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Please note that for this web version Appendices 2,3 and 5 are not included in this document but are available separately.

1.0 INTRODUCTION

Monitoring

- 1.1 This Local Plan Monitoring Report is the sixth 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 Future reports will need to be expanded. In particular it will be necessary to take account of the monitoring implications arising from the Planning and Compulsory Purchase Bill which is currently being considered by Parliament and which includes a specific requirement for the production of an Annual Monitoring Report to be submitted to the Secretary of State.

2 POLICY BACKGROUND

The North West Leicestershire Local Plan

- 2.1 The North West Leicestershire Local Plan was adopted on 22 August 2002. This plan 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.
- 2.2 Prior to adoption of the Local Plan the Council had agreed to publish an alteration in respect of Housing. This was placed on first deposit in January 2003. The responses to this will be considered in due course.
- 2.3 In addition, an Issues Paper was published in March 2003 in respect of a possible further alteration regarding Public Safety Zones and Safeguarded Areas at East Midlands Airport. The responses to this will be considered in due course.

Adopted Leicestershire Structure Plan

- 2.4 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.
- 2.5 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.
- 2.6 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

- 2.7 This plan will, upon adoption, supersede the adopted Leicestershire Structure Plan and will cover 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. It is anticipated that adoption will take place later on this year.
- 2.8 The strategy of the plan is to concentrate the majority of development in urban areas (ie Coalville and Ashby de la Zouch). 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

- 2.9 The existing Regional Planning Guidance for the East Midlands (RPG8) was issued by the then Secretary of State in January 2002 and covers the period to 2021.

- 2.10 In accordance with the view of the Examination In public Panel and the Secretary of State an early review of the RPG was published for consultation in April 2003. This is a partial review and does not cover all aspects, for example housing requirements. It is anticipated that an Examination in Public will take place in November 2003.

National Planning Policy Guidance

- 2.11 In addition to the plans outlined above a series of Planning Policy Guidance (PPG) notes sets out the Government's 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 2002 Monitoring Report a new PPG17 (Planning for Open Space, Sport and Recreation) has been issued. A Good Practice Guide 'Assessing Needs and Opportunities' also accompanied the PPG.
- 2.12 Of particular significance is the publication of the Planning and Compulsory Purchase Bill. This proposes a number of significant changes to the planning system. The stated purpose of these changes is to speed up the planning system. Amongst the changes proposed are the abolition of Structure Plans and the replacement of Local Plans with Local Development Documents. It is also proposed to replace Regional Planning Guidance with Regional Spatial Strategies, which is to have development plan status. In addition, each local planning authority will be required to submit an annual Monitoring Report to the Secretary of State.

Supplementary Planning Guidance

- 2.16 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 1 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 2002 - 31 March 2003.
- 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 2002 to 31 March 2003 1163 planning applications were determined (compared to 1031 in 2000/01 and 1061 in 2001/02). 645 (55%) of all determinations were made within 8 weeks, the same as in 2001/02 and slightly less than for 2000-01(60%). Some 24%(283) were determined within 8-13 weeks and 21% (235) in more than 13 weeks. In respect of all applications determined this compares to a target of 75% as set out in the Best Value Performance Plan. Of all major applications 52% (25 out of 48) were determined within 13 weeks (compared to a target of 55%) and 41% (108 out of 266) of all minor applications were determined within 8 weeks (compared to a target of 50%). These disappointing results can be attributed to an increase in the number of applications coupled with staff shortages.
- 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 not stated 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

		Total	Approved	Refused
TOTAL	ALL DETERMINATIONS	1163	982	181
Major	Dwellings	15	11	4
	Offices	6	6	0
	Manufacturing & Storage	12	12	0
	Retail	2	2	0
	Others	13	10	3
	Sub Total (Major)	48	41	7
Minor	Dwellings	118	79	39
	Offices/light industry	29	25	4
	Manufacturing & Storage	12	8	4
	Retail Distribution and Servicing	21	19	2
	Others	86	79	7
	Sub Total (Minor)	266	210	56
Other	Change of Use	63	45	18
	Householder	669	583	86
	Advertisement	46	41	5
	Listed Building Alterations & Extensions	66	57	9
	Listed Building Demolition	2	2	0
	Conservation Area Contents	3	3	0
	Sub Total (Other)	849	731	118
	All Remaining	56	0	0

- 3.6 Table 1 illustrates that of the 1163 determinations, 982 (84%) were approved and 181 (16%) refused, compared to 81% approved and 19% refused in 2001/02. The largest category of applications was the 'householder' category i.e. for extensions to dwellings, the construction of garages etc (669 or 58%). This represents an increase of 10% from 2001/02 and about 17% increase since 1999/2000.
- 3.7 'Major' applications constituted about 4% of all applications determined decreased by 2% since 2001/02. The percentage of 'minor' applications determined also fell by about 3% (26% to 23%), continuing the trend of previous years whilst 'others' (excluding All Remaining) increased to 73% compared to 65% 2001/02. The All Remaining category increased from about 3% in 2001/02 to about 5% in 2002/03.
- 3.8 With the exception of the householder category, most of the individual categories are broadly comparable with those for 2001/02. The only significant exceptions are in respect of minor Offices/Light Industry up from 0.9% to about 2.5% of all applications determined whilst Minor Manufacturing and Storage shows a decrease of about 0.8%, minor others a decrease of about 3.2% and Change of Use a decrease of 2%.

Planning Appeal Decisions

- 3.9 Over the period 1 April 2002 to 31 March 2003, 49 appeals were determined compared to 48 in 2002/02.
- 3.10 In terms of the decisions 29 (59%) were dismissed and 20 (41%) were allowed. In comparison 56% of appeals were dismissed in 2001/02 and 33% allowed (plus 10% part dismissed/allowed). Of those decisions allowed 7 were in respect of decisions made contrary to officer recommendations.

Enforcement

- 3.11 The Council's Enforcement officers 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 263 complaints were registered over the 12 month period from 1 April 2001 to 31 March 2002. This represents an increase of 32 (14%) compared to 2001/02 and is the third successive increase. For the period 1997-2002 the average number of complaints received per annum is 221, an increase of 7 since 2001/02.
- 3.13 For 2002/03 the Council issued 9 Enforcement Notices compared to 7 in 2001/02. In addition, 1 Breach of Condition Notice, 9 Planning Contravention Notice and 3 Untidy Land Notices were issued.

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 recently deposited Plan included a requirement for North West Leicestershire for 6350 dwellings over the period 1996 – 2016 whilst the proposed modifications proposed to increase this to 7350 dwellings.

Progress

- 4.4 As at 31 March 2003 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 – 2003	5571(B)
Under construction	243(C)
Planning permission (large sites)	595(D)
Allocations	1025(E)
Small sites residual	71(F)
Windfall allowance	0(G)
Total provision (B+C+D+E+F+G)	7505(H)
Over-provision (H-A)	1705

- 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 manages the release of land more carefully to ensure that the aims and objectives of the Structure Plan and national policies are not compromised. The Proposed Alteration No 1 to the Local Plan seeks to address this issue and manage the release of land accordingly.
- 4.6 The level of over-provision (1705) has continued to increase since the 2002 Monitoring Report (1303). This is principally because of the grant of planning permission for a number of unidentified large sites, all of which are previously developed land. Of particular significance is the grant of outline planning permission on land at Cropston Drive, Coalville, which it is estimated could accommodate a minimum of about 250 dwellings. The number of dwellings allocated has reduced slightly from 1080 to 1025. This is because of the grant of planning permission for land at Bardon Road, Coalville and to the rear of High Street, Ibstock. Both sites are greenfield sites but the resolution to grant permission pre-dates the publication of the Proposed Alteration No1. Furthermore both sites are to be built at a higher density than previously anticipated in accordance with the advice in PPG3.

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	3351(C)
Under construction	243(D)
Planning permission (large sites)	595(E)
Residual - deposit draft (A-C-D-E)	2161
Residual – as proposed to be modified (B-C-D-E)	3161

- 4.7 In respect of the replacement Structure Plan, there has clearly been substantial progress made towards meeting the requirements. Indeed some 52% of the requirement set out in the deposit draft has been built within 7 years. For the proposed modifications, which have an increased requirement, some 46% have been built. The issue of the residual requirement will be addressed as part of a review of the local plan.

COMPLETIONS

Overall

- 4.8 Appendix 2 sets out development on large sites since 1991 and 1996 whilst Appendix 3 shows the number of small site completions on a settlement basis since 1991 and 1996.
- 4.9 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	Large	Small	Total	Cumulative Mean
91-92	262	69	331	331
92-93	352	83	435	383
93-94	356	101	457	408
94-95	432	130	562	446
95-96	325	110	435	444
96-97	367	91	458	446
97-98	394	73	467	449
98-99	523	145	668	477
99-00	321	64	385	466
00-01	394	91	485	468
01-02	427	66	493	471
02-03	332	63	395	464

- 4.10 The adopted Structure Plan requirement of 5800 dwellings equates to 386 dwellings per annum. Up to 31 March 2003 some 5571 dwellings had been built, equating to 464 dwellings per annum an increase of 20% over and above the required rate.
- 4.11 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 during 2003. In addition, with the exception of 1991-92 (allowing for the fact that the figures

for 1999-2000 are for 6 months) actual completion rates have always exceeded the implied Structure Plan rate.

- 4.12 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 3351 dwellings have been built equating to an annual rate of 479 dwellings, some 161 dwellings (51%) and 111 dwellings (30%) more than required respectively in the deposit draft and the proposed modifications.
- 4.13 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.
- 4.14 The various components of completions are considered in more detail below.

Unidentified sites

- 4.15 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

- 4.16 The adopted Local Plan includes an allowance for windfalls of 250 dwellings for 1996-2006 (i.e. 25 per annum).
- 4.17 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	02-03
Completions	40	36	117	31	85	120	87

- 4.18 Since 1996 some 516 dwellings have been built on windfall sites equating to 74 dwellings per annum. Thus the allowance made in the Local Plan has already been exceeded by 266 (516-250). Furthermore, as at 31 March 2003 a further 57 dwellings were in the process of being built whilst another 332 dwellings had the benefit of planning permission. The latter figure represents an increase of over 200 compared to 2002 and is largely attributable to the site at Cropston Drive referred to earlier. Indeed, all the 332 dwellings with planning permission are on previously developed land in accordance with PPG3.
- 4.19 If all of these dwellings were built a minimum of about 900 dwellings would have been built over the period 1996-2006 compared to a suggested figure of 570 in the 2002 Monitoring Report. The evidence suggests therefore, that the advice in Planning Policy Guidance 3 (Housing) to give priority to the re-use of previously developed land is having the desired effect. It also suggests that such sites will continue to come forward and constitute an important part of the housing supply of the District.
- 4.20 PPG3 suggests that authorities should undertake Urban Capacity Studies in order to ascertain the amount of development that can be accommodated in urban areas,

particularly using previously developed land. Such a study was undertaken as part of the emerging Structure Plan. This suggested over the period 2000-16 that an average of 40 dwellings per annum would come forward within North West Leicestershire from such sites. Since 2000 the actual average has been 46 dwellings per annum. This appears to support the suggestion of the Structure Plan Examination In Public Panel that the Urban Capacity Study might be an under estimation of supply.

Small sites

- 4.21 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 3 shows completions since 1991 on a settlement basis. In addition Appendix 4 shows dwellings committed and under construction on small sites at 31 March 2003.
- 4.22 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	Actual	Cumulative Mean
91-92	69	69
92-93	83	76
93-94	101	84
94-95	130	96
95-96	110	99
96-97	91	97
97-98	73	94
98-99	145	100
99-00	64	96
00-01	91	96
01-02	66	93
02-03	63	91

- 4.23 It can be seen that the cumulative mean for completions for 1991-2003 is currently 91 per annum, some 8 per annum more than the allowance. The rate for 1996-2003 is slightly less at 85 per annum.
- 4.24 Since 1994/95 the cumulative mean of completions has constantly been in the 90's. However, over the last two years there has been a significant decline in the number of completions on small sites. The reasons for this are not immediately apparent, particularly as the number of outstanding permissions has remained constant since 1999 (179 in 1999, 184 in 2000, 175 in 2001, 173 in 2002 and 178 in 2003). In addition, the number of dwellings under construction has risen slightly over the last three years (67 in 2001, 71 in 2002 and 88 in 2003). The latter may reflect the fact that such sites are often undertaken by individuals or small building companies where resources are such that the build time is longer than might be anticipated. This issue will continue to be monitored and will be important in the context of a review of the Local Plan.

Unidentified sites conclusions

- 4.25 Unidentified sites have made an important contribution towards the overall supply of housing sites. As table 7 below shows since 1996 such sites account for 33% of total completions.

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
2002/03	63	87	150	395	38
TOTAL	593	516	1109	3351	33

- 4.26 However, in the immediate future they are likely to make an even more significant contribution. Tables 8 and 9 show that as at 31 March 2003 they account for 59% of dwellings under construction and for 86% of all planning permissions respectively. These figures are considerably in excess of those in the 2001 and 2002 Monitoring Reports. This suggests that the advice of PPG3 to reuse previously developed land before greenfield sites is at the present time starting to take effect.

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

UNDER CONSTRUCTION	
SMALL	88
WINDFALL	55
TOTAL UNIDENTIFIED	143
TOTAL ALL UNDER CONSTRUCTION	243
PERCENT	59

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

PLANNING PERMISSION	
SMALL	178
WINDFALL	332
TOTAL UNIDENTIFIED	510
TOTAL ALL PLANNING PERMISSION	595
PERCENT	86

Previously developed land

- 4.27 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.
- 4.28 The Government has set a national target for 60% of all new developments to be built on previously developed land by 2008. A figure of 40% was achieved in North West Leicestershire for 2000/01 and 36% in 2001/02. These are 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.

- 4.29 The latest figures for North West Leicestershire show a slight decrease for 2002/03 to about 33%. Table 10 provides a more detailed breakdown of development over the period 1999 – 2003.

Table 10 – Development on previously developed land and greenfield sites 1999-2003

YEAR	TOTAL COMPLETIONS	PREVIOUSLY DEVELOPED LAND (PDL)	GREENFIELD	PERCENTAGE PDL
1999-2000	372	95	277	25
2000-01	485	193	292	40
2001-02	493	177	316	36
2002-03	395	129	266	34

- 4.30 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 2002/03 the target set was 46%. Thus the actual figure is somewhat below this target.
- 4.31 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 both previously developed land and, in particular, on greenfield sites. At the time at which the predictions were made most of the latter 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. The higher overall build rate is partly attributed to changes in circumstances since the initial predictions were made, for example sites being developed by two housebuilders rather than one. 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.

Location of development

- 4.32 Paragraph 2.5 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 overleaf which shows that 62% of all dwelling provision is in transport choice locations. It should be noted that the figures are not directly comparable with those contained in the 2002 Report, which only considered large sites.
- 4.33 Some 68% of all completions and 58% of outstanding planning permissions on large sites are within Transport Choice locations. However, only 48% of those dwellings under construction were in Transport Choice locations. This reflects the fact that the 2002 Report noted that there were more dwellings with planning permission in non-Transport Choice locations. Thus in view of the above figures this imbalance is likely to change in the future towards Transport Choice locations.
- 4.34 As with the 2002 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, similar to the findings in the 2002 Report. Similarly 63% of planning permissions (68% in 2001, 66% in 2002) and 65% of under constructions (61% in 2001, 77% in 2002) on small sites are in non-Transport Choice locations.

Table 11 – Comparison of housing provision in Transport Choice and Non Transport Choice locations.

	Transport Choice Location	Non-Transport Choice Location	Total
Completions 1 April 1991 - 31 March 2003	3468(62%)	2103(38%)	5571
Allocations	760(74%)	265(26%)	1025
Planning Permissions and under construction at 31 March 2003	517(51%)	499(49%)	1016
Total	4745(62%)	2867(38%)	7612

4.35 Notwithstanding the improvement from the 2002 Report, this continues to illustrate quite clearly the cumulative impact of such sites. In view of the move towards creating more sustainable patterns of development, such as advised in PPG3, these findings continue to suggest that there is still a need to adopt a more cautious approach when considering planning applications on such sites. The issue of new permissions is considered in paragraphs 4.61-4.67.

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 the same as in 2002, compared to 50% in 2001. In respect of planning permissions about 50% are in Urban Areas. This slightly lower figure probably reflects the fact that there are still a number of outstanding permissions granted prior to this change in strategic policy. Such changes will inevitably take some time to be reflected in actual decisions.

4.37 It is too early to ascertain as to whether these figures represent any trend. The issue will continue to be monitored through the annual report.

Dwelling types

4.38 Both PPG3 (Paragraph 10) and the adopted Structure Plan seek to ensure that a mix of house types is provided to meet the wide range of housing needs.

4.39 The assessment in Table 12 overleaf shows the numbers and types of dwellings built in 2002-03 compared to 1999-2000. 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. In addition, the percentages may not equal 100 due to rounding off.

4.40 It can be seen that over the period 1999-2002 the greatest number of property types built were 4+ bed followed by 3 bed with these two accounting for just over 90% of all completions. However, in 2002-03 they only accounted for 78% of all completions. This is because of the significant decrease in the number of 3 bed dwellings built (down to 22%), whilst 4+ bed remained consistent. This decrease was offset by substantial increases in both flats and affordable housing built (the latter is considered in more detail in the next section). Thus the 2002-03 figures show a more balanced mix of housing provision overall, although the preponderance towards 4+ bed remains.

Table 12 - Housing completions by type and bedspace

PROPERTY TYPE	TOTAL 1999-2002	PERCENT	2002-03	PERCENT
1 bed	1	0.1	0	0
2 bed	65	4.8	21	5.3
3 bed	480	35.2	87	22
4+ bed	752	55.2	222	56
1 bed affordable	7	0.5	13	3.3
2 bed affordable	15	1.1	20	5.1
3 bed affordable	18	1.3	17	4.3
1 bed flat	24(18 affordable)	1.8	12	3.0
2 bed flat	1	0.1	1	0.3
Other			2	0.5
	1363	100	395	100

- 4.41 Figures in the 2002 Report for dwellings under construction or with planning permission suggested that such changes were likely. The figures for 2003 suggest that these changes are likely to continue to some extent in the immediate future. For example, of dwellings under construction whilst 2 and 3 bed are broadly similar to previous completion figures, the number of 4+ bed dwellings is somewhat less at 46%. Similarly there is likely to be an increase in the number of 1 and 2 bed flats as these show substantial increases from previous completion rates (at 9.9% and 6.6% respectively).
- 4.42 Similar changes are also apparent in respect of dwellings with detailed planning permission (where the number of bedspaces is thus known). For example, only 37% of dwellings are 4+bed and 35% 3 bed, a combined figure of 72%. In contrast about 16% are flats compared to about 3.5 % in 2002/03 and 3% in 1999-2002.
- 4.43 These figures suggest that a better mix of property types is being provided across the district and is likely to in the near future, than in the past. This suggests that the aim of PPG3 to deliver more balanced and sustainable communities is achievable, at least in the short term.
- 4.44 Previous reports have noted that developments on individual large sites were not achieving such a balance. However, there is evidence to suggest that this may be changing, with a number of recent permissions including both houses and flats.
- 4.45 The evidence also suggests that there is a difference between those dwellings built on previously developed land and those on greenfield sites. For example, all the 2 bed dwellings built in 2003 were on previously developed land, 28% of 3 bed dwellings, 92% of 1 bed flats, 70% of 2 bed affordable houses and 100% of 2 bed flats and 1 bed affordable. In contrast only 19% of 4 bed dwellings were on previously developed land. Thus dwellings on previously developed land clearly tend to be smaller dwellings.
- 4.46 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

- 4.47 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. To this end the Council

adopted Supplementary Planning Guidance in January 2003 which identified that there was a need to provide on an annual basis 53 affordable dwellings over the period 2002-07.

- 4.48 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.
- 4.49 In contrast in 2002/03 some 50 dwellings were affordable properties equating to about 13% of all new builds. In respect of these new dwellings, 23 were low cost market housing, the remainder social rented. However, the Affordable Housing Supplementary Planning Guidance identified that the priority need is for social rented properties. Thus there will need to be a marked change to achieve this.
- 4.50 It should be stressed that the publication of the Supplementary Planning Guidance referred to above does not account for this sudden change, as it is a recent publication.
- 4.51 Looking at those dwellings under construction, only 20 are affordable, all social rented (8.2% of all units under construction compared to 7.6% in 2002). There are 19 affordable properties with detailed planning permission and about 62 affordable properties in total if allowance is also made for outline permissions which include an element of affordable housing, equating to 8% of all permissions compared to 4% in 2002. In view of the time delay between the grant of outline permission and actual development a substantial number of these are thus unlikely to be built in the immediate future.
- 4.52 These figures clearly suggest therefore, that in respect of the immediate future it is unlikely that the need figure identified in the Affordable Housing Supplementary Planning Guidance will be met. In the longer term if the need is to be met then continuing efforts to secure affordable housing as part of new developments will be required together with continuing monitoring of the need for affordable housing.

Density

- 4.53 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 and in the deposit draft of Alteration No 1 to the Local Plan.
- 4.54 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.
- 4.55 The table below shows the average densities achieved on large sites built over the periods 1991-2002 and 1991-2002. The net site area of the individual sites are identified in the schedule at Appendix 2 (except for allocated sites).

Table 13 – Density of development on large sites

	1991-2002	1991-2003
District	33.38	34.83
Urban	39.88	40.27
Non-urban	26.39	26.37

- 4.56 From this assessment it can be seen that the average net density of development for 1991-2003 was slightly higher at 34 dwellings per hectare. There was also a slight increase in urban areas to 40.27 but equally a slight decrease in non-urban areas to 26.37. 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.
- 4.57 The reason for this increase is because of the four large sites completed in 2003 three were at an average density of 65 dwellings per hectare, the remainder being at 25.8 per hectare.
- 4.58 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 these are excluded from developments completed, the overall density falls to 29.48 dwellings per hectare (32.01 in urban areas, 26.37 in non-urban areas).
- 4.59 In respect of sites that have planning permission but have yet to be completed, the density figure is 33.6 dwellings per hectare district wide and 38.7 and 28.4 for urban and non-urban areas respectively.
- 4.60 These figures suggest, therefore, that the overall density achieved to date and likely to be achieved in the immediate future is broadly within the range identified in PPG3 as being appropriate. However, in view of the impact upon the figures of two sites with very high densities there is still a need to ensure that the advice in PPG3 is complied with as far as possible in considering proposed new developments in the future.

New Permissions

- 4.61 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.
- 4.62 Thus the 2002 Monitoring Report undertook an assessment of new permissions to provide a useful indicator in measuring progress towards meeting current policies. 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. A similar assessment has been undertaken for new permissions granted between 1 March 2002 and 31 March 2003.
- 4.63 During this period some 40 new sites obtained planning permission. 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 426

dwellings. This compares to 163 in the 2002 Report and is largely attributable to the grant of planning permission at Cropston Drive referred to earlier.

- 4.64 Of these 426 dwellings:
- 383 (90 %) are on previously developed land;
 - 352 (83%) are within the Transport Choice corridor;
 - 38 (31%) of those with detailed permission are 4 bed houses, 50 (41%) are 3 bed houses, 5 (4%) are flats and 3 (2%) are affordable properties;
 - Have a density of about 36 dwellings per hectare. For large sites the figure is about 40 dwellings per hectare. On previously developed land the density is about 38 per hectare whilst those on greenfield sites are about 21 per hectare.
- 4.65 These figures appear to be very favourable when compared to the trends identified in the previous sections and are generally speaking improvements on those set out in the 2002 Report. 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.
- 4.66 However, the figures in respect of both flats and affordable housing are much less favourable than those achieved in 2002. This suggests that the results set out in paragraphs 4.38 – 4.46 will not be repeated in the near future. There also remains concern regarding the fact that of 88 dwellings approved on small sites some 48 (55%) are in non-Transport Choice locations, thus exacerbating the situation outlined in paragraphs 4.
- 4.67 Together with the results set out in the 2002 Report these figures suggest that considerable progress is being made towards meeting national policies and objectives, albeit that the results will not be apparent immediately. Continued monitoring will help to ascertain whether this is the case or not.

POPULATION

- 4.68 Information on population was included for the first time in the 2002 Report. This noted that the first results from the 2001 Census were due to be published. Table 14 below provides a breakdown of the population for North West Leicestershire. More detailed data at Ward level is due to be published in the near future.

Table 14 – Population at 2001 Census

Age Structure	Total	Percentage
All people	85,503	
0-4 years	5,034	5.89
5-7 years	3,081	3.60
8-9 years	2,212	2.59
10-14 years	5,488	6.42
15 years	1,058	1.24
16-17 years	1,960	2.29
18-19 years	1,671	1.95
20-24 years	4,077	4.77
25-29 years	5,124	5.99
30-44 years	19,687	23.02
45-59 years	18,135	21.21
60-64 years	4,329	5.06
65-74 years	7,175	8.39
75-84 years	4,995	5.84
85-89 years	1,045	1.22
90 and over	432	0.51

Source: Office for National Statistics

- 4.69 The results published to date show that on Census night (April 2001) there were 85503 people living in the district. The growth since 1991 census of 6.13% is higher than England (4.43%) and the East Midlands (5.54%) but slightly less than Leicestershire as a whole (7.79%).
- 4.70 The average age of population was 39, slightly above average and overall the population was ageing. For example, only 1.95% of the population were aged 18-19 compared to 2.4% for England and 2.7% for Leicestershire whilst 4.77% were aged 20-24 compared to 6.01% for England and 5.6% for Leicestershire. In contrast 21.2% were aged 45-59 compared to 20.7% for Leicestershire and 19.6% for the East Midlands.

5.0 **ECONOMY**

Employment Land

Adopted Leicestershire Structure Plan

- 5.1 A key aim of the Structure Plan is to ensure that a range of sites is released for employment development across the County. To this end Employment Policy 1 of the 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.
- 5.2 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.
- 5.3 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.
- 5.4 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).

Employment Land Supply

- 5.5 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 |
- 5.6 The adopted Structure Plan requirements (and that of the replacement Structure Plan) 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
- 5.7 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.
- 5.8 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 2003 (Appendix 5).

- 5.9 Table 15 below shows that 189.89 hectares of employment land have been started, 130.51 hectares have the benefit of planning permission and a further 35.73 hectares remains allocated (all figures are net). The overall level of provision is 356.13Ha compared to the Structure Plan requirement of 345Ha.

Table 15 Employment Land Position at 31 March 2003 – Adopted Structure Plan

	Net (Ha)
Starts (1 April 1991 –31 March 2003)	189.89
Planning Permissions	130.51
Allocations	35.73
Total	356.13

Starts

- 5.10 For the period April 1991 to 31 March 2003 average start rates have equated to 15.82 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 5.1 North West Leicestershire is required to identify substantially more employment land than other Leicestershire Authorities.
- 5.11 The start rate for 2002-03 was 18.27Ha. This represents an increase from 2001-02 when the rate was 15.2Ha. As well as being above the established trend it suggests that the local economy remains buoyant. This is evident to some extent in that most of the new development that took place in 2002-03 was on what can be termed local sites, as opposed to the more strategic or prestigious sites.
- 5.12 Table 16 below shows that the cumulative mean (average) of starts has increased significantly since 1998 from a low of 11.3Ha up to 15.82Ha. This is still short of the rates achieved in the first two years of the plan period but development at that point in time was largely comprised of significant developments in Coalville and Ashby de la Zouch to offset the rundown of the mining industry. This was immediately followed by a downturn in the national economy, reflected in the much lower start rates thereafter.

Table 16 – 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
2002-03	188.89	15.82

- 5.13 If development were to continue at current rates and having regard to the amount of allocations and planning permissions (166.24Ha), there would be sufficient land for over 10 years thus negating the need to release any additional in the foreseeable future.

Location

- 5.14 As set out in paragraphs 5.3, 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 17 below illustrates that the Transport Choice corridor is the focus for starts up to March 2003, outstanding planning permissions and overall provision. The apparent anomaly in respect of allocations reflects the Structure Plan requirement to allocate a 40 hectare site for a Regional Storage and Distribution Centre well related to junction 23a/24 of the M1 Motorway. These figures are broadly comparable with those reported in the 2002 Report.

Table 17 - 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 2003	131.4(69%)	58.49(31%)	189.89
Permissions at 31 March 2003	49.43(38%)	81.08(62%)	130.51
Allocations at 31 March 2003	15.07(42%)	20.66(58%)	35.73
Total	195.9(55%)	160.23(45%)	356.13

Leicestershire, Leicester and Rutland Structure Plan

- 5.15 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 compared to one third in the Adopted Structure Plan.
- 5.16 Table 18 overleaf illustrates the progress to date against the requirements of the replacement Structure Plan.
- 5.17 In respect of development since 1996 the average start rate is 18.64Ha (a total of 120.47Ha). This compares to a required rate in the Replacement Structure Plan of 16.3Ha.
- 5.18 Notwithstanding this higher start rate there is currently a shortfall against the replacement Structure Plan of about 29Ha. This is an issue that will need to be addressed as part of a review of the Local Plan (or its equivalent).

Table 18 Employment Land Position at 31 March 2003 – replacement Structure Plan

	Net (Ha)
Starts (1 April 1996 –31 March 2003)	130.47
Planning Permissions	130.51
Allocations	35.73
Total	296.71

- 5.19 The strategy of the replacement Structure Plan is to concentrate most development in the Urban Areas of Coalville and Ashby de la Zouch. Table 19 below illustrates that since 1996 59% of employment development has taken place in Urban Areas. However, there is an imbalance in respect of both outstanding permissions and allocations in urban areas compared to non-urban areas. The former is primarily as a result of the Regional Storage and Distribution Centre. As a result the overall provision shows an imbalance towards non-urban areas.

Table 19 - 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 2003	77.24(59%)	53.23(41%)	130.47
Permissions at 31 March 2003	48(37%)	82.51(63%)	130.51
Allocations at 31 March 2003	15.07(42%)	20.66(58%)	35.73
Total	140.31(47.2%)	156.4(52.8%)	296.71

- 5.20 As already noted in paragraph 5.13 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.

Unemployment

- 5.21 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 and Strategy Policy 13 of the replacement Structure Plan.
- 5.22 Official unemployment rates are published by the Office for National Statistics. Due to changes in the methodology used to calculate unemployment it is not possible to compare current rates with those quoted last year. Thus the figures quoted for April

2002 are not those quoted in the 2002 report. Table 20 below illustrates the changes since April 2002 using the new methodology.

Table 20 - Unemployment Rates – April 2002 to March 2003

Area	Unemployment Rate April 2002 (%)	Unemployment Rate March 2003 (%)	Change (%)
North West Leicestershire	1.8	1.6	-0.2
Leicestershire (Excluding Leicester City and Rutland)	1.6	1.6	0.0
East Midlands	2.4	2.4	0.0
United Kingdom	2.7	2.7	0.0

Source: Office for National Statistics/Leicestershire County Council

- 5.23 It can be seen that unemployment in the District has declined slightly whilst rates have remained static nationally, regionally and throughout Leicestershire generally. These figures reflect previous trends which suggests that the local economy is continuing to perform well.
- 5.24 In respect of Ward unemployment rates, at March 2003 the lowest unemployment rate (0.5%) was in Appleby Ward and Castle Ward followed by Holly Hayes (0.8%), Ivanhoe (1.1%) and Breedon, Long Whatton and Thringstone (1.2%). The highest rate was in Greenhill (3%) followed by Coalville (2.9%), Oakthorpe and Donisthorpe (2.5%), and Holywell, Hugglescote and Ibstock and Heather (1.8%) and Kegworth (1.7%).
- 5.25 The biggest decrease between April 2002 and March 2003 was 0.9% in Castle, Greenhill and Oakthorpe and Donsithorpe wards. The latter two are particular significant as they had the highest rates in April 2002 (3.9% and 3.4% respectively). Decreases of 0.7% and 0.6 % were recorded in Moira and Kegworth respectively.
- 5.26 In terms of increases a change of +0.7% was recorded in Swannington followed by +0.5% in Measham and Snibstone, +0.3% in Breedon and +0.2% in Coalville and Ibstock and Heather. No other wards experienced an increase. The increases in Swannington, Snibstone and Measham are largely accounted for by increases in female unemployment. For example, of a numerical increase of +9 in Swannington 8 were female, in Snibstone 7 out of 12 were female and 11 out of 13 in Measham. In the other wards the increases were more evenly split between males and females.

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 July 2000 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". Subsequent reports contained such assessments, initially restricted to Ashby de la Zouch and Coalville and then expanded to the rest of the district.
- 6.3 In respect of both Ashby de la Zouch and Coalville the level of retail provision in terms of this test is adequate. The one exception is in respect of the Windmill Estate on the southern side of Ashby de la Zouch where about 650 properties are beyond the 500 metres radius. There has been no change since the 2002 report
- 6.4 In respect of the rest of the district the following settlements/parishes do not have access to grocery provision.

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

- 6.5 The most significant change since the 2002 Monitoring Report is in respect of Diseworth where the post office/general store has closed. The loss of a food store will have implications for residents, particularly those without access to private transport.
- 6.6 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.
- 6.7 The remaining 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.

SUPPLEMENTARY PLANNING GUIDANCE INDEX**APPENDIX 1**

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	Development Guidelines	October 2000
5	Castle Donington Conservation Area Appraisal/Study	March 2001
6	Ashby de la Zouch Conservation Area Appraisal/Study	April 2001
7	Blackfordby Conservation Area Appraisal/Study	April 2001
8	Breedon on the Hill Conservation Area Appraisal/Study	April 2001
9	Cavendish Bridge Conservation Area Appraisal/Study	April 2001
10	Diseworth Conservation Area Appraisal/Study	April 2001
11	Hemington Conservation Area Appraisal/Study	April 2001
12	Lockington Conservation Area Appraisal/Study	April 2001
13	Staunton Harold Conservation Area Appraisal/Study	April 2001
14	Play Area Design Guidance note	July 2001
15	Ravenstone Conservation Area Appraisal/Study	Sept 2001
16	Packington Conservation Area Appraisal/Study	Sept 2001
17	Measham Conservation Area Appraisal/Study	Sept 2001
18	Ibstock Conservation Area Appraisal/Study	Sept 2001
19	Ashby Canal Conservation Area Appraisal/Study	Sept 2001
20	Snarestone Conservation Area Appraisal/Study	Sept 2001
21	Appleby Magna Conservation Area Appraisal/Study	Sept 2001
22	Coleorton Hall Conservation Area Appraisal	Sept 2001
23	An Outline Guide To The Article 4(2) Direction In The Lockington Conservation Area	Sept 2001
24	An Outline Guide To The Article 4(2) Direction In The Staunton Harold Conservation Area	Sept 2001
25	Ashby Cycling Strategy	October 2001
26	Long Whatton Conservation Area Appraisal/Study	Feb 2002
27	Staunton Harold Hall Guidance Note	April 2002
28	Smisby Road Ashby de la Zouch Development Brief	May 2002
29	Tonge Conservation Area Appraisal/Study	October 2002
30	Heath End Conservation Area Appraisal/Study	October 2002
31	Staunton Harold Hall Development Brief	January 2003
32	Guidance for telecommunications development	January 2003
33	Affordable Housing	January 2003
34	Stephenson College Development Brief	March 2003

APPENDIX 4

Dwellings with planning permission and under construction on small sites					
SETTLEMENT	OUTLINE	DETAILED	U/C	COMPS 02-03	EXPIRED
ALBERT VILLAGE		1		1	
APPLEBY MAGNA		1	1		
ASHBY	1	23	6	7	2
BARDON		1			
BATTRAM					1
BELTON			1		
BLACKFORDBY		1	2		
BREEDON		3	12		
CASTLE DONINGTON	4	6	4	2	1
CHARLEY	1	1			
CHILCOTE					
COALVILLE	10	3	8	7	3
COLEORTON	1	7	4	6	
DISEWORTH		2	3	1	
DONINGTON LE HEATH					1
DONISTHORPE	2	2	2	3	
ELLISTOWN	11	2			
GRIFFYDAM			4	1	
HEATHER		1			
HEMINGTON				6	
HUGGLESCOTE	1	1	2	1	
IBSTOCK	1	13	5	4	
ISLEY CUM LANGLEY					
KEGWORTH	6	5	6		
LONG WHATTON	1	2	3	1	
LOUNT		2			
MEASHAM	15	7		11	
MOIRA	2	1	4	1	
NEWBOLD			1		
NORMANTON	1	6			
OAKTHORPE	1	8	1	1	
OSGATHORPE	5			1	
PACKINGTON				1	
RAVENSTONE		2	1	2	
SNARESTONE		3		1	
STAUNTON HAROLD			1		
STRETTON					
SWANNINGTON		2	2	1	
SWEPSTONE			5	2	
THRINGSTONE		1		2	
TONGE			1		
WHITWICK	4	2	9		
WILSON		1			
WOODVILLE	1				
WORTHINGTON					
TOTAL	68	110	88	63	8