



Annual Monitoring Report

Planning Policy and Regeneration

**Approved by Executive Board on
20 December 2005**

CONTENTS

Section		Page No
	Executive Summary	1
1	Introduction	3
2	What is monitoring and how will we undertake it?	5
	How will we undertake monitoring?	5
	Future Annual Monitoring Reports	8
3	Analysis of policy performance	11
	Environment	11
	Transport	13
	Housing	15
	Employment	20
	Central Areas and Retailing	26
	Leisure and Tourism	29
4	Implementation of policies	31
5	Local Development Scheme	35
Appendix 1	Monitoring Framework	37
Appendix 2	Housing Trajectory	47
Figure 1	Housing completions by location	18
Figure 2	Employment Land starts compared to adopted Structure Plan	24
Table 1	Implementation of Local Plan saved policies	32

EXECUTIVE SUMMARY

INDICATORS

- Some problems with data collection associated with a number of the core indicators. Further work required on these items.
- New house building rate fallen for the second year in succession, but projected to increase to about the required strategic rate before falling again in 2008-10. This shortfall will be addressed as part of the Housing Land Release Supplementary Planning Document.
- For the first time the Government's target for new house building on previously developed land has been met.
- Majority of new housing development taking place at more than the minimum density of 30 dwellings per hectare specified in Planning Policy Guidance 3 (Housing).
- The amount of new affordable housing built continues to be below the need identified in the adopted Supplementary Planning Guidance.
- Continuing decrease in the number of 3 and 4 bed properties being built and increase in number of flats.
- The location of development on small housing sites (i.e. those of less than 10 dwellings) conflicts with the adopted Structure Plan and Policy H4/1.
- Increase in house prices above the national average, although prices continue to be below the national average.
- There are definitional concerns relating to some of the employment land indicators which require consideration by the ODPM, for example the way that the B1, 2 and 8 use classes are often grouped together in planning permissions.
- About 23% of employment completions in 2004/05 took place on previously developed land.
- About 8Ha of employment land lost to residential development in 2004/05.
- Significant decrease in employment land start rate but cumulative starts continue to exceed strategic requirement.
- Existing provision of employment land sufficient for about 9 years.
- A number of information gaps identified in respect of leisure and retail developments.

IMPLEMENTATION OF POLICIES

- It has not always been possible to identify whether a policy is being implemented. Further work is required to establish mechanism for doing this.
- Only two of the saved Local Plan policies are not being implemented but this was because no planning applications were submitted which relate to the policies concerned.

LOCAL DEVELOPMENT SCHEME

- On track to meet milestones for 2005/06. However, programme for 2006/07 will be subject to slippage due to loss of two Planning Officers. Local Development Scheme to be reviewed and amended when full complement of staff is achieved.

1 INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce, and submit to the Secretary of State by the end of December each year, an Annual Monitoring Report (AMR). The AMR has two principal purposes:
- To report on progress on the implementation of the Local Development Scheme (LDS) and;
 - To assess the extent to which policies set out in Local Development Documents (LDD) are being implemented.
- 1.2 The Act and subsequent Regulations (The Town and Country Planning (Local Development) England (Regulations)) specify that the AMR should cover the period from 1 April in the year proceeding submission to the Secretary of State to 31 March in the year of submission (referred to in this report as the reporting period). Section 13 of the 2004 Act specifies those matters which local planning authorities should keep under review as being:
- a) The principal physical, economic, social and environmental characteristics of the area of the authority;
 - b) The principal purposes for which land is used in the area;
 - c) The size, composition and distribution of the population of the area;
 - d) The communications, transport system and traffic of the area;
 - e) Any other considerations which may be expected to affect those matters;
 - f) Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.
- 1.3 The Government has published a Good Practice Guide (Local Development Framework Monitoring). This sets out a number of Core Indicators that all local planning authorities are required to report upon as part of the AMR. The Government recognises that local authorities may not be able to provide an immediate return on all of these indicators, but suggests that the intention is that work towards meeting this goal should be progressed. In terms of North West Leicestershire, this is likely to require greater resources to be committed to the monitoring function than has been the case in the past.
- 1.4 In addition to monitoring indicators, the AMR is also required to monitor individual policies to identify any which are not being implemented and the steps to be taken (if any) to ensure that they are implemented in the future.
- 1.5 Whilst this is the first AMR produced by the District Council undertaken in accordance with the provisions of the 2004 Act, a Local Plan Monitoring Report (LPMR) has been produced annually since 1998.

2 WHAT IS MONITORING AND HOW WILL WE UNDERTAKE IT?

- 2.1 In simple terms monitoring involves collecting and analysing a range of information and assessing whether policies are being implemented in the way intended. Monitoring provides an opportunity to identify where policies may need to be changed and is part of an on-going process of policy-making.
- 2.2 A number of tools can be used to monitor progress against policies including targets and indicators.
- 2.3 The Good Practice Guide identifies a number of different types of indicators:
- Output – these measure quantifiable physical activities arising out of policies (e.g. number of houses built);
 - Process - measure compliance with policies in the LDF;
 - Contextual – describe the wider background (environmental, economic and social) within which the LDF policy operates and;
 - Significant effect – used to assess the significant effects of policies.
- 2.4 In respect of **output** indicators, in addition to the core indicators already referred to, the Good Practice Guide also advises that local indicators should be developed. **Significant effect** indicators should be linked to the sustainability appraisal that is required to be carried out in respect of individual development plan documents.

HOW WILL WE UNDERTAKE MONITORING?

- 2.5 The Good Practice Guide advises that the first AMR should establish monitoring principles and a monitoring framework. The former is concerned with how the local planning authority will undertake monitoring whilst the latter is the structure of the outcome of the monitoring.

Monitoring Principles

- 2.6 In undertaking monitoring we will:
- Use existing data sources, both internal and external, wherever possible;
 - Identify all data sources;
 - Ensure that there are clear links with national and regional monitoring using the same or similar indicators wherever possible;
 - Only develop new indicators/targets where there is a demonstrable need for them and ensure that they are meaningful and capable of being updated on a regular basis;

- Ensure that all development plan documents and associated policies include clearly set out objectives, targets and indicators;
 - Share information with other users of the planning system;
 - Analyse the data collected to identify existing or emerging issues and;
 - Work in co-operation with other organisations and individuals to develop and monitor targets and indicators as necessary.
- 2.7 The District is a member of the Leicestershire County Monitoring Group. This provides a forum for sharing information and views and in the longer term may provide an opportunity to develop consistent approaches to monitoring across Leicestershire. The County Council representatives on this group are, in turn, members of the Regional Planning Monitoring Group. In this way links are maintained between the various levels of plan making and monitoring.

Monitoring Framework

- 2.8 In respect of the monitoring framework this will need to be developed over the coming years as various elements of the Council's Local Development Framework are put in to place. The adopted North West Leicestershire Local Plan does not include any targets or indicators.
- 2.9 However, even at this early stage in the process there is a range of indicators (in addition to the core indicators referred to earlier) that can be developed and, in some cases, monitored. For example, the Regional Spatial Strategy identifies a broad range of indicators whilst Leicestershire County Council is in the process of developing indicators specific to the recently adopted Structure Plan. In addition, at a more local level the District Council has commissioned a number of studies as part of the development of its evidence base for the Local Development Framework. These studies have identified a number of matters which require constant monitoring.
- 2.10 Apart from the various components of the Local Development Framework, indicators will also be developed as part of the Strategic Environmental Assessment and Sustainability Appraisals of the various developments plan documents.
- 2.11 An outline of the initial Monitoring Framework is set out at Appendix 1. This identifies the various indicators, their source and the source of data used. It also notes any difficulties in respect of definitions and/or data collection. These will then help inform further work to provide an input to future AMRs.
- 2.12 It should be appreciated that this framework is likely to change through time as the LDF develops. Future reports will update the framework as necessary. So, for example, it will be noted that at this stage there are

few local indicators included, as it is envisaged that these will be developed as part of the LDF.

Implementation of policies

- 2.13 The Local Development Regulations 2004 require the AMR to identify any policies which are not being implemented and the steps to be taken (if any) to secure implementation in the future.
- 2.14 The Council's approved Local Development Scheme (LDS) identifies how it is intended to treat the existing adopted Local Plan policies. In many instances it is proposed that they be reviewed as part of specific Development Plan Documents (DPD'S) (e.g. Core Strategy). However, there are a number of other policies (about 40) which it is proposed to save beyond three years (i.e. the period from commencement of the Planning and Compulsory Purchase Act over which all policies are 'saved').
- 2.15 In terms of the AMR it is considered that only those policies which it is propose to save beyond three years or which are not likely to be considered in DPD's that are to be published imminently (e.g. Housing Allocations DPD, Employment Land Allocations DPD and Green Wedge, Areas of Separation and Limits to Development DPD) will be included. However, in exceptional circumstances consideration will be given to also including policies which are to be replaced where it is apparent that there is a conflict between the policy and what is being implemented.

Local Development Scheme

- 2.16 In reporting on progress of the Local Development Scheme this will cover the same period as the rest of the AMR (i.e. up to 31st March 2005). However, if additional guidance from the ODPM indicates that the period should be up to the point in time at which the AMR is produced then this will be taken on board in subsequent AMRs.

Resourcing

- 2.17 The AMR is the responsibility of the Planning Policy and Regeneration Section which is part of the Planning and Environment Division. The Planning Policy aspect of the section comprises of:

Section Head (50% of time)
Principal Planning Officer
Planning Officer X 2
Policy and Information Assistant

- 2.18 The Policy and Information Assistant is responsible for maintaining the Council's monitoring and information systems. However, this particular

post was vacant from May to late October 2005. As a result it has been necessary to divert resources from other areas of policy work to enable the AMR to be completed within the timescale set out in the Regulations.

- 2.19 As already noted it is anticipated that the requirements associated with the AMR in particular and the monitoring aspects associated with the LDF are likely to require greater resources to be committed to the monitoring function than has been the case in the past. This matter will be kept under review as the monitoring function develops.

FUTURE AMRS

- 2.20 In view of the requirements of the Regulations it will be necessary to ensure that future editions of the AMR are considered by the Council's Executive Board within a timeframe which will allow for submission to the Secretary of State by the 31st December.
- 2.21 However, there are some aspects which it is considered should be reported and published as soon as possible, rather than waiting for the AMR. In particular the latest figures in respect of both housing and employment land which may be important considerations in the determination of planning applications or appeals. In addition, whilst the AMR is the responsibility of the Council's Executive Board it would also be appropriate for the AMR to be considered by the Performance Monitoring Board having regard to its scrutiny function.
- 2.22 It is thus proposed that in the future a report will be submitted to the Performance Monitoring Board in **June** of each year in respect of the latest housing and employment land data with the full AMR being reported to both the Performance Monitoring Board and the Executive Board in **November/December** (subject to such provision being made within the Council's schedule of meetings).

FORMAT OF AMR

- 2.24 For the purposes of this AMR:
- Section 3 outlines the progress made towards meeting the Core Indicators together with a number of local and contextual indicators. The indicators are grouped by the themes used in the adopted Local Plan (e.g. Environment, Transport, Housing etc). These themes will then consider the various indicators by type (e.g. core, local, contextual etc). Where appropriate tables and charts are used to illustrate the findings. The indicators include a commentary where appropriate and there are also a number of actions which the Council will need to address for future AMRs.
 - Section 4 considers the implementation of policies and
 - Section 5 deals with progress towards meeting the Local Development Scheme.

2.25 Future AMRs may adopt a different approach as the LDF develops.

3 ANALYSIS OF POLICY PERFORMANCE

- 3.1 As already noted the indicators will be grouped by theme in accordance with the adopted Local Plan. However, there are no indicators which relate to either the Strategy or National Forest sections of the Local Plan, although it is anticipated that some will be developed through the LDF process.
- 3.2 All of the indicators are either for the reporting period or as at 31st March 2005 and is for the whole of North West Leicestershire, unless otherwise specified (for example the 2001 Census).

ENVIRONMENT

3.3

INDICATOR	Change in areas and populations of bio diversity importance, including: (i) change in priority habitats and species by type: and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.
TYPE OF INDICATOR	Core (8)
TARGET	None
RESULT	None available

Commentary

- 3.3.1 The District Council holds a very limited amount of information in respect of bio diversity issues. In particular, there is a lack of information in respect of sites that are of local significance, as opposed to those that are of national or international significance for which information is available from English Nature. However, in the absence of this local data it has not been possible to meet the requirements of this indicator.

Action

- 3.3.2 The Council will explore the potential for obtaining the necessary information with a view to inclusion in future AMRs. In addition, seek clarification from Office of the Deputy Prime Minister in respect of whether the indicator is concerned with quantitative and/or qualitative issues.

3.4	INDICATOR	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
	TYPE OF INDICATOR	Core (7)
	TARGET	None
	RESULT	0

Commentary

- 3.4.1 The information in respect of objections from the Environment Agency was supplied by the agency themselves. This identified that there were four permissions granted which were contrary to the advice of the Environment Agency. However, from the Council's records it is apparent that the Environment Agency had formally withdrawn its objection prior to determination in respect of two applications whilst conditions were imposed on the other two to overcome the Environment Agency's concerns.

3.5	INDICATOR	Renewable energy capacity installed by type.
	TYPE OF INDICATOR	Core (9)
	TARGET	None
	RESULT	0

Commentary

- 3.5.1 No planning applications were submitted during the reporting period. However, it is not clear as to whether some new capacity may have been installed which did not require planning permission. Further work is required to determine how such installations could be monitored to feed into this indicator.

Action

- 3.5.2 Establish a mechanism for identifying new renewable energy installations which do not require planning permission.

3.6	INDICATOR	Number of properties at 1% flood risk
	TYPE OF INDICATOR	Local
	TARGET	None
	RESULT	1592

Commentary

- 3.6.1 The number of properties at 1% flood risk represents just over 3 percent of all properties in the district.

Contextual indicators

3.7	Indicator	Result
	Number of air quality management areas	2
	Amount of vacant and derelict land and buildings	94 hectares (at 2004)

Commentary

Air Quality Management Areas (AQMA)

- 3.7.1 The two AQMA's are located in the vicinity of Kegworth. There are about 60 residential properties located within them. Four other AQMA's were revoked in June 2004.

Vacant and derelict land and buildings

- 3.7.2 In respect of the amount of vacant and derelict land and buildings, the figure for 2004 shows a decrease of 4Ha since 2003 (4.1%) and a decrease of 8 Ha since 2002 (7.8%). However, over the same period the amount derelict land and buildings has remained constant. This is because of the former Castle Donington Power Station upon which development has yet to commence.

TRANSPORT

3.8	INDICATOR	Percentage of completed non-residential development complying with car parking standards set out in the local development framework
	TYPE OF INDICATOR	Core (3a)
	TARGET	None
	RESULT	None available

Commentary

- 3.8.1 The adopted Local Plan parking standards are those that had previously been adopted by Leicestershire County Council. However, the County Council has recently adopted new standards. Whilst these are being used on a day-to-day basis in the consideration of planning applications, they have not as yet been formally incorporated into the LDF. In addition, whilst the Council maintains a comprehensive database in respect of employment land this has not included details in respect of car parking provision. In addition, other non-residential development is not currently monitored.

Action

- 3.8.2 The Council will seek to establish an appropriate mechanism for recording details in respect of car parking provision on individual new schemes with a view to being able to monitor this indicator in future AMRs. In addition, the monitoring of other non-residential uses will be established.

3.9	INDICATOR	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major retail centre.
	TYPE OF INDICATOR	Core (3b)
	TARGET	None
	RESULT	None available

Commentary

- 3.9.1 The Council maintains a database of all residential schemes. It also has access to information in respect of public transport services. However, it has not been possible to obtain results for this indicator for this AMR.

Action

- 3.9.2 The Council will establish an appropriate mechanism to allow reporting on this indicator in future AMRs.

Contextual indicators

3.10	INDICATOR	RESULT
	Mode of travel to work	Mode of travel Percent
		Car 74.59
		Bus 3.06
		Cycle 2.11
		Walk 8.29
	Average distance travelled to work	11.1Km

Commentary

- 3.10.1 The figures for the number of people using a car to travel to work is higher than both the region and England, conversely the other figures are less. This is partly a reflection of the poor public transport available

within the district together with the rural nature of the area. Furthermore, it reflects the figure for distance travelled to work which is higher than the East Midlands (9.7Km) and England and Wales (9.6Km).

HOUSING

3.11	INDICATOR	Housing trajectory
	TYPE OF INDICATOR	Core (2a)
	TARGET	None
	RESULT	See Appendix 2

Commentary

- 3.11.1 The trajectory set out in Appendix 2 shows past and projected completions and compares these to the annual strategic requirement. It also shows how much above or below the strategic cumulative requirement the cumulative rate of development is (monitor) and also the annual development required to meet the overall strategic requirement (manage) having regard to both actual and projected completions. The Appendix 2 also outlines the assumptions made in respect of the various elements of the trajectory.
- 3.11.2 From the trajectory it can be seen that whilst development rates were initially above the required rate this has not been the case for the last two years. However, it is predicted that with the exception of the years 2007 – 2010 completions will exceed the annual requirement. It can be seen that during this period the monitor line drops dramatically, so much so that in 2009/10 it is predicted that the cumulative development rate will be below the cumulative development requirement, before recovering more gradually. This is to be expected in view of the fall in completion rates. In contrast the manage line has been fairly constant but is predicted to decrease dramatically after 2010 after the completion rate gets back on track.
- 3.11.3 This shortfall over the period 2007- 2010 is of considerable significance and will be addressed as part of a Supplementary Planning Document in respect of housing land release which the Council has agreed to produce.
- 3.11.4 Further monitoring will be undertaken to ensure that the strategic requirement will be met.

3.12	INDICATOR	Percentage of new and converted dwellings on previously developed land
	TYPE OF INDICATOR	Core (2b)
	TARGET	National target 60%, Best Value Performance Plan 59%
	RESULT	63.3%

Commentary

3.12.1 The figure for 2004/05 is the first time that the Government target has been achieved and represents an increase of 25% from that achieved in 2003/04. It largely reflects the fact that the number of completions (net) on all sites has fallen consistently since 2001/02 (493 dwellings in 2001/02 compared to 306 in 2004/05), but particularly on Greenfield sites (316 in 2001/02 compared to 114 in 2004/05). In contrast the number of completions on previously developed land has increased from 121 dwellings in 2003/04 to 192 dwellings, an increase of 59%.

3.13	INDICATOR	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) Above 50 dwellings per hectare
	TYPE OF INDICATOR	Core (2c)
	TARGET	None
	RESULT	less than 30 dwellings per hectare = 44% between 30 and 50 dwellings per hectare = 36.4% Above 50 dwellings per hectare = 19.5%

Commentary

3.13.1 It is considered that the relatively high number of dwellings completed below the minimum density suggested by Planning Policy Guidance 3 (PPG3) can be largely attributed to the fact that there were a number of schemes, particularly on large sites (i.e. more than 10 dwellings), which pre-dated the advice in PPG3.

3.14	INDICATOR	Affordable housing completions
	TYPE OF INDICATOR	Core (2d)
	TARGET	None. Adopted Supplementary Planning Guidance identifies a need for 104 affordable dwellings per annum
	RESULT	25 – 8.2%

Commentary

3.14.1 The number of affordable dwellings completed in 2004/05 represents some 8.2% of all completions (net). It is a minor decrease in both real and percentage terms from that achieved in 2003/04 (31 dwellings and 9.9%). It is also substantially short of the level of need identified in the Council's Supplementary Planning Guidance. One reason for this is that of all the completions (306 net) some 115 dwellings were on sites that were below the size threshold above which affordable dwellings could be sought (1Ha or more in size or would yield 25 or more dwellings). The Government has proposed reducing the threshold to 0.5Ha or a yield of 15 or more dwellings. Whilst such a change would bring more sites within the threshold whereby affordable housing could be sought, in this particular instance its impact would be limited because of the 115 dwellings referred to above some 107 were on sites below this revised threshold (94 dwellings on small sites (i.e. less than 10 dwellings), 13 dwellings on large sites).

3.15

INDICATOR	Housing completions by type and size			
TYPE OF INDICATOR	Local			
TARGET	None			
RESULT	Property type	No of dwellings	Percent	Change from longer term trend
	1 bed	2	0.7	↑
	2 bed	23	7.5	↑
	3 bed	90	29.4	↓
	4+ bed	123	40.2	↓
	1 bed affordable	0	0	↓
	2 bed affordable	4	1.3	↓
	3 bed affordable	21	6.9	↑
	1 bed flat	15	4.9	↑
	2 bed flat	22	7.2	↑
	others	6	2	↑

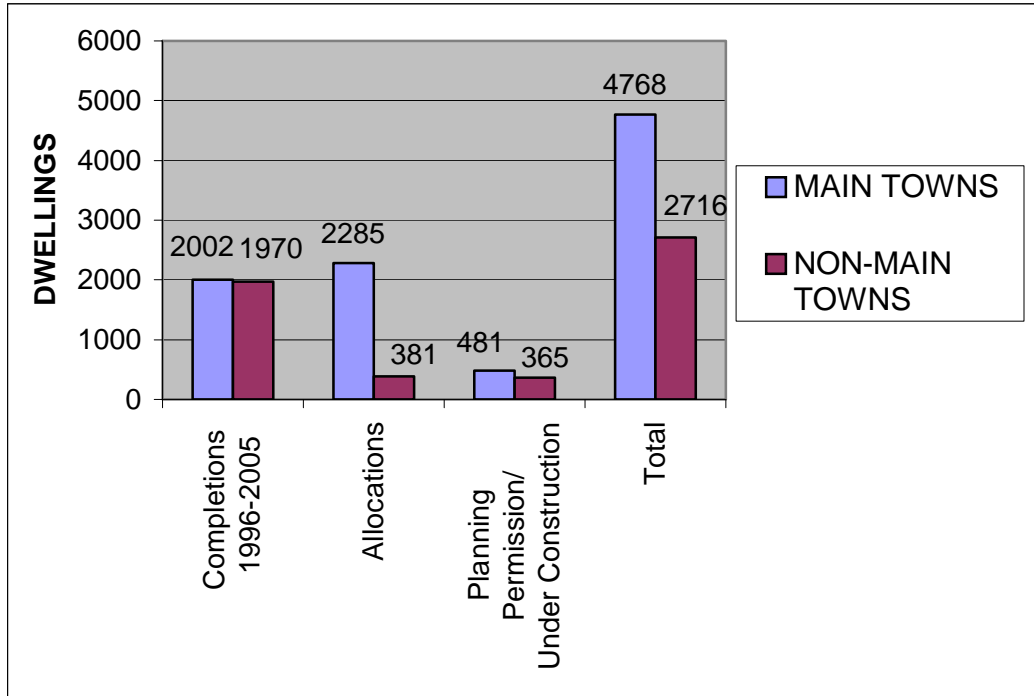
Commentary

3.15.1 The figures for 2004/05 generally reflect the longer-term trend towards smaller dwellings. In particular the percentage of 4+ bed dwellings has decreased from a high of 62% in 2000/01. The percentage of completions of flats has increased from 4.3% in 2000/01 to 12.1%, although this is a slight reduction from 2003/04 (14%).

3.16

INDICATOR	Housing completions by location
TYPE OF INDICATOR	Local

Figure 1-Housing completions by location



Commentary

3.16.1 The strategy of the adopted Structure Plan is to concentrate most development in the Main Towns of Coalville and Ashby de la Zouch.

3.16.2 From the figures above it is clear that overall this is being satisfied in all of the categories. However, there is concern that these figures hide a potential issue in respect of completions and planning permission on small sites (i.e. those of less than 10 dwellings). The latest figures show that of 169 dwellings with planning permission on small sites some 104 dwellings were outside of the main towns. Furthermore, of all completions on small sites since 1996 (760 dwellings) some 70% (532 dwellings) have been outside of Coalville and Ashby de la Zouch. This is clearly contrary to the aims of the Structure Plan. Furthermore, it is contrary to the Council’s recently adopted policy in respect of housing land release, Policy H4/1. Further, more detailed work beyond the scope of this AMR is required on this issue.

Action

3.16.3 A further report will be submitted to the Council’s Performance Monitoring Board in respect of the issue of development on small sites outside of Coalville and Ashby de la Zouch.

Contextual indicators

3.17	INDICATOR	RESULT				
	Vacant dwellings by tenure	Private sector	Registered Social Landlords	Local Authority	Total	
	No of dwellings	32211	1634	4603	38347	
	Number vacant	1113	21	51	1185	
	% vacant	3.45	1.29	1.11	3.1	
	House prices by dwelling type	Detached	Semi-detached	Terraced	Flat	Overall
		£231523	£134505	£107440	£151237	£168739
	Average household income	District - £32,100 Highest - £43344 (Ashby Castle) Lowest - £25,311 (Greenhill)				
	Population size and age structure	Age	Number	Percent		
		Total	88300			
		0-14	16300	18.5		
		15-19	5100	5.8		
		20-29	8700	9.9		
		30-44	20500	23.2		
		45-59	18700	21.2		
		60-74	12400	14		
		75+	6700	7.6		
	Population change	2003 – 87500 2004 – 88300 Percentage change - +0.9%				
C	Ethnic composition	Ethnic Group	Percentage			
		White	98.8			
		Mixed	0.5			
		Asian or Asian British	0.4			
		Black or Black British	0.09			
		Chinese	0.13			
		Other ethnic group	0.10			

Commentary

Vacancy rates

3.17.1 The current vacancy rate is below that assumed by the adopted Structure Plan (3.2%) and the 2001 Census (3.6%). The reduction is in line with the Regional Spatial Strategy which is seeking to achieve a

reduction of 0.5% from 2001. Of the 1185 dwellings identified as being vacant some 846 (71.4%) have been vacant for more than 6 months.

House Prices

3.17.2 Overall house prices increased by 23% over the period, compared to 10% in England and Wales and 13.1% in the East Midlands. Actual prices are below those for England and Wales (92% of England and Wales) but above those for the East Midlands (112%).

EMPLOYMENT

3.18	INDICATOR	Amount of floorspace developed for employment by type	
	TYPE OF INDICATOR	Core (1a)	
	TARGET	None.	
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)
	B1	136	
	B12	2237	
	B128	7092	
	B18	0	
	B2	1621	
	B28	5811	
	B8	0	
	TOTAL	16897	

O

Commentary

3.18.1 Historically the Council has monitored starts in terms of site area as opposed to completions in terms of floorspace. Therefore, it is not possible to make any comparisons with previous figures. Further information in respect of starts is set out below in paragraph 3.23. In compiling this indicator a key problem encountered is that a considerable number of permissions are for B1, 2 or 8 uses. This approach gives the developer maximum flexibility in terms of attracting prospective businesses. However, when such sites are developed it is not always clear as to which Use Class the development falls within. Thus it has not been possible to breakdown the B1, 2,8 developments any further. As a result they account for nearly 50% of all completions in floorspace terms.

Action

3.18.2 As part of future AMRs the Council will seek to establish a methodology for breaking down all completions into a single Use Class as far as possible.

3.19	INDICATOR	Amount of floorspace developed for employment by type, in employment or regeneration areas	
	TYPE OF INDICATOR	Core (1b)	
	TARGET	None.	
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)
		B1	0
		B12	2237
		B128	7092
		B18	0
		B2	1621
		B28	5811
		B8	0
		TOTAL	16761

C
Commentary

3.19.2 Having regard to the definition of employment area that has been assumed for this indicator (see Monitoring Framework at Appendix 1) it can be seen that with one minor exception all of the completions have been within such areas. This suggests that there is little 'windfall' development in respect of employment land and emphasises the importance of employment areas in ensuring an adequate supply of employment land.

3.20	INDICATOR	Amount of floorspace by employment type, which is on previously developed land		
	TYPE OF INDICATOR	Core (1c)		
	TARGET	None.		
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)	PERCENT
		B1	136	100
		B12	0	0
		B128	1254	17.7
		B18	0	0
		B2	1621	100
		B28	836	14.4
		B8	0	0
		TOTAL	3847	22.8

Commentary

3.20.1 Unlike housing development there is currently no national target for the amount of employment development taking place on previously developed land. Historically a considerable amount of employment development that has taken place in the District has taken place on previously developed land, in particular utilising a number of former minerals sites. However, there are few such sites that now remain to be developed.

3.21	INDICATOR	Employment land available by type	
	TYPE OF INDICATOR	Core (1d)	
	TARGET	None.	
	RESULT	USE CLASS	AREA (HA)
		B1	27.52
		B12	4.87
		B128	61.5
		B18	4.68
		B2	0
		B28	5.01
		B8	46.1
		TOTAL	149.68

Commentary

3.21.1 As already noted it is common for developers to seek permission for a range of uses which fall within the B Use Class. This is reflected in the figures above. The open-ended nature of these permissions makes it difficult to assess whether there is a balance of uses in terms of permissions. The figure in respect of B8 use largely relates to the Regional Storage and Distribution Centre at Castle Donington (about 40Ha).

3.22

INDICATOR	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area		
TYPE OF INDICATOR	Core (1e)		
TARGET	None.		
RESULT	USE CLASS	WITHIN EMPLOYMENT AREA (HA)	WITHIN DISTRICT (HA)
	B1	0	0
	B12	0.68	0.68
	B128	0	0
	B18	0	0
	B2	0.97	0.97
	B28	6.41	6.41
	B8	0	0
	TOTAL	8.06	8.06

INDICATOR	Amount of employment land lost to residential development		
TYPE OF INDICATOR	Core (1f)		
TARGET	None.		
RESULT	USE CLASS	WITHIN EMPLOYMENT AREA (HA)	WITHIN DISTRICT (HA)
	B1	0	0
	B12	0.68	0.68
	B128	0	0
	B18	0	0
	B2	0.97	0.97
	B28	6.41	6.41
	B8	0	0
	TOTAL	8.06	8.06

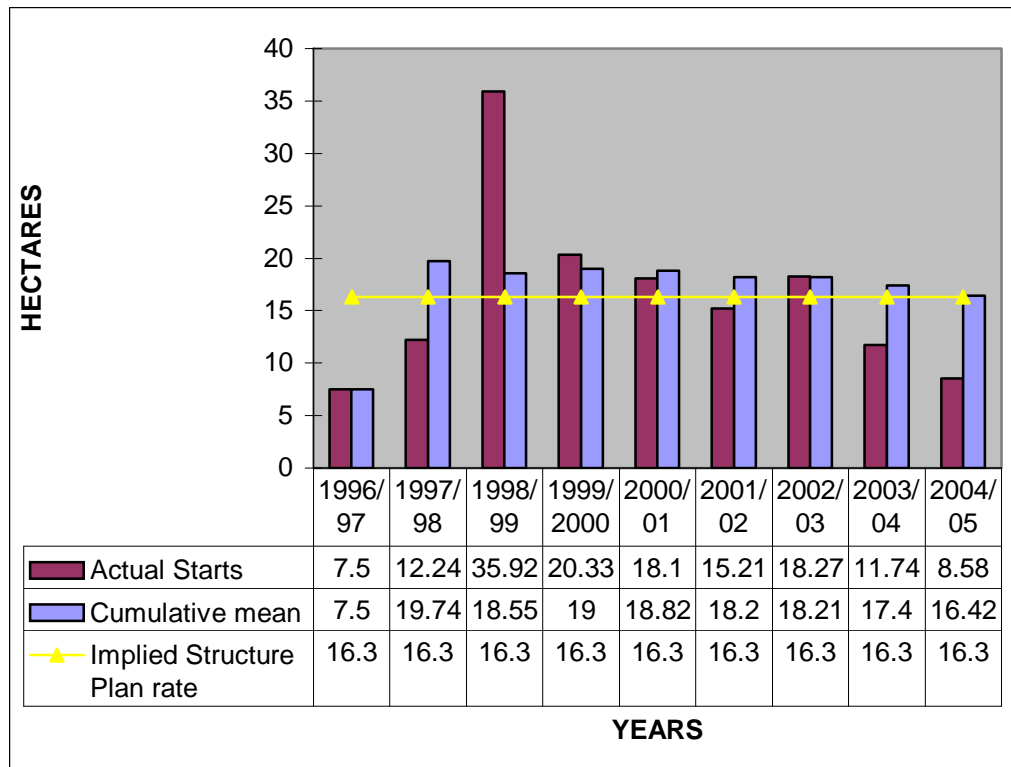
Commentary

3.22.1 A report to the Council's Performance Monitoring Board noted that over the period 1996-2005 some 16.05Ha of employment land was lost to residential development. The figure for 2004/05 represents 50% of these losses and is the single biggest annual loss. The majority of the land lost in 2004/05 can be attributed to one site (Cropston Drive Coalville) measuring 6.41Ha.

3.23

INDICATOR	Employment land starts compared to adopted Structure Plan
TYPE OF INDICATOR	Local

Figure 2 - Employment land starts compared to adopted Structure Plan



Commentary

3.23.1 The start rate over the period 1996-2004 is slightly above the implied rate in the Structure plan. However, the actual rate for 2004-05 shows a significant decrease from that achieved in 2003-04 and is the second year in succession that there has been a reduction in the start rate. This is probably a reflection of a downturn in the economy generally rather than a reflection in respect of any local issues relating to supply. The Council’s Employment Land Study undertaken in late 2004/early 2005 suggested that in general terms that there was sufficient land available.

3.23.2 Having regard to the supply figures identified in 3.21 (149.68) and the average start figure identified above (16.42) there is sufficient land for about 9 years, thus negating the need to release any additional land at the present time.

3.24	INDICATOR	Employment land provision by location
	TYPE OF INDICATOR	Local

	MAIN TOWNS (HA)	NON-MAIN TOWNS (HA)	TOTAL
Starts 1 April 1996 – 31 March 2005	89.31 (60.3%)	58.83 (39.7%)	148.14
Permissions at 31 March 2005	32.29 (30.1%)	75.06 (69.9%)	107.35
Allocations at 31 March 2005	15.07 (42.2%)	20.66 (57.8%)	35.73
Total	136.67 (46.9%)	154.55 (53.1%)	291.22

Commentary

3.24.1 The strategy of the adopted Structure Plan is to concentrate most development in the Main Towns of Coalville and Ashby de la Zouch. The above figures show that this is the case with development that has started since 1996. However, in respect of permissions, allocations and overall provision there is an imbalance towards non-main towns. This is primarily as a result of the Regional Storage and Distribution Centre at Castle Donington and Pegasus Business Park, both specific strategic requirements of the previous Structure Plan. It suggests however, that this imbalance will need to be addressed as part of the local Development Framework.

Contextual indicators

3.25	INDICATOR	RESULT	
	Unemployment rate and change 2004/05	Year	Rate
		2004	1.3
		2005	1.2
		change	-0.1
		Biggest decrease – Measham (-0.5%)	
		Biggest increase – Whitwick/Thringstone (+0.4%)	

Commentary

3.25.1 The decrease district wide in unemployment is consistent with that achieved nationally and regionally and represents a continuation of recent trends.

CENTRAL AREAS AND RETAILING

3.26	INDICATOR	Amount of completed retail, office and leisure development	
	TYPE OF INDICATOR	Core (4a)	
	TARGET	None.	
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)
		B1a	136
		A1	0
		A2	0
		D2	0
		TOTAL	136

Commentary

3.26.1 There has over recent years been little pressure for new retail development within the District. This is reflected in the above figures. However, it is acknowledged that there are some gaps within the existing monitoring information system in respect of both retail and leisure development.

Action

3.26.2 The Council will establish an appropriate mechanism to allow reporting on this indicator in future AMRs.

3.27	INDICATOR	Percentage of completed retail, office and leisure development in town centres	
	TYPE OF INDICATOR	Core (4b)	
	TARGET	None.	
	RESULT	0	

C

Commentary

3.27.1 The single development identified under core indicator 4a above was for the conversion of a redundant rural building to an office use. As such it complied with the advice on Planning Policy Statement 7 and Local Plan Policy E24 It thus does not represent a departure from the advice in Planning Policy Statement 6 (Planning for Town Centres).

3.28	INDICATOR	Villages without shopping provision			
	TYPE OF INDICATOR	Local			
	TARGET	None.			
	RESULT	Appleby Parva Blackfordby Diseworth Isley Walton Normanton le Heath Sweepstone	Acresford Charley Donisthorpe Lockington Osgathorpe Tonge	Bardon Chilcote Griffydam Lount Snarestone Wilson	Battram Coleorton Hemington Newbold Staunton Harold

Commentary

3.28.1 The Council has monitored the provision of food shopping outside of Coalville and Ashby de la Zouch since 2000. There has been no change since the 2004 Monitoring Report.

Contextual indicators

3.29 The District Council commissioned Roger Tym and Partners to undertake a retail capacity study in late 2004 as part of the evidence base for the LDF. It also included health checks for Ashby de la Zouch, Coalville, Castle Donington, Ibstock and Measham. In addition, a monitoring framework was required to guide the future monitoring of retail issues. The following indicators are taken from this framework. However, there are a number of other areas recommended in the framework which have not been included in this AMR for a variety of reasons including resource issues. Consideration will be given to including these as part of future AMRs.

INDICATOR	RESULT			
Proportion of vacant street level property in town and local centres	Location	Rate		
	Ashby de la Zouch	6.4%		
	Coalville	9.7%		
	Castle Donington	5.4%		
	Ibstock	N/A		
	Measham	10.9%		
	Great Britain	10.6%		
Diversity of uses	Location	Convenience Goods Outlets (%)	Comparison Goods Outlets (%)	Service Uses (%)
	Ashby de la Zouch	8.9	50.3	33.1
	Coalville	9.7	46	34.1
	Castle Donington	5.4	21.4	35.7
	Ibstock	12.8	23.4	38.3
	Measham	10.9	23.9	23.9
	Great Britain	9.4	48.2	30.3
	Retail yields in main towns	Town	Yield	
Ashby de la Zouch		8.50		
Coalville		8.50		
Zone A shopping rents	Town	Rate		
	Ashby de la Zouch	£35 per sq ft		
	Coalville	£45 per sq ft		

Commentary

3.29.1 In general terms the Tym's report found that the principal shopping areas in the district were relatively healthy, although there is room for improvement, especially in Coalville. The above figures demonstrate that vacancy rates are below the national average whilst there is a reasonable diversity of uses within the established centres.

Action

3.29.2 Consider how existing gaps in information can be addressed to extend the range of contextual indicators as suggested by the Tym's report.

LEISURE AND TOURISM

3.30	INDICATOR	Percentage of eligible open spaces managed to green flag award standard
	TYPE OF INDICATOR	Core (4c)
	TARGET	None.
	RESULT	None available

Commentary

3.30.1 There are currently no open spaces within the district which have received the green flag award nor has any assessment been undertaken as to whether any open space would be eligible for such an award. The Council has commissioned an audit of open space, sport and recreation facilities in accordance with Planning Policy Guidance 17.

3.31	INDICATOR	Area of playing fields lost to development
	TYPE OF INDICATOR	Local
	TARGET	None.
	RESULT	None

4 IMPLEMENTATION OF POLICIES

- 4.1 Paragraph (4) of the Regulations requires that the AMR should identify those policies which are not being implemented, the reasons for this and the steps to be taken to ensure that the policy is implemented. The Regulations do not specify what is meant by “implementation” but it is assumed to mean whether a particular policy has been used in making a planning decision as well as whether the actual provisions of any particular policy are being applied in accordance with the policy.
- 4.2 As already noted it is not intended to assess those policies that are currently being reviewed as part of either the Core Strategy DPD or Development Control Policies DPD.
- 4.3 In undertaking this assessment a number of difficulties have arisen such that it has not been possible to totally comply with the requirements.
- 4.4 The principal difficulty that has arisen is in respect of identifying whether a particular policy has been used or not. It is relatively straightforward to identify all those policies which have been used as a reason for refusing planning applications. Similarly it has been possible to interrogate the Council’s computerised system to identify planning applications which have been withdrawn and the reasons for this. However, the computerised system does not allow for interrogation of approvals, such that the policies which have been taken into account in the decision making process can be readily identified. It is considered that an appropriate manual system can be established to overcome this problem in future AMRs.
- 4.5 In addition, it should be appreciated that the Local Plan policies may be referred to in dealing with the many informal enquiries received by the Council. The Council’s response to such inquiries may influence whether an application is submitted or the final content of any application. Thus in these instances it can be said that a policy has been implemented. However, once again it has not been possible to identify which policies have been used in this way.
- 4.6 Having regard to these factors the following table identifies the saved policies and which ones have been implemented (Y). In respect of the remaining policies the majority of these are identified as ‘not known’ (NK) because it cannot be concluded with any certainty that a policy has not been implemented. In respect of those identified as ‘no’ in both cases this is because there have been no planning applications submitted within the time period which related to the policies concerned but it is not considered that the policies need amending at this time.

Table 1 – Implementation of Local Plan saved policies

Policy	Title	Used?
Environment		
E10	Conservation Areas: Development	Y
E11	Conservation Areas: Demolition	NK
E12	Conservation Areas: Shopfronts	NK
E13	Listed Buildings: Demolition	NK
E14	Listed Buildings: Change of Use	NK
E15	Listed Buildings: Alterations and Extensions	NK
E16	Listed Buildings: Setting	Y
E17	Historic Byways	NK
E18	Historic Parks and Gardens	NK
E19	Archaeology	NK
E20	Green Wedge	Y
E21	Separation of Settlements	NK
National Forest		
F1	General Policy	NK
F2	Tree Planting	NK
F3	Landscaping and Planting	NK
F4	Management	NK
F5	Forest Related Development	NK
F6	Re-Use and Adaptation of Rural Buildings	NK
Transport		
T18	East Midlands Airport	NK
T19	East Midlands Airport - Public Safety Zones (Alteration No.2)	NK
T20	East Midlands Airport - Public Transport	NK
Housing		
H4/1	Housing Land Release (Alteration No.3)	Y (see 3.16)
H6	Housing Density (Alteration No.1)	Y
H7	Housing Design (Alteration No.1)	Y
Central Areas and Retailing		
R2	Belvoir Shopping Centre	No
R3	Acceptable Uses in Town Centres	NK
R4	Acceptable Uses in Town Centre Core Areas	NK
R5	Financial and Professional Services in Core Areas	NK
R6	Window Display Frontages in North Street and South Street, Ashby-de-la-Zouch	NK
R7	Other Retail Uses	NK
R8	Potential Redevelopment Areas	NK

R9	Pedestrian Facilities	NK
R10	Bridge Road Link	No
R11	Outer Area of Coalville Town Centre	NK
R12	Town Centre Services	NK
R13	Town Centre Services	Y
R14	Town Centre Services	NK
R15	Town Centre Services	NK
R16	Use of Upper Floors	NK

- 4.7 As already noted (paragraph 3.16) there is some concern regarding the amount of development that has taken, or may take, place on small sites outside of the main towns, contrary to both the Structure Plan and policy H4/1. This will be the subject of a more detailed assessment.

5 LOCAL DEVELOPMENT SCHEME

- 5.1 The Local Development Scheme (LDS) came into effect on 21 June 2005. This is outside of the reporting period of this AMR. As at 31 March 2005 (i.e. the end of the reporting period) the Council had submitted its proposed LDS to the Government Office for the East Midlands. However, this indicated that work on the Local Development Framework was not scheduled to commence until May 2005, again outside of the reporting period. As such, therefore, there is nothing to report upon in respect of the LDS in this AMR.
- 5.2 It should be noted that it is anticipated that the milestones for 2005/06 are on track. However, the scheduled programme for 2006/07 is almost certain to be subject to slippage. This is primarily due to the departure of two planning officers (out of a total of 3 ½ dealing with the LDF) one of whom had largely been responsible for the Strategic Environmental Assessment/Sustainability Appraisal element of the work undertaken so far. It will thus be necessary to review the LDS. In order that a realistic assessment can be made about the future programme it is considered that such review should not take place until the Planning Policy section is fully staffed.

APPENDIX 1
MONITORING FRAMEWORK

Type of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
Environment				
Core (8)	Change in areas and populations of bio diversity importance, including: (i) change in priority habitats and species by type: and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	As Annex B of LDF Monitoring Good Practice Guide.	None	Policies E25, E26 and E27.
Core (7)	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	As Annex B of LDF Monitoring Good Practice Guide.	Environment Agency schedule of objections and Council's register of planning decisions.	Policies E30 and E31.
Core (9)	Renewable energy capacity installed by type.	As Annex B of LDF Monitoring Good Practice Guide.	Council's register of planning decisions.	Policy E38.

Type of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
Environment				
Local (Regional Spatial Strategy)	Number of properties at 1% flood risk	Areas within 1% annual probability of flooding as defined by the Environment Agency.	Sustainability Appraisal and Strategic Environmental Assessment - Scoping Report 2005	Policy E30
Contextual	Number of area quality management areas		Environmental Protection records	Policy E42
Contextual	Amount of vacant and derelict land and buildings	As defined in National Land Use Database	National Land Use Database	Policy E36
Transport				
Core (3a)	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	As Annex B of LDF Monitoring Good Practice Guide.	Council's register of planning decisions.	Policy T8
Core (3b)	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major retail centre.	As Annex B of LDF Monitoring Good Practice Guide.	Council's housing land database and information on bus services.	None

Type of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
Transport				
Contextual	Mode of travel to work	As at and defined in 2001 Census	2001 Census	
Contextual	Average distance travelled to work	As at and defined in 2001 Census	2001 Census	
Housing				
Core (2a)	Housing trajectory	As Annex B of LDF Monitoring Good Practice Guide.	Council's housing land database	None
Core (2b)	Percentage of new and converted dwellings on previously developed land	As Annex B of LDF Monitoring Good Practice Guide.	Council's housing land database	None
Core (2c)	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) Above 50 dwellings per hectare	As Annex B of LDF Monitoring Good Practice Guide.	Council's housing land database	Policy H6

Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Housing				
Core 2(d)	Affordable housing completions	As Annex B of LDF Monitoring Good Practice Guide.	Council's housing land database	Policy H8
Local	Housing completions by type and size	Net completions. Longer term trend is for 1999-2004	Council's housing land database	None
Local	Housing completions by location	Net completions Main towns as defined in adopted Leicestershire, Leicester and Rutland Structure Plan.	Council's housing land database	Structure Plan Strategy Policy 2a
Contextual	Vacant dwellings by tenure		District Council housing returns to ODPM	None
Contextual	House prices by dwelling type		Land Registry	None
Contextual	Average household income		Leicestershire Online Research Atlas (LSORA) – based on 2005 CACI figures	None
Contextual	Population size and age structure	Mid year estimates for 2003 and 2004	Office for National Statistics/NOMIS	None
Contextual	Population change	Mid year estimates for 2003 and 2004	Office for National Statistics/NOMIS	None

Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Housing				
Contextual	Ethnic composition	As at and defined in 2001 Census	2001 Census	None
Employment				
Core (1a)	Amount of floorspace developed for employment by type	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None
Core (1b)	Amount of floorspace developed for employment by type, in employment or regeneration areas	As Annex B of LDF Monitoring Good Practice Guide. Employment area is any area specifically identified as being subject to an employment policy in the adopted Local Plan. This includes areas to be protected for employment uses (Policy J10) as well as sites allocated for development.	Council's employment land database	None
Core (1c)	Amount of floorspace by employment type, which is on previously developed land	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None
Core (1d)	Employment land available by type	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None

Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Employment				
Core (1e)	Losses of employment land in (i)employment/regeneration areas and (ii) local authority area	As Annex B of LDF Monitoring Good Practice Guide. Employment area is any area specifically identified as being subject to an employment policy in the adopted Local Plan. This includes areas to be protected for employment uses (Policy J10) as well as sites allocated for development.	Council's employment land database	None
Core (1f)	Amount of employment land lost to residential development	As Annex B of LDF Monitoring Good Practice Guide. Employment area is any area specifically identified as being subject to an employment policy in the adopted Local Plan. This includes areas to be protected for employment uses (Policy J10) as well as sites allocated for development.	Council's employment land database	None
Local	Employment land starts compared to adopted Structure Plan	Measured in hectares.	Council's employment land database	Structure Plan Employment Policy 1
Local	Employment land provision by location		Council's employment land database	Structure Plan Strategy Policy 2a

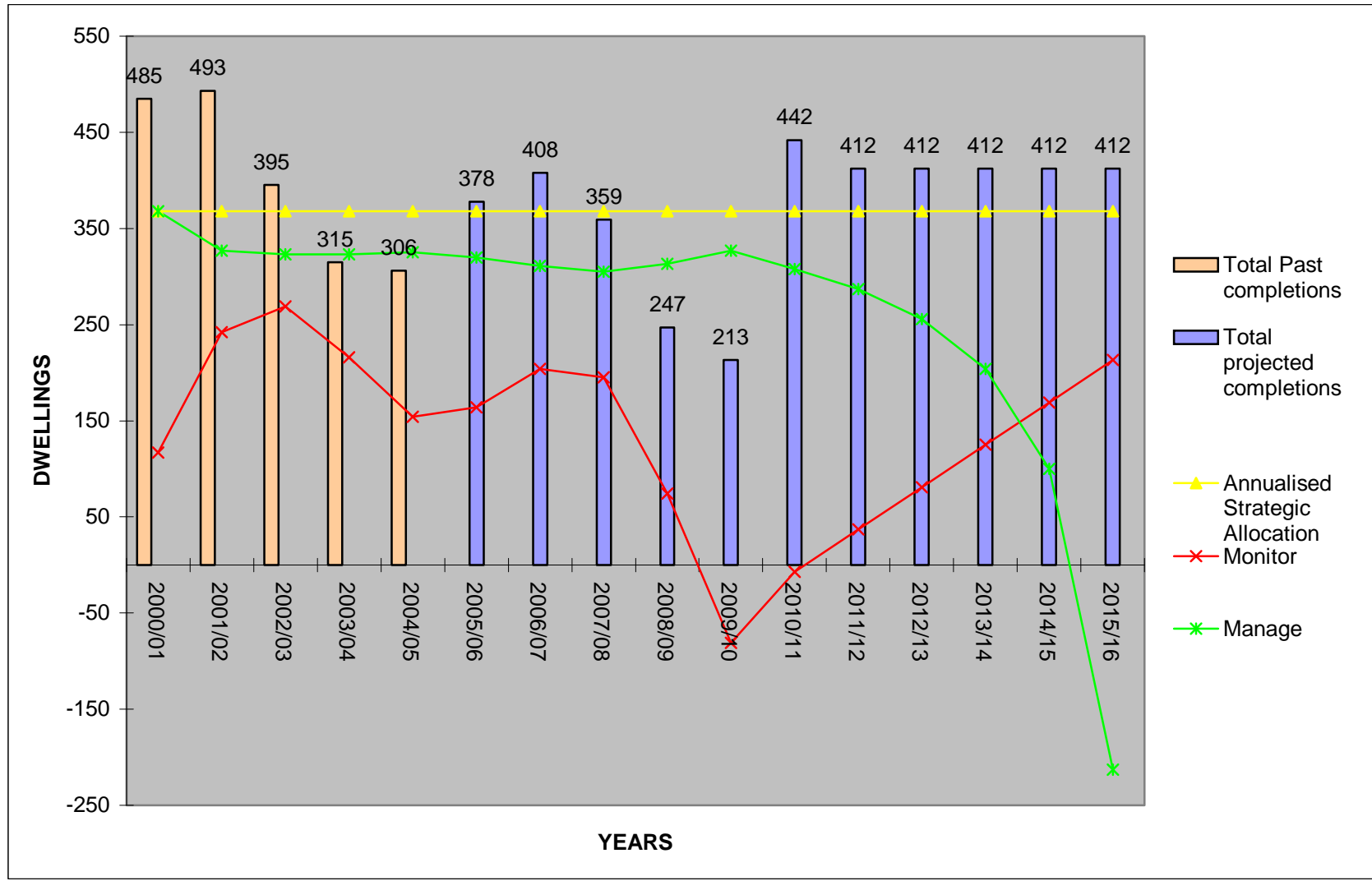
Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Employment				
Contextual	Unemployment rate and change	Unemployment rate as at April 2004 and March 2005	LSEP	
Central Areas and Retailing				
Core (4a)	Amount of completed retail, office and leisure development	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None
Core (4b)	Percentage of completed retail, office and leisure development in town centres	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None
Local	Villages without shopping provision/number of households within a food desert		Council's records	None
Contextual	Proportion of vacant street level property in town and local centres	Town centres as defined by GOAD. Local Centres as defined in Local Plan	Retail Capacity Study	None
Contextual	Diversity of uses in town and local centres	Town centres as defined by GOAD. Local Centres as defined in Local Plan	Retail Capacity Study	None
Contextual	Rental yields in main towns		Retail Capacity Study	None
Contextual	Zone A shopping rents		Retail Capacity Study	None

Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Leisure and Tourism				
Core (4c)	Percentage of eligible open spaces managed to green flag award standard	As Annex B of LDF Monitoring Good Practice Guide.		None
Local	Area of playing fields lost to development	Playing fields as identified under Policy L14	Council records	Policy L 14

APPENDIX 2
HOUSING TRAJECTORY

Housing trajectory – basis of figures used.

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past completions - allocated sites	309	307	245	144	140											
Past completions - Unallocated sites	176	186	150	171	166											
Projections - committed sites						219	195	146	34	0						
Projections - allocated sites											229	229	229	229	229	229
Projections - Unallocated sites						159	213	213	213	213	213	183	183	183	183	183
Total Past completions	485	493	395	315	306											
Total projected completions						378	408	359	247	213	442	412	412	412	412	412
Cumulative completions	485	978	1373	1688	1994	2372	2780	3139	3386	3599	4041	4453	4865	5277	5689	6101
Annualised Strategic Allocation	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368
Monitor	117	242	269	216	154	164	204	195	74	-81	-7	37	81	125	169	213
Manage	368	327	323	323	325	320	311	305	313	327	308	287	256	204	100	-213



Source of data and assumptions

Past completions – this information is taken from previous Local Plan Monitoring reports.

Projections committed sites – this information is taken from that previously published by the Council in July 2005 in respect of the consultation in on the proposed Supplementary Planning Document in respect of Housing Land Release. Copies of this can be viewed at www.nwleics.gov.uk/development_planning.

Projections allocated sites – For the purposes of this trajectory it has been assumed that the average development rate achieved on such sites over the period 2000 – 2005 (229 dwellings per annum) will be achieved for the period 2010-16. It is not considered appropriate to make an allowance for allocations being developed prior to 2010 as this matter is to be resolved through the proposed Supplementary Planning Document in respect of housing land release.

Projections unallocated sites – This information comprises assumed completions on small sites together with sites identified in the Urban Capacity study. A small sites allowance of 62 dwellings per annum as per the consultation document referred to above is made. In respect of Urban Capacity Sites the study identified that there was potential for 97 dwellings up to 2006, 753 dwellings for 2006-11 and 606 dwellings for 2011-16. These figures were pro-rated to provide annual figures (97 for 2005/06, 151 for 2006/11 and 121 for 2011/16) which were then added to the small sites figure to provide an overall annual figure for unallocated sites ($97+62 = 159$ for 2005/06; $151+62 = 213$ for 2006/11; $121+62 = 183$ for 2011/16).