply in Urban Areas and Non- Urban Areas

	Urban Areas (Ha)	Non-Urban Areas (Ha)	Total (Ha)
Starts 1 April 1996 – 31 March 2002	65.21(58.2%)	46.85 (41.8%)	112.06
Permissions at 31 March 2002	59.09 (40%)	89.92 (60%)	149.01
Allocations at 31 March 2002	16.5 (48.9%)	17.25 (51.1%)	33.75
Total	140.8 (47.8%)	154.02 (52.2%)	294.82

- 5.26 As already noted in paragraph 5.22 there is no need to release additional land at the present time. However, the figures above suggest that any review of the local plan will need to address the issue of employment land provision in urban areas to seek a better balance within the overall context of the requirements than is currently the case.

6.0 RETAILING

- 6.1 The main retail centres in the district are at Coalville and Ashby de la Zouch. In addition, smaller local centres exist in Moira, Measham, Ibstock, Whitwick, Kegworth and Castle Donington. Beyond these centres the role of individual shops plays an important role in meeting the day to day needs of communities.
- 6.2 In response to a statement from the then Planning Minister, Beverley Hughes suggesting that Local Authorities should identify 'food deserts' - "areas where there is no food shop within, say, 500 metres", the 2000 and 2001 Monitoring Reports assessed the situation in respect of Ashby de la Zouch and Coalville. The report found that for the majority of both of these settlements the level of retail provision was adequate.
- 6.3 The one exception was in respect of the Windmill Estate on the southern side of Ashby de la Zouch. Both Ashby de la Zouch and Coalville have been re-examined for this report.
- 6.4 In addition, the 2001 Monitoring Report also examined the rest of the District and found that there were a number of settlements where there was no food shop available. Again the situation has been re-examined for this report.

Findings

- 6.5 There has been no change in respect of Coalville. In Ashby de la Zouch the only change has been the loss of a general store on Smisby Road. As a result a number of properties (about 50) are now beyond the 500 metre distance.
- 6.6 In respect of the rest of the district, based upon the Parishes/settlements used for population purposes (Appendix 7) the following have no food grocery provision:

Appleby Parva	Acresford	Bardon	Batram
Blackfordby (inc Boothorpe)	Charley	Chilcote	Coleorton(The Moor/Sinope)
Donisthorpe	Griffydam	Hemington	Isley Walton
Lockington	Lount	Newbold	Normanton le Heath
Osgathorpe	Snarestone	Staunton	Swepstone
		Harold	
Tonge	Wilson		

- 6.7 The most significant change since the 2001 Monitoring Report is in respect of Blackfordby where the post office/general store has ceased trading. Whilst it is hoped that the Post Office will be re-located within the village, the loss of a food store will have implications for residents, particularly those without access to private transport.
- 6.8 Previous reports noted that independent research suggested that in the region of 400-500 dwellings would be required to support a shop commercially. Of the settlements identified above only Donisthorpe is in excess of this figure with about 600 dwellings. Thus in the remainder of these settlements commercial viability would be likely to effect the possible provision of any food shop.
- 6.9 As with the 2001 Monitoring Report all of the other settlements in the district have some form of food grocery provision. There are a number of cases in some of the larger settlements where a number of properties are more than 500 metres from a shop. However, in most instances the number of dwellings involved is quite small. Of greater significance is Moira where it is estimated that about 300 dwellings are more than 500 metres from a food shop. Furthermore as a result of current developments this will increase in the future.

Conclusions

- 6.10 The distribution of food shops throughout the district is not even and a number of settlements do not have access to such facilities. However, the need for commercial viability is likely to preclude provision in the future.
- 6.10 The most significant problem remains the southern part of Ashby de la Zouch (Windmill Estate) and the village of Donisthorpe. Whilst most other settlements do have access to some form of food shop, further losses of existing shops will create problems in the settlements concerned. Further monitoring of retail provision will therefore be important.

ADOPTED LOCAL PLANS

APPENDIX 1

- Coalville Area District Plan Adopted 1981
- Coleorton Area District Plan Adopted 1977
- Ashby Woulds Area District Plan Adopted 1982
- Southern Parishes Local Plan Adopted 1989
- Northern Parishes Local Plan Adopted 1989
Alterations 1 & 2 Adopted 1993
- Ashby de la Zouch Area Local Plan Adopted 1989
- Bardon Industrial Action Area Plan Adopted 1982

- (i) Deposited Local Plan deposited May 1995;
- (ii) Special Planning Committee of 21 November 1995 considered duly made objections and agreed proposed changes;
- (iii) Consultation period to Recommended changes 2 February 1996 to 4 March 1996;
- (iv) Amendment to Recommended changes agreed by Planning Committee on 26 June 1996;
- (v) Consultation period to second set of Recommended Changes 12 July 1996 to 26 August 1996;
- (vi) Public Local inquiry 3 September 1996 to 2 May 1997.
- (vii) Receipt of Inspector's Report November 1998.
- (viii) Council agreed response to Inspector's Report and agreed to publish proposed modifications December 1999.
- (ix) Proposed modifications published February 2000.
- (x) Objections to the proposed modifications considered by the Executive Board August 2000.
- (xi) Objections to Statement of Decisions and Reasons and Proposed Modifications considered by Council.
Council decided to await outcome of Regional Storage and Distribution Centre Appeals before moving on to Plan adoption. October 2000
- (xii)** Regional Storage and Distribution Centre Appeals Public Inquiry. 13 February-6 April 2001
- (xiii) Secretary of State's decision on Regional Storage and Distribution Centre S&DC Appeals. 28 February 2002
- (xiv) Outstanding objections and Plan adoption considered by Executive Board. 26 March 2002
- (xv) Council resolved to publish Notice of Intention to Adopt Plan. 9 April 2002
- (xvi) Notice of Intention to Adopt Local Plan advertised. 25 April 2002
- (xvii) Secretary of State issued direction not to adopt Plan and to modify Policy R1 ('Central Area Shopping') to comply with national policy on need. 22 May 2002

SUPPLEMENTARY PLANNING GUIDANCE INDEX**APPENDIX 3**

No.	Title	Date Adopted
1	Diseworth Village Design Statement	April 2000
2	Bath Street/Kilwardby Street Ashby de la Zouch – Development Brief	June 2000
3	Appleby Magna and Appleby Parva Village Design Statement	August 2000
4	Castle Donington Conservation Area Appraisal/Study	March 2001
5	Ashby de la Zouch Conservation Area Appraisal/Study	April 2001
6	Blackfordby Conservation Area Appraisal/Study	April 2001
7	Breedon on the Hill Conservation Area Appraisal/Study	April 2001
8	Cavendish Bridge Conservation Area Appraisal/Study	April 2001
9	Diseworth Conservation Area Appraisal/Study	April 2001
10	Hemington Conservation Area Appraisal/Study	April 2001
11	Lockington Conservation Area Appraisal/Study	April 2001
12	Staunton Harold Conservation Area Appraisal/Study	April 2001
13	Play Area Design Guidance note	July 2001
14	Ravenstone Conservation Area Appraisal/Study	Sept 2001
15	Packington Conservation Area Appraisal/Study	Sept 2001
16	Measham Conservation Area Appraisal/Study	Sept 2001
17	Ibstock Conservation Area Appraisal/Study	Sept 2001
18	Ashby Canal Conservation Area Appraisal/Study	Sept 2001
19	Snarestone Conservation Area Appraisal/Study	Sept 2001
20	Appleby Magna Conservation Area Appraisal/Study	Sept 2001
21	Coleorton Hall Conservation Area Appraisal	Sept 2001
22	An Outline Guide To The Article 4(2) Direction In The Lockington Conservation Area	Sept 2001
23	An Outline Guide To The Article 4(2) Direction In The Staunton Harold Conservation Area	Sept 2001
24	Ashby Cycling Strategy	October 2001
25	Long Whatton Conservation Area Appraisal/Study	Feb 2002
26	Staunton Harold Hall Guidance Note	April 2002
27	Smisby Road Ashby de la Zouch Development Brief	May 2002

NORTH WEST LEICESTERSHIRE MID 2000 POPULATION ESTIMATES

APPENDIX 7

Parish and Settlements

Parish	Settlement	Population
Appleby Magna		1103
	Appleby Magna	1061
	Appleby Parva	43
Ashby de la Zouch		13405
	Ashby de la Zouch	12155
	Blackfordby	1250
Ashby Woulds		3248
	Albert Village	592
	Moira/Norris Hill	2655
Bardon		18
Belton		868
Breedon on the Hill		1000
	Breedon on the Hill	718
	Tonge	133
	Wilson	149
Castle Donington		6286
Charley		176
Chilcote		100
Coleorton		1008
Coalville		33127
	Ellistown	1896
Heather		989
Ibstock		5742
	Ibstock	5486
	Batram	256
Isley cum Langley		71
Kegworth		3448
Lockington – Hemington		536
	Hemington	382
	Lockington	154
Long Whatton		1598
	Diseworth	658
	Long Whatton	939
Measham		4763
Normanton le Heath		113
Oakthorpe and Donsithorpe		2240
	Acresford	119
	Donsithorpe	1425
	Oakthorpe	695
Osgathorpe		409
Packington		820
Ravenstone with Snibston		2062
Snarestone		245
Staunton Harold		158
	Lount	39
	Staunton Harold	119
Stretton en le Field		50
Swannington		1219
Sweptone		638
	Newton Burgoland	464
	Sweptone	174

Worthington		1361
	Griffydam	338
	Newbold	532
	Worthington	491
DISTRICT TOTAL		86800

Source: Office for National Statistics and Leicestershire County Council

NORTH WEST LEICESTERSHIRE MID 2000 POPULATION ESTIMATES

Electoral Wards

Ward	Population
Appleby	2137
Breedon	2097
Castle	3104
Castle Donington	6286
Coalville	3953
Greenhill	5834
Holly Hayes	3322
Holywell	5016
Hugglescote	5877
Ibstock and Heather	6843
Ivanhoe	4034
Kegworth	3984
Long Whatton	1598
Measham	4763
Moira	4498
Oakthorpe and Donsithorpe	2240
Ravenstone	2882
Snibston	4082
Swannington	2228
Thringstone	3930
Whitwick	6322
Worthington	1770
DISTRICT TOTAL	86800

Source: Office for National Statistics and Leicestershire County Council