

ANNUAL MONITORING REPORT 2005/06

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EXECUTIVE SUMMARY

INDICATORS

- A number of gaps in the 2005 AMR either have been or are being addressed.
- Generally unfavourable conditions on many Sites of Special Scientific Interest.
- Majority of large scale residential developments within 30 minutes public transport time of major public facilities.
- Increased housing build rate for first time since 2001/02.
- Shortfall in housing provision forecast for the period after 2006/07. Issue to be addressed as part of forthcoming Supplementary Planning Document.
- Continued development on previously developed land above Government targets and in line with Best Value Performance Plan.
- Marked improvement from 2005 AMR in respect of density of new housing development being achieved. Majority of new housing development at more than 30 dwellings per hectare.
- Affordable housing completions continue to be below the need identified in adopted Supplementary Planning Document.
- Increase in number of 1 and 2 bed properties being built, including flats, and a decrease in 4 bed properties.
- Continuing concerns in respect of the location of development on small sites compared to established strategic and local policies.
- Decrease in house prices of about 8%.
- Ongoing concerns in respect of employment land in terms of being able to define accurately use class of particular developments.
- Employment development on previously developed land was 14.5%, down from 23% in 2005.
- About 142Ha of employment land available. Based on current build rates sufficient for about 9 years.
- No employment land lost to other uses in 2005/06.
- Continued fall in employment land starts and cumulative starts fallen below strategic requirements.
- Increase in unemployment rate of 0.5%.

LOCAL DEVELOPMENT SCHEME

- Production of Core Strategy and Development Control Policies Development Plan Document, together with two Supplementary Planning Documents, have missed milestones in approved Local Development Scheme due to resource issues and the need to re-assess the evidence base as a result of Inspector's decisions on other Local Planning Authorities LDFs.

IMPLEMENTATION OF POLICIES

- Comprehensive assessment of use of Local Plan policies undertaken.
- Majority of policies are being used (102 out of 160).
- Of those policies not being used (58), majority (32) were proposed to be considered for deletion in Council's approved Local Development Scheme.

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 This is the second AMR produced to meet the Regulations, although the council has produced an annual Local Plan Monitoring report 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 There are 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, the Council is required to report on a number of core indicators. In addition, it is expected that local indicators will also be developed, principally as part of the Council's Local Development Framework. **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 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.
- 2.6 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

- 2.7 A Monitoring Framework has been developed to provide a structure for reporting on the monitoring work undertaken. This will change and develop over the coming years as various elements of the Council's Local Development Framework are put in to place.
- 2.8 The adopted North West Leicestershire Local Plan does not include any targets or indicators. However, in addition to the core indicators referred to earlier a number of local and contextual indicators have been developed. For this AMR two new local indicators have been included in respect of Housing (Housing Development on Urban Capacity Sites and Housing completions on small sites).
- 2.9 Apart from the various components of the Local Development Framework, future indicators will also be developed as part of the Strategic Environmental Assessment and Sustainability Appraisals of the various developments plan documents.
- 2.10 An outline of the 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 AMR 's.
- 2.11 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.

Local Development Scheme

- 2.12 The Local Development Regulations 2004 require that the AMR report on the progress towards implementing the Council's approved Local Development Scheme (LDS). This is dealt with in Section 4. However, in summary there has been slippage against the various components of the LDF, primarily due to on going resource issues and the need to re-assess the evidence base following Inspector's decisions at the Lichfield and Stafford LDF's.

Implementation of policies

- 2.13 The Regulations also 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 LDS identifies how it was intended to treat the existing adopted Local Plan policies. In many instances it was proposed that they be reviewed as part of specific Development Plan Documents (DPD'S) (e.g. Core Strategy). It was proposed that a number of other policies (about 40) be saved beyond three years (i.e. the period from commencement of the Planning and Compulsory Purchase Act over which all policies are 'saved').

- 2.15 The 2005 AMR only reported upon those policies which it was intended to save. For this AMR a more detailed assessment has been carried out in respect of all policies in the Local Plan. This is partly due to the slippage that has occurred in respect of the production of DPD's such that it is now considered likely that a greater number of policies will be sought to be saved than was originally envisaged.

Resourcing

- 2.16 The AMR is the responsibility of the Planning Policy and Regeneration Section which is part of the Planning and Development Department. At the beginning of the reporting period the Planning Policy aspect of the section comprised of:

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

- 2.17 However, late in 2005 both of the Planning Officer posts became vacant. An initial attempt to fill the posts was unsuccessful. Proposals were put forward for a minor restructure of the section. However, as part of the Council's internal restructuring that has taken place it was decided that these proposals had to be considered as part of the review of the Planning and Environment Directorate, within which Planning and Development sits. The Council's Executive Board of 27 June 2006 considered a report on this Service Review. As a result the Planning Policy aspect of the section now comprises of:

Section Head (50% of time)
Planning Policy Team Leader
Senior Planning Officer
Graduate Trainee
Monitoring Assistant

- 2.18 There has thus been no increase in the staffing levels but it is hoped that the inclusion of another more senior post will make it easier to attract experienced personnel. At the time of preparing this report the post of Graduate Trainee had been filled but at the expense of the Monitoring Assistant post. As a result two vacancies remain to be filled.
- 2.19 To assist with maintaining progress against the LDS, consultants have been engaged on a short term basis to undertake specific areas of work. This has included appointing consultants to take forward the Development Control Policies Development Plan Document to preferred options stage. However, this has not compensated totally for the officer time lost resulting from the vacancies, and it is estimated that to date one working year has been lost. It is hoped to address some of the difficulties currently experienced in Planning Policy through next year's budget process.
- 2.20 However, as a result of these difficulties it will be necessary to undertake a comprehensive review of the LDS.

- 2.21 The resource issues associated with the Local Development Framework and its monitoring will be kept under review as the production of the various DPD's proceed.

FORMAT OF AMR

- 2.22 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 deals with progress towards meeting the Local Development Scheme and
 - Section 5 considers the implementation of policies.
- 2.23 Future AMRs may adopt a different approach as the LDF develops.

3 ANALYSIS OF POLICY PERFORMANCE

3.1 The indicators, whether core, local or contextual, are grouped by them in accordance with the adopted Local Plan. Unless otherwise stated all of the indicators are for the reporting period of 1 April 2005 to 31 March 2006. The Monitoring Framework at Appendix 1 identifies to which Local Plan policies each of the indicators relates.

ENVIRONMENT

3.2

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	Condition of Sites of Special Scientific Interest				
Condition	NWL Area (Ha)	% NWL	% Leics	% East Midlands	% UK
Favourable	152.45	24	22.28	45.32	45.12
Unfavourable recovering	219.7	34.57	44.98	23.22	27.59
Unfavourable no change	150.47	23.68	24.22	11.08	18.2
Unfavourable declining	104.98	16.52	8.3	20.36	9.02
Destroyed	7.84	1.23	0.23	0.02	0.07
Total	635.44	100			

Source: Natural England

International Sites

3.2.1 Within the district there is one Special Area of Conservation (SAC) designated in accordance with the Habitats Regulations 1994 of the European Commission. This is the River Mease. The latest information available from Natural England suggests that its condition is unfavourable, but no change.

National Sites

- 3.2.2 Information has been obtained from Natural England (formally English Nature) in respect of the condition of Sites of Special Scientific Interest (SSSI) (it should be noted that this includes the River Mease which is a SSSI as well as an SAC). This is set out above. Future AMR's will use this information in order that the condition of SSSI's can be tracked.
- 3.2.3 At the present time it is apparent that generally speaking the condition of the 17 designated sites within the District is not as good as across Leicestershire, the East Midlands or the rest of the country. However, over half of the area (372.15Ha or 57.6%) of the designated sites is either in good condition or improving. This is in line with the Government's Public Service Agreement (PSA) target to have 95% of SSSI area in favourable or recovering condition by 2010, although this is still behind comparable figures for the County (67.26%), region (68.54%) and England (72.71%).
- 3.2.4 In respect of the area recorded as having been destroyed this relates to a site at Dimminsdale (on the border with South Derbyshire) where the mine that occupied the site has collapsed. Denotification has been recommended for the geological interest of this area of the site but has yet to be confirmed.

Local Sites

- 3.2.5 The 2005 AMR noted that the District Council held a limited amount of information in respect of bio diversity issues, particularly those at a local level. To help address this information gap the Leicestershire Museums Service has now been commissioned to undertake a bio-diversity survey of the district. This will not be completed until early 2008.
- 3.2.6 Within the district there are four Local Nature Reserves (LNR) covering some 33.58Ha.

Commentary

- 3.2.7 Further work is required to ascertain the reasons for the conditions reported by Natural England, in particular those that are not very favourable, so that the Council can identify what, if any, role it has to try and improve the current situation. There is no evidence to suggest that any planning decisions have contributed towards the current conditions.

3.3

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	1

Commentary

- 3.3.1 During the reporting period the Environment Agency objected to 13 planning applications in respect of either flood defence or water quality issues. Of these:
- five were refused;
 - two were permitted following the withdrawal of the objection;
 - three were permitted with appropriate conditions to meet the identified concerns of the Environment Agency;
 - two are still awaiting a decision and
 - one application was permitted.
- 3.3.2 It should be noted that one of the applications which was refused was subsequently allowed on appeal, but the decision was outside of the reporting period and hence will fall to be considered in next years AMR.
- 3.3.3 In respect of the permitted application, this was a slightly revised application (05/01896) to one which had been the subject of a previous application (05/00404) which was determined in May 2005 and to which no comments had been received from the Environment Agency. The Environment Agency was requested to reconsider its position bearing in mind the existing permission. However, the view was taken that, regardless, there would seem to be no reason why withholding of planning permission would be warranted on this basis.

3.4

INDICATOR	Renewable energy capacity installed by type.
TYPE OF INDICATOR	Core (9)
TARGET	None locally but Government target is that by 2010 10% of electricity should be generated from renewable sources,
RESULT	0

Commentary

- 3.4.1 This indicator refers to new capacity that has been installed. As noted in last years AMR one of the problems with monitoring renewable energy schemes, is that in a lot of cases the installations concerned (e.g. solar hot water and photovoltaic schemes (using sunlight to generate electricity) on domestic properties) can often be installed under permitted development rights without the need for planning permission, so that it is difficult to monitor the implementation of schemes.
- 3.4.2 The 2005 AMR noted that further work was required to establish a mechanism for identifying new installations which do not require planning permission. For the reasons outlined elsewhere this issue has not been addressed.
- 3.4.3 In respect of schemes which did require planning permission, during the reporting period two such applications were received. One of the applications was for the installation of a wind turbine and was refused because it was considered that the proposal was intrusive and an inappropriate addition to the street scene (ref 05/01556). The application was refused on the 10th January 2006.

3.4.4 The second application (06/00078) was for the installation of two glass solar panels to the rear roof elevation of a property. This application was permitted on the 27th February 2006.

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

Commentary

3.5.1 There has not been any change in this indicator since the 2005 AMR.

Contextual indicators

3.6	Indicator	Result
	Number of air quality management areas	2
	Amount of vacant and derelict land and buildings	10 hectares (at 2005)

Commentary

Air Quality management Areas (AQMA)

3.6.1 The two AQMA's are located in the vicinity of Kegworth and there are about 60 residential properties located within them. There has been no change to this indicator since the 2005 AMR.

Vacant and derelict land and buildings

3.6.2 The 2005 AMR reported that as at 2004 there was 94 ha falling within this category. There has been a substantial reduction since 2004. This is due to the commencement of development at the former Castle Donington Power Station site as a Regional Storage and Distribution Centre. The figures in respect of previously developed vacant land and vacant buildings have remained virtually unchanged.

TRANSPORT

3.7	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	36%

Commentary

- 3.7.1 This is the first year in which it has been possible to provide information in respect of this indicator. The exact purpose of this indicator is not clear. Of the 64% of developments that did not provide car parking in accordance with standards some had less parking provision than the standards whilst others had more provision than required. Furthermore, it should be noted that a number of schemes within town centres do not make any on-site parking provision but instead rely upon the availability of nearby public car parks. Some 5 developments out of a total of 11 fall within this category. This accords with the Council's established policies for such locations. However, in terms of this indicator they are deemed to have not met the requirements.

3.8	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						
		GP	Hospital	Primary School	Secondary School	Employment Centre	Major retail centre
	%	94.3	94.3	94.3	94.3	94.3	94.3

Commentary

- 3.8.1 No information was collected for this indicator in the 2005 AMR. Instead it was noted that a methodology would be developed to enable reporting. The results above are restricted to those developments of 10 or more dwellings which have been completed during the reporting period. Thus it excludes developments of less than 10 dwellings and those dwellings on sites still under construction. Consideration will be given to extending the coverage of this indicator to all completed developments for future AMR's.
- 3.8.2 In respect of the figures above one site of 16 dwellings is located some way from a bus stop (and the Good Practice Guide notes that it is necessary to consider walking time within this indicator). As a result a figure of 100% is not achieved.

Contextual indicators

3.9	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

- 3.9.1 The figures for these two indicators were the same as reported in the 2005AMR as they are both based on the 2001 Census. Future AMR's will consider the relevance of continuing with these indicators if they cannot be updated.

HOUSING

3.10

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

Commentary

- 3.10.1 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.
- 3.10.2 The trajectory demonstrates that in 3 out of the last 5 years development rates have exceeded the required rate. This is predicted to be the case in 2006/07 but that thereafter development will fall below the required rate. As a result by the end of the ten year period to 2016 there will be a substantial cumulative shortfall in provision.
- 3.10.3 The Council has previously recognised that there is going to be a shortfall in housing provision in the near future and a Supplementary Planning Document (Housing Land Release) is being prepared to address this issue.
- 3.10.4 It should be noted that the trajectory does not make any allowance for allocated sites coming forward for development. This is because it would not be reasonable to prejudge the outcome of the Housing Land Release SPD or other future decisions which the Council might make on housing issues. However, the release of some land that is currently allocated will affect the results of the trajectory at least in terms of the near future (i.e. to about 2011). Longer term housing provision will be addressed as part of the Council's Local Development Framework.

3.11

INDICATOR	Percentage of new and converted dwellings on previously developed land
TYPE OF INDICATOR	Core (2b)
TARGET	National target 60%, Best Value Performance Plan 74%
RESULT	73.78%

Commentary

3.11.1 For the second year running the level of development on previously developed land has exceeded the national target of 60%. However, unlike in the 2005 AMR overall there was an increase in both the total number of completions (up from 306 in 2004/05 to 410 in 2005/06) and completions on previously developed land (up from 192 dwellings in 2004/05 to 303 dwellings in 2005/06).

3.12

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 = 15.49% between 30 and 50 dwellings per hectare = 57.38% Above 50 dwellings per hectare = 27.13%

Commentary

3.12.1 Planning Policy Guidance 3 suggests that “Local Planning Authorities should avoid the inefficient use of land - defined as being less than 30 dwellings per hectare. The figure for 2005/06 shows a marked improvement from those reported in the 2005 AMR where 44% of new dwellings had been built at less than 30 dwellings per hectare. The 2005 AMR suggested that part of the reason for this was that a number of schemes which had been developed in 2004/05 pre-dated the advice in PPG3 on densities. A further assessment has been undertaken of new permissions granted during 2005/06 as to some extent this is a more meaningful indicator. This assessment shows that 14.41% of dwellings were on sites of less than 30 dwellings per hectare, 23.28% on sites of 20 to 50 and 62.65% on sites of more than 50 dwellings per hectare. These figures clearly demonstrate that the Council is meeting the national target to increase the densities of development, although it would appear that the number of dwellings at less than 30 dwellings per hectare is remaining constant. An analysis of the sites suggests that this is because the majority of those dwellings approved at less than 30 dwellings per hectare were on sites of less than 5 dwellings. In contrast only 8% of dwellings approved at more than 50 dwellings per hectare were on sites of less than 5 dwellings. These smaller sites are quite often constrained by issues such as impact upon adjoining residential properties such that increased densities would not be appropriate. In addition, such sites are often located in rural areas where lower densities can be expected.

3.13

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	32 affordable dwellings completed Gross 7.74% Net 7.80%

Commentary

3.13.1 The figure for 2005/06 is virtually the same as for 2004/05 (8.2%) although the actual number is a slight increase from 2004/05 when 25 affordable dwellings were completed. It is apparent that the level of need identified in the adopted Supplementary Planning Guidance (SPG) is still not being met. This is partly due to the fact that of all completions (410 net) some 289 dwellings were on sites of more than 25 dwellings, the threshold above which affordable is sought. The majority of such sites do involve some provision of affordable housing, although some of it has either yet to be provided or was provided in previous years. Those sites where affordable housing was not sought tend to be those which pre-date the SPG. The Council is committed to producing a new Supplementary Planning Document on Affordable Housing to reflect the findings of the Housing Needs Assessment undertaken by Fordham Research, which identified a need for 305 dwellings per annum.

3.14

INDICATOR	Housing completions by type and size			
TYPE OF INDICATOR	Local			
TARGET	None			
RESULT	Property type	No of dwellings	Percent	Change from 2004/05 AMR
	1 bed	3	0.73	No change
	2 bed	38	9.27	↑
	3 bed	178	43.41	↑
	4+ bed	87	21.23	↓
	1 bed affordable	0		No change
	2 bed affordable	6	1.46	↑
	3 bed affordable	20	4.88	↓
	1 bed flat	10	2.44	↑
	2 bed flat	56	13.66	↑
	2 bed affordable flat	6	1.46	↑
	others	6	1.46	↓

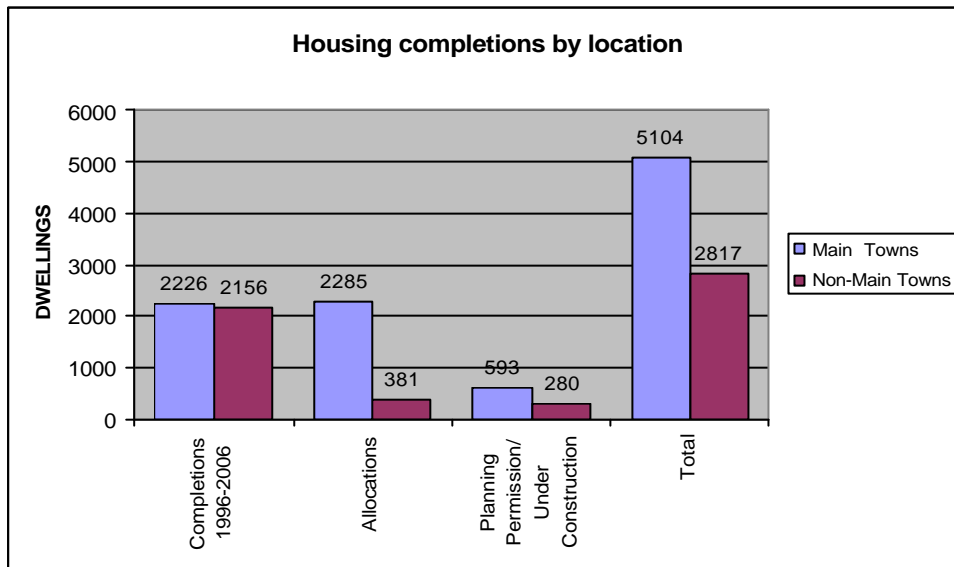
Commentary

3.14.1 There has been a slight increases in both 1 and 2 bed dwellings compared to the 2004/05 figures. However the most noticeable increase is that of 3 bed dwellings, where there has been a 14.01% increase on the figure for 2004/05 (29.4%). The other noticeable increase is that of 2 bed flats with an increase of 6.46% on 2004/05 figures (7.2%). Overall the figures reflect the longer term trend towards smaller dwellings, reflected in the continuing decrease in the number of 4 bed dwellings.

3.14.2 The Housing Needs Assessment undertaken by Fordham Research included an assessment related to balancing housing markets. This suggested that there was a surplus of 3 bed properties and a shortfall of 1, 2 and 4 bed properties. The figures for 2005/06 will exacerbate this situation in respect of the balance between 3 bed properties and other sized properties. However, it should be appreciated that the original decisions to approve such dwellings pre-dated the Fordham report. However, future decisions can have regard to the Fordham report when considering an appropriate mix of dwelling types as part of new housing developments.

3.15

INDICATOR	Housing completions by location
TYPE OF INDICATOR	Local



Commentary

3.15.1 Overall the majority of development within the District is concentrated within the two main town centres. This is in line with the strategy of the adopted Structure Plan and Policy H4/1 of the adopted Local Plan (Housing Land Release).

3.15.2 The 2004/05 AMR noted concern regarding completions and planning permission on small sites and their split between the main towns and elsewhere. It had been intended to do further work on this matter but due to the resource issues outlined elsewhere this was not possible. An initial assessment of the figures shows that 63% of all completed development in 2005/06 on small sites has been outside of the two main towns. This figure represents an improvement from that in the 2004/05 AMR when the figure was 70%. Similarly as at 31st March 2006 62% of all outstanding planning permissions on small sites were outside of the main towns. This is slightly up on that in the 2004/05 AMR (61.5%). Further information in respect of small sites is set out in paragraph 3.17.

3.15.3 Further work is still required to address this issue in more detail and will be undertaken subject to the satisfactory resolution of the resource issues.

Action

3.15.4 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 (resources permitting).

3.16	INDICATOR	Housing development on Urban Capacity Sites
	TYPE OF INDICATOR	Local
	TARGET	The Urban Capacity Study suggested that 97 dwellings would be developed in 2005/06
	RESULT	27 dwellings built on sites identified in the Urban Capacity study.

Commentary

3.16.1 This is a new indicator. The amount of development that has taken place on sites identified in the Urban Capacity Study (UCS) is clearly less than was anticipated in the actual study. In view of the fact that the UCS was published in April 2005 it was perhaps to be expected that in the initial period development would fall short of that predicted and that as time moves on build rates will fall more in line with the UCS. This is supported by the fact that 60 dwellings were also under construction as at 31 March 2006. In addition, it should be noted that a number of sites have come forward for planning permission which were not identified in the UCS. Development on such sites will be monitored as part of this indicator.

3.17	INDICATOR	Housing completions on small sites
	TYPE OF INDICATOR	Local
	TARGET	The adopted Local Plan assumes 83 dwellings per annum, but was reduced to 62 as part of Alteration No 3 (Policy H4/1)
	RESULT	2005/06 = 75 Average 1996-2006 = 83

Commentary

3.17.1 This is a new indicator. Historically small sites (i.e. those of less than 10 dwellings) have made a significant contribution to the overall provision of new housing across the district. This continues to be the case. Of the 75 dwellings completed in 2005/06 81% involved the use of previously developed land. This is slightly higher than the overall figure reported under Core Indicator 2b and reflects the fact that historically such sites have tended to utilise previously developed land. In respect of distribution of development, over one third were in the Coalville and Ashby de la Zouch Urban Areas. As previously noted there is some concern about the amount of development taking place on small sites outside of Coalville and Ashby and that this needs to be investigated further.

Contextual indicators

3.18

INDICATOR	RESULT				
Vacant dwellings by tenure		Private sector	Registered Social Landlords	Local Authority	Total
	No of dwellings	33063	1666	4544	39273
	Number vacant	1252	25	56	1333
	% vacant	3.78	0.12	1.23	3.39
House prices by dwelling type	Detached	Semi-detached	Terraced	Flat	Overall
	£214,789	£130,722	£107,314	£107,043	£155,463
Average household income	District - £32,100 Highest - £43344 (Ashby Castle) Lowest - £25,311 (Greenhill)				
Population size and age structure	Age	Number	Percent		
	Total	88800			
	0-14	16200	18.25		
	15-19	5300	6		
	20-29	8600	9.7		
	30-44	20300	23		
	45-59	18600	21		
	60-74	12800	14.5		
75+	6700	7.55			
Population change	2004 – 88300				
	2005 - 88800				
	Percentage change - +0.57%				
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

3.18.1 The overall rate shows a slight increase from that reported in the 2004/05 AMR up from 3.1%. The rate is now slightly above that assumed by the adopted Structure Plan (3.2%) but still below that reported in the 2001 Census (3.6%). There are some concerns about the accuracy of the data in respect of

properties in the Registered Social Landlord category which will need to be investigated further. The biggest increase has been in the private sector which has increased by 0.33%.

House Prices

- 3.18.2 Overall house prices fell by £13,276 (7.9%) compared to last years figures. House prices for all dwelling types remain below regional and county prices. The former saw an increase in prices (up to £150, 502 and increase of 0.8%) whilst those at County level fell by 1.4% to £170,144.

Population

- 3.18.3 The figures above are mid-year estimates produced by the Office for National Statistics. There has been small decline in the number in the 0-14, 20-29, 30-44 and 45-59 year age groups and a slight increase in the 15-19 age group whilst the 60-74 age group saw an increase of 0.5%. These figures tend to reflect the longer term trend towards an ageing population.

EMPLOYMENT

3.19	INDICATOR	Amount of floorspace developed for employment by type	
	TYPE OF INDICATOR	Core (1a)	
	TARGET	None.	
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)
		B1	1493
		B12	0
		B128	3958
		B18	0
		B2	0
		B28	9635
		B8	0
		TOTAL	15086

Commentary

- 3.19.1 The 2005 AMR noted that there were difficulties in trying to break down all developments into a single Use Class. It has not been possible to resolve this matter for this AMR. In respect of the figures, there was a slight decrease in the amount of floorspace completed down from 16897 sq metres in 2005/05.

3.20

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	1493
	B12	0
	B128	3958
	B18	0
	B2	0
	B28	9635
	B8	0
	TOTAL	15086

Commentary

3.20.1 The figures for this indicator are the same as for 1a. The figures further reflect the suggestion in the 2005 AMR that there is little 'windfall' development in respect of employment land and emphasises the importance of employment areas in ensuring an adequate supply of identified employment land.

3.21

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	0	0
	B12	0	0
	B128	575	14.5
	B18	0	0
	B2	0	0
	B28	0	0
	B8	0	0
	TOTAL	575	14.5

Commentary

3.21.1 The limited amount of development on previously developed land reflects the fact that there are few such sites that now remain to be developed following considerable historical development on former minerals sites.

3.22

INDICATOR	Employment land available by type			
TYPE OF INDICATOR	Core (1d)			
TARGET	None.			
RESULT	USE CLASS	PLANNING PERMISSION (ha)	ALLOCATIONS (ha)	TOTAL
	B1	26.14	0.83	26.97
	B12	4.42	0	4.42
	B128	30.88	28.34	59.22
	B18	4.14	0	4.14
	B2	0.3	0	0.3
	B28	0	0	0
	B8	46.6	0	46.6
	TOTAL	112.48	29.17	141.65

Commentary

- 3.22.1 The figures for 2005/06 have been broken down into both permissions and allocations to reflect the comments made by the Government Office for the East Midlands in respect of the 2005 AMR. As noted in the 2005 AMR 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. One possible area of concern is that about 28% of all the land available is on the site of the former Castle Donington Power Station which is being redeveloped as a Regional Storage and Distribution Centre. This suggests that the overall supply is not therefore as healthy as may first appear to be the case. The need to allocate additional land will be considered as part of the Council's Local Development Framework.

3.23

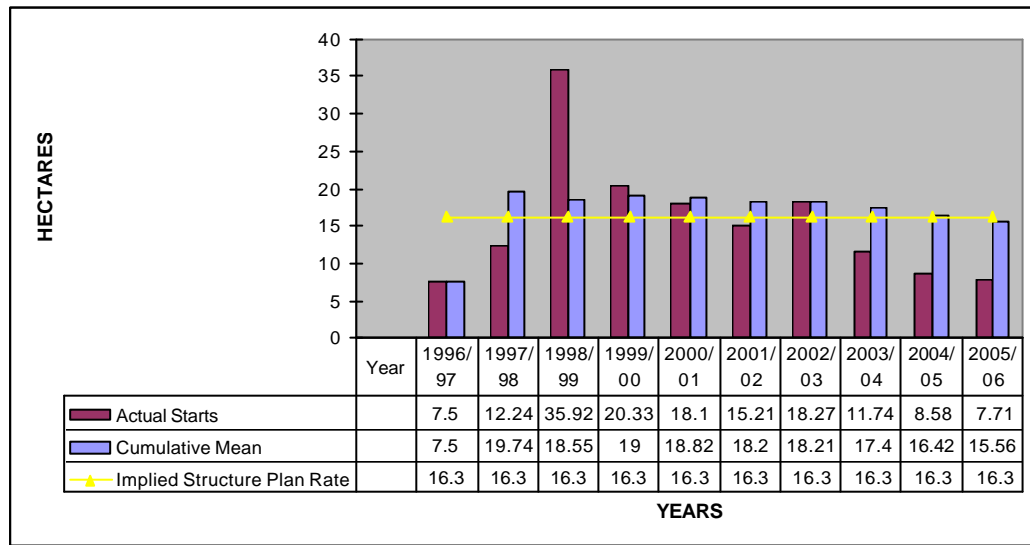
INDICATOR	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area
TYPE OF INDICATOR	Core (1e)
TARGET	None.
RESULT	0

INDICATOR	Amount of employment land lost to residential development
TYPE OF INDICATOR	Core (1f)
TARGET	None.
RESULT	0

Commentary

3.23.1 Based on the definition used in the monitoring framework and the fact that a site is not considered to be lost until development commences then there were no losses of employment land to report in 2004/06. However, a number of planning applications either have been or are being considered which could potentially involve the loss of employment land. It is thus likely that future figures will reflect this.

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



Commentary

3.24.1 With the exception of the first year of the period since 1996 the average (or cumulative mean) start rate has fallen below that of the implied rate in the Structure Plan. The actual start rate represents the third successive year of decreased start rates. Having regard to the amount of land available identified at paragraph 3.22 (141.65Ha) there is sufficient supply for about 9 years on the cumulative start rate. However, as already noted a substantial part of the supply is tied up in one site.

3.25	INDICATOR	Employment land provision by location
	TYPE OF INDICATOR	Local

	MAIN TOWNS (HA)	NON-MAIN TOWNS (HA)	TOTAL
Starts 1 April 1996 – 31 March 2006	92.32 (59.24%)	63.53 (40.76%)	155.85
Permissions at 31 March 2006	35.98 (31.83%)	77.05 (68.17%)	113.03
Allocations at 31 March 2006	8.51 (29.17%)	20.66 (70.83%)	29.17
Total	136.81 (45.9%)	161.24 (54.1%)	298.05

Commentary

3.25.1 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 but that in respect of permissions, allocations and overall provision there is an imbalance towards non-main towns. Similar results were evident in the 2005AMR. This imbalance 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

3.26	INDICATOR	RESULT	
	Unemployment rate and change 2005/06	Year	Rate
		2005	1.2
		2006	1.7
		change	+0.5
		Biggest decrease – Breedon (-0.1%)	
		Biggest increase – Moira/Hugglescote (+1%)	

Commentary

3.26.1 The District rate rise is the largest across Leicestershire and is also slightly above that experienced regionally and nationally. There is no obvious explanation for this increase as there have not been any major losses of employment reported during the period being considered. Further work beyond the remit of this AMR will be required to ascertain the reasons for this.

3.26.2 Only one ward (Breedon) has seen a decrease whilst two more (Ashby Ivanhoe and Bardon) have remained unchanged. The highest rate is in Greenhill (3.7%)

followed by Coalville (2.9%) and Moira and Oakthorpe and Donisthorpe (2.2%). Whilst Greenhill and Coalville had the highest rates in 2005 the next worst rates were in Ibstock and Heather and Snibston wards.

CENTRAL AREAS AND RETAILING

3.27	INDICATOR	Amount of completed retail, office and leisure development	
	TYPE OF INDICATOR	Core (4a)	
	TARGET	None.	
	RESULT	USE CLASS	FLOORSPACE (SQ METRES)
		B1a	1493
	A1	75.21	
	A2	230.29	
	D2	300	
	TOTAL	2098.5	

INDICATOR	Percentage of completed retail, office and leisure development in town centres
TYPE OF INDICATOR	Core (4b)
TARGET	None.
RESULT	27.82%

Commentary

- 3.27.1 The 2005 AMR noted that historically there were some gaps within the monitoring system such that little information was available. This gap has now been addressed.
- 3.27.2 This indicator is principally concerned with measuring how much development of retail, office and leisure use is taking place in town centres in accordance with the Government policy as set out in Planning Policy Statement 6. The low percentage figure in 4(b) is due to the fact that the B1a (i.e. office use) figures were located on the Pegasus Business Park adjoining East Midlands Airport in accordance with the Council's long established policies. However, of the remaining development 96% was located in town centres, with the other 4% located within a local centre.

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

Commentary

3.28.1 There has not been any change in this indicator since the 2005 AMR.

Contextual Indicators

3.29	INDICATOR	RESULT			
	Proportion of vacant street level property in town and local centres	Location	Rate		
		Ashby de la Zouch	3.8%		
		Coalville	9.59%		
		Castle Donington	12.50%		
		Ibstock	5.00%		
		Measham	10.00%		
		Great Britain	10.10%		
	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	£40 per sq ft		
		Coalville	£45 per sq ft		

Commentary

Vacancy Rates

- 3.29.1 With the exception of Castle Donington all of the principal town and local centres appear to be performing quite well in respect of this indicator. It should be noted that the number of properties within the defined local centres of Castle Donington, Measham and Ibstock are quite small (48,30 and 40 respectively) such that an increase or decrease of only 1 or 2 units will have a significant impact upon the figures. In respect of Coalville these figures are for the whole town centre. However, they mask the fact that there is a higher rate within the Belvoir Shopping Centre of about 20%. The reasons for this are not clear but serve to emphasise the need to seek to regenerate the town centre. This is currently being addressed as part of the Coalville Town Centre Masterplanning work which has been commissioned.

Diversity of Uses

- 3.29.2 The figures contained here are the same as those in the 2005 AMR. Whilst it had been the intention to update these for this AMR there are concerns about the accuracy of some of the data. Further work will be undertaken with a view to providing updated figures in the next AMR.

Retail Yields

- 3.29.3 The retail yields have remained constant from and are the same as last year's figures.

Zone A Shopping Rents

- 3.29.4 The shopping rents in Coalville have remained the same over the monitoring period. However the rent in Ashby has increased by £5 per sq ft on last years figure (£35 per sq ft).

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

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

Commentary

These two indicators are the same as the 2005 AMR.

4 LOCAL DEVELOPMENT SCHEME

4.1 The Council's Local Development Scheme (LDS) came into effect on 21 June 2005. During the reporting period work was proposed to be undertaken in respect of the Statement of Community Involvement, Core Strategy, Development Control Policies Development Plan Document and two Supplementary Planning Documents in respect of Affordable Housing (SPD1) and Housing Land Release (SPD2).

4.2 In accordance with the Regulations progress on each of these is set out below. It should be noted that the reference to Milestones in the LDS only relates to the period under consideration unless otherwise stated.

4.3 Statement of Community Involvement

Title	Statement of Community Involvement (SCI)
Milestones in LDS	Submission to Secretary of State – September 2005 Examination – April 2006 Adoption – July 2006
Actual dates	Submission to Secretary of State – November 2005 Examination – no formal examination required Adoption – 3 October 2006

Commentary

4.3.1 The adoption of the SCI took place slightly later than anticipated in the LDS primarily because the period from Submission to adoption was longer than anticipated.

4.4 Development Plan Documents

Title	Core Strategy (DPD1)
Milestones in LDS	Issues and Options Consultation – September/October 2005 Preferred Options Consultation – March/April 2006 Submission to Secretary of State – September/October 2006 Examination – May 2007
Actual dates	Issues and Options Consultation – November/December 2005 Preferred Options Consultation – yet to take place Submission to Secretary of State – yet to take place

Title	Development Control Policies (DPD2)
Milestones in LDS	Issues and Options Consultation – September/October 2005 Preferred Options Consultation – March/April 2006 Submission to Secretary of State – September/October 2006 Examination – May 2007
Actual dates	Issues and Options Consultation – November/December 2005 Preferred Options Consultation – yet to take place Submission to Secretary of State – yet to take place

Commentary

- 4.4.1 The production of both of these documents has slipped considerably as a result of the resource issues and a reflection on the outcomes of inquiries at Lichfield and Stafford outlined at paragraphs 2.16 to 2.21 of this report. Discussions are ongoing with the Government Office for the East Midlands with a view to agreeing a new Local Development Scheme. This will be published once agreement has been reached and will come into effect as soon as is practicable.
- 4.4.2 However, in the meantime the Council has utilised the services of two consultants to assess the responses to the initial Issues and Options consultation in respect of the Core Strategy and to help develop further options. In addition, consultants have been appointed to take forward the Development Control Policies DPD as far as Preferred Options.
- 4.4.3 The LDS proposed that the next documents to be produced would be various Allocation DPD's (Housing/Employment/Limits to Development). In view of the delay in the production of the Core Strategy the production of these will also slip and will be addressed a part of the revised LDS. The Council may also wish to reconsider the production of documents to ensure they remain consistent with its priorities.

4.5 Supplementary Planning Documents

Title	Affordable Housing Supplementary Planning Document (SPD1)
Milestones in LDS	Public Participation (Regulation 17) – November 2005 Adoption – March 2006
Actual dates	Public Participation (Regulation 17) – Has yet to take place Adoption – has yet to take place.

Commentary

- 4.5.1 The principal cause for the slippage in the production of this SPD is due to initial delays in commissioning a Housing Needs Assessment followed by delays in receiving the final report from the appointed consultants. The Council's Executive

Board of 15 August 2006 considered a report in respect of the corporate response to the issue of affordable housing. A key priority within this was the production of the SPD. An initial pre-production consultation took place in October 2006 with a draft SPD anticipated in January 2007 and adoption in the first quarter of 2007/08.

Title	Housing Land Release Supplementary Planning Document (SPD2)
Milestones in LDS	Public Participation (Regulation 17) – September – October 2005 Adoption – January 2006
Actual dates	Public Participation (Regulation 17) – Commenced 10 November 2006. Adoption – has yet to take place.

- 4.5.2 Pre –production consultation in respect of SPD2 took place in July 2005. The Council’s Executive Board of 4 October 2005 agreed to produce an SPD following this consultation. Work commenced on this in early 2006. In addition to the resource issues already outlined, this SPD has largely been delayed by a new requirement to undertake an Appropriate Assessment in accordance with European Habitats Directive 1992.

5 IMPLEMENTATION OF POLICIES

- 5.1 Sub-section 48(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.
- 5.2 In accordance with the Planning and Compulsory Purchase Act 2004 all the policies in the adopted North West Leicestershire Local Plan are saved for 3 years from the commencement of Section 38 of the Act (28 September 2004).
- 5.3 As already noted, delays have been experienced in the preparation of the first two DPD's. As a result by 27 September 2007 it is apparent that there will not be any new policies in place. The issue of which policies should be saved will, therefore, need to be reconsidered and a submission made accordingly to the Secretary of State.
- 5.4 The 2005 AMR undertook a partial review of those policies which it was anticipated in the Local Development Scheme would either be saved or would not be replaced within the 3 years of commencement. Some difficulties had been experienced in undertaking this assessment. For this AMR a more comprehensive assessment has been undertaken which has involved assessing which policies were used to determine applications (both refusals and approvals) as well as where applications have been withdrawn.
- 5.5 As noted in the 2005 AMR it should be appreciated that the Local Plan policies may be also 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. It has not been possible to identify which policies have been used in this way.
- 5.6 The results of this assessment are set out in Appendix 3. From this it can be seen that out of 160 policies the majority (102) have been used to some extent. It is also apparent that a number of policies are used on a very regular basis (e.g. E3, E4, E5, T3, T8, H17).
- 5.7 As already noted the Regulations require that where policies are not being used the reasons for this should be identified together with the steps to be taken to ensure that they are implemented.
- 5.8 In respect of those policies not used (58 in total) the majority (32) are policies which it was proposed to be considered for deletion in the Council's approved Local Development Scheme. The fact that these policies have not been used would tend to support their deletion.
- 5.9 Of those policies not used but originally intended to be saved (26), the majority have not been used because of the fact that no formal proposals have come forward which require use of these policies (e.g. Policy L15 in respect of the

development of allotments,L18 in respect of camping and caravan sites). In these circumstances it is considered that the policies remain relevant but that the need to use such policies is beyond the control of the local planning authority.

- 5.10 Whilst a number of the other policies have not been used explicitly in reaching any decisions they may have been used in pre-application discussions to influence the final scheme(e.g. E41, E42, F6, T10, T13). Of the remaining policies, Policy E38 (Renewable Energy – Windpower) has been used in the consideration of one application (05/01556) but was not used in the final decision whilst policy R9 (Pedestrian facilities) can be implemented outside of the planning system. Again it is considered that these policies remain relevant and whether the policies are likely to be used is beyond the control of the local planning authority.
- 5.11 As already noted (paragraph 3.15.2) 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.

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.
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

Type of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
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
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	Policy H4/1
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
Local	Housing development on Urban Capacity Sites	Net completions	Council's housing land database	Policy H4/1
Local	Housing completions on small sites	Net completions Small sites less than 10 dwellings	Housing completions on small sites	Policy H4/1
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
Contextual	Unemployment rate and change	Unemployment rate as at April 2004 and March 2005	LSEP	

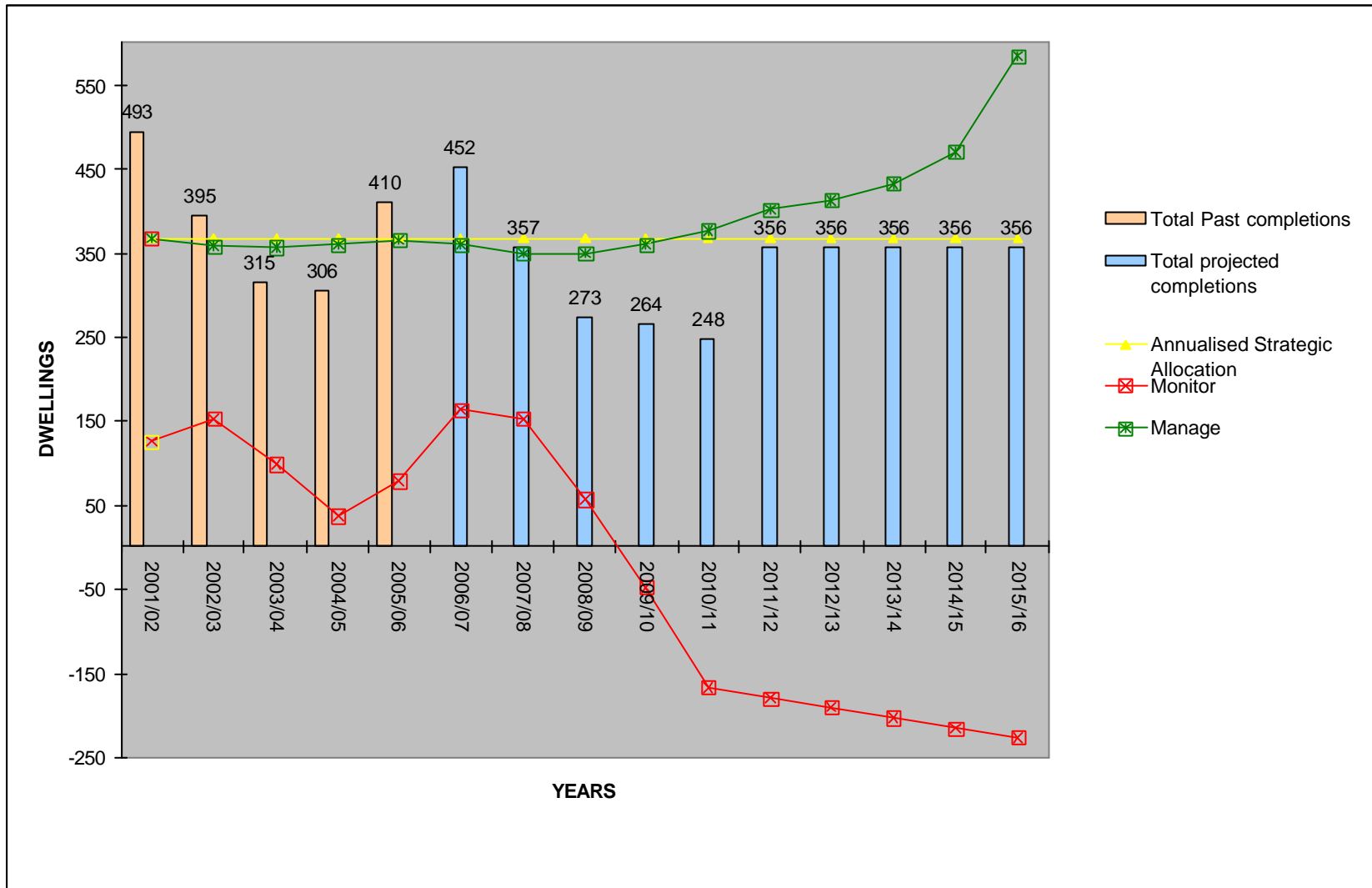
Type of indicator	Indicator	Definitions	Source of information	Local Plan Policy
Central Areas and Retailing				
Core (4a)	Amount of completed retail, office and leisure development	As Annex B of LDF Monitoring Good Practice Guide.	Council's employment land database	None
Core (4b)	Percentage of completed 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
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.

	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	307	245	144	140	30										
Past completions - Unallocated sites	186	150	171	166	380										
Projections - committed sites						239	144	60	51	35					
Projections - allocated sites											173	173	173	173	173
Projections - Unallocated sites						213	213	213	213	213	183	183	183	183	183
Total Past completions	493	395	315	306	410										
Total projected completions						452	357	273	264	248	356	356	356	356	356
Cumulative completions	493	888	1203	1509	1919	2371	2728	3001	3265	3513	3869	4225	4581	4937	5293
Annualised Strategic Allocation	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368
Monitor	125	152	99	37	79	163	152	57	-47	-167	-179	-191	-203	-215	-227
Manage	368	359	356	360	365	360	350	349	360	376	401	413	432	470	583



Source of data and assumptions

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

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 – 2006 (183 dwellings per annum) will be achieved for the period 2011-16. It is not considered appropriate to make an allowance for allocations being developed prior to 2011 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 Alteration No 3 to the Local Plan. In respect of Urban Capacity Sites the study identified that there was potential for 753 dwellings for 2006-11 and 606 dwellings for 2011-16. These figures were pro-rated to provide annual figures (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 ($151+62 = 213$ for 2006/11; $121+62 = 183$ for 2011/16).

APPENDIX 3
SCHEDULE OF USE OF POLICIES

Those policies in *italics* proposed to be deleted in approved Local Development Scheme and those in **bold** to be saved beyond three years.

In respect of the number of times used these are the total with the number of refusals (R) and withdrawn applications (W) identified separately

Policy	Title	Used?	No of times used	Why not used
Strategy				
S1	Overall Strategy	Yes	2	
S2	Limits to Development	Yes	27 (3R)	
S3	Countryside	Yes	62 (12R/2W)	
S4	Infrastructure	Yes	1	
S5	<i>New Settlements</i>	No		
S6	<i>Priority Area</i>	No		
Environment				
E1	Sensitive Areas	Yes	2	
E2	Landscaped Amenity Open Space	Yes	1	
E3	Residential Amenities	Yes	240 (25R/7W)	
E4	Design	Yes	251 (37R/13W)	
E5	Overdevelopment	Yes	81 (7R/1W)	
E6	Comprehensive Development	Yes	4	
E7	Landscaping	Yes	12	
E8	Crime Prevention	Yes	3 (1W)	
E9	Mobility	Yes	14	
E10	Conservation Areas: Development	Yes	83 (13R/6w)	
E11	Conservation Areas: Demolition	Yes	2	
E12	Conservation Areas: Shopfronts	Yes	2	
E13	Listed Buildings: Demolition	No		No formal proposals requiring use of policy
E14	Listed Buildings: Change of Use	Yes	3	
E15	Listed Buildings: Alterations and Extensions	Yes	25 (10R)	
E16	Listed Buildings: Setting	Yes	33 (4R/1W)	
E17	Historic Byways	Yes	1R	
E18	Historic Parks and Gardens	Yes	7	
E19	Archaeology	Yes	6	
E20	Green Wedge	Yes	4	
E21	Separation of Settlements	Yes	1	
E22	Areas of Particularly Attractive Countryside	Yes	8 (3R/1W)	
E23	Agricultural Land	No		No formal proposals requiring

				use of policy
E24	Re-Use of Adaptation of Rural Buildings	Yes	4 (2R)	
E25	Sites of Special Scientific Interest and Regionally Significant Geological Sites	Yes	3 (1R)	
E26	Sites of County or District Ecological or Geological Interest	Yes	1	
E27	Protected Species	Yes	6 (3R)	
E28	<i>Nature Conservation</i>	No		
E29	<i>Ashby Road Tip</i>	Yes	1	
E30	Floodplains	Yes	7 (1R)	
E31	Quality and Ecology of Watercourses	Yes	1	
E32	<i>Landscape Improvements</i>	No		
E33	<i>Holly Hayes Wood and Grace Dieu Valley</i>	No		
E34	<i>Coalville Relief Road Special Landscaping Policy</i>	No		
E35	<i>Coalville Relief Road: Open Areas</i>	No		
E36	<i>Derelict Land</i>	No		
E37	<i>Derelict Sites</i>	No		
E38	Renewable Energy - Windpower	No		
E39	Telecommunications	Yes	3 (3R)	
E40	Telecommunications	Yes	1R	
E41	Unstable and Contaminated Land	No		
E42	Development and Pollution	No		
E43	Advertisements	Yes	25 (10R)	
E44	Noise and Development	Yes	18	
National Forest				
F1	General Policy	Yes	7 (1R)	
F2	Tree Planting	Yes	4	
F3	Landscaping and Planting	Yes	4	
F4	Management	Yes	4	
F5	Forest Related Development	Yes	2	
F6	Re-Use and Adaptation of Rural Buildings	No		
Transport				
T1	<i>Specified Road Network</i>	No		
T2	<i>Road Improvements</i>	No		
T3	Highway Standards	Yes	123 (16R/14W)	
T4	<i>Road Related Services - Commitments</i>	No		
T5	<i>Road Related Services at A50/B6540 Junction</i>	Yes	4	
T6	<i>Additional Road Related Services on M42/A42 and A50</i>	No		
T7	<i>Road Related Services within Charnwood Forest</i>	No		
T8	Parking	Yes	78 (10R/4W)	
T9	<i>Development of Parking Space</i>	Yes	3 (8W)	
T10	Public Transport	No		

T11	Railway Stations	No		
T12	Pedestrians and Cyclists	Yes	2	
T13	Cycle Parking	No		
T14	Former Transport Routes	Yes	1R/1W	
T15	Moira-Measham Trail	Yes	1R	
T16	Ashby Canal	Yes	1R/1W	
T17	Ashby Canal	Yes	3	
T18	East Midlands Airport	Yes	1	
T19	East Midlands Airport - Public Safety Zones (Alteration No.2)	Yes	3	
T20	East Midlands Airport - Public Transport	Yes	3	
Housing				
H1	Housing within Limits to Development	Yes	76 (8R/1W)	
H2	Housing outside Limits to Development	Yes	4 (6R)	
H3	Committed Sites	No		
H4	Housing Allocations	Yes	1	
H4/1	Housing Land Release (Alteration No.3)	Yes	63 (12R/2W)	
H5	Redevelopment of Small Scale Industrial Areas in Residential Areas	No		
H6	Housing Density (Alteration No.1)	Yes	34 (1W)	
H7	Housing Design (Alteration No.1)	Yes	30 (11R/2W)	
H8	Affordable Housing	Yes	3	
H9	Areas of Special Housing Character in the Countryside	Yes	1	
H10	Agricultural and Forestry Workers' Accommodation	No		No formal proposals requiring use of policy
H11	Replacement Dwellings	Yes	2 (1R)	
H12	Exceptional Affordable Housing Sites	Yes	1W	No formal proposals requiring use of policy
H13	Mobile Homes	No		
H14	Gypsy Caravan Sites	Yes	1R/1W	
H15	Gypsy Caravan Site at Sinope	No		
H16	Travelling Show People	No		No formal proposals requiring use of policy
H17	Extensions to Dwellings	Yes	368 (42R/2W)	

H18	Residential Institutions	Yes	1 (1R)	
Employment				
J1	General Policy	Yes	14	
J2	<i>Committed Sites</i>	Yes	2	
J3	Employment Land Allocations	Yes	3	
J4	<i>High Quality Employment Site at Finger Farm</i>	No		
J5	<i>High Quality Employment Site at Flagstaff Interchange, Ashby</i>	No		
J6	<i>Land west of Thornborough Road/North of Coalville Relief Road</i>	No		
J7	<i>Coleorton Hall</i>	No		
J8	<i>ADT Car Auctions Site, Measham</i>	No		
J9	<i>Bath Yard, Moira</i>	Yes	1	
J10	Protection of Strategic Employment Sites	Yes	40 (1R/1W)	
J11	Protection of Other Employment Sites	Yes	1R	
J12	Land Adjoining Employment Areas	Yes	1W	
J13	Storage and Distribution	Yes	3	
J14	Expansion of Existing Firms	Yes	10 (1R)	
J15	Rural Economy	Yes	1	
J16	<i>County or Sub-Regional Exhibition and Conference Centre</i>	Yes	1	
Central Areas and Retailing				
R1	Central Areas Shopping	Yes	19 (1R)	
R2	Belvoir Shopping Centre	Yes	1	
R3	Acceptable Uses in Town Centres	Yes	11	
R4	Acceptable Uses in Town Centre Core Areas	Yes	6	
R5	Financial and Professional Services in Core Areas	Yes	2	
R6	Window Display Frontages in North Street and South Street, Ashby-de-la-Zouch	No		No formal proposals requiring use of policy
R7	Other Retail Uses	No		No formal proposals requiring use of policy
R8	Potential Redevelopment Areas	No		No formal proposals requiring use of policy
R9	Pedestrian Facilities	No		
R10	Bridge Road Link	No		No formal proposals requiring use of policy

R11	Outer Area of Coalville Town Centre	Yes	1	
R12	Town Centre Services	Yes	2	
R13	Town Centre Services	Yes	1	
R14	Town Centre Services	No		No formal proposals requiring use of policy
R15	Town Centre Services	No		No formal proposals requiring use of policy
R16	Use of Upper Floors	Yes	12	
R17	Existing Local Centres	Yes	4	
R18	New Local Centres	Yes	1	
R19	Acceptable Uses in Local Centres	Yes	3	
R20	Individual Shops	Yes	1 (1R)	
R21	Village Shops	Yes	2 (1R)	
R22	Farm Shops	Yes	1	
R23	<i>Financial and Professional Services in Residential Areas</i>	No		
R24	<i>Whitwick Road, Coalville</i>	No		
Leisure and Tourism				
L1	Formal Recreation Facilities	Yes	2	
L2	Informal Recreation Facilities	Yes	3	
L3	Built Development on Recreational Sites Outside Limits to Development	Yes	7 (1R)	
L4	Tourism	Yes	1	
L5	Tourist Accommodation	No		No formal proposals requiring use of policy
L6	New Rural Recreational Facilities to Relieve Charnwood Forest	No		No formal proposals requiring use of policy
L7	<i>Land Adjoining Hermitage Leisure Centre</i>	No		
L8	<i>Snibston Colliery</i>	No		
L9	<i>Land North of Snibston Heritage Museum</i>	No		
L10	<i>Former Measham Railway Station</i>	No		
L11	<i>Moira Furnace</i>	Yes	1	
L12	<i>Sawley Marina</i>	No		
L13	<i>Swannington Incline</i>	No		
L14	Recreational Open Space	Yes	8	

L15	Allotments	No		No formal proposals requiring use of policy
L16	Public Rights of Way	Yes	1	
L17	Water Recreation	No		No formal proposals requiring use of policy
L18	Caravan and Camping Sites	No		No formal proposals requiring use of policy
L19	Noisy Sports	No		No formal proposals requiring use of policy
L20	Donington Park Racing Circuit	Yes	4	
L21	Children's Play Areas	Yes	6 (21R/1W)	
L22	Formal Recreation Provision	No		No formal proposals requiring use of policy
Minerals				
M1	<i>Coalfield North</i>	Yes	1	
M2	<i>Redevelopment Potential</i>	No		
M3	Safeguarding Mineral Reserves	No		No formal proposals requiring use of policy

