

NORTH WEST LEICESTERSHIRE LOCAL PLAN

Monitoring Report 1991 – 2004

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1 INTRODUCTION

Monitoring

- 1.1 This Local Plan Monitoring Report is the seventh 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
 - (vii) Conservation
- 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 Act 2004 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. Following the publication of a first deposit of this in January 2003 (Alteration No1), the Council agreed to publish a further Alteration (Alteration No 3) in respect of the release of housing land. A Public Local Inquiry to consider objections was held in June/July 2004.
- 2.3 In addition, the Council published Alteration No2 in respect of Public Safety Zones and Safeguarded Areas at East Midlands Airport. No objections were received and the Alteration was formally adopted on 29 June 2004.

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. The Structure Plan Authorities published Proposed Modifications on 7 June 2002. On 11 August 2003 the Secretary of State issued a Direction to not adopt the plan. The Direction was issued in respect of housing provision and green belt issues. At the present time this Direction has not been withdrawn.
- 2.8 The strategy of the plan is to concentrate the majority of development in urban areas (i.e. Coalville and Ashby de la Zouch). As outlined above there is still considerable uncertainty regarding the housing land requirements. 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. An Examination in Public took place in November 2003. The Panel's report was published in March 2004. The final version is likely to be published later on in 2004.

National Planning Policy Guidance

- 2.11 In addition to the plans outlined above a series of Planning Policy Guidance (PPG)(to be known in the future as Planning Policy Statements (PPS's)) 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 2003 Monitoring Report the following Draft Planning Policy Statement's have been published for consultation:
- Creating Sustainable Communities (PPS1)
 - Planning for Town Centres (PPS6)
 - Sustainable Development in Rural Areas (PPS7)
 - Regional Planning (PPS11)
 - Local Development Frameworks (PPS12)
 - Renewable Energy (PPS22)
- 2.12 In addition to the above, the Government has published draft proposed changes to PPG3 (Housing) and a good Practice Guide in respect of Safer Places.
- 2.13 Of particular significance is that the Planning and Compulsory Purchase Act received Royal Assent in May 2004. The Act makes a number of significant changes to the planning system. In particular, it introduces Local Development Documents in place of Local Plans. In addition, Regional Planning Guidance is replaced by Regional Spatial Strategies, which is to have development plan status and Structure Plans have been abolished. Finally, each local planning authority will be required to submit an annual Monitoring Report to the Secretary of State.

Supplementary Planning Guidance

- 2.14 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 2003 - 31 March 2004.
- 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
 - Consultations by East Midlands Airport
 - Trees protected by Tree Preservation Orders
 - Trees in Conservation Areas
 - Consultations by Neighbouring Authorities

Determinations

- 3.3 Table 1 below compares the number and time taken to determine planning applications over the period 2000/01 to 2003/04. It should be noted that information is not available for the period 2000-02 for applications determined between 8 and 13 weeks or more than 13 weeks.

Table 1 – Number and time taken to determine planning applications

| | No of applications determined | Percent determined within 8 weeks | Percent determined within 8 to 13 weeks | Percent determined over 13 weeks |
|----------------|--------------------------------------|--|--|---|
| 2000-01 | 1031 | 60 | | |
| 2001-02 | 1061 | 55 | | |
| 2002-03 | 1163 | 55 | 24 | 21 |
| 2003-04 | 1289 | 75 | 14 | 11 |

Comment

- 3.4 It can be seen that since 2000 the number of applications has increased consistently. The overall increase equates to 25%. For 2003/04 the percentage of applications determined within the 8 week target set by Government has increased significantly. This is largely attributable to the fact that more applications are now delegated to officers. However, in order to meet this deadline there has been as a consequence an increase in the number of refusals (see paragraph 3.8 below).
- 3.5 In respect of all applications determined within 8 weeks (75%) this accords with the target set out in the Best Value Performance Plan. Of all major applications 48% were determined within 13 weeks (compared to a target of 54%) and 59% of all minor applications were determined within 8 weeks (compared to a target of 50%). These results show a significant improvement on those achieved in 2002/03.
- 3.6 Table 2, set out below, 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);

3.7 The 'All Remaining' category includes applications such as those for the variation of conditions and for certificates of lawful development.

Table 2 – Determinations by type of development

| | | Total | Approved | Refused |
|--------------|---|-------------|------------|------------|
| TOTAL | ALL DETERMINATIONS | 1289 | 998 | 291 |
| Major | Dwellings | 13 | 10 | 3 |
| | Offices | 4 | 4 | 0 |
| | Manufacturing & Storage | 14 | 13 | 1 |
| | Retail | 1 | 1 | 0 |
| | Others | 10 | 10 | 0 |
| | Sub Total (Major) | 42 | 38 | 4 |
| Minor | Dwellings | 146 | 77 | 69 |
| | Offices/light industry | 17 | 16 | 1 |
| | Manufacturing & Storage | 11 | 10 | 1 |
| | Retail Distribution and Servicing | 20 | 19 | 1 |
| | Others | 87 | 69 | 18 |
| | Sub Total (Minor) | 281 | 191 | 90 |
| Other | Change of Use | 85 | 62 | 23 |
| | Householder | 750 | 603 | 147 |
| | Advertisement | 45 | 30 | 15 |
| | Listed Building Alterations & Extensions | 80 | 69 | 11 |
| | Listed Building Demolition | 1 | 1 | 0 |
| | Conservation Area Contents | 5 | 4 | 1 |
| | Sub Total (Other) | 966 | 769 | 197 |
| | All Remaining | 39 | 0 | 0 |

Comment

3.8 Table 2 illustrates that of the 1289 determinations, 998 (77%) were approved and 291 (23%) refused, compared to 81% and 84% approved in 2001/02 and 2002/03 respectively. The largest category of applications was the 'householder' category i.e. for extensions to dwellings, the construction of garages etc (750 or 58%). This is the same percentage as in 2002/03 but represents an increase of 10% from 2001/02 and about 17% increase since 1999/2000.

3.9 'Major' applications constituted about 3.3% of all applications determined, a decrease of 0.7% since 2002/03. The percentage of 'minor' applications determined also fell slightly from 23% in 2003/03 to 21.7% in 2003/04, continuing the trend of previous years. The 'others' (excluding All Remaining) increased to 75% compared to 73% in 2002/03 and 65% 2001/02. The All Remaining category decreased from 5% in 2002/03 to 3%, a similar figure as recorded in 2001/02.

- 3.10 Most of the individual categories are broadly comparable with those for 2002/03. The only significant exceptions are in respect of minor dwellings up from 10.1% to 11.3%, change of use up from 5.4% to 6.6% and minor Offices/Light Industry down to 1.3% from 2.5%. The latter two categories reverse the trend identified in the 2002/03 Monitoring Report.

Planning Appeal Decisions

- 3.11 Over the period 1 April 2003 to 31 March 2004, 30 appeals were determined compared to 49 2002/03 and 48 in 2001/02.
- 3.12 In terms of the decisions 17 (57%) were dismissed and 12 (43%) were allowed. One appeal was part allowed/part dismissed. These percentages compare to 59%, 41% and 0% respectively as recorded in 2002/03.

Enforcement

- 3.13 In the period 1 April 2003 to 31 March 2004 some 322 complaints were received about unauthorised developments in the District. This is 59 more than the period ending 31 March 2003 and represents a 22% increase. This shows a steady upward trend from the late 1990's when complaints were in the region of 200 to 220 per year.
- 3.14 In 2003/04 the council issued 11 Enforcement Notices, one Stop Notice and one Breach of Condition Notice. This is a slight increase on the previous year. The most significant change in formal notices is the increased use of Planning Contravention Notices (PCN). In the past the Council has served at most 10 in any one year; in the year 2003/04 some 32 PCN's were served. Officers have found that a formal PCN often results in the speedy resolution of a breach of planning control without the need to serve an Enforcement Notice.
- 3.15 The other area of enforcement work that has been particularly successful is the use of County Court Injunctions to prevent uses or operations taking place before they can become established. This means prompt action where for example tipping may be taking place in preparation for an unauthorised use and has been used successfully on three occasions (Bardon Road, Cavendish Bridge and Victoria Road, Ellistown). It is initially a relatively costly procedure but can save many hours of officer time and legal fees in the long run, and demonstrates to residents, Parish Councils etc that in certain circumstances the Council can move swiftly to prevent serious breaches of planning control.

4 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.
- 4.2 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. Appendix 4 shows dwellings committed or under construction at 31st March 2004.

HOUSING SUPPLY

Adopted Leicestershire Structure Plan (1991-2006)

Table 3 – Housing provision at 31st March 2004 (Adopted Structure Plan)

| | |
|---------------------------------------|---------|
| Structure Plan requirement 1991 –2006 | 5800(A) |
| Completions 1991 – 2004 | 5886(B) |
| Under construction | 219(C) |
| Planning permissions (large sites) | 493 (D) |
| Residual (A-B-C) | +798 |

Comment

- 4.3 The requirements of the Adopted Leicestershire Structure Plan (ALSP) to 2006 as established by Housing Policy 1(The Quantity of Housing Land) have been met some two years early. This can be attributed to a number of factors including higher rates of development on unidentified sites than anticipated and higher densities on allocated sites than anticipated.
- 4.4 Whilst the requirements of the ALSP have already been met this does not mean that no further development will take place prior to 2006 nor that additional dwellings will not be permitted. The issue of the release of additional housing land is dealt with in Alteration No3 to the North West Leicestershire Local Plan.

Leicestershire, Leicester and Rutland Structure Plan (1996 – 2016)

Table 4 – Housing provision at 31st March 2004 (emerging Leicestershire, Leicester and Rutland Structure Plan)

| | |
|---|----------|
| Structure Plan requirement 1996-2016 (deposit draft) | 6350 (A) |
| Structure Plan requirement 1996-2016 (as proposed to be modified) | 7350 (B) |
| Completions 1996-2004 | 3666 (C) |
| Under Construction | 219 (D) |
| Planning permission (large sites) | 493 (E) |
| Residual – deposit draft (A-D-C-E) | 1972 |
| Residual – as proposed to be modified (B-C-D-E) | 2972 |

Comment

- 4.5 There has been considerable progress made towards meeting the requirements of the emerging Structure Plan. At 31st March 2004 some 58% (deposit draft) and 50%(as proposed to be modified) of the respective requirements had actually been built.

4.6 There clearly remains a considerable residual requirement. How this is to be met will be an issue for the Council's Local Development Framework. However, in the short term it is considered that there is likely to be sufficient supply having regard to the number of dwellings with planning permission and possible 'windfalls'.

COMPLETIONS

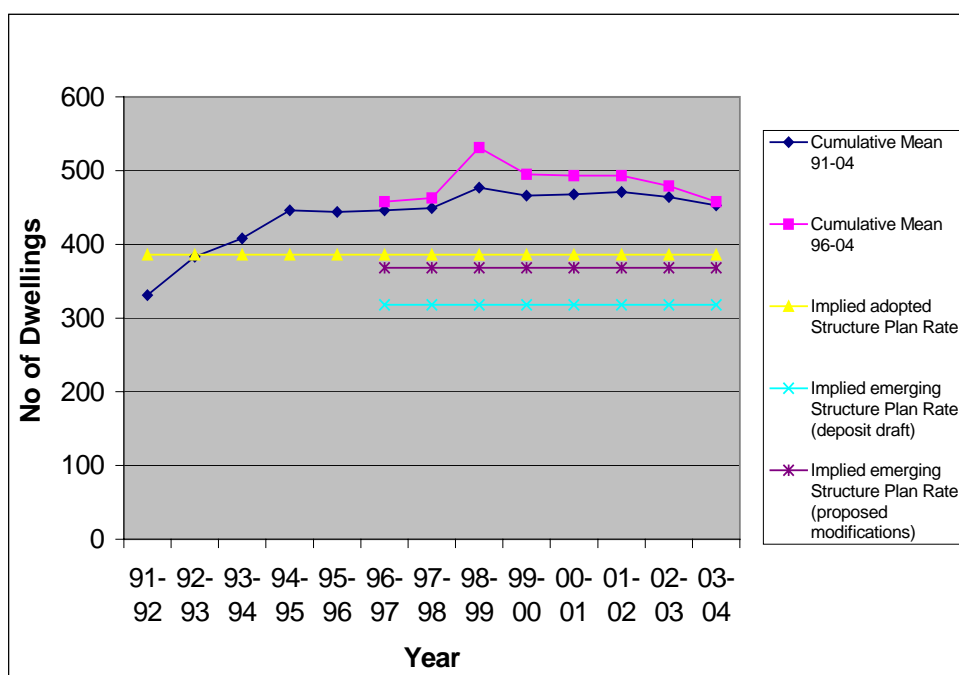
Overall

4.7 Table 5 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. Figure 1 compares the cumulative development rate against those implied in the adopted and emerging Structure Plan.

Table 5 – Annual housing completion rates and cumulative mean

| Year | Large | Small | Total | Cumulative Mean 1991-04 | Cumulative Mean 1996-04 |
|-------|-------|-------|-------|-------------------------|-------------------------|
| 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 | 458 |
| 97-98 | 394 | 73 | 467 | 449 | 463 |
| 98-99 | 523 | 145 | 668 | 477 | 531 |
| 99-00 | 321 | 64 | 385 | 466 | 495 |
| 00-01 | 394 | 91 | 485 | 468 | 493 |
| 01-02 | 427 | 66 | 493 | 471 | 493 |
| 02-03 | 332 | 63 | 395 | 464 | 479 |
| 03-04 | 242 | 73 | 315 | 453 | 458 |

Figure 1 – Housing - Comparison of cumulative rate against implied rate in adopted and emerging Structure Plan



Comment

- 4.8 The adopted Structure Plan requirement of 5800 dwellings equates to 386 dwellings per annum. Over the period 1991 – 2004 the actual build rate achieved equates to 453 dwellings per annum, some 17% over and above the required rate.
- 4.9 From Table 5 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. 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.
- 4.10 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. Over the period 1996-2004 the annual build rate achieved equates to 458 dwellings, some 140 dwellings (44%) and 90 dwellings (24%) more than required respectively in the deposit draft and the proposed modifications.
- 4.11 However, it can be seen that the rate of development has decreased significantly over the last two years. Indeed the actual number of completions in 2003/04 (315 dwellings) is the lowest figure recorded since 1991 and below the implied rate of both the adopted and emerging Structure Plan. Furthermore whilst development on small sites actually increased in 2003/04 development decreased significantly on large sites. This seems to suggest that the Plan, Monitor and Manage approach advocated in Planning Policy Guidance No 3 has taken effect. As greenfield allocations in the Local Plan are held in abeyance pending the outcome of Alteration No 3, sites utilising previously developed land are not coming forward at a rate to overcome this deficit. It may also indicate that the housing market has adjusted to reflect the fact that the previously high levels of development could not be sustained indefinitely.
- 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 When preparing a local plan it is not always possible to identify in advance all sites that are likely to be developed. A number of dwellings will be built on 'unidentified sites'. 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).
- 4.15 The adopted Local Plan made an allowance for windfall sites of 250 dwellings over the period 1996 – 2006 (i.e. 25 per annum). In respect of small sites an annual allowance of 83 dwellings was made, based upon the recommendation of the Local Plan Inspector.
- 4.16 Table 6 overleaf summarises development on such sites.

Table 6 – Development on unidentified sites

| Year | Small Actual | Small Cumulative Mean | Large Actual | Large 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 | 40 | 40 |
| 97-98 | 73 | 94 | 36 | 38 |
| 98-99 | 145 | 100 | 117 | 64 |
| 99-00 | 64 | 96 | 31 | 56 |
| 00-01 | 91 | 96 | 85 | 62 |
| 01-02 | 66 | 93 | 120 | 72 |
| 02-03 | 63 | 91 | 87 | 74 |
| 03-04 | 73 | 89 | 88 | 76 |

Comment

- 4.17 In respect of both small sites and windfalls the cumulative mean has exceeded the allowances made in the Local Plan. In both categories the majority of such development has involved the use of previously developed land. This issue is considered in more detail in paragraphs 4.23 to 4.30.
- 4.18 For small sites the cumulative mean is 89 dwellings, some 6 more than the Local Plan. However, this is a slight reduction on that identified in the 2003 Monitoring Report (8). This is because the three lowest rates of development have occurred in three of the last five years. However, the number of outstanding permissions has remained constant since 1999 (179 in 1999, 184 in 2000, 175 in 2001, 173 in 2002, 178 in 2003 and 167 in 2004) whilst the number under construction has risen slightly over the last three years (67 in 2001, 71 in 2002, 88 in 2003 and 89 in 2004).
- 4.19 In respect of windfall sites, the cumulative mean shows a continuing increase. Furthermore, as at 31 March 2004 a further 27 dwellings were in the process of being built whilst another 415 dwellings had the benefit of planning permission. The latter figure represents an increase of over 80 compared to 2003.
- 4.20 It is thus clear that unidentified sites have made an important contribution to the supply of housing land. This is illustrated in table 7 below.

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

| YEAR | TOTAL UNIDENTIFIED | TOTAL COMPLETIONS | PERCENT |
|-------|--------------------|-------------------|---------|
| 96-97 | 131 | 458 | 29 |
| 97-98 | 109 | 467 | 23 |
| 98-99 | 262 | 668 | 39 |
| 99-00 | 95 | 385 | 25 |
| 00-01 | 176 | 485 | 36 |
| 01-02 | 186 | 493 | 38 |
| 02-03 | 150 | 395 | 38 |
| 03-04 | 171 | 315 | 54 |
| TOTAL | 1280 | 3666 | 35 |

Comment

- 4.21 Over the period 1996- 2004 just over one third of all development has arisen on unidentified sites. In 2003-04 over 50% of development was on such sites. This partly reflects the fact that whilst the actual number of dwellings built on unidentified sites has remained fairly constant the overall level of completions has decreased.
- 4.22 In the immediate future it is anticipated that this trend will continue, as 88% of all planning permissions and 53% of all dwellings under construction were on unidentified sites.

PREVIOUSLY DEVELOPED LAND

- 4.23 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.
- 4.24 The Government has set a national target for 60% of all new developments to be built on previously developed land by 2008.
- 4.25 Table 8 summarises development on previously developed land over the period 1999- 2004.

Table 8 – Development on previously developed land as a percentage of all developments

| YEAR | TOTAL COMPLETIONS | PREVIOUSLY DEVELOPED LAND (PDL) | GREENFIELD | PERCENTAGE PDL |
|-------|-------------------|---------------------------------|------------|----------------|
| 99-00 | 372 | 95 | 277 | 25 |
| 00-01 | 485 | 193 | 292 | 40 |
| 01-02 | 493 | 177 | 316 | 36 |
| 02-03 | 395 | 129 | 266 | 34 |
| 03-04 | 315 | 121 | 194 | 38 |

Comment

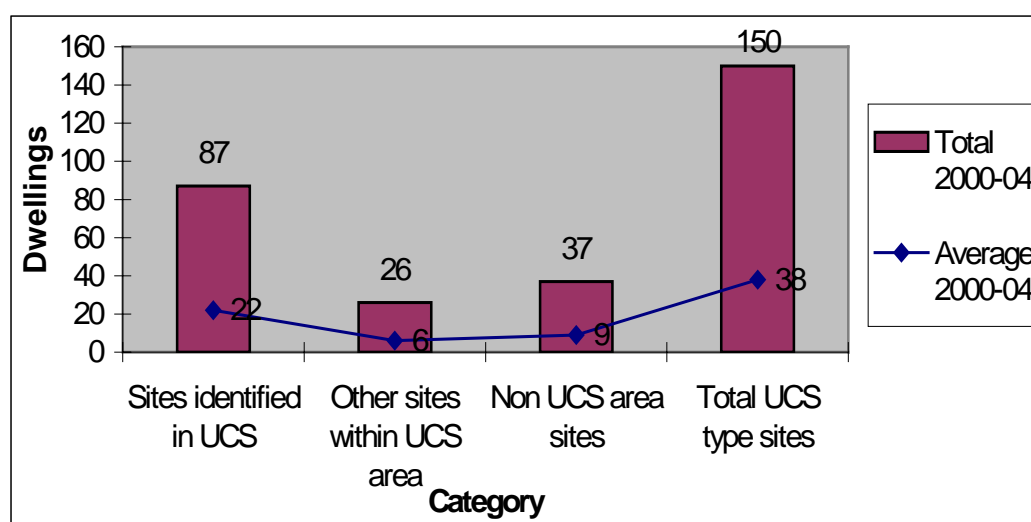
- 4.26 Development on previously developed land continues at a rate below the target set by the Government. However, it must be appreciated that the greatest concentration of previously developed land will be in large towns and cities. Furthermore, historically much previously developed land resulting 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.
- 4.27 It will be noted that the actual amount of development on both previously developed land and greenfield sites has declined. In both cases the decrease is about 37% from their highest levels. However, because the actual amount of development on greenfield sites was higher the actual decrease is that much greater. As a result the percentage of development on previously developed land has remained fairly constant.
- 4.28 The development that took place on previously developed land in 2003-04 was split equally between small sites (60 dwellings) and large sites (61 dwellings). However, in previous years the highest percentage has been on large sites (61% in 2000-01, 67% in 2001-02 and 63% in 2002-03). This further reflects the decrease in large site completions noted in paragraphs 4.11.

- 4.29 Information published by the Office of the Deputy Prime Minister (ODPM)¹ identified that in 2002 (the last year for which data is available) 63% of new dwellings built were on previously developed in England and 53% in the East Midlands. This compares to 36% in North West Leicestershire based on the above. Over the period 1999-2002 the figure for England was 59% and that for the East Midlands was 45% whilst that in North West Leicestershire based on the above figures was 34%. It is interesting to note that the East Midlands region had the second lowest figure in 2002 and the joint lowest over the period 1999-2002 suggesting that the district is not that dissimilar to the rest of the East Midlands.
- 4.30 It should be noted that the ODPM document suggests a lower figure of only 26% for North West Leicestershire for the period 1999-2002 (compared to the figure of 36% used referred to above). However, the ODPM methodology relies upon changes in use picked up as revisions to existing Ordnance Survey maps whereas the Council's figures are based on actual recorded developments. Furthermore it is not clear as to how an appropriate site area has been derived whereas the Council's information is based on that submitted as part of planning applications. Thus there are some doubts as to the accuracy of the results contained in the ODPM report.

URBAN CAPACITY

- 4.31 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 about 40 dwellings per annum would come forward within North West Leicestershire from such sites within the settlements the subject of the study.
- 4.32 Figure 2 below identifies the total and average development that has occurred on those sites identified within the UCS together with other sites not identified in the study.

Figure 2 – Urban Capacity Study developments 2000-04



Comment

- 4.33 The average development rate to date has not, even when account is taken of settlements not covered by the UCS, achieved the levels suggested in the UCS. However, a number of such sites currently have the benefit of planning permission which could result in over 500 dwellings, of which over 425 are within settlements covered by the UCS. It is thus likely that in the short term the development rate on such sites will increase significantly above the rate achieved to date or suggested by the UCS.

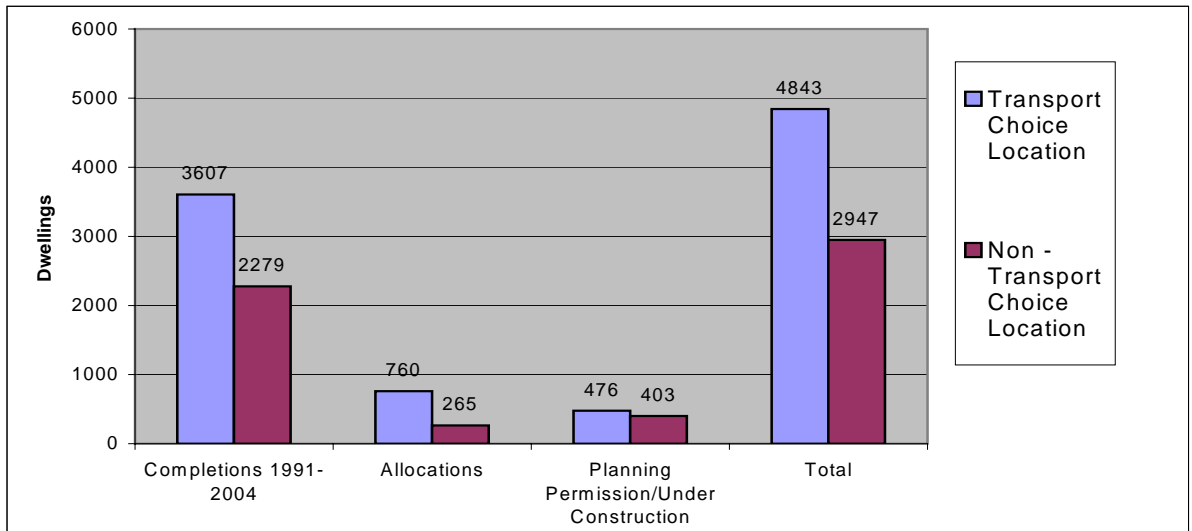
¹ Land Use Change in England: Residential Development to 2003.

LOCATION OF DEVELOPMENT

Adopted Leicestershire Structure Plan

- 4.34 As noted in paragraph 2.5 the strategy of the adopted Leicestershire Structure Plan seeks to concentrate the majority of new housing development in Transport Choice locations. Figure 3 below illustrates the progress made towards this aim over the period 1991 – 2004.

Figure 3 – Comparison of housing development in Transport Choice and non-Transport Choice locations 1991- 2004.



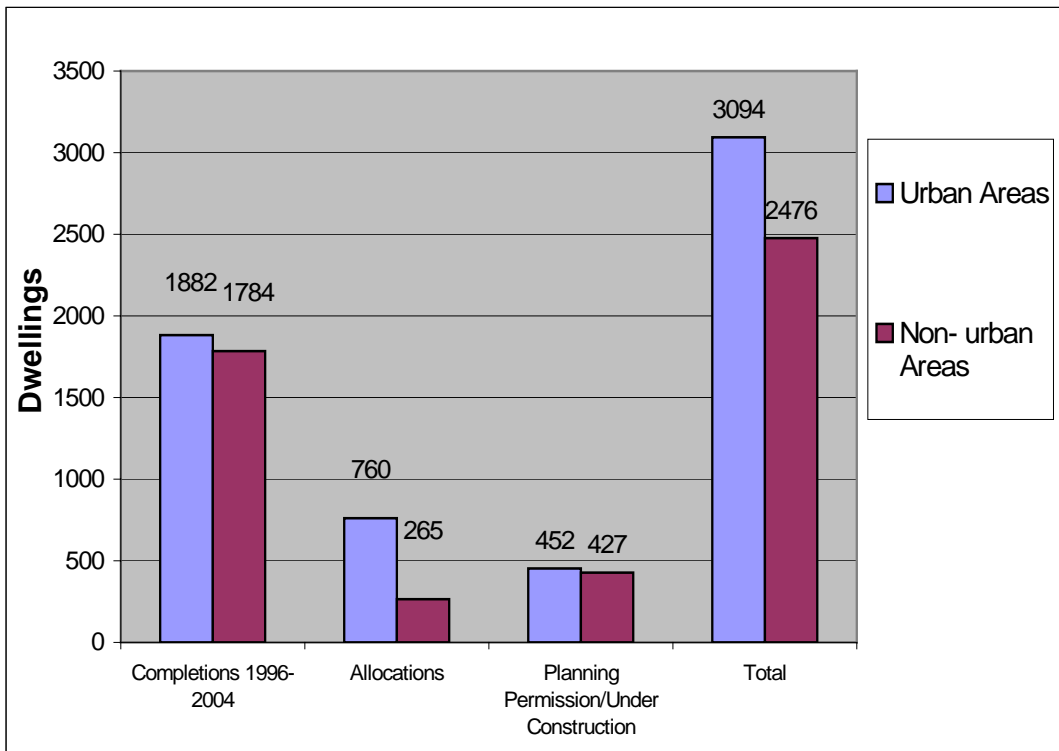
Comment

- 4.35 The aim of the Structure Plan is clearly being met as most development has taken place and is likely to continue to do so in the near future, in Transport Choice locations.
- 4.36 As with previous reports, 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 and 2003 Reports. Similar trends are evident in respect of both planning permissions (55% in non-Transport Choice locations) and under constructions (85% in non-Transport Choice locations). However, the former shows a marked decline since 2001(68% in 2001,66% in 2002, 63% in 2003 and 55% in 2004).

Emerging Leicestershire, Leicester and Rutland Structure Plan

- 4.37 The emerging Structure Plan seeks to concentrate most development in the urban areas of Coalville and Ashby de la Zouch.

Figure 4 – Comparison of housing development in urban and non-urban areas 1996-2004



Comment

4.38 Overall the aim of the emerging Structure Plan is being satisfied with some 55% of total provision being made in Urban Areas. However, if allocations are excluded the overall figure reduces slightly to 54%. It should be noted that it will take some time for existing permissions to work their way through and be replaced by permissions which have been considered fully in the light of the emerging Structure Plan. When this happens the balance in favour of Urban Areas should become greater.

DWELLING TYPES

4.39 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.

4.40 The assessment in Table 9 overleaf shows the numbers and types of dwellings built over the period 1999-2004 in terms of both actual numbers and percentages. 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.

Table 9 - Housing completions by dwelling types

| Property Type | 1999-2000 | 2000-01 | 2001-02 | 2002-03 | 2003-04 | 1999-2004 |
|-------------------------|-----------|-----------|-----------|---------|-----------|------------|
| 1 bed | 1 (0.3) | 0 | 0 | 0 | 0 | 1(0.05) |
| 2 bed | 15(3.9) | 19(3.9) | 31(6.3) | 21(5.3) | 16(5.1) | 102(4.9) |
| 3 bed | 197(51.2) | 121(24.9) | 162(32.9) | 87(22) | 84(26.7) | 651(31.4) |
| 4+ bed | 165(42.9) | 301(62.1) | 286(58) | 222(56) | 137(43.5) | 1111(53.6) |
| 1 bed affordable | 0 | 1(0.2) | 6(1.2) | 13(3.3) | 4(1.3) | 24(1.16) |
| 2 bed affordable | 1(0.3) | 10(2.1) | 4(0.8) | 20(5.1) | 17(5.4) | 52(2.5) |
| 3 bed affordable | 2(0.5) | 12(2.5) | 4(0.8) | 17(4.3) | 10(3.2) | 45(2.1) |
| 1 bed flat | 3(0.8) | 21(4.3) | 0 | 12(3) | 17(5.4) | 53(2.6) |
| 2 bed flat | 1(0.3) | 0 | 0 | 1(0.3) | 27(8.6) | 29(1.4) |
| Other | 0 | 0 | 0 | 2(0.5) | 3(1) | 5(0.2) |

Comment

- 4.41 Over the period 1999-2004 most of the properties built were 4 bed properties. However, since 2000 the percentage of such properties has steadily declined. As a result in 2003-04 they no longer constituted their majority of dwellings built. At the same time, the proportion of 2 and 3 bed properties has remained fairly steady whilst the number of 2 and 3 bed affordable houses have increased. The most significant increase has been experienced in respect of 1 and 2 bed flats. In 1999-2000 they accounted for just 1.1% of all dwellings built. In 2003-04 they accounted for 14% of all dwellings built.
- 4.42 Overall, since 1999 there has been an improvement in respect of the type of dwellings built. Whereas in 1999 over 90% of the dwellings built were 3 or 4+ bed properties in 2003-04 they accounted for just over 70%.
- 4.43 It is considered that these trends are largely attributable to the greater emphasis in PPG3 upon achieving balanced and sustainable communities and the advice to make more efficient use of land.
- 4.44 In the short term these trends are likely to continue as similar figures to those in 2003-04 are reflected in dwellings under construction or with the benefit of planning permission. Of particular interest is that the number of 4+ bed properties are likely to decline as they account for 39% of dwellings under construction and 21% with planning permission. In contrast 3 bed properties account for 34% under construction and 41.5% with planning permission, both significantly higher than recent years.
- 4.45 The evidence also suggests, as noted in the 2003 Report, that there is a difference between dwellings built on previously developed land and greenfield sites. For example, in 2003-04 48% of dwellings built on greenfield sites were 4+ bed properties and 31% were 3 bed properties. In contrast, on previously developed land the figures were 36% and 20% respectively whilst flats accounted for 36% of dwellings built on such sites. This seems to suggest that dwellings built on previously developed land tend to be smaller dwellings.

AFFORDABLE HOUSING

- 4.46 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 (SPG) in January 2003 which identified that there was a need to provide on an annual basis 53 affordable dwellings over the period 2002-07.
- 4.47 From Table 9 it can be seen that during 2003-04 some 31 (9.9% of all dwellings built) affordable dwellings were built, compared to 50 in 2002-03. Of these 11 were secured via Section 106 Agreements of which 5 were low cost market housing, with the remainder being built by Housing Associations. There were 25 affordable dwellings under construction (11% of

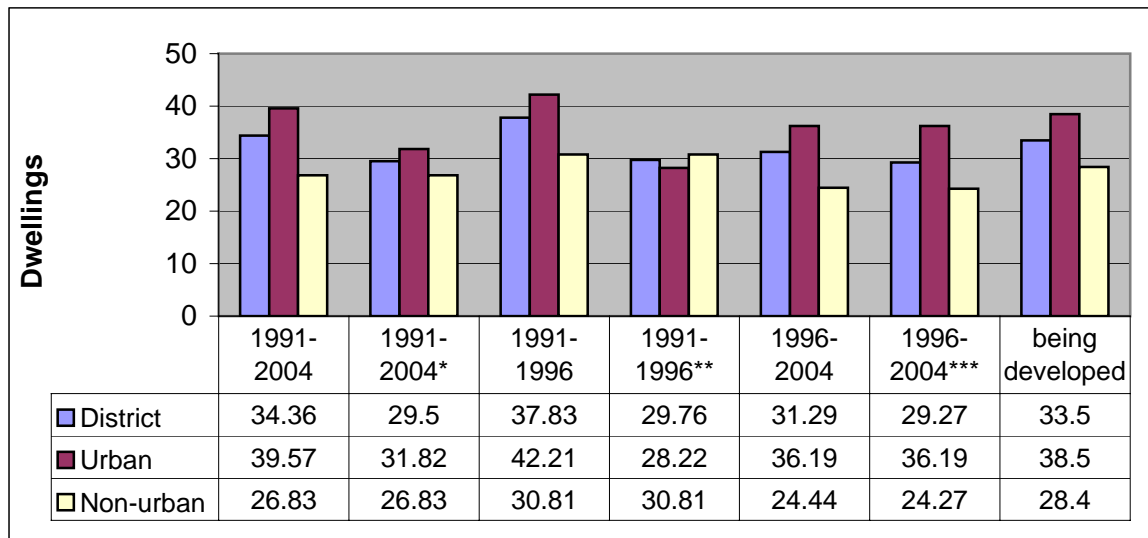
all dwellings under construction), of which 24 were Housing Association and 27 with planning permission (4% of all dwellings with planning permission); all secured via Section 106 Agreements to be managed by a Housing Association.

- 4.48 Thus the needs identified in the adopted SPG have not been met in 2003-04, and are unlikely to be met in the coming year. Furthermore, recently published revisions to the SPG identify a need of 104 dwellings per annum. 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

DENSITIES

- 4.49 Planning Policy Guidance 3 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 second deposit of Alteration No 1 to the Local Plan.
- 4.50 Figure 5 below shows the average densities achieved on large sites built over the periods 1991-2004 and 1996-2004 together with the likely densities that will be achieved on sites currently being developed by district wide, urban areas and non-urban areas. In addition, it also shows the implications for both periods if sites at Melbourne Street, Coalville and Chapel Street, Ibstock which have densities of more than 100 dwellings per hectare are excluded. The net site area of the individual sites is identified in the schedule at Appendix 2 (except for allocated sites).

Figure 5 – Densities of development



* Excludes site at Melbourne Street, Coalville and Chapel Street, Ibstock

** Excludes site at Melbourne Street, Coalville

*** Excludes land at Chapel Street, Ibstock

Comment

- 4.51 From figure 5 it can be seen that over the period 1991-2004 the density figures suggested in PPG3 are being met both district wide and in urban areas. However, this is not the case in the non-urban areas. Furthermore, it can be seen that higher densities were achieved from 1991-96 than 1996-2004. However, if allowance is also made for sites currently in the process of being developed, then higher densities are anticipated in the near future than to date over 1996-2004. It is considered that this is likely to be as a result of the advice in PPG3 starting to take effect but taking time to work its way through the system

- 4.52 The ODPM report referred to in paragraph 4.29 identifies the density of development achieved at national and regional level, for developments on previously developed land, greenfield sites and all sites. Table 10 compares these findings against those for North West Leicestershire.

Table 10 – Density of development 1999-2003 (dwellings per hectare)

| Location | Previously developed land | Greenfield sites | All Land |
|-----------------------------|---------------------------|------------------|----------|
| England (source ODPM) | 29 | 23 | 26 |
| East Midlands (source ODPM) | 26 | 21 | 23 |
| North West Leicestershire | 34 | 24 | 30 |

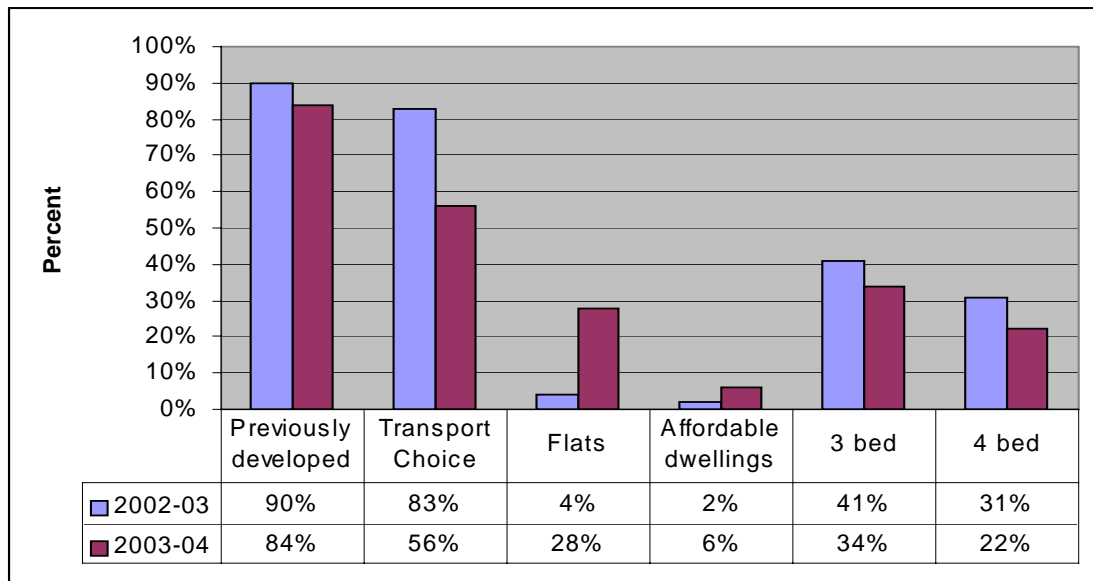
Comment

- 4.53 From this information North West Leicestershire is clearly performing favourably compared to both England and the East Midlands. It should be noted that the district figure is only based on large sites. That in the ODPM report is more comprehensive. If a direct comparison figure was available for the district, it is likely that the above figures would be slightly lower. However, it is considered that it is unlikely that such results would reduce densities to those below the national or regional level.

NEW PERMISSIONS

- 4.54 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.
- 4.55 Thus for the first time 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 April 2003 and 31 March 2004.
- 4.56 During this period some 47 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 225 dwellings. This compares to 426 in the 2003 Report. This decrease is largely attributable to the fact that the largest site for which permission was granted was 27 dwellings, compared to one of 250 in 2002/03.
- 4.57 Figure 6 below identifies a number of key characteristics first used in the 2003 Report and compares the findings for 2003-04 with those for 2002-03.

Figure 6 – Comparisons of Key characteristics of new permissions 2002/03 and



2003/04

Comment

- 4.58 The above figure suggests that in respect of location and use of previously developed land, those sites granted permission in 2003-04 have performed less favourably than in 2003-03 although in respect of the latter issue the figure is well above the long term trend identified in paragraphs 4.29-4.30. However, at the same time they would appear to provide a better balance in respect of housing types.
- 4.59 In terms of density during 2003-04 the average was a disappointing 21 dwellings per hectare, compared to 36 per hectare in 2002-03. On large sites the figure was 32 dwellings per hectare, a decrease from 40 achieved in 2002-03. These are disappointing figures and are significantly below those identified earlier.
- 4.60 Overall it is considered that generally 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

- 4.61 Since the 2003 Report more detailed Census information has been produced at ward level. Appendix 5 provides a breakdown of the population at ward level by age.

5 ECONOMY

EMPLOYMENT LAND

5.1 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

5.2 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

5.3 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.

5.4 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 2004 (Appendix 6).

Adopted Leicestershire Structure Plan

Supply

5.5 A key aim of the Structure Plan is to ensure that a range of sites is released for employment development across the County. 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 any other individual Leicestershire authority by a minimum of 150 hectares.

5.6 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.

5.7 Employment Policy 2 requires the majority of new employment development to be located in transport choice locations. An exception to this is the requirement for 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).

5.8 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).

5.9 Table 11 shows the provision of employment as at 31 March 2004.

Table 11 – Employment Land Provision at 31 March 2004

| | Hectares (Net) |
|-------------------------------------|---------------------------|
| Starts 1 April 1991- 31 March 2004) | 201.63 |
| Planning permission | 130.51 |
| Allocations | 25.73 |
| Total | 356.13 |

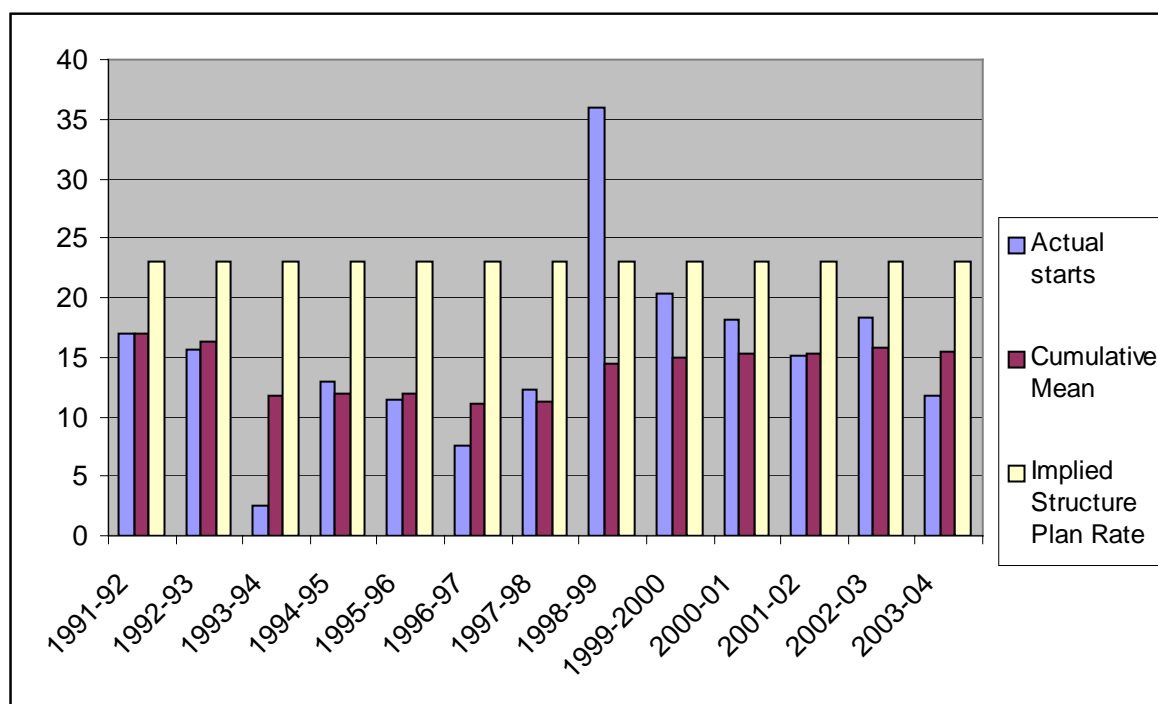
Comment

5.10 The overall provision of employment land exceeds the requirement of the adopted Structure Plan by about 11Ha.

Starts

5.11 Figure 7 below illustrates the actual and cumulative mean of starts over the period 1991-2004 compared to the average rate implied by the Structure Plan (23Ha).

Figure 7 – Employment Land: Actual and cumulative start rates compared to adopted Structure Plan 1991-2004



Comment

5.12 Over the period April 1991 to 31 March 2004 average start rates have equated to 15.51 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.

5.13 The actual start rate for 2002-03 was 11.74Ha, below that achieved to date and the lowest recorded since 1996-97. It is also a decrease from 2002-03 when the rate was 18.27Ha, although this in itself was the third highest start rate recorded. Unlike in 2003-03 most of the development has taken place on the more strategic sites in particular the Bardon area which

accounted for over half of all starts. There is no evidence to suggest that this decrease in starts reflects any changed circumstances in respect of the state of the local economy. However, it should be noted that some of the strategic sites, such as Ashby Business Park and Pegasus Business Park adjoining East Midlands Airport have been inactive in terms of starts over the last couple of years. This matter will continue to be monitored to ascertain as to whether there is any fundamental underlying cause for this.

- 5.14 Figure 7 shows that the cumulative mean (average) of starts increased significantly since 1998 from a low of 11.3Ha up to 15.82Ha in 2003, but that this has dropped slightly to 15.51Ha in 2004. 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.
- 5.15 If development were to continue at current rates and having regard to the amount of allocations and planning permissions (152.95Ha), there would be sufficient land for nearly 10 years thus negating the need to release any additional land in the foreseeable future.

Location

- 5.16 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 12 below illustrates the provision of employment land in terms of its location.

Table 12 – Employment Land provision in Transport Choice and Non-Transport Choice Locations

| | Transport Choice (Ha) | Non-Transport Choice (Ha) | Total (Ha) |
|-------------------------------------|------------------------------|----------------------------------|-------------------|
| Starts 1 April 1991 – 31 March 2004 | 138.98(69%) | 62.65(31%) | 210.63 |
| Permissions at 31 March 2004 | 40.88(35%) | 76.34(65%) | 117.22 |
| Allocations at 31 March 2003 | 15.07(42%) | 20.66(58%) | 35.73 |
| Total | 194.93(55%) | 159.65(45%) | 354.58 |

Comment

- 5.17 Table 12 illustrates that overall the aims of the Structure Plan are being met. The apparent anomaly in respect of permissions largely reflects the requirements of the Structure Plan to make provision for a Regional Storage and Distribution centre (former Castle Donington Power Station) and a High Quality Employment site well related to East Midlands Airport and Junction 23a/24 of the M1 (Pegasus Business Park). These two sites account for 56Ha (48%) of all permissions. In respect of allocations, the imbalance can be attributed to the fact that allocations have been taken up at a higher rate in Transport Choice locations.

Leicestershire, Leicester and Rutland Structure Plan

- 5.18 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.

- 5.19 Table 13 illustrates the progress to date against the requirements of the replacement Structure Plan.

Table 13 -Employment Land Provision at 31 March 2004

| | Hectares (Net) |
|-------------------------------------|---------------------------|
| Starts 1 April 1996- 31 March 2004) | 142.41 |
| Planning permission | 117.22 |
| Allocations | 25.73 |
| Total | 295.16 |

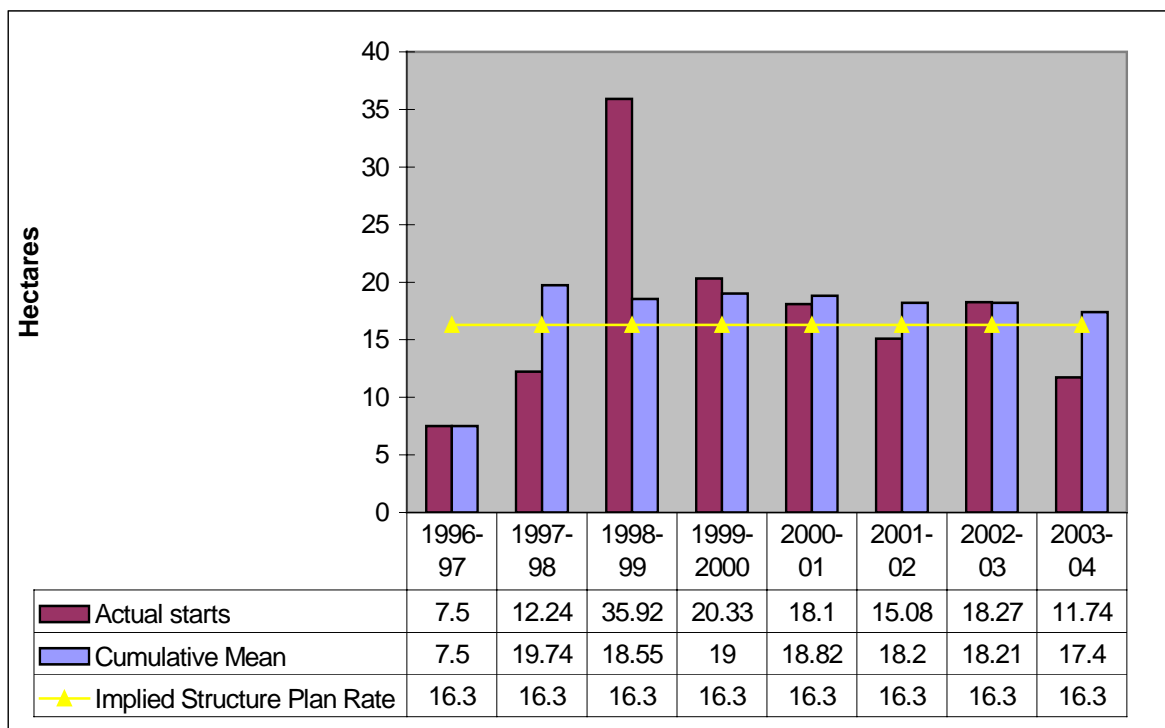
Comment

- 5.20 The overall level provision as at 31 March 2004 shows a shortfall against the emerging Structure Plan of 31Ha, an increase of 2Ha from the 2003 Report. This is an issue that will need to be addressed as part of the preparation of the Local Development Framework.

Starts

- 5.21 Figure 8 below illustrates the actual and cumulative mean of starts over the period 1996-2004 compared to the average rate implied by the Structure Plan (16.3Ha).

Figure 8 – Employment Land: Actual and cumulative start rates compared to emerging Structure Plan 1996-2004



Comment

- 5.22 Over the period 1996-2004 starts have averaged 17.4Ha which is slightly in excess of the implied rate in the emerging Structure Plan. The actual rate for 2003-04 was 11.74 Ha, the

second lowest total since 1996 and below the cumulative mean. The start rate for 1998-99 distorts the figures to some extent. If this is excluded the start rate for the remainder of the period drops to 14.8Ha.

Location

- 5.23 The strategy of the replacement Structure Plan is to concentrate most development in the Urban Areas of Coalville and Ashby de la Zouch. Table 14 below illustrates the provision of employment land in respect of this split.

Table 14 - Employment Land provision in Urban Areas and Non- Urban Areas

| | Urban Areas (Ha) | Non-Urban Areas (Ha) | Total (Ha) |
|--|-----------------------------|---------------------------------|-----------------------|
| Starts 1 April 1996 – 31 March 2004 | 84.82(59%) | 57.39(41%) | 142.41 |
| Permissions at 31 March 2004 | 39.45(34%) | 77.77(66%) | 117.22 |
| Allocations at 31 March 2003 | 15.07(42%) | 20.66(58%) | 35.73 |
| Total | 139.34(47.2%) | 155.82(52.8%) | 295.16 |

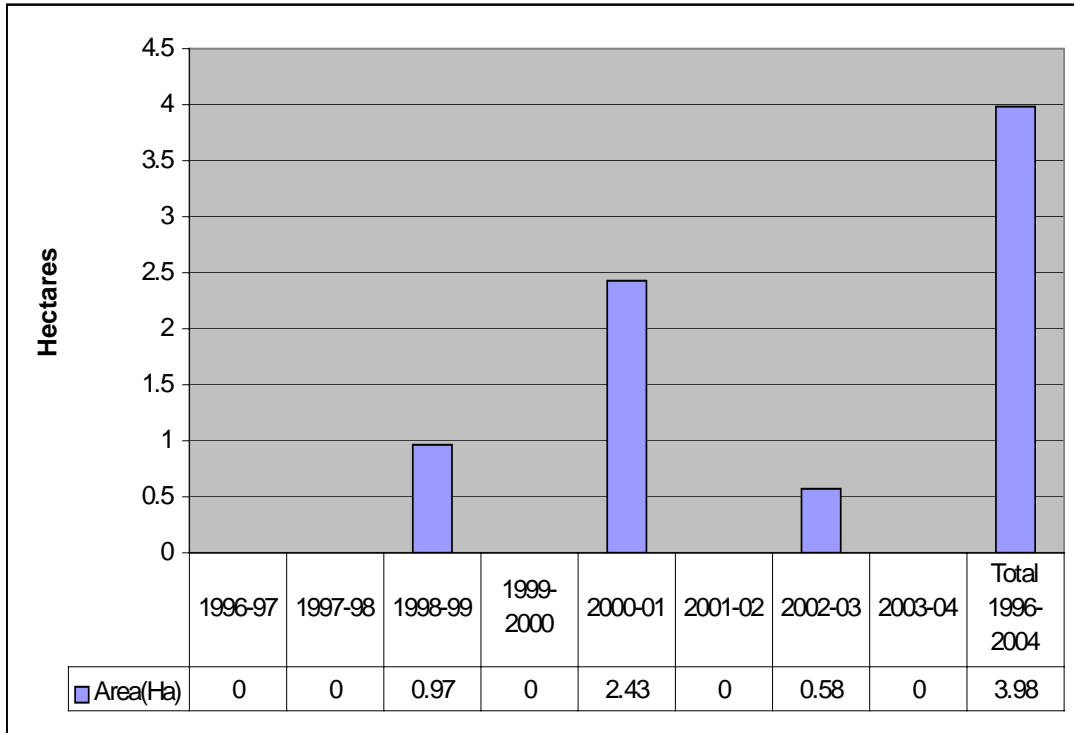
Comment

- 5.24 Table 14 illustrates that to date whilst most development has taken place in Urban Areas, in respect of overall provision, allocations and permissions there is an imbalance towards non-Urban Areas. This is primarily as a result of the Regional Storage and Distribution Centre and Pegasus Business Park as outlined in paragraph 5.17.
- 5.25 As already noted in paragraph 5.15 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.

LOSS OF EMPLOYMENT LAND

- 5.26 As already noted a key aim of Government policy in respect of housing is to maximise the reuse of previously developed land. A number of new housing developments have taken place on previously developed land which has involved the use of employment land (Use Classes B1, B2 or B8). Figure 9 below illustrates how much employment land has been lost to new housing development since 1996 (the start of the emerging Structure Plan). A loss is only recorded when development has actually commenced as until such time the land in question could continue to be used for employment.

Figure 9 – Employment land lost to housing 1996-2004



Comment

5.27 Over the period 1996-2004 some 3.98Ha of former employment land have been redeveloped for housing, equating to 0.5Ha per annum. However, planning permission also exists for the redevelopment of land at Cropston Drive, Coalville which is 6.58Ha in area. The development of this site has commenced since 1 April 2004 thus more than doubling the amount of employment land lost to housing. Furthermore, it is considered that this increased loss of employment land may continue as a number of such sites are being or have been considered by the Council. Further monitoring of changes of use, together with additional work to address the implications for the supply of employment land will need to be undertaken as part of the preparation for the Local Development Framework.

UNEMPLOYMENT

5.28 Official unemployment rates are published by the Office for National Statistics. Previous Monitoring Reports have provided comparisons over the previous twelve-month period at district and ward level. However, due to changes in ward boundaries it is not possible to draw such comparisons at ward level. Therefore, the following assessment compares the unemployment situation over the period April 2003 to January 2004.

Table 15- Unemployment Rates – April 2003 to January 2004

| Area | Unemployment Rate April 2003 (%) | Unemployment Rate January 2004 (%) | Change (%) |
|---|----------------------------------|------------------------------------|------------|
| North West Leicestershire | 1.5 | 1.5 | 0.0 |
| Leicestershire (Excluding Leicester City and Rutland) | 1.6 | 1.5 | -0.1 |
| East Midlands | 2.4 | 2.3 | -0.1 |
| United Kingdom | 2.7 | 2.6 | -0.1 |

Source: Office for National Statistics/Leicestershire County Council

Comment

- 5.29 It can be seen that unemployment in the District has remained the same whilst rates nationally, regionally and throughout Leicestershire generally have declined slightly. However, the rate is still significantly below that of the East Midlands and the United Kingdom. These figures reflect previous trends, which suggests that the local economy is continuing to perform well in terms of job provision.
- 5.30 In respect of Ward unemployment rates, at January 2004 the lowest unemployment rate (0.5%) was in Appleby Ward followed by Holly Hayes and Swannington (0.8%), Breedon (0.9%) and Ivanhoe and Castle Donington (1%). The highest rate was in Greenhill (3.4%) followed by Coalville (3%), Oakthorpe and Donisthorpe (2.3%), Moira (2.2%) and Hugglescote (2.1%).
- 5.31 The biggest decrease was 0.6% in Swannington, followed by 0.5% in Kegworth, Castle Donington and 0.3% in Breedon, Castle Donington, Long Whatton and Whitwick.
- 5.32 In terms of increases a change of +0.8% was recorded in Moira followed by +0.6% in Castle and 0.4% in Greenhill. The increase in Moira is quite significant and the reasons for this are not immediately apparent but the increase has arisen largely since late 2003. Thus it may be a seasonal change. The increase in Castle is in complete contrast to that recorded in the 2003 report when it had the biggest decrease. Thus this increase may reflect a natural adjustment.

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 2003 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 | Charley | Chilcote | Coleorton(The Moor/Sinope) |
| (inc. Boothorpe) | | | |
| Diseworth | Donisthorpe | Griffydam | Hemington |
| Isley Walton | Lockington | Lount | Newbold |
| Normanton le Heath | Osgathorpe | Snarestone | Staunton Harold |
| Sweepstone | Tonge | Wilson | |

- 6.5 There have been no significant changes since the 2003 Report.
- 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.

7 CONSERVATION

- 7.1 As Local Planning Authority, the District Council has a very important role to play in the stewardship of the historic built environment. The adopted Local Plan includes a number of policies which seek to ensure that appropriate consideration is given to conservation of the built environment in the Council's planning decisions. The Council also has a limited budget available to assist in the conservation of the built environment.

Listed Buildings

- 7.2 A listed building is one which is included in the statutory list of buildings of special architectural or historic interest which has been compiled on behalf of the Secretary of State for Culture, Media and Sport. The re-surveyed list for the District of North West Leicestershire was compiled in five stages between 1977 and 1989 and identifies listed buildings by parish.

- 7.3 There are three grades of listing each of which give a measure of the quality of the building. The classifications are as follows: -

Grade I

Buildings of exceptional interest.

Grade II*

Particularly important buildings and of more than special interest

Grade II

Buildings of special interest which warrant every effort to preserve them.

- 7.4 The total number of list entries within the District, along with a breakdown of the number of entries at each of the Grades I, II* and II, are outlined in Appendix 7.

- 7.5 It is also possible for buildings to be included on the statutory list by means of either a 'spot listing' process (also available to the general public) or the serving of a Building Preservation Notice. No Buildings Preservation Notices have been issued since 1983. Information in respect of Spot Listing is given in Appendix 7.

- 7.6 The Council also has a number of powers (Urgent Works Notice and Repairs Notice) potentially available to protect buildings in appropriate circumstances. None have been issued since 2000.

Conservation Areas

- 7.8 Local planning authorities have a statutory duty, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to designate as conservation areas, those areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

- 7.9 There are twenty-one designated conservation areas within the District (Appendix 8).

- 7.10 The Council also has a duty to review, from time to time, existing conservation areas and where circumstances have changed either amend the boundaries, as necessary, or where an area is considered to have lost its special qualities rescind its designation. Those areas designated prior to 2002 have all been reviewed. As part of these reviews a Conservation Area Appraisal and Study was undertaken. These have now been formally adopted as Supplementary Planning Guidance (Appendix 1).

- 7.11 Article 4(2) of the Town and Country Planning General Permitted Development Order 1995 allows local planning authorities to serve Directions to suspend some or all of the permitted development rights normally available to residential properties. Two of the District Council's Conservation Areas - Lockington and Staunton Harold - have Article 4(2) Directions in place which restrict development control rights in relation to a number of pre-war properties.
- 7.12 To assist with the Conservation Areas the District Council has been involved in two Heritage Economic Regeneration Schemes (HERS). These make available grant funding for the restoration of buildings of architectural or historic interest and associated works.
- 7.13 The first of these was in Castle Donington and operated between April 1999 and March 2002. In total the scheme made available overall funding of £180,000 over the three-year period of the scheme; of which £84,890 was taken up by applicants. The funding generated some £60.950 of direct private sector investment in the historic environment. The scheme was funded by English Heritage, Leicestershire County Council, Castle Donington Parish Council and the District Council.
- 7.14 Since April 2002 a HERS has been in operation in Ashby de la Zouch and will run to March 2005. Over the three year period the scheme will make available at least £198,000 of grant funding with funding provided by English Heritage, Leicester Shire Economic Partnership, Ashby de la Zouch Town Council and the District Council.

Historic Parks and Gardens of Special Historic Interest

- 7.15 The register of parks and gardens of special historic interest for England and Wales is compiled and maintained at national level by English Heritage on behalf of the Department of Culture, Media and Sport. The powers to establish the register were provided by the National Heritage Act of 1983.
- 7.16 There are three grades of designation; Grade I, II* and II;

Grade I

Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together make them of exceptional interest.

Grade II*

Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together make them if not of exceptional interest nevertheless of great quality.

Grade II

Parks and gardens which by reason of their historic layout, features and architectural ornaments considered together make them of special interest.

- 7.17 The grading is totally independent of any associated listed buildings and inclusion on the register does not in itself introduce further planning controls. Nevertheless, the fact that a parkland is included on the Register should be taken into account as a material planning consideration in the determination of any relevant development proposals.
- 7.18 Within the District there are three sites that are included on the register, namely the parks and gardens at Coleorton Hall, Staunton Harold Hall and Whatton House. The sites at Coleorton Hall and Staunton Harold Hall - also subject (for the most part) to Conservation Area designations - are both listed at Grade II* on the register. The park and garden at Whatton House is listed at Grade II.

Monuments and Archaeology

- 7.19 Archaeological remains are a finite and non-renewable resource, which in many cases are vulnerable to damage and destruction. Their management is essential and needless or thoughtless destruction should be avoided. The government consider that the key to the future of most sites lies with the local authorities acting within a framework set by central government.

Scheduled Ancient Monuments

- 7.20 The Department of Culture, Media and Sport has the statutory functions of drawing up the list of Scheduled Ancient Monuments and granting consent for works to them. Any monument which appears to be of national importance may be scheduled.
- 7.21 The Scheduled Ancient Monuments within the District are identified in Appendix 9.
- 7.22 Where a Scheduled Ancient Monument is also included on the list of buildings of special architectural or historic interest, the legislation insofar as it relates to Scheduled Monuments, takes precedence over Listed Buildings legislation. This applies to four structures within the District: Ashby de la Zouch Castle, Grace Dieu Priory, Hemington Chapel and the Worthington Round House

Development Control

- 7.23 Appendix 10 provides details of the overall number of applications affecting listed buildings, conservation areas and registered historic parks and gardens. In addition, it also provides details of the percentage of applications determined within the statutory eight-week period set by central government and other relevant development control statistics secured from data within the Council's annual returns to the Office of the Deputy Prime Minister.

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 (superseded by SPG 38) | January 2003 |
| 34 | Stephenson College Development Brief | March 2003 |
| 35 | Wilson Conservation Area Appraisal/Study | |
| 36 | Designing out crime, designing in community safety | November 2003 |
| 37 | Lighting | November 2003 |
| 38 | Affordable Housing | June 2004 |

APPENDIX 2

SCHEDULE OF LARGE HOUSING SITES AT 31 MARCH 2004

| | | SITE AREA | SITE AREA | | | | | | TOTAL | TOTAL | | | | |
|--|-----------|--------------|--------------|-------------|----------|------------|------------|-----------|-------------|-------------|------------|-----------|------------|----------------|
| | STATUS AT | (Gross) | (Net) | CAPACITY | PRE 1991 | COMPS | COMPS | COMPS | COMPS | COMPS | U/C AT | AVAIL | AVAIL | |
| SITE LOCATION | 31.03.04 | Ha | Ha | (dwellings) | COMPS | 1991-96 | 1996-2003 | 2003-04 | 1991 - 2004 | 1996 - 2004 | 31.03.2004 | P .P | ALLOC | COMMENTS |
| Ashby de la Zouch | | | | | | | | | | | | | | |
| Rear of 1 - 7 The Callis | CPT | 0.67 | 0.67 | 26 | | 26 | | | 26 | 0 | | | | |
| Common Farm | CPT | 1.23 | 1.23 | 22 | | 22 | | | 22 | 0 | | | | |
| Land at The Gables; Upper Packington Road | CPT | 1.32 | 1.32 | 25 | | 10 | 15 | | 25 | 15 | | | | |
| Land off Leicester Road | CPT | 3.63 | 3.47 | 68 | | 68 | | | 68 | 0 | | | | |
| Adj. Malvern Crescent | CPT | 5.10 | 4.55 | 156 | | 54 | 102 | | 156 | 102 | | | | |
| Land at Midland Carbides Avenue Road | CPT | 0.90 | 0.90 | 39 | | 30 | 9 | | 39 | 9 | | | | |
| Nottingham Road/ Featherbed Lane | CPT | 2.10 | 1.85 | 38 | | 15 | 23 | | 38 | 23 | | | | |
| Old Gas Depot | CPT | 0.24 | 0.24 | 21 | | | 21 | | 21 | 21 | | | | |
| Prior Park Road | CPT | 2.71 | 2.71 | 92 | | 52 | 40 | | 92 | 40 | | | | |
| Upper Packington Road | CPT | 10.74 | 9.00 | 176 | | 152 | 24 | | 176 | 24 | | | | |
| Willowbrook Close | CPT | 0.90 | 0.90 | 15 | 9 | 1 | 5 | | 6 | 5 | | | | |
| Nottingham Road (Featherbed Lane) | CPT | 2.60 | | 39 | | | 29 | 10 | 39 | 39 | | | | |
| Leicester Road | CPT | 1.57 | 1.57 | 23 | | | 23 | | 23 | 23 | | | | wf |
| Leicester Road | LPA | 7.60 | | 182 | | | | | 0 | 0 | | | 182 | H4a |
| East Leicester Road | LPA | 6.90 | | 165 | | | | | 0 | 0 | | | 0 | H4b constraint |
| Former Handi Hire Bath Street | CPT | 0.13 | 0.13 | 12 | | | | 12 | 12 | 12 | | | | wf |
| Former Abbey House Nursing Home Smisby Road | FULL | 0.5 | 0.5 | 16 | | | | | | | | 16 | | wf |
| Mines Rescue Centre Lower Packington Road | O/L | 0.54 | | 16 | | | | | | | | 16 | | wf |
| Sub Total | | 49.38 | 29.04 | 1131 | 9 | 430 | 291 | 22 | 743 | 313 | 0 | 32 | 182 | 0 |

CPT complete
 U/C under construction
 PLA Local Plan Allocation
 O/L outline permission
 Full full permission
 Wf windfall
 Appeal allowed on appeal

| | | SITE AREA | SITE AREA | | | | | | TOTAL COMPS | TOTAL COMPS | U/C AT | AVAIL P .P | AVAIL ALLOC | |
|-------------------------------------|-----------------------|---------------|--------------|-------------------------|-------------------|------------------|--------------------|------------------|----------------------|----------------------|------------|---------------|----------------|----------|
| SITE LOCATION | STATUS AT 31.03.04 | (Gross) Ha | (Net) Ha | CAPACITY (dwellings) | PRE 1991 COMPS | COMPS 1991-96 | COMPS 1996-2003 | COMPS 2003-04 | COMPS 1991 - 2004 | COMPS 1996 - 2004 | 31.03.2004 | | | COMMENTS |
| Coalville | | | | | | | | | | | | | | |
| Albert Road | CPT | 1.06 | 1.06 | 43 | | 43 | | | 43 | 0 | | 0 | | |
| Ashland Drive | CPT | 1.18 | 1.18 | 55 | 8 | 25 | 22 | | 47 | 22 | | 0 | | |
| Bardon Road/Waterworks Road | CPT | 12.56 | 12.56 | 351 | | 138 | 213 | | 351 | 213 | | 0 | | |
| Broom Leys Road | U/C | 13.86 | 11.35 | 215 | | | 213 | | 213 | 213 | 2 | 0 | | |
| Waterworks Road | LPA | 3.50 | | 84 | | | 6 | | 6 | 6 | | 0 | 78 | |
| Bardon Road | U/C | 1.00 | | 30 | | | | 27 | 27 | 27 | 3 | 0 | | |
| The Limes | CPT | 7.70 | 7.70 | 185 | 170 | 15 | | | 15 | 0 | | 0 | | |
| Miner's Welfare, Margaret Street | CPT | 1.04 | 1.04 | 45 | | 45 | | | 45 | 0 | | 0 | | |
| Oxford Street | CPT | 0.90 | 0.90 | 26 | 22 | 4 | | | 4 | 0 | | 0 | | |
| St. Saviours Road | U/C | 2.52 | 2.52 | 53 | 20 | 2 | 27 | 2 | 31 | 29 | 2 | 0 | | |
| Wentworth Road | LPA | 1.10 | | 26 | | | | | 0 | 0 | | 0 | 26 | |
| South Standard Hill | CPT | 2.78 | 2.78 | 60 | | 37 | 23 | | 60 | 23 | | 0 | | |
| Waterworks Road | CPT | 4.47 | 3.76 | 114 | | | 114 | | 114 | 114 | | 0 | | |
| Broomleys Road / Stephenson Way | CPT | 8.57 | 8.57 | 155 | | | 145 | 10 | 155 | 155 | | 0 | | Appeal |
| Melbourne Street | CPT | 0.05 | 0.05 | 14 | | 14 | | | 14 | 0 | | 0 | | |
| Belvoir Road | CPT | 1.10 | 1.10 | 40 | | | 40 | | 40 | 40 | | 0 | | wf |
| Greyhound Stadium | CPT | 2.27 | 2.27 | 67 | | | 67 | | 67 | 67 | | 0 | | wf |
| Clutson and Kemp, Belvoir Road | CPT | 2.44 | 2.44 | 59 | | | 59 | | 59 | 59 | | 0 | | wf |
| 215-251 Ashby Road | CPT | 1.60 | 1.60 | 43 | | | 43 | | 43 | 43 | | 0 | | wf |
| Bakewell Street | CPT | 0.50 | 0.50 | 20 | | | | 20 | 20 | 20 | | 0 | | wf |
| Cropston Drive | FULL | 7.49 | | 269 | | | | | | | | 269 | | wf |
| Forest Road Garage | U/C | 0.35 | | 24 | | | | | | | 24 | 0 | | wf |
| Former Pit Stop Garage Ashby Road | CPT | 0.27 | 0.27 | 14 | | | 14 | | 14 | 14 | | 0 | | wf |
| Sub Total | | 78.31 | 61.65 | 1992 | 220 | 323 | 986 | 59 | 1368 | 1045 | 31 | 269 | 104 | |
| Ellistown | | | | | | | | | | | | | | |
| Kendal Road/ Midland Rd | CPT | 2.02 | 2.02 | 85 | 55 | 30 | | | 30 | 0 | | 0 | | |
| Adj. Sherwood Close | CPT | 3.54 | 3.22 | 101 | | 39 | 62 | | 101 | 62 | | 0 | | |
| Whitehill Road | U/C | 10.78 | 6.65 | 196 | | | 180 | 2 | 182 | 182 | 14 | 0 | | |
| Sub Total | | 16.34 | 11.89 | 382 | 55 | 69 | 242 | 2 | 313 | 244 | 14 | 0 | 0 | |
| Hugglescote | | | | | | | | | | | | | | |
| Grange Road/Wainwright Road | CPT | 3.95 | 3.95 | 101 | | 101 | | | 101 | 0 | | 0 | | |
| Grange Road/Bardon Road | LPA | 89.00 | | 450 | | | | | 0 | 0 | | | 450 | |
| Sub Total | | 92.95 | 3.95 | 551 | 0 | 101 | 0 | 0 | 101 | 0 | 0 | 0 | 450 | |

| | | SITE AREA | SITE AREA | | | | | | TOTAL COMPS | TOTAL COMPS | | | | |
|----------------------------------|-----------|--------------|--------------|-------------|-----------|------------|------------|-----------|-------------|-------------|------------|-----------|------------|--------------------|
| | STATUS AT | (Gross) | (Net) | CAPACITY | PRE 1991 | COMPS | COMPS | COMPS | COMPS | COMPS | U/C AT | AVAIL | AVAIL | |
| SITE LOCATION | 31.03.04 | Ha | Ha | (dwellings) | COMPS | 1991-96 | 1996-2003 | 2003-04 | 1991 - 2004 | 1996 - 2004 | 31.03.2004 | P .P | ALLOC | COMMENTS |
| Thringstone | | | | | | | | | | | | | | |
| The Vicarage Loughborough Road | O/L | 0.45 | | 0 | | | | | 0 | 0 | | 0 | | now a small site |
| Whitwick | | | | | | | | | | | | | | |
| Church Lane | CPT | 10.05 | 10.05 | 242 | 69 | 173 | | | 173 | 0 | | 0 | | |
| Off Church Lane | CPT | 3.40 | 3.40 | 106 | | 106 | | | 106 | 0 | | 0 | | |
| Hall Lane | CPT | 1.49 | 1.49 | 31 | | 30 | 1 | | 31 | 1 | | 0 | | |
| West Brooks Lane | LPA | 2.70 | | 64 | 28 | 12 | | | 12 | 0 | | 0 | 24 | |
| Off Howe Road | CPT | 1.93 | 1.93 | 41 | | 13 | 28 | | 41 | 28 | | 0 | | |
| Off Robinson Road | U/C | 1.45 | 1.30 | 31 | | | | 26 | 26 | 26 | 5 | 0 | | |
| Hermitage Road | CPT | 0.19 | 0.19 | 13 | | | 13 | | 13 | 13 | | 0 | | wf |
| East Brooks Lane | CPT | 0.65 | 0.65 | 10 | | 10 | | | 10 | 0 | | 0 | | |
| Green Lane/Hermitage Road | O/L | 0.89 | | 27 | | 0 | | | 0 | 0 | | 27 | | wf |
| Sub Total | | 22.75 | 19.01 | 565 | 97 | 344 | 42 | 26 | 412 | 68 | 5 | 27 | 24 | |
| Moira | | | | | | | | | | | | | | |
| Rawdon Arms | CPT | 0.60 | 0.60 | 12 | | 12 | | | 12 | 0 | | 0 | | |
| Sweethill, Ashby Road | CPT | 9.34 | 7.73 | 150 | | | 150 | | 150 | 150 | | 0 | | |
| Bath Lane | CPT | 2.00 | 2.00 | 45 | | | 43 | 2 | 45 | 45 | | 0 | | wf |
| Ashby Road | CPT | 0.46 | 0.46 | 13 | | | 13 | | 13 | 13 | | 0 | | wf |
| Britons Lodge | CPT | 0.90 | 0.90 | 16 | | | 16 | | 16 | 16 | | 0 | | wf |
| Adj Drift House Blackfordby Lane | expired | 0.79 | | 0 | | | | | 0 | 0 | | 0 | | Appeal/Now expired |
| Sub Total | | 14.09 | 12 | 236 | 0 | 12 | 222 | 2 | 236 | 224 | 0 | 0 | 0 | |
| Castle Donington | | | | | | | | | | | | | | |
| Queensway | CPT | 5.36 | 4.53 | 85 | 26 | 59 | | | 59 | 0 | | 0 | | |
| Off Shields Crescent | U/C | 1.10 | 1.10 | 29 | | | | 12 | 12 | 12 | 17 | 0 | | |
| Station Road, Donnington Arms | CPT | 0.50 | 0.50 | 20 | | 20 | | | 20 | 0 | | 0 | | |
| Rear Wakefield Court | CPT | 0.64 | 0.64 | 24 | | | 24 | | 24 | 24 | | 0 | | wf |
| North of Park Lane | LPA | 9.20 | | 200 | | | | | 0 | 0 | | 0 | 200 | H4i |
| Station Road(East) | U/C | 2.81 | 2.81 | 96 | | | | 36 | 36 | 36 | 11 | 49 | | |
| Sub Total | | 19.61 | 9.58 | 454 | 26 | 79 | 24 | 48 | 151 | 72 | 28 | 49 | 200 | |
| Ibstock | | | | | | | | | | | | | | |
| 82 Chapel Street | CPT | 0.13 | 0.13 | 13 | | | 13 | | 13 | 13 | | 0 | | wf |
| Rear of High Street | U/C | 5.02 | 5.02 | 127 | | 14 | 75 | 2 | 91 | 77 | 23 | 13 | | |
| South of High Street | LPA | 2.52 | | 50 | | | | | 0 | 0 | | 0 | 50 | |
| Leicester Road | CPT | 3.23 | 3.01 | 89 | | 89 | | | 89 | 0 | | 0 | | |
| Ravenstone Road/Leicester Road | CPT | 3.80 | | 80 | | | 55 | 25 | 80 | 80 | | 0 | | |
| Linden Close | CPT | 1.62 | 1.62 | 55 | 52 | 3 | | | 3 | 0 | | 0 | | |
| Rear of Hastings Arms | CPT | 1.30 | 1.30 | 48 | | | 48 | | 48 | 48 | | 0 | | wf |
| Batram Road, Batram | CPT | 0.63 | 0.63 | 17 | | | 17 | | 17 | 17 | | 0 | | wf |
| Sub Total | | 18.25 | 11.71 | 479 | 52 | 106 | 208 | 27 | 341 | 235 | 23 | 13 | 50 | |

| | | SITE AREA | SITE AREA | | | | | | TOTAL COMPS | TOTAL COMPS | U/C AT | AVAIL P .P | AVAIL ALLOC | COMMENTS |
|-----------------------------|--------------------|--------------|--------------|----------------------|----------------|---------------|-----------------|---------------|-------------------|-------------------|------------|------------|-------------|--------------|
| SITE LOCATION | STATUS AT 31.03.04 | (Gross) Ha | (Net) Ha | CAPACITY (dwellings) | PRE 1991 COMPS | COMPS 1991-96 | COMPS 1996-2003 | COMPS 2003-04 | COMPS 1991 - 2004 | COMPS 1996 - 2004 | 31.03.2004 | | | |
| Measham | | | | | | | | | | | | | | |
| Land off New Street | U/C | 15.55 | 13.94 | 375 | | 84 | 283 | | 367 | 283 | 8 | 0 | | |
| Leicester Road | CPT | 3.59 | 3.03 | 80 | | 19 | 61 | | 80 | 61 | | 0 | | appeal |
| Sub Total | | 19.14 | 16.97 | 455 | 0 | 103 | 344 | 0 | 447 | 344 | 8 | 0 | 0 | |
| Acsford | | | | | | | | | | | | | | |
| Transport Yard, Burton Road | CPT | 0.62 | 0.62 | 10 | | | 10 | | 10 | 10 | | 0 | | |
| Albert Village | | | | | | | | | | | | | | |
| Off South Occupation Road | CPT | 0.72 | 0.72 | 20 | 7 | 13 | | | 13 | 0 | | 0 | | |
| West of Main Street | CPT | 3.93 | 2.45 | 56 | | | 56 | | 56 | 56 | | 0 | | |
| 37 -89 Occupation Road | U/C | 0.91 | | 36 | | | 25 | 11 | 36 | 36 | | 0 | | wf |
| Sub Total | | 5.56 | 3.17 | 112 | 7 | 13 | 81 | 11 | 105 | 92 | 0 | 0 | 0 | |
| Appleby Magna | | | | | | | | | | | | | | |
| Top Street | CPT | 2.12 | 2.12 | 36 | | 23 | 13 | | 36 | 13 | | 0 | | |
| HaulageYard Top Street | CPT | 0.73 | 0.73 | 13 | | | 13 | | 13 | 13 | | 0 | | wf |
| Sub Total | | 2.85 | 2.85 | 49 | 0 | 23 | 26 | 0 | 49 | 26 | 0 | 0 | 0 | |
| Belton | | | | | | | | | | | | | | |
| Land at Saddlers Wells | CPT | 0.55 | 0.55 | 18 | 10 | 8 | | | 8 | 0 | | 0 | | |
| The George Market Place | FULL | 0.10 | 0.10 | 13 | | | | | 0 | 0 | | 13 | | wf |
| Sub Total | | 0.65 | 0.65 | 31 | 10 | 8 | 0 | 0 | 8 | 0 | 0 | 13 | 0 | |
| Breedon | | | | | | | | | | | | | | |
| Adj school Main Street | CPT | 0.30 | 0.30 | 15 | | 15 | | | 15 | 0 | | 0 | | |
| Adj The Dovecote | CPT | 0.81 | 0.81 | 18 | | | 18 | | 18 | 18 | | 0 | | wf |
| Sub Total | | 1.11 | 1.11 | 33 | 0 | 15 | 18 | 0 | 33 | 18 | 0 | 0 | 0 | |
| Coleorton | | | | | | | | | | | | | | |
| The Moor | CPT | 1.47 | 1.47 | 33 | 16 | 17 | | | 17 | 0 | | 0 | | |
| Coleorton Hall | U/C | 2.00 | 2.00 | 34 | | | | | 0 | 0 | 18 | 16 | | appeal |
| Sub Total | | 3.47 | 3.47 | 67 | 16 | 17 | 0 | 0 | 17 | 0 | 18 | 16 | 0 | |
| Donisthorpe | | | | | | | | | | | | | | |
| Donisthorpe Colliery | U/C | 5.80 | 5.80 | 144 | | | 118 | 26 | 144 | 144 | | 0 | | part wf (26) |
| Donisthorpe Cutting | expired | 1.29 | | 30 | | | | | 0 | 0 | | 0 | | |
| Stanleigh House | U/C | 0.27 | 0.27 | 11 | | | 1 | 10 | 11 | 11 | | 0 | | wf |
| Sub Total | | 7.36 | 6.07 | 185 | 0 | 0 | 119 | 36 | 155 | 155 | 0 | 0 | 0 | |

| | | SITE AREA | SITE AREA | | | | | | TOTAL COMPS | TOTAL COMPS | U/C AT | AVAIL P.P | AVAIL ALLOC | |
|-------------------------------------|--------------------|--------------|--------------|----------------------|----------------|---------------|-----------------|---------------|-------------------|-------------------|------------|------------|-------------|----------|
| SITE LOCATION | STATUS AT 31.03.04 | (Gross) Ha | (Net) Ha | CAPACITY (dwellings) | PRE 1991 COMPS | COMPS 1991-96 | COMPS 1996-2003 | COMPS 2003-04 | COMPS 1991 - 2004 | COMPS 1996 - 2004 | 31.03.2004 | | | COMMENTS |
| Heather | | | | | | | | | | | | | | |
| Belcher Close | CPT | 1.52 | 1.43 | 32 | | | 32 | | 32 | 32 | | 0 | | |
| Hemington | | | | | | | | | | | | | | |
| Grange Farm | CPT | 0.54 | 0.54 | 13 | | | 13 | | 13 | 13 | | 0 | | |
| Main Street | U/C | 0.56 | 0.56 | 10 | | | | 7 | 7 | 7 | 3 | 0 | | |
| Sub Total | | 1.10 | 1.10 | 23 | 0 | 0 | 13 | 7 | 20 | 20 | 3 | 0 | 0 | |
| Kegworth | | | | | | | | | | | | | | |
| Old Mill Caravan Park | CPT | 1.44 | 0.67 | 10 | | 10 | | | 10 | 0 | | 0 | | |
| Packington Hill | FULL | 0.58 | 0.58 | 27 | | | | | | | | 27 | | wf |
| Adjacent to Walton Court Derby Road | O/L | | | 26 | | | | | | | | 26 | | wf |
| Sub Total | | 2.02 | 1.25 | 63 | 0 | 10 | 0 | 0 | 10 | 0 | 0 | 53 | 0 | |
| Long Whatton | | | | | | | | | | | | | | |
| Main Street | CPT | 0.40 | 0.40 | 10 | | 10 | | | 10 | 0 | | 0 | | |
| Ashby Road | CPT | 1.46 | 1.46 | 26 | | | 26 | | 26 | 26 | | 0 | | wf |
| Sub Total | | 1.86 | 1.86 | 36 | 0 | 10 | 26 | 0 | 36 | 26 | 0 | 0 | 0 | |
| Newbold | | | | | | | | | | | | | | |
| The Vicarage | U/C | 0.96 | 0.96 | 15 | | | 13 | 2 | 15 | 15 | | 0 | | |
| Oakthorpe | | | | | | | | | | | | | | |
| Home Farm, Main Street | LPA | 1.00 | | 15 | | | | | 0 | 0 | | 0 | 15 | |
| Ravenstone | | | | | | | | | | | | | | |
| Nursery, Leicester Road | CPT | 1.41 | 1.41 | 50 | | 50 | | | 50 | 0 | | 0 | | |
| Heather Lane | CPT | 3.30 | 1.82 | 47 | | | 47 | | 47 | 47 | | 0 | | |
| Opposite Ravenstone Hall | CPT | 1.05 | 1.05 | 14 | | | 14 | | 14 | 14 | | | | |
| Rear of 15&19 Ashby Road | FULL | | | 21 | | | | | | | | 21 | | wf |
| Sub Total | | 5.76 | 4.28 | 132 | 0 | 50 | 61 | 0 | 111 | 61 | 0 | 21 | 0 | |
| Packington | | | | | | | | | | | | | | |
| The Grange | CPT | 2.32 | 2.32 | 32 | 30 | 2 | | | 2 | 0 | | 0 | | |
| Swannington | | | | | | | | | | | | | | |
| Station Road | CPT | 0.22 | 0.22 | 12 | | 12 | | | 12 | 0 | | 0 | | |
| TOTAL | | ##### | ##### | 7092 | 522 | 1727 | 2758 | 242 | 4727 | 3000 | 130 | 493 | 1025 | |

CPT complete
U/C under construction
PLA Local Plan Allocation
O/L outline permission
Full full permission
Wf windfall
Appeal allowed on appeal

| Appendix 3 | | | | | | | | | | | | | | | | |
|--|-----------------------|--|-----------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-------------------|-------------------|
| RESIDENTIAL LAND AVAILABILITY (SMALL SITES) | | | | | | | | | | | | | | | | |
| PARISH | SETTLEMENT | DWELLING COMPLETIONS (INC CONVERSIONS) | | | | | | | | | | | | | COMPLETIONS 91-04 | COMPLETIONS 96-04 |
| | | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 | 1996-97 | 1997-98 | 1998-99 | 1999-00 | 2000-01 | 2001-02 | 2002-03 | 2003-04 | | |
| Appleby Magna | Appleby Magna | 0 | 1 | 4 | 2 | 9 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 1 | 21 | 5 |
| Ashby de la Zouch | Ashby de la Zouch | 9 | 8 | 11 | 12 | 6 | 14 | 2 | 11 | 2 | 4 | 5 | 7 | 7 | 98 | 52 |
| Ashby de la Zouch | Blackfordby | 0 | 1 | 0 | 3 | 1 | 0 | 5 | 3 | 1 | 0 | 0 | 3 | 17 | 12 | |
| Ashby Woulds | Albert Village | 5 | 8 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 1 | 0 | 21 | 5 |
| Ashby Woulds | Moirra | 2 | 1 | 2 | 1 | 9 | 0 | 2 | 13 | 2 | 7 | 0 | 1 | 3 | 43 | 28 |
| Belton | Belton | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 7 | 2 | |
| Breedon on the Hill | Breedon on the Hill | 0 | 0 | 4 | 1 | 2 | 3 | 0 | 9 | 4 | 5 | 0 | 0 | 12 | 40 | 33 |
| Breedon on the Hill | Tonge | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 3 | 2 |
| Breedon on the Hill | Wilson | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 5 |
| Castle Donington | Castle Donington | 2 | 2 | 2 | 2 | 6 | 1 | 0 | 9 | 9 | 1 | 0 | 2 | 1 | 37 | 23 |
| Charley | Charley | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 3 | 3 |
| Chilcote | Chilcote | 0 | 0 | 0 | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 |
| Coleorton | Coleorton | 5 | 2 | 4 | 20 | 12 | 6 | 6 | 4 | 5 | 4 | 1 | 6 | 3 | 78 | 35 |
| | Coalville | 9 | 16 | 15 | 16 | 1 | 15 | 9 | 8 | 0 | 1 | 8 | 7 | 9 | 114 | 57 |
| | Ellistown | 5 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 8 | 2 |
| | Hugglescote (inc DLH) | 2 | 1 | 0 | 0 | 1 | 3 | 1 | 13 | 3 | 3 | 0 | 1 | 0 | 28 | 24 |
| | Thringstone | 1 | 1 | 1 | 4 | 4 | 1 | 2 | 0 | 0 | 0 | 1 | 2 | 0 | 17 | 6 |
| | Whitwick | 9 | 8 | 8 | 2 | 4 | 10 | 7 | 8 | 4 | 17 | 16 | 0 | 9 | 102 | 71 |
| Heather | Heather | 0 | 1 | 1 | 0 | 2 | 2 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 10 | 6 |
| Ibstock | Ibstock | 3 | 3 | 7 | 4 | 2 | 5 | 7 | 6 | 0 | 0 | 11 | 4 | 2 | 54 | 35 |
| Isley cum Langley | Isley Walton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 3 | 3 |
| Kegworth | Kegworth | 3 | 0 | 8 | 14 | 3 | 0 | 2 | 3 | 0 | 1 | 2 | 0 | 6 | 42 | 14 |
| Lockington and Hemington | Lockington | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 |
| Lockington and Hemington | Hemington | 2 | 0 | 0 | 6 | 4 | 0 | 0 | 2 | 3 | 3 | 0 | 6 | 0 | 26 | 14 |
| Long Whatton and Diseworth | Long Whatton | 0 | 1 | 1 | 0 | 2 | 2 | 0 | 0 | 0 | 2 | 3 | 1 | 0 | 12 | 8 |
| Long Whatton and Diseworth | Diseworth | 2 | 1 | 0 | 0 | 8 | 0 | 0 | 2 | 3 | 2 | 1 | 1 | 0 | 20 | 9 |
| Measham | Measham | 1 | 12 | 9 | 8 | 6 | 13 | 13 | 7 | 7 | 6 | 9 | 11 | 2 | 104 | 68 |
| Normanton le Heath | Normanton le Heath | 0 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 |
| Oakthorpe and Donisthorpe | Oakthorpe | 0 | 0 | 2 | 1 | 0 | 1 | 1 | 14 | 7 | 3 | 1 | 1 | 1 | 32 | 29 |
| Oakthorpe and Donisthorpe | Donisthorpe | 0 | 0 | 1 | 12 | 1 | 0 | 6 | 8 | 1 | 15 | 3 | 3 | 2 | 52 | 38 |
| Osgathorpe | Osgathorpe | 0 | 3 | 0 | 11 | 6 | 2 | 0 | 3 | 0 | 0 | 1 | 1 | 0 | 27 | 7 |
| Packington | Packington | 2 | 1 | 6 | 3 | 5 | 0 | 1 | 2 | 0 | 0 | 1 | 1 | 0 | 22 | 5 |
| Ravenstone | Ravenstone | 1 | 2 | 1 | 0 | 2 | 0 | 3 | 2 | 4 | 1 | 0 | 2 | 1 | 19 | 13 |
| Snarestone | Snarestone | 1 | 2 | 3 | 1 | 1 | 0 | 0 | 0 | 2 | 4 | 0 | 1 | 0 | 15 | 7 |
| Staunton Harold | Staunton Harold | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 3 |
| Staunton Harold | Lount | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 1 | 6 | 4 |
| Stretton en le Field | Stretton en le Field | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 3 |
| Swannington | Swannington | 1 | 1 | 0 | 1 | 2 | 0 | 1 | 2 | 3 | 0 | 0 | 1 | 0 | 12 | 7 |
| Sweepstone and Newton Burgoland | Sweepstone | 0 | 5 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 4 | 14 | 8 |
| Sweepstone and Newton Burgoland | Newton Burgoland | 0 | 1 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Worthington | Worthington | 3 | 0 | 0 | 2 | 3 | 5 | 1 | 3 | 1 | 0 | 0 | 1 | 0 | 19 | 11 |
| Griffydam | Worthington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 |
| TOTAL | | 69 | 83 | 101 | 130 | 110 | 91 | 73 | 145 | 64 | 91 | 66 | 63 | 73 | 1159 | 666 |

| Dwellings with planning permission and under construction on small sites | | | | | |
|---|----------------|-----------------|------------|--------------------|----------------|
| SETTLEMENT | OUTLINE | DETAILED | U/C | COMPS 03-04 | EXPIRED |
| ALBERT VILLAGE | | | | | |
| APPLEBY MAGNA | | 1 | | 1 | |
| ASHBY | | 17 | 6 | 7 | |
| BARDON | 1 | 1 | | | |
| BATTRAM | | | | | |
| BELTON | 1 | | | 1 | |
| BLACKFORDBY | | | | 3 | |
| BREEDON | | 1 | 2 | 12 | |
| CASTLE DONINGTON | | 13 | 6 | 1 | |
| CHARLEY | 1 | | 1 | | |
| CHILCOTE | | | | | |
| COALVILLE | 8 | 6 | 3 | 9 | |
| COLEORTON | 1 | 4 | 4 | 3 | |
| DISEWORTH | | 1 | 4 | | |
| DONINGTON LE HEATH | 6 | | | | |
| DONISTHORPE | 2 | 5 | | 2 | |
| ELLISTOWN | | 12 | | | |
| GRIFFYDAM | | | | 4 | |
| HEATHER | 2 | 1 | | | |
| HEMINGTON | | | | | |
| HUGGLESCOTE | 1 | 4 | 1 | | |
| IBSTOCK | | 6 | 12 | 2 | |
| ISLEY CUM LANGLEY | | | | | |
| KEGWORTH | 2 | 4 | 3 | 6 | |
| LONG WHATTON | | 1 | 4 | | |
| LOUNT | | | 1 | 1 | |
| MEASHAM | 10 | 9 | 21 | 2 | |
| MOIRA | 3 | 4 | 2 | 3 | |
| NEWBOLD | | | 1 | | |
| NORMANTON | | | 6 | | |
| OAKTHORPE | 1 | 8 | | 1 | |
| OSGATHORPE | 2 | 3 | 1 | | |
| PACKINGTON | | | | | |
| RAVENSTONE | | 1 | 2 | 1 | |
| SNARESTONE | | 1 | 2 | | |
| STAUNTON HAROLD | | 2 | 1 | | |
| STRETTON | | | | | |
| SWANNINGTON | | | 3 | | |
| SWEPSTONE | | 1 | 1 | 4 | |
| THRINGSTONE | | 10 | | | |
| TONGE | | | | 1 | |
| WHITWICK | 4 | 5 | 1 | 9 | |
| WILSON | | | 1 | | |
| WOODVILLE | 1 | | | | |
| WORTHINGTON | | | | | |
| TOTAL | 46 | 121 | 89 | 73 | 0 |

APPENDIX 5

Population by Ward (North West Leicestershire District Council)

| Age | All people | People aged 0 - 4 | People aged 5 - 9 | People aged 10 - 15 | People aged 16 - 19 | People aged 20 - 29 | People aged 30 - 44 | People aged 45 - 59 | People aged 60 - 64 | People aged 65 - 74 | People aged 75 and over |
|---------------------------|------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------------------|
| Ward | | | | | | | | | | | |
| Appleby | 2091 | 119 | 124 | 167 | 66 | 120 | 503 | 498 | 134 | 202 | 158 |
| Ashby Castle | 2632 | 167 | 178 | 226 | 116 | 203 | 656 | 577 | 109 | 222 | 178 |
| Ashby Holywell | 4420 | 261 | 269 | 339 | 224 | 607 | 1039 | 971 | 158 | 276 | 276 |
| Ashby Ivanhoe | 4526 | 213 | 265 | 374 | 224 | 349 | 922 | 1022 | 217 | 453 | 487 |
| Bardon | 2225 | 206 | 160 | 144 | 59 | 410 | 641 | 361 | 64 | 89 | 91 |
| Breedon | 2376 | 123 | 132 | 183 | 79 | 156 | 580 | 586 | 150 | 190 | 197 |
| Castle Donington | 6533 | 389 | 381 | 515 | 228 | 687 | 1586 | 1486 | 374 | 490 | 397 |
| Coalville | 4496 | 284 | 289 | 348 | 212 | 591 | 1036 | 743 | 201 | 374 | 418 |
| Greenhill | 6891 | 416 | 394 | 626 | 326 | 733 | 1332 | 1370 | 348 | 673 | 673 |
| Hugglescote | 4189 | 247 | 266 | 310 | 182 | 546 | 1048 | 776 | 164 | 314 | 336 |
| Ibstock and Heather | 6709 | 399 | 443 | 515 | 263 | 749 | 1561 | 1373 | 343 | 511 | 552 |
| Kegworth and Whatton | 4290 | 227 | 229 | 276 | 176 | 498 | 905 | 985 | 248 | 385 | 361 |
| Measham | 4849 | 356 | 355 | 370 | 178 | 590 | 1166 | 1018 | 215 | 350 | 251 |
| Moira | 4676 | 287 | 321 | 314 | 207 | 439 | 1130 | 923 | 272 | 432 | 351 |
| Oakthorpe and Donisthorpe | 2336 | 131 | 154 | 187 | 96 | 237 | 614 | 464 | 91 | 187 | 175 |
| Ravenstone and Packington | 2381 | 124 | 140 | 168 | 120 | 196 | 489 | 557 | 151 | 247 | 189 |
| Snibston | 5055 | 365 | 337 | 407 | 212 | 629 | 1270 | 913 | 221 | 397 | 304 |
| Thringstone | 4325 | 200 | 200 | 308 | 220 | 429 | 846 | 1137 | 242 | 397 | 346 |
| Valley | 4013 | 185 | 266 | 305 | 155 | 333 | 916 | 1028 | 237 | 336 | 252 |
| Whitwick | 6490 | 335 | 390 | 464 | 288 | 699 | 1447 | 1347 | 390 | 650 | 480 |

Appendix 6

SCHEDULE OF EMPLOYMENT LAND: POSITION AT 31 MARCH 2004

| | | SITE | SITE | PRE | | | | TOTAL | TOTAL | | | | |
|--|-----------|---------------|---------------|-------------|--------------|--------------|-------------|--------------|--------------|-------------|--------------|--------------|-----------------|
| | STATUS AT | AREA | AREA | 1991 | STARTS | STARTS | STARTS | STARTS | STARTS | U/C AT | AVAIL | AVAIL | ALLOC |
| | 31.03.04 | (Gross) | (Net) | STARTS | 1991-96 | 1996-2003 | 2003-04 | 1991-2004 | 1996-2004 | 31.03.04 | P .P | | |
| | | Ha | Ha | (Ha) | (Ha) | (Ha) | (Ha) | (HA) | (HA) | (HA) | (HA) | (HA) | COMMENTS |
| SITE LOCATION | | | | | | | | | | | | | |
| ASHBY DE LA ZOUCH | | | | | | | | | | | | | |
| North of Nottingham Road(Flagstaff 42) | U/C | 17.19 | 14.81 | 0.00 | 9.30 | 4.81 | 0.00 | 14.11 | 4.81 | 0.00 | 0.70 | 0.00 | |
| South West of Flagstaff Interchange(Ashby Business Park) | U/C | 19.80 | 14.67 | 0.00 | 1.00 | 8.27 | 0.00 | 9.27 | 8.27 | 0.00 | 5.40 | 0.00 | |
| West of Smisby Road | LPA | 11.80 | 10.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.17 | J3b |
| South of Tournement Way | PP | 0.50 | 0.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.50 | 0.00 | |
| Ashby Dairy, East of Smisby Rd (2) | CPT | 2.00 | 2.00 | 0.00 | 0.00 | 2.00 | 0.00 | 2.00 | 2.00 | 0.00 | 0.00 | 0.00 | |
| Machins Coaches, Wood Street | CPT | 0.40 | 0.40 | 0.00 | 0.00 | 0.40 | 0.00 | 0.40 | 0.40 | 0.00 | 0.00 | 0.00 | |
| Churchside Walk | PP | 0.30 | 0.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | now for housing |
| Five Gables, Smisby Road | PP | 0.49 | 0.49 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | expired |
| Sub Total | | 52.48 | 42.55 | 0.00 | 10.30 | 15.48 | 0.00 | 25.78 | 15.48 | 0.00 | 6.60 | 10.17 | |
| BARDON | | | | | | | | | | | | | |
| Battleflat(Interlink) | U/C | 44.00 | 44.00 | 0.00 | 5.70 | 17.85 | 5.05 | 28.60 | 22.90 | 0.00 | 15.40 | 0.00 | |
| Canister Farm(Bardon 22) | U/C | 25.00 | 25.00 | 2.30 | 20.00 | 0.42 | 0.00 | 20.42 | 0.42 | 0.00 | 2.28 | 0.00 | |
| Hilltop | U/C/LPA | 29.20 | 28.20 | 4.58 | 7.70 | 11.85 | 0.00 | 19.55 | 11.85 | 1.43 | 0.00 | 4.07 | J3c |
| West of Bardon Lodge | U/C | 12.16 | 12.16 | 0.00 | 0.00 | 2.88 | 1.40 | 4.28 | 4.28 | 0.75 | 7.88 | 0.00 | |
| Stardust, Beveridge Lane | EXPIRED | 0.80 | 0.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Cliffe Hill Sidings | CPT | 1.35 | 1.35 | 0.00 | 0.00 | 1.35 | 0.00 | 1.35 | 1.35 | 0.00 | 0.00 | 0.00 | |
| Sub Total | | 112.51 | 110.71 | 6.88 | 33.40 | 34.35 | 6.45 | 74.20 | 40.80 | 2.18 | 25.56 | 4.07 | |

U/C under construction
LPA Local Plan Allocation
PP Planning Permission
CPT completed

| | | SITE | SITE | PRE | | | | TOTAL | TOTAL | | | | |
|--------------------------------------|-----------|---------------|--------------|-------------|-------------|--------------|-------------|--------------|--------------|-------------|--------------|-------------|----------|
| | | AREA | AREA | 1991 | STARTS | STARTS | STARTS | STARTS | STARTS | U/C AT | AVAIL | AVAIL | |
| | STATUS AT | (Gross) | (Net) | STARTS | 1991-96 | 1996-2003 | 2003-04 | 1991-2004 | 1996-2004 | 31.03.04 | P.P | ALLOC | |
| | 31.03.04 | Ha | Ha | (Ha) | (Ha) | (Ha) | (Ha) | (HA) | (HA) | (HA) | (HA) | (HA) | |
| SITE LOCATION | | | | | | | | | | | | | COMMENTS |
| Castle Donington | | | | | | | | | | | | | |
| South of Trent Lane | PP/LPA | 5.10 | 5.10 | 0.00 | 0.00 | 0.00 | 1.36 | 1.36 | 1.36 | 0.00 | 0.94 | 2.80 | J3f |
| Hawthorne Road | PP | 0.75 | 0.75 | 0.00 | 0.24 | 0.51 | 0.00 | 0.75 | 0.51 | 0.00 | 0.00 | 0.00 | |
| Off Newbold Drive | EXPIRED | 1.28 | 1.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Station Road | CPT | 1.93 | 1.93 | 0.00 | 0.00 | 1.93 | 0.00 | 1.93 | 1.93 | 0.00 | 0.00 | 0.00 | |
| North of Trent Lane | EXPIRED | 0.55 | 0.55 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Owen and Brown, Station Road | CPT | 2.51 | 2.51 | 0.00 | 1.50 | 1.01 | 0.00 | 2.51 | 1.01 | 0.00 | 0.00 | 0.00 | |
| Off Willow Road, North of Trent Lane | CPT | 0.52 | 0.52 | 0.00 | 0.00 | 0.52 | 0.00 | 0.52 | 0.52 | 0.00 | 0.00 | 0.00 | |
| Willow Farm | U/C | 38.40 | 25.40 | 0.00 | 0.00 | 11.51 | 2.49 | 14.00 | 14.00 | 2.49 | 11.40 | 0.00 | |
| Former Power Station | O/L | 91.00 | 40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 40.00 | 0.00 | |
| Sub Total | | 142.04 | 76.21 | 0.00 | 1.74 | 15.48 | 3.85 | 21.07 | 19.33 | 2.49 | 52.34 | 2.80 | |
| Coalville | | | | | | | | | | | | | |
| Whitwick Business Park | U/C | 10.90 | 10.00 | 1.70 | 1.40 | 5.56 | 0.33 | 7.29 | 5.89 | 0.33 | 1.01 | 0.00 | |
| Stephenson Industrial Estate | U/C | 18.58 | 18.00 | 0.61 | 1.39 | 11.49 | 0.68 | 13.56 | 12.17 | 0.68 | 3.00 | 0.83 | J3d |
| Hermitage Industrial Estate | U/C | 1.74 | 1.74 | 0.00 | 0.37 | 1.37 | 0.00 | 1.74 | 1.37 | 0.00 | 0.00 | 0.00 | |
| Old Station Close | U/C | 0.11 | 0.11 | 0.00 | 0.04 | 0.07 | 0.00 | 0.11 | 0.07 | 0.00 | 0.00 | 0.00 | |
| Former South Leicester Colliery | U/C | 4.20 | 4.20 | 0.00 | 2.03 | 0.00 | 0.00 | 2.03 | 0.00 | 0.00 | 2.17 | 0.00 | |
| Former Ellistown Colliery | CPT | 11.30 | 7.20 | 0.00 | 0.00 | 7.20 | 0.00 | 7.20 | 7.20 | 0.00 | 0.00 | 0.00 | J3e |
| Market Street II, Ashby Road | CPT | 0.25 | 0.25 | 0.00 | 0.00 | 0.25 | 0.00 | 0.25 | 0.25 | 0.00 | 0.00 | 0.00 | |
| Station Farm, Grange Road | CPT | 0.20 | 0.20 | 0.00 | 0.20 | 0.00 | 0.00 | 0.20 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Grange Farm, Grange Road | PP | 0.47 | 0.47 | 0.00 | 0.35 | 0.00 | 0.12 | 0.47 | 0.12 | 0.12 | 0.00 | 0.00 | |
| Bardon Hall | PP | 0.81 | 0.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.81 | 0.00 | |
| Old Hall Farm Bardon Hill | U/C | 0.33 | 0.33 | 0.00 | 0.00 | 0.33 | 0.00 | 0.33 | 0.33 | 0.00 | 0.00 | 0.00 | |
| Off Vulcan Way | PP | 1.04 | 1.04 | 0.00 | 0.00 | 0.74 | 0.00 | 0.74 | 0.74 | 0.00 | 0.30 | 0.00 | |
| Off Thornborough Road | CPT | 0.40 | 0.40 | 0.00 | 0.00 | 0.40 | 0.00 | 0.40 | 0.40 | 0.00 | 0.00 | 0.00 | |
| Sub Total | | 50.33 | 44.75 | 2.31 | 5.78 | 27.41 | 1.13 | 34.32 | 28.54 | 1.13 | 7.29 | 0.83 | |

U/C under construction
LPA Local Plan Allocation
PP Planning Permission
CPT completed

| | | SITE | SITE | PRE | | | | TOTAL | TOTAL | | | | |
|--|-----------|---------------|---------------|--------------|--------------|---------------|--------------|---------------|---------------|-------------|---------------|--------------|---------------------------|
| | | AREA | AREA | 1991 | STARTS | STARTS | STARTS | STARTS | STARTS | U/C AT | AVAIL | AVAIL | |
| | STATUS AT | (Gross) | (Net) | STARTS | 1991-96 | 1996-2003 | 2003-04 | 1991-2004 | 1996-2004 | 31.03.04 | P.P | ALLOC | |
| | 31.03.04 | Ha | Ha | (Ha) | (Ha) | (Ha) | (Ha) | (HA) | (HA) | (HA) | (HA) | (HA) | COMMENTS |
| SITE LOCATION | | | | | | | | | | | | | |
| Kegworth | | | | | | | | | | | | | |
| Off Citrus Grove | PP | 6.10 | 6.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.10 | 0.00 | |
| Police Station, Packington Hill | PP | 0.58 | 0.58 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | now for housing |
| 1 Station Road | CPT | 0.10 | 0.10 | 0.00 | 0.00 | 0.10 | 0.00 | 0.10 | 0.10 | 0.00 | 0.00 | 0.00 | |
| West of Long Lane | LPA | 1.20 | 1.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.20 | |
| North of Side Laey | LPA | 1.80 | 1.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.80 | |
| The Wymeshead, London Road | PP | 1.01 | 1.01 | 0.00 | 0.00 | 1.01 | 0.00 | 1.01 | 1.01 | 0.00 | 0.00 | 0.00 | |
| Sub Total | | 10.79 | 10.21 | 0.00 | 0.00 | 1.11 | 0.00 | 1.11 | 1.11 | 0.00 | 6.10 | 3.00 | |
| EAST MIDLANDS AIRPORT | | | | | | | | | | | | | |
| Finger Farm(Pegasus Business Park) | U/C | 26.00 | 20.57 | 0.00 | 0.00 | 4.57 | 0.00 | 4.57 | 4.57 | 0.00 | 16.00 | 0.00 | excludes plots for hotels |
| Gimbro Farm | CPT | 59.95 | 22.00 | 0.00 | 0.00 | 22.00 | 0.00 | 22.00 | 22.00 | 0.00 | 0.00 | 0.00 | |
| Percy Bilton | U/C | 1.25 | 1.25 | 0.00 | 0.00 | 1.25 | 0.00 | 1.25 | 1.25 | 0.00 | 0.00 | 0.00 | |
| Sub Total | | 87.20 | 43.82 | 0.00 | 0.00 | 27.82 | 0.00 | 27.82 | 27.82 | 0.00 | 16.00 | 0.00 | |
| REST OF DISTRICT | | | | | | | | | | | | | |
| Swainspark, Occupation Road Albert Village | LPA/PP | 6.10 | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.90 | 3.10 | J3a |
| Jubilee Farm Appleby Magna | CPT | 0.74 | 0.74 | 0.00 | 0.00 | 0.74 | 0.00 | 0.74 | 0.74 | 0.00 | 0.00 | 0.00 | |
| Bawdon Lodge Charley | PP | 0.22 | 0.22 | 0.00 | 0.00 | 0.22 | 0.00 | 0.22 | 0.22 | 0.00 | 0.00 | 0.00 | |
| Adj Home Farm Newton Road Heather | CPT | 0.18 | 0.18 | 0.00 | 0.00 | 0.18 | 0.00 | 0.18 | 0.18 | 0.00 | 0.00 | 0.00 | |
| Hall Farm Church Street Lockington | PP | 0.31 | 0.31 | 0.00 | 0.00 | 0.00 | 0.31 | 0.31 | 0.31 | 0.00 | 0.00 | 0.00 | |
| Extension to Westminster Estate, Measham | LPA/UC | 23.90 | 19.40 | 4.04 | 0.60 | 3.00 | 0.00 | 3.60 | 3.00 | 0.00 | 0.00 | 11.76 | J3g |
| Spring Cottage/Former Rawdon Colliery, Moira | U/C | 6.11 | 6.11 | 0.00 | 0.00 | 4.68 | 0.00 | 4.68 | 4.68 | 0.00 | 1.43 | 0.00 | |
| Former Newbold Brickworks | CPT | 7.60 | 7.60 | 0.00 | 7.60 | 0.00 | 0.00 | 7.60 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Sub Total | | 45.16 | 39.56 | 4.04 | 8.20 | 8.82 | 0.31 | 17.33 | 9.13 | 0.00 | 3.33 | 14.86 | |
| TOTAL | | 500.51 | 367.81 | 13.23 | 59.42 | 130.47 | 11.74 | 201.63 | 142.21 | 5.80 | 117.22 | 35.73 | |

U/C under construction
LPA Local Plan Allocation
PP Planning Permission
CPT completed

APPENDIX 7

KEY HISTORIC ENVIRONMENT STATISTICS (totals unless stated)

| | 2000/01 | 2001/02 | 2002/03 | 2003/04 |
|--|-------------------|-------------------|-------------------|--------------------|
| Listed buildings | | | | |
| Grade I | 6 | 6 | 6 | 6 |
| Grade II* | 42 ⁽¹⁾ | 42 ⁽¹⁾ | 42 ⁽¹⁾ | 42 ⁽¹⁾ |
| Grade II | 579 | 580 | 583 | 583 |
| (TOTAL) | 630 | 631 | 634 | 634 ⁽²⁾ |
| Number of spot listings | 4 | 0 | 3 | 0 |
| Grant to LBPT Ltd | £200 | £200 | £200 | £200 |
| Listed Building Enforcement Notices Authorised (Served) (per annum) | - | 1(1) | 2(1) | - |
| Conservation Areas | 17 | 17 | 20 | 21 |
| Conservation Area Appraisals/Studies | - | 17 | 20 | 21 |
| No. of Article 4(2) Directions | - | 2 | 2 | 2 |
| Historic Parks and Gardens | 3 | 3 | 3 | 3 |
| Scheduled Ancient Monuments | 21 | 21 | 21 | 21 |

(1) Includes one Grade B listed building (Parish Church of St. Helens, Ashby de la Zouch)

(2) No. of list entries. The total of individual buildings on the list is approx. 730

APPENDIX 8

CONSERVATION AREAS - DATE OF DESIGNATION/REVIEW

| CONSERVATION AREA | DATE OF DESIGNATION | DATE OF MOST RECENT REVIEW |
|-----------------------------|---------------------|----------------------------|
| Appleby Magna | 27.06.1995 | 18.09.2001 |
| Ashby de la Zouch | 02.11.1972 | 03.04.2001 |
| Ashby Canal (to Snarestone) | 30.06.1992 | 18.09.2001* |
| Blackfordby | 08.09.1992 | 03.04.2001* |
| Breedon on the Hill | 08.09.1992 | 03.04.2001 |
| Castle Donington | 29.11.1972 | 13.09.2000 |
| Cavendish Bridge | 08.09.1992 | 03.04.2001* |
| Coleorton Hall | 28.10.1991 | 03.04.2001 |
| Diseworth | 13.02.1974 | 03.04.2001 |
| Heath End | 29.10.2002 | - |
| Hemington | 03.01.1974 | 03.04.2001 |
| Ibstock | 30.06.1992 | 18.09.2001* |
| Lockington | 08.09.1992 | 03.04.2001 |
| Long Whatton | 13.02.2002 | - |
| Measham | 28.10.1991 | 18.09.2001 |
| Packington | 08.09.1992 | 18.09.2001 |
| Ravenstone | 03.01.1973 | 18.09.2001 |
| Snarestone | 08.09.1992 | 18.09.2001 |
| Staunton Harold | 27.06.1995 | 03.04.2001 |
| Tonge | 29.10.2002 | - |
| Wilson | 09.09.2003 | - |

* Following the review the boundary of the conservation area remained as originally designated
(Information correct as at 31.12.2003)

APPENDIX 9

INDEX OF SCHEDULED ANCIENT MONUMENTS

| SETTLEMENT | PARISH | MONUMENT |
|-------------------------------|---------------------------|---|
| Appleby Magna | Appleby Magna | Moated site, fishponds, formal garden and settlement earthworks, E of St Michael's Church |
| Ashby de la Zouch | Ashby de la Zouch | Ashby Castle and associated formal garden |
| Bardon | Bardon | Moated site E of Kellam's Farm |
| Belton | Belton | Circular enclosure N of Forest Field |
| Belton | Belton | Grace Dieu Priory with two ponds and a fishpond |
| Breedon on the Hill | Breedon on the Hill | The Bulwarks (earthworks) |
| Castle Donington | Castle Donington | Enclosure castle |
| Coleorton | Coleorton | The Conery (Coal Mining Remains) |
| Coleorton | Coleorton | Birch Coppice/Rough Park, 1.5km south of Smoile Farm (Coal Mining Remains) |
| Coleorton (Newbold Coleorton) | Coleorton/Worthington | Coal Mining Remains, 600m SW of Smoile Farm |
| Charley | Charley | Rabbit Warren on Warren Hills |
| Donington-le-Heath | Former Coalville UDC area | Manor House Farm, Manor Road |
| Hemington | Lockington-Hemington | Hemington Chapel |
| | Lockington-Hemington | Moated site SE of Sawley Locks |
| | Lockington-Hemington | Site to SE of Dunster Barn |
| | Lockington-Hemington | Roman Villa and enclosures N of Ratcliffe Lane |
| Kegworth | Kegworth | Medieval Settlement remains to East of The Wymeshead, London Road |
| Long Whatton | Long Whatton | Moated site with fishpond and flood banks |
| Long Whatton | Long Whatton | Moated site with fishpond |
| Lount | Staunton Harold | Lount Wood (Coal Mining Remains) |
| Moira | Ashby Woulds | Moira blast furnace |
| Snibston | Former Coalville UDC area | Snibston Colliery |
| Whitwick | Former Coalville UDC area | Whitwick Castle |
| Worthington | Worthington | The Round House (lock up) |

List correct as at 31 December 2003

APPENDIX 10

LOCAL AUTHORITY PERFORMANCE INDICATORS FOR THE HISTORIC ENVIRONMENT (2003)

| Performance Indicator | Total |
|---|------------------|
| No. of applications for listed building consent/ conservation area consent determined | 83 |
| % of applications for listed building consent/ conservation area consent determined within BV109 target (eight weeks) | 67% (56 of 83) |
| No. of listed building consent demolition applications referred to English Heritage etc. | 1 |
| No. of applications requiring historic environment advice ⁽¹⁾ | 167 |
| % of applications requiring historic environment advice determined within BVPI 109 target (eight weeks) | 64% (108 of 167) |
| No. of consultations with Garden History Society | 4 |
| No. of appeals in respect of applications ⁽²⁾ affecting the historic environment | 4 |
| % of appeals upheld in relation to applications affecting the historic environment | 100% |
| No of planning applications with historic environment content where pre-application advice was provided. | - |
| % of all planning applications with historic environment content where pre-application advice was provided. | - |

(1) Excludes applications for listed building consent/conservation area consent

(2) applications for planning permission (in respect of the historic environment)/listed building consent and Conservation Area consent refused. Figure relates to appeals determined during the period January - December 2003.

