

Working towards a cleaner, greener and safer district

# North West Leicestershire Local Plan

## ANNUAL MONITORING REPORT



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## **EXECUTIVE SUMMARY**

### **INDICATORS**

- A number of gaps in the 2006 AMR either have been or are being addressed.
- Two thirds of SSSIs in either favourable or unfavourable (recovering) condition.
- Zero planning applications granted permission contrary to Environment Agency advice (six such applications received).
- All completed large scale residential developments within 30 minutes' public transport time of major public facilities.
- Housing build rate lower than previous year, but builds projected to increase for the foreseeable future, thus meeting the Annual Strategic Allocation.
- Development on previously developed land continues to be above Government targets and for the first time exceeds the Best Value Performance Plan.
- Over 90% 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.
- Second year running of increases in 1 and 2 bed properties being built, including flats, and decrease in 4 bed properties.
- Continuing concerns in respect of the location of development on small sites compared to established strategic and local policies.
- 129 dwellings completed on sites identified by the Urban Capacity Study – 14 more than the Study had anticipated.
- Over half of all employment land completed in the B8 Use Class.
- 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 up substantially from 14.50% to 36.86%.
- About 123Ha of employment land available. Based on current build rates, sufficient for about 8½ years.
- All employment land lost in the district (1.96Ha) went to residential development.
- Continued fall in employment land starts and cumulative starts fallen below strategic requirements.
- Unemployment decreased from 1.7% to 1.6%.
- 100% of completed retail, office and leisure development in the main town centres of Ashby de la Zouch and Coalville.

### **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**

- Majority of saved policies are being used (96 of 109).



## **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 third 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 ongoing 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 into 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.
- 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 development 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 AMRs.
- 2.11 It should be appreciated that this framework is likely to change as the LDF develops. Future AMRs 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. In summary, there has been slippage against the various components of the LDF, primarily due to ongoing resource issues.

## **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 In accordance with the Planning and Compulsory Purchase Act 2004 a number of Local Plan policies have now been saved beyond the initial 3-year period. How these have been used in determining planning applications is considered in Section 5.

## **Resourcing**

- 2.15 The AMR is the responsibility of the Planning Policy and Regeneration Section which is part of the Planning and Development Department. As noted in the 2006 AMR, the structure of the section was changed in mid-2006 so that the Planning Policy aspect of the section now comprises:

Planning Policy and Regeneration Manager (50% of time)  
Planning Policy Team Leader  
Senior Planning Officer  
Graduate Trainee  
Monitoring Assistant

- 2.16 However, both the Senior Officer and the Monitoring Assistant posts were not filled until May 2007. In addition, two more Senior Officer posts were created in April 2007. Despite two separate attempts to fill these posts they remained vacant as at the end of October 2007. In July 2007 the Planning Policy and Regeneration Manager resigned and whilst the post was filled quickly, this created another vacancy at Team Leader level which was not filled until late October 2007, again by an internal candidate thus creating a third vacancy at Senior Officer level.
- 2.17 The monitoring work of the section has not been adversely affected by these shortages, although it has not been possible to develop the AMR as was initially anticipated. However, these shortages have severely impacted upon the delivery of the Local Development Framework (as outlined in Section 4). As a result of these difficulties it will be necessary to undertake a comprehensive review of the LDS.
- 2.18 The resource issues associated with the Local Development Framework and its monitoring will be kept under review as the production of the various DPDs proceeds.

#### **FORMAT OF AMR**

- 2.19 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). These themes will then consider the various indicators by type (core, local, contextual). 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.
- 2.20 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 in accordance with the adopted Local Plan. Unless otherwise stated, all of the indicators are for the reporting period of 1 April 2006 to 31 March 2007. The Monitoring Framework in Appendix 1 identifies to which Local Plan Policy each of the indicators relate.

#### ENVIRONMENT

3.2

<b>INDICATOR</b>	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				
<b>TYPE OF INDICATOR</b>	Core (8)				
<b>TARGET</b>	None				
<b>RESULT</b>	Condition of Sites of Special Scientific Interest				
	<b>NWLD Area (Ha)</b>	<b>% NWL</b>	<b>% Leics</b>	<b>% East Midlands</b>	<b>% England</b>
Favourable	152.30	24.63	22.30	44.46	44.84
Unfavourable (recovering)	258.63	41.83	45.71	25.34	30.59
Unfavourable (no change)	94.57	15.29	24.29	9.74	15.93
Unfavourable (declining)	104.97	16.98	7.48	20.44	8.57
Destroyed	7.84	1.27	0.23	0.01	0.07
<b>Total</b>	<b>618.31</b>	<b>100.00</b>			

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 remains unfavourable (no change).

## **National Sites**

- 3.2.2 Information has been obtained from Natural England in respect of the condition of Sites of Special Scientific Interest (SSSI) (it should be noted that this includes the River Mease which is both a SSSI and an SAC). This is set out above. Future AMRs will use this information in order that the condition of SSSIs can be tracked. The Leicestershire, East Midlands and England figures were published by English Nature slightly outside the reporting period, on May 1<sup>st</sup> 2007. This is consistent with last year's figures which were made available on May 1<sup>st</sup> 2006.
- 3.2.3 The best data available suggests 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, the situation continues to improve with almost two thirds of the area (410.93Ha, or 66.45%) of designated sites in either a favourable or improving condition, in contrast to 57.60% in 2006. This improvement is in line with the Government's Public Service Agreement target to have 95% of SSSI area in a favourable or recovering condition by 2010. Progress has also been made in respect of the county's, region's and country's figures, which stand at, respectively, 68.01%, 69.80% and 75.43%.
- 3.2.4 The destroyed site at Dimminsdale remains recommended for denotification, and the official decision is still pending. It alone accounts for the destroyed hectares in the district.

## **Local Sites**

- 3.2.5 The 2006 AMR noted that the Leicestershire Museums Service had been commissioned to undertake a biodiversity survey of the district to help address the information gap. With the first year of generalised survey complete and a more detailed species focus underway, a projected completion date of March 2008 remains feasible.
- 3.2.6 Within the district there are four Local Nature Reserves (LNR) covering some 33.58Ha. There is also a National Nature Reserve (NNR), Charnwood Lodge, with an area of 80.00Ha.

## **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 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.
- 3.2.8 It should be noted that, although Natural England is in the process of updating the condition of SSSIs, some sites have not been examined since May 2001 and the majority of information is from November 2004 or earlier but remains the best information available at this time.
- 3.2.9 It should also be noted that the total SSSI area has decreased from the 2006 AMR due to improved monitoring procedures: it is now possible to discount from

the overall total those units from the Ashby Canal and River Mease sites that fall within other districts.

### Action

3.2.10 Further investigations will be undertaken to ascertain the reasons for the unfavourable conditions reported on a number of sites.

3.3	<b>INDICATOR</b>	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
	<b>TYPE OF INDICATOR</b>	Core (7)
	<b>TARGET</b>	No target set
	<b>RESULT</b>	<b>0</b>

### Commentary

3.3.1 During the reporting period the Environment Agency (EA) objected to six planning applications in respect of either flood defence or water quality issues. Of these:

- one was refused;
- one was permitted following the withdrawal of the EA's objection;
- one was permitted following the submission of a revised Flood Risk Assessment for the site;
- two were permitted following the inclusion of appropriate conditions to meet the identified concerns of the EA, though one of these was later rejected on grounds of its contravention of Local Plan Policy 9 [06/01220], and
- one was withdrawn.

3.3.2 A seventh application (05/01350/FUL) was permitted on appeal, with the initial EA objection and subsequent refusal made during the previous reporting period (i.e. in 2005-06).

3.4	<b>INDICATOR</b>	Renewable energy capacity installed by type
	<b>TYPE OF INDICATOR</b>	Core (9)
	<b>TARGET</b>	No local target but Government target is that by 2010 10% of electricity should be generated from renewable sources
	<b>RESULT</b>	<b>1 wind turbine at 0.001MW</b>

## Commentary

- 3.4.1 This indicator refers to new capacity that has been installed. As noted in previous years' AMRs, one of the problems with monitoring renewable energy schemes is that in many cases the installations concerned (e.g. solar panels and photovoltaic schemes on domestic properties) can often be installed under permitted development rights without the need for planning permission. This makes monitoring the implementation of such schemes somewhat problematic.
- 3.4.2 Previous years' AMRs 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 remains unaddressed.
- 3.4.3 In respect of schemes which did require planning permission during the reporting period, four such applications were received – an increase on two from the 2005 reporting period. All were permitted: application numbers 06/00852 and 06/01392 sought wind turbines separate from the dwelling; 06/01745 sought a wind turbine attached to the dwelling. Application 06/01039 sought solar panels solely for heating water. At the time of this report's publication, both latter permissions had been fully implemented. No progress could be seen on the former two applications. Future such developments will be monitored in line with the AMR reporting period. No details of the power output for the solar panels were available; the wind turbine had an output of 1Kw at an average wind speed of 12.5m/second.

3.5	<b>INDICATOR</b>	Number of dwellings in Flood Zones 2 and 3 as outlined by PPS25
	<b>TYPE OF INDICATOR</b>	Local
	<b>TARGET</b>	No target set
	<b>RESULT</b>	<b>Zone 2: 261</b> <b>Zone 3a &amp; 3b: 1203</b>

## Commentary

- 3.5.1 This indicator has changed slightly to reflect Planning Policy Statement 25 (published 2006) and as a result provides a wider perspective on flood risk across the district than in previous monitoring periods. Zones 3a and 3b refer to "High Probability [of flooding]" and "The Functional Floodplain" respectively. The two zones' figures have been collated based on the mapping information received from the Environment Agency in respect of this indicator. Dwellings on Zone 3a have a greater than 1% annual probability of flooding, while those in Zone 3b have a greater than 5% annual probability of flooding. Zone 2 dwellings have 0.1%-1% annual probability of flooding. The remaining dwellings in the district have less than 0.1% chance of being flooded during any given year (these fall within Zone 1).

- 3.5.2 In spite of uncertainty regarding the separation of Zones 3a and 3b, it is appropriate to note that the large area of Zone 3 to the north of the district relates strongly to the floodplains of the rivers Trent and Soar and the Erewash Canal, while the remaining areas correlate with other river courses in the district. Given that those dwellings with the most severe flood risk represents only 2.52% of the district's total dwellings, and that the Council, with guidance from the EA, are successfully preventing new builds on areas at risk from flooding (see 3.3), this percentage will therefore likely reduce.

### Contextual indicators

3.6

Indicator	Result
Number of Air Quality Management Areas	2
Amount of vacant and derelict land and buildings	15.21 hectares (at 2006)

### Commentary

#### Air Quality Management Areas (AQMA)

- 3.6.1 The two AQMAs are located in the vicinity of Kegworth and there are about 60 residential properties located within them. Three further sites (Bardon Road and Broom Leys/A511 Junction, both Coalville, and High Street, Castle Donington) will soon have AQMA status and further commentary on these will appear in next year's AMR.

#### Vacant and derelict land and buildings

- 3.6.2 It is believed that the figure reported in the 2006 AMR (10Ha) was incorrect. The monitoring process has been improved and is reflected in the figure above. The 12 applicable sites range from 0.289Ha - 3.150Ha in size.

### TRANSPORT

3.7

<b>INDICATOR</b>	Percentage of completed non-residential development complying with car parking standards set out in the local development framework
<b>TYPE OF INDICATOR</b>	Core (3a)
<b>TARGET</b>	None
<b>RESULT</b>	66%



### Commentary

- 3.7.1 Six of the completed nine non-residential developments in the district met the parking standards as set out in the adopted Local Plan, an increase of four from eleven during 2005/06. The aim to limit the number of parking spaces per development in accordance with national policies is thus being successfully implemented.

3.8	<b>INDICATOR</b>	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major retail centre					
	<b>TYPE OF INDICATOR</b>	Core (3b)					
	<b>TARGET</b>	None					
	<b>RESULT</b>						
		<b>GP</b>	<b>Hospital</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Employment Centre</b>	<b>Major Retail Centre</b>
	%	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

### Commentary

- 3.8.1 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. Eight sites met these criteria during the reporting period. Consideration will be given to extending the coverage of this indicator to all completed developments for future AMRs.
- 3.8.2 It is generally accepted that for public transport to be attractive to potential users it needs to be within about 400 metres walking distance. A key feature of this year's figures is that all of the applicable sites were within 200 metres of a bus stop which then provided good links to the identified services.

### Contextual indicators

3.9	<b>INDICATOR</b>	<b>RESULT</b>	
	Mode of travel to work	<b>Mode of travel</b>	<b>Percent</b>
		Car	74.59
		Bus	3.06
		Cycle	2.11
		Walk	8.29
	Average distance travelled to work	<b>11.1Km</b>	

### Commentary

- 3.9.1 The figures for these two indicators are identical to those reported in the 2006 AMR as they are based on the 2001 Census. This is the last time these figures will appear in an AMR until they can be updated with new Census data.

### HOUSING

3.10

<b>INDICATOR</b>	Housing Trajectory
<b>TYPE OF INDICATOR</b>	Core (2a)
<b>TARGET</b>	None
<b>RESULT</b>	<b>See Appendix 2</b>

### 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 cumulative strategic requirement the cumulative rate of development is ("Monitor") and the annual development required to meet the overall strategic requirement ("Manage") having regard to both actual and projected completions. Appendix 2 also outlines the assumptions made in respect of the various elements of the trajectory.
- 3.10.2 Development for the reporting period fell below the required amount, though this figure amounts to a relatively insignificant 8.7% of annual requirement.
- 3.10.3 The Council has recognised that there is going to be a shortfall in housing supply over the next 5 years as required in PPS3 and has thus agreed to withdraw the Housing Land Release SPD and to release all of the housing allocations from the embargo which was in place. This decision is reflected in the trajectory in terms of the level of development which is anticipated to come forward on such sites. Whilst the trend towards declining completions noted in the 2006 AMR is projected to continue into 2007/08 and 2009/10, it is then projected to improve as sites come forward.
- 3.10.4 Longer-term housing provision will be addressed as part of the Council's Local Development Framework.

3.11

<b>INDICATOR</b>	Percentage of new and converted dwellings on previously developed land
<b>TYPE OF INDICATOR</b>	Core (2b)
<b>TARGET</b>	National target 60%; Best Value Performance Plan 74%
<b>RESULT</b>	<b>84.82%</b>

### Commentary

3.11.1 For the third year running, the level of builds on previously developed land has exceeded the national target of 60%, and for the first time it also exceeds the Best Value Performance Plan target of 74%. There was a decrease on the overall number of net completions (down from 410 in 2005/06 to 336 in 2006/07), while completions on previously developed land showed a nominal decrease (from 303 in 2005/06 to 285 in 2006/07).

3.12

<b>INDICATOR</b>	Percentage of new dwellings completed at: (i) <30 dwellings per hectare; (ii) 30-50 dwellings per hectare, and (iii) >50 dwellings per hectare
<b>TYPE OF INDICATOR</b>	Core (2c)
<b>TARGET</b>	None
<b>RESULT</b>	<30 dwellings per hectare = <b>9.52%</b> 30-50 dwellings per hectare = <b>57.44%</b> >50 dwellings per hectare = <b>33.04%</b>

### Commentary

3.12.1 PPS3, published November 2006, recommends that "Local Planning Authorities should make efficient use of land". *Inefficiency* is defined as being fewer than 30 dwellings per hectare. The figures for 2006/07 show further improvement over that observed in the 2006 AMR. Only 9.52% (a decrease from 15.59% reported in 2005/06) of dwellings make "inefficient" use of the land. The entirety of this figure is constituted by builds on small sites, a consequence of the difficulty in accommodating more development on such sites without prejudicing the proposal in other respects. The figures also demonstrate that developers are becoming aware of the need for higher density housing on larger developments.

3.13

<b>INDICATOR</b>	Affordable housing completions
<b>TYPE OF INDICATOR</b>	Core (2d)
<b>TARGET</b>	None; Adopted Supplementary Planning Guidance identifies a need for 104 affordable dwellings per annum
<b>RESULT</b>	16 affordable dwellings completed: Gross <b>4.61%</b> Net <b>4.71%</b>

### Commentary

3.13.1 The figure of 16 (4.71%) represents a significant reduction in both actual and relative terms on that reported in the 2005 and 2006 AMRs. The acknowledgement in last year's AMR that Supplementary Planning Guidance

(SPG) targets remain to be met, or even approached, remains accurate. As last year, whilst the majority of completions (218 of 336 net; 64.88%) have been on sites of more than 25 dwellings – the threshold above which affordable housing is sought – the majority are either yet to provide their required provision or have done so in previous years. Those sites where affordable housing was not sought tend to be those which pre-date the SPG. The Council has recently adopted a new Supplementary Planning Document on Affordable Housing to reflect the findings of the Housing Needs Assessment undertaken by Fordham Research. It is anticipated that this will lead to an increase in the provision of affordable housing, although it should be appreciated that this will take sometime to be reflected.

3.14

<b>INDICATOR</b>	Housing completions by type and size			
<b>TYPE OF INDICATOR</b>	Local			
<b>TARGET</b>	None			
<b>RESULT</b>	<b>Property type</b>	<b>No. of dwellings</b>	<b>Percent</b>	<b>Change from 2005/06 AMR</b>
	1 bed	2	0.58	↓
	2 bed	26	7.49	↓
	3 bed	152	43.80	↑
	4+ bed	69	19.88	↓
	1 bed affordable	0		No change
	2 bed affordable	14	4.03	↑
	3 bed affordable	2	0.58	↓
	1 bed flat	16	4.61	↑
	2 bed flat	65	18.73	↑
	2 bed affordable flat	0		↓
	Others	1	0.29	↓

### Commentary

- 3.14.1 Gross figures have been used for this indicator to reflect the difficulty in monitoring net builds on redevelopment sites where it is not always clear as to the nature of the properties being replaced.
- 3.14.2 Given that overall completions are down from the 410 (net) reported in the 2006 AMR to 347 (gross) this year, decreases in figures are to be expected. A focus on percentage change is therefore most appropriate. The vast majority of percentage trends show nominal change, with two main exceptions. Firstly, three bed affordable houses decreased from 4.88% to 0.58% and in actual terms from 20 dwellings to 2. Secondly, two bed flats increased from 13.66% to 18.73% and in actual terms from 56 to 65. Affordable housing completions dropped in both

percentage and actual terms from 6.34% (26 dwellings) to 4.61% (16 dwellings). As last year, the figures continue to reflect the trend for smaller dwellings as completions for four bedroom dwellings decrease alongside an increase in one and two bedroom flats.

3.14.3 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 2006/07 exacerbate this situation in respect of the balance between 3 bed properties and other sized properties. However, it should be noted that the original decisions to approve such dwellings pre-dated the Fordham report. Future decisions will be able to take into account the findings of the Fordham report when considering an appropriate mix of dwelling types on new housing developments and the issue will need to be addressed as part of the Local Development Framework.

3.15

<b>INDICATOR</b>	Housing development by location															
<b>TYPE OF INDICATOR</b>	Local															
<b>RESULT</b>	<p>The bar chart displays the number of dwellings in Main Towns (blue bars) and Non-Main Towns (maroon bars) across four categories. The Y-axis represents the number of dwellings, ranging from 0 to 6000. The X-axis lists the categories: Completions 1996-2007, Allocations, Planning Permission/Under Construction, and Total. The data points are as follows:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Main Towns</th> <th>Non-Main Towns</th> </tr> </thead> <tbody> <tr> <td>Completions 1996-2007</td> <td>2463</td> <td>2268</td> </tr> <tr> <td>Allocations</td> <td>2285</td> <td>381</td> </tr> <tr> <td>Planning Permission/Under Construction</td> <td>598</td> <td>338</td> </tr> <tr> <td>Total</td> <td>5849</td> <td>3267</td> </tr> </tbody> </table>	Category	Main Towns	Non-Main Towns	Completions 1996-2007	2463	2268	Allocations	2285	381	Planning Permission/Under Construction	598	338	Total	5849	3267
Category	Main Towns	Non-Main Towns														
Completions 1996-2007	2463	2268														
Allocations	2285	381														
Planning Permission/Under Construction	598	338														
Total	5849	3267														

### Commentary

3.15.1 Net figures are used for this indicator. The majority of development within the District is concentrated within the two main centres (253 of 336 completions, or 75.30%). 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. During 2006/07 50% of net completions on small sites occurred outside of the main towns. This represents a continued improvement from previous AMRs which had noted results of 63% (2006) and 70% (2005). As at March 31<sup>st</sup> 2007, 59.53% of

outstanding planning permissions on small sites were outside the main towns, representing a decrease on last year's figure of 62%. 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 review of development on small sites outside of Coalville and Ashby de la Zouch will be undertaken subject to the availability of appropriate resources.

3.16

<b>INDICATOR</b>	Housing development on Urban Capacity Sites
<b>TYPE OF INDICATOR</b>	Local
<b>TARGET</b>	The Urban Capacity Study suggested that <b>114.6 dwellings</b> would be built during 2006/07, with view to a 2006-11 period target of 573 dwellings
<b>RESULT</b>	<b>129 dwellings</b> built on sites identified in the Urban Capacity Study.

**Commentary**

3.16.1 The number of dwellings built on sites identified in the Urban Capacity Study (UCS) is greater than anticipated in the study itself. Furthermore, as at 31<sup>st</sup> March 2007, some 109 dwellings were under construction and 213 had the benefit of planning permission on such sites. 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

<b>INDICATOR</b>	Housing completions on small sites
<b>TYPE OF INDICATOR</b>	Local
<b>TARGET</b>	The adopted Local Plan assumes <b>83</b> dwellings per annum, but was reduced to <b>62</b> as part of Alteration No 3 (Policy H4/1)
<b>RESULT</b>	2006/07 = <b>66</b> Average 1996-2007 = <b>82</b>

**Commentary**

3.17.1 Though the actual figure has reduced (from 75 of both the 2005 and 2006 AMRs), the average has decreased by just one dwelling and remains well above the adopted Local Plan target. 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, and this continues to be the case, accounting for

almost one in five new dwellings across the district. Of the 62 net dwellings completed on small sites in 2006/07, over three quarters (75.81%) were on previously developed land. This is lower than the overall figure reported under Core Indicator 2b and reflects the fact that increasing numbers of large sites are on previously developed land. In respect of distribution of development, over one third was in the Coalville and Ashby de la Zouch Urban Areas.

## Contextual indicators

3.18

INDICATOR	RESULT				
Vacant dwellings by tenure		<b>Private sector</b>	<b>Registered Social Landlords</b>	<b>Local Authority</b>	<b>Total</b>
	<b>No. of dwellings</b>	33372	1352	4517	39241
	<b>Number vacant</b>	637	23	66	726
	<b>Percentage vacant</b>	1.92	1.70	1.46	1.85
House prices by dwelling type Source: Land Registry	<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Flat</b>	<b>Overall</b>
	£243,580	£145,199	£123,924	£135,472	£162,044
Average household income	District – £32,100 Highest – £43,344 (Ashby Castle) Lowest – £25,311 (Greenhill)				
Population size and age structure  Source: Office of National Statistics	<b>Age</b>	<b>Number</b>	<b>Percent</b>		
	<b>0-14</b>	16000	17.88		
	<b>15-19</b>	5400	6.03		
	<b>20-29</b>	9000	10.06		
	<b>30-44</b>	20400	22.79		
	<b>45-59</b>	18700	20.89		
	<b>60-74</b>	13100	14.64		
	<b>75+</b>	6900	7.71		
	<b>Total</b>	89600			
Population change	2005 – <b>89000</b> 2006 – <b>89600</b> Percentage change – <b>+0.67%</b>				
Ethnic composition	<b>Ethnic Group</b>		<b>Percentage</b>		
	<b>White</b>		98.80		
	<b>Mixed</b>		0.50		
	<b>Asian or Asian British</b>		0.40		
	<b>Black or Black British</b>		0.09		
	<b>Chinese</b>		0.13		
	<b>Other ethnic group</b>		0.10		



## **Commentary**

### **Vacancy rates**

- 3.18.1 The overall rate shows a significant decrease from that reported in the 2005/06 AMR, down from 3.39%. The figure remains below that reported in the 2001 Census (3.6%) and is now below the adopted Structure Plan (3.2%). The biggest percentage increase was in the Registered Social Landlord category, with the 2006 figure of 0.12% rising to 1.70%, largely due to a significant proportion of these dwellings (314, or 18.85%) being reclassified during the reporting period. Concerns over the accuracy of the data were made in previous AMRs and, with the changes outlined above, any errors have been satisfactorily addressed.

### **House Prices**

- 3.18.2 Overall, house prices rose by £6,581 (4.06%) from last year. House prices for all dwelling types remain below regional and county prices of £144,542 and £165,917 respectively. The national average house price as of March 2007 was £178,804.

### **Population**

- 3.18.3 The figures above are mid-year estimates produced by the Office for National Statistics. The 2005 figure has recently been revised by the ONS (from 88,800 to 89,000), and this AMR reflects this change. The ONS has stated that the figures may not sum due to rounding. The rounded figures show that the largest increases were in the 20-29 (+400) and 60-74 age brackets (+300), while the largest decreases were in the 0-14 age bracket (-200). As with last year's AMR, these figures tend to reflect an ageing population.

### **Ethnicity**

- 3.18.4 These figures are identical to those reported in the 2006 AMR, as they are based on the 2001 Census. This is the last time these figures will appear in an AMR until they can be updated with new Census data.

## EMPLOYMENT

3.19	<b>INDICATOR</b>	Amount of floorspace developed for employment by type	
	<b>TYPE OF INDICATOR</b>	Core (1a)	
	<b>TARGET</b>	None	
	<b>RESULT</b>	<b>USE CLASS</b>	<b>FLOORSPACE (SQ METRES)</b>
		<b>B1</b>	7328
		<b>B12</b>	0
		<b>B128</b>	9444
		<b>B18</b>	0
		<b>B2</b>	0
		<b>B28</b>	0
		<b>B8</b>	23041
		<b>TOTAL</b>	<b>39813</b>

### Commentary

- 3.19.1 Last year's AMR registered a small decrease in floorspace completed; this AMR shows a dramatic increase from 16897sq metres in 2005/06 to 39813sq metres during the reporting period. The increase is due to development commencing on the Distribution Centre in Castle Donington which accounts for 13609sq metres and development at Willow Farm, Castle Donington which accounts for 9432sq metres. Development has also occurred during 2006/07 on three different industrial sites in Bardon, totalling 11870sq metres.
- 3.19.2 As noted in previous AMRs, it is common for developers to seek permission for a range of uses which fall within the B Use Class. Upon completion, it is not always obvious as to which Use Class the occupier would fall and hence the majority of development falls within the mixed Use Class.

3.20

<b>INDICATOR</b>	Amount of floorspace developed for employment by type, in employment or regeneration areas		
<b>TYPE OF INDICATOR</b>	Core (1b)		
<b>TARGET</b>	None		
<b>RESULT</b>		<b>USE CLASS</b>	<b>FLOORSPACE (SQ METRES)</b>
		<b>B1</b>	7328
		<b>B12</b>	0
		<b>B128</b>	9444
		<b>B18</b>	0
		<b>B2</b>	0
		<b>B28</b>	0
		<b>B8</b>	23041
		<b>TOTAL</b>	<b>39813</b>

### Commentary

3.20.1 As with the 2006 AMR, 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

<b>INDICATOR</b>	Amount of floorspace by employment type, which is on previously developed land		
<b>TYPE OF INDICATOR</b>	Core (1c)		
<b>TARGET</b>	None		
<b>RESULT</b>		<b>USE CLASS</b>	<b>FLOORSPACE (SQ METRES)</b>
		<b>B1</b>	0
		<b>B12</b>	0
		<b>B128</b>	1065
		<b>B18</b>	0
		<b>B2</b>	0
		<b>B28</b>	0
		<b>B8</b>	13609
		<b>TOTAL</b>	<b>14674</b>
			<b>PERCENT</b>
			0
			0
			2.68
			0
			0
			0
			34.18
			<b>36.86</b>

### 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. The principal exception is the former Castle Donington Power Station which is now being developed as a Regional Storage and Distribution Centre.

3.22

<b>INDICATOR</b>	Employment land available by type																																											
<b>TYPE OF INDICATOR</b>	Core (1d)																																											
<b>TARGET</b>	None																																											
<b>RESULT</b>	<table border="1"> <thead> <tr> <th><b>USE CLASS</b></th> <th><b>PLANNING PERMISSION (Ha)</b></th> <th><b>ALLOCATIONS (Ha)</b></th> <th><b>TOTAL (Ha)</b></th> </tr> </thead> <tbody> <tr> <td><b>B1</b></td> <td>20.06</td> <td>0.83</td> <td>20.89</td> </tr> <tr> <td><b>B12</b></td> <td>4.42</td> <td>3.10</td> <td>7.52</td> </tr> <tr> <td><b>B101</b></td> <td>1.08</td> <td>0</td> <td>1.08</td> </tr> <tr> <td><b>B128</b></td> <td>32.05</td> <td>18.63</td> <td>50.68</td> </tr> <tr> <td><b>B18</b></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>B2</b></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>B28</b></td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>B8</b></td> <td>39.03</td> <td>0</td> <td>39.03</td> </tr> <tr> <td><b>TOTALS</b></td> <td><b>100.93</b></td> <td><b>22.56</b></td> <td><b>123.49</b></td> </tr> </tbody> </table>				<b>USE CLASS</b>	<b>PLANNING PERMISSION (Ha)</b>	<b>ALLOCATIONS (Ha)</b>	<b>TOTAL (Ha)</b>	<b>B1</b>	20.06	0.83	20.89	<b>B12</b>	4.42	3.10	7.52	<b>B101</b>	1.08	0	1.08	<b>B128</b>	32.05	18.63	50.68	<b>B18</b>	0	0	0	<b>B2</b>	0	0	0	<b>B28</b>	0	0	0	<b>B8</b>	39.03	0	39.03	<b>TOTALS</b>	<b>100.93</b>	<b>22.56</b>	<b>123.49</b>
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### Commentary

3.22.1 The figures for 2006/07 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 previous AMRs, 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. A possible area of concern from the 2006 AMR remains: over 31% of all 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

<b>INDICATOR</b>	Losses of employment land in: (i) employment/regeneration areas, and (ii) local authority area
<b>TYPE OF INDICATOR</b>	Core (1e)
<b>TARGET</b>	None
<b>RESULT</b>	<b>(i) employment/regeneration areas: 1.60 Ha</b> <b>(ii) local authority area: 1.96 Ha</b>

### Commentary

3.23.1 As noted in last year's AMR, a number of planning applications were being considered which may affect this indicator – this is reflected by the increase in employment land lost during the reporting period. Of the overall figure 1.96Ha, 1.60Ha were lost in employment/regeneration areas (though it should be noted that the district has none of the latter). This land was tied up in one site – Moores Transport Depot in Ashby.

3.23.2 All employment land lost during the reporting period went to residential development, demonstrating the trend towards the redevelopment of vacant employment sites. This trend is likely to continue in the coming years.

3.24

<b>INDICATOR</b>	Amount of employment land lost to residential development
<b>TYPE OF INDICATOR</b>	Core (1f)
<b>TARGET</b>	None
<b>RESULT</b>	<b>1.96Ha</b>

<b>INDICATOR</b>	Employment land starts compared to adopted Structure Plan																																																
<b>TYPE OF INDICATOR</b>	Local																																																
<b>RESULT</b>	<table border="1"> <thead> <tr> <th>Year</th> <th>1996/97</th> <th>1997/98</th> <th>1998/99</th> <th>1999/00</th> <th>2000/01</th> <th>2001/02</th> <th>2002/03</th> <th>2003/04</th> <th>2004/05</th> <th>2005/06</th> <th>2006/07</th> </tr> </thead> <tbody> <tr> <td>Actual Starts</td> <td>7.50</td> <td>12.24</td> <td>35.92</td> <td>20.33</td> <td>18.10</td> <td>15.21</td> <td>18.27</td> <td>11.74</td> <td>8.58</td> <td>7.76</td> <td>5.75</td> </tr> <tr> <td>Cumulative Mean</td> <td>7.50</td> <td>9.87</td> <td>18.55</td> <td>19.00</td> <td>18.82</td> <td>18.20</td> <td>18.21</td> <td>17.40</td> <td>16.42</td> <td>15.59</td> <td>14.69</td> </tr> <tr> <td>Implied Structure Plan Rate</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> <td>16.30</td> </tr> </tbody> </table>	Year	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	Actual Starts	7.50	12.24	35.92	20.33	18.10	15.21	18.27	11.74	8.58	7.76	5.75	Cumulative Mean	7.50	9.87	18.55	19.00	18.82	18.20	18.21	17.40	16.42	15.59	14.69	Implied Structure Plan Rate	16.30	16.30	16.30	16.30	16.30	16.30	16.30	16.30	16.30	16.30	16.30
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### 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 Structure Plan Rate. The Actual Start rate represents the fourth successive year of significant decreased starts. With regard to the amount of land available identified in paragraph 3.22 (123.49Ha), there is sufficient supply for nearly 8½ years based on the Cumulative Start Rate and 7½ years based on the Structure Plan requirement. However, as already noted, a substantial part of the supply is tied up in one site.

3.25	<b>INDICATOR</b>	Employment land provision by location																						
	<b>TYPE OF INDICATOR</b>	Local																						
	<b>RESULT</b>	<table border="1"> <thead> <tr> <th></th> <th>MAIN TOWNS (Ha)</th> <th>NON-MAIN TOWNS (Ha)</th> <th>TOTAL (Ha)</th> </tr> </thead> <tbody> <tr> <td>Starts 1 April 1996 – 31 March 2007</td> <td>93.85 (58.07%)</td> <td>67.76 (42.93%)</td> <td>161.61</td> </tr> <tr> <td>Permissions at 31 March 2007</td> <td>34.34 (33.02%)</td> <td>66.59 (65.98%)</td> <td>100.93</td> </tr> <tr> <td>Allocations at 31 March 2007</td> <td>4.90 (21.72%)</td> <td>17.66 (78.28%)</td> <td>22.56</td> </tr> <tr> <td><b>Total</b></td> <td><b>133.09 (46.68%)</b></td> <td><b>152.01 (53.32%)</b></td> <td><b>285.10</b></td> </tr> </tbody> </table>				MAIN TOWNS (Ha)	NON-MAIN TOWNS (Ha)	TOTAL (Ha)	Starts 1 April 1996 – 31 March 2007	93.85 (58.07%)	67.76 (42.93%)	161.61	Permissions at 31 March 2007	34.34 (33.02%)	66.59 (65.98%)	100.93	Allocations at 31 March 2007	4.90 (21.72%)	17.66 (78.28%)	22.56	<b>Total</b>	<b>133.09 (46.68%)</b>	<b>152.01 (53.32%)</b>	<b>285.10</b>
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<b>Total</b>	<b>133.09 (46.68%)</b>	<b>152.01 (53.32%)</b>	<b>285.10</b>																					

## 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 begun since 1996, but in respect of permissions, allocations and overall provision there is an imbalance towards non-main towns (though there has been a slight improvement in permissions figures, from 68.17% in 2006 to 67.05% in 2007). Similar results were evident in the previous two AMRs. This imbalance is primarily 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	<b>INDICATOR</b>	<b>RESULT (percentage)</b>	
	Unemployment rate and change 2006/07	<b>Year</b>	<b>Rate</b>
		<b>2006</b>	1.7
		<b>2007</b>	1.6
		<b>Change</b>	-0.1
			Biggest increase – Bardon (+1.3%)

## Commentary

3.26.1 Unemployment across the district as a whole has remained remarkably static in line with Leicestershire (overall change of -0.1%), the East Midlands region and the UK (both unchanged).

3.26.2 In contrast to last year's AMR, eight wards have seen a decrease, in addition to the towns of Coalville and Ashby-de-la-Zouch, while a further two have seen no change. Greenhill again has the highest rate, up to 3.9%; Coalville ward remains second with no change to last year's 2.9%, while Bardon, Hugglescote and Whitwick all have 1.9% unemployed. Bardon showed the biggest increase. It was noted in the 2006 AMR that Moira and Oakthorpe and Donisthorpe wards had considerable unemployment; they showed respective decreases of 0.2% and 0.6%, the latter being the district's biggest decrease during the reporting period.

## CENTRAL AREAS AND RETAILING

3.27

<b>INDICATOR</b>	Amount of completed retail, office and leisure development															
<b>TYPE OF INDICATOR</b>	Core (4a)															
<b>TARGET</b>	None															
<b>RESULT</b>	<table border="1"> <thead> <tr> <th>USE CLASS</th> <th>FLOORSPACE (SQ METRES)</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>190.00</td> </tr> <tr> <td>A2</td> <td>137.00</td> </tr> <tr> <td>A3</td> <td>50.00</td> </tr> <tr> <td>B1</td> <td>425.00</td> </tr> <tr> <td>D2</td> <td>540.00</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>1219.00</b></td> </tr> </tbody> </table>		USE CLASS	FLOORSPACE (SQ METRES)	A1	190.00	A2	137.00	A3	50.00	B1	425.00	D2	540.00	<b>TOTAL</b>	<b>1219.00</b>
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B1	425.00															
D2	540.00															
<b>TOTAL</b>	<b>1219.00</b>															

<b>INDICATOR</b>	Percentage of completed retail, office and leisure development in town centres
<b>TYPE OF INDICATOR</b>	Core (4b)
<b>TARGET</b>	None
<b>RESULT</b>	<b>100%</b>

### Commentary

3.27.1 Core indicator 4 is principally concerned with measuring how much development of retail, office and leisure use is taking place in town centres in accordance with Government policy as set out in Planning Policy Statement 6. The figure for Indicator 4(b) shows a marked improvement on the 27% reported in the previous AMR. A complete breakdown of each Use Class is available in Appendix B of the adopted Local Plan.



3.28

<b>INDICATOR</b>	Villages without shopping provision																															
<b>TYPE OF INDICATOR</b>	Local																															
<b>TARGET</b>	None																															
<b>RESULT</b>	<table border="1"> <tr> <td>Acresford</td> <td>Bardon</td> <td>Batram</td> <td>Blackfordby</td> </tr> <tr> <td>Charley</td> <td>Chilcote</td> <td>Coleorton</td> <td>Diseworth</td> </tr> <tr> <td>Donington le Heath</td> <td>Donisthorpe</td> <td>Farm Town</td> <td>Gelsmoor</td> </tr> <tr> <td>Griffydam</td> <td>Hemington</td> <td>Isley Walton</td> <td>Lockington</td> </tr> <tr> <td>Lount</td> <td>Newbold</td> <td>Normanton le Heath</td> <td>Osgathorpe</td> </tr> <tr> <td>Peggs Green</td> <td>Shakestone</td> <td>Snarestone</td> <td>Staunton Harold</td> </tr> <tr> <td>Sweepstone</td> <td>Tonge</td> <td>Wilson</td> <td>Willesley</td> </tr> </table>				Acresford	Bardon	Batram	Blackfordby	Charley	Chilcote	Coleorton	Diseworth	Donington le Heath	Donisthorpe	Farm Town	Gelsmoor	Griffydam	Hemington	Isley Walton	Lockington	Lount	Newbold	Normanton le Heath	Osgathorpe	Peggs Green	Shakestone	Snarestone	Staunton Harold	Sweepstone	Tonge	Wilson	Willesley
Acresford	Bardon	Batram	Blackfordby																													
Charley	Chilcote	Coleorton	Diseworth																													
Donington le Heath	Donisthorpe	Farm Town	Gelsmoor																													
Griffydam	Hemington	Isley Walton	Lockington																													
Lount	Newbold	Normanton le Heath	Osgathorpe																													
Peggs Green	Shakestone	Snarestone	Staunton Harold																													
Sweepstone	Tonge	Wilson	Willesley																													

**Commentary**

3.28.1 Some villages have been added to this list as a result of improved monitoring procedures. The only settlement removed, Appleby Parva, is now recognised as part of Appleby Magna which has a small variety of services, including a petrol station and Post Office.

## Contextual Indicators

3.29

INDICATOR	RESULT			
Proportion of vacant street level property in town and local centres	<b>Location</b>		<b>Rate</b>	
	Ashby de la Zouch		4.24%	
	Coalville		8.88%	
	Castle Donington		8.47%	
	Ibstock		5.00%	
	Kegworth		3.13%	
	Measham		5.26%	
	Great Britain		10.50%	
Diversity of uses	<b>Location</b>	<b>Convenience Goods Outlets (%)</b>	<b>Comparison Goods Outlets (%)</b>	<b>Service Uses (%)</b>
	Ashby de la Zouch	4.59	37.81	49.12
	Coalville	6.18	28.57	38.61
	Castle Donington	5.08	18.64	54.24
	Ibstock	7.14	21.43	52.38
	Kegworth	12.12	6.06	63.64
	Measham	7.89	26.32	47.37
	Great Britain	9.40	48.20	30.30
Retail yields in main towns	<b>Town</b>		<b>Yield</b>	
	Ashby de la Zouch		7.50%	
	Coalville		8.00%	
Zone A shopping rents	<b>Town</b>		<b>Rate</b>	
	Ashby de la Zouch		£40 per sq ft	
	Coalville		£50 per sq ft	

### Commentary

#### Vacancy Rates

3.29.1 All the principal town and local centres appear to be performing quite well in respect of this indicator, especially compared to last year's figures. Castle Donington's businesses have undergone significant changes during the reporting period. The number of premises has increased by 11 (18.64%) to 59, while the

vacant premises have reduced in percentage terms from 12.50% in 2006 to 8.47%. It should be noted that the number of premises within the defined local centres of Kegworth, Measham and Ibstock are quite small (33, 38 and 42 respectively), such that an increase or decrease of only 1 or 2 units will have a significant impact upon the figures. Coalville's figures have shown a small percentage decrease, though the Belvoir Shopping Centre remains a problem. Out of 23 vacant premises in Coalville, 9 are located in the Belvoir Shopping Centre. 17.3% vacancy in the Shopping Centre is an improvement on the 20% reported last year, however, and the commissioned Coalville Town Centre Masterplan is still in progress with its stated aim of regeneration of the town centre.

### **Diversity of Uses**

- 3.29.2 These figures have been updated and some show a distinct change from the 2005/06 AMR. This is principally due to improved monitoring procedures rather than one or more definitive issues – previous AMRs have expressed concern over the accuracy of data and this has now been successfully addressed. It should be noted, however, that the small centres of Kegworth, Measham and Ibstock are susceptible to minor changes in use, distorting the overall figures. Kegworth has been included in this year's figures to reflect wider monitoring processes. Its high service use figure (63.64%) is influenced by an office complex with seven separate premises and a large number of financial service businesses in the town. Ibstock also has an office complex, in which there are eight service use businesses, representing almost 20% of all business premises in the town. It should be noted that the Great Britain figures could not be updated from those of the previous AMR due to a lack of readily available information.

### **Retail Yields**

- 3.29.3 Retail yield, in the words of the Valuation Office which produces the figures, "is the ratio of rental income to capital value and is expressed in terms of the open market rent of a property as percentage of the capital value". The figures for Coalville and Ashby have changed for the first time since 2001; both towns have seen their figures reduce by, respectively, 0.5% to 8.0% and 1.0% to 7.5%. The Valuation Office and PPS6 indicate that a lower yield makes a town more attractive to businesses and demonstrates the confidence of investors in long-term profitability, and, with recent increases of average rent in the two towns (see below), a reduction in retail yield represents a significant achievement.

### **Zone A Shopping Rents**

- 3.29.4 Shopping rents in Ashby have remained constant since their previous increase in 2005/06. Coalville's rent during the monitoring period mirrored Ashby's 2005/06 £5 per sq ft increase.

## LEISURE AND TOURISM

3.30

<b>INDICATOR</b>	Percentage of eligible open spaces managed to green flag award standard
<b>TYPE OF INDICATOR</b>	Core (4c)
<b>TARGET</b>	No target set
<b>RESULT</b>	<b>None</b>

<b>INDICATOR</b>	Area of playing fields lost to development
<b>TYPE OF INDICATOR</b>	Local
<b>TARGET</b>	No target set
<b>RESULT</b>	<b>None</b>

### Commentary

3.30.1 These indicators' results are the same as the previous two AMRs.

## 4 LOCAL DEVELOPMENT SCHEME

4.1 The Council's Local Development Scheme (LDS) came into effect on 30<sup>th</sup> March 2007, following a review of the initial LDS approved in 2005. During the reporting period work was proposed to be undertaken in respect of the, Core Strategy (incorporating Development Control Policies), a Coalville Town Centre Area Action Plan 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 Development Plan Documents

<b>Title</b>	Core Strategy (incorporating Development Control Policies) (DPD1)
<b>Milestones in LDS</b>	Preferred Options Consultation – November/December 2007 Submission to Secretary of State – June/July 2008 Examination – December 2008 Adoption – July 2009
<b>Actual dates</b>	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 the Core Strategy documents has slipped considerably, primarily as a result of the resource issues outlined elsewhere in this report. In addition, a further round of consultation was undertaken in summer 2007 as a result of which it is apparent that further work is required before moving to Preferred Options.

4.4.2 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.

4.4.3 The LDS proposed that the next documents to be produced would be an Allocation DPD. In view of the delay in the production of the Core Strategy the production of these will also slip and will be addressed as part of the revised LDS. The Council may also wish to reconsider the production of documents to ensure they remain consistent with its priorities.

<b>Title</b>	Coalville Town Centre Area Action Plan (DPD3)
<b>Milestones in LDS</b>	Commencement – May 2007 Preferred Options Consultation – November/December 2007 Submission to Secretary of State – April 2008 Examination – April 2009 Adoption – October 2009
<b>Actual dates</b>	Commencement – yet to take place Preferred Options Consultation – yet to take place Submission to Secretary of State – yet to take place

4.4.4 Progress on preparing the Town Centre Area Action Plan has been affected by the ongoing resource issues and by the need to undertake a transport assessment to support the work started as part of the Masterplan which was completed in January 2007.

4.4.5 The need for a Town Centre Area Action Plan will be reviewed as part of the LDS review referred to above.

#### 4.5 Supplementary Planning Documents

<b>Title</b>	Affordable Housing Supplementary Planning Document (SPD1)
<b>Milestones in LDS</b>	Adoption – April 2007
<b>Actual dates</b>	Adoption – 16 October 2007

#### Commentary

4.5.1 Whilst the Affordable Housing SPD was not adopted in accordance with the LDS timetable it was adopted prior to the publication of this AMR.

<b>Title</b>	Housing Land Release Supplementary Planning Document (SPD2)
<b>Milestones in LDS</b>	Adoption – March 2007
<b>Actual dates</b>	Adoption – this SPD has been withdrawn

4.5.2 Following an assessment of the 5-year housing land supply as required by PPS3, the Council decided in August 2007 to no longer pursue the SPD. This is because the level of shortfall in housing provision over the next 5 years was such that all of the remaining housing allocations need to be released, rather than phased, as envisaged at the outset of producing the SPD.



## **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 were saved for 3 years from the commencement of Section 38 of the Act (28 September 2004). The District Council was required to submit to the Secretary of State a list of those policies which it wished to save beyond this three year period. This was done by 1 April 2007 and on 26 September 2007 the Council was informed as to which policies had been saved by the Secretary of State.
- 5.3 Whilst the decision as to which policies should be saved took place outside of the reporting period, it is considered that it would be most appropriate to assess the implementation of the saved policies only.
- 5.4 The assessment undertaken has involved the use of policies not only in the determination of applications (both refusals and approvals), but also where applications have been withdrawn.
- 5.5 As noted in previous AMRs, 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, of the 109 policies remaining, the vast majority (96) were used. It is also apparent that some policies (E3, E4, T3 and T8) are used on a regular basis.
- 5.7 It should be noted that policies not saved were often used during the reporting period, but were not saved because they merely repeated existing policies at national and/or regional level or duplicated other policies in the local plan.



**APPENDIX 1**  
**MONITORING FRAMEWORK**

Type of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
<b>Environment</b>				
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	Natural England	Policy E26
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	Policy E30
Core (9)	Renewable energy capacity installed by type	As Annex B of LDF Monitoring Good Practice Guide	Council's register of planning decisions	None
Local (Regional Spatial Strategy)	Number of dwellings in Flood Zones 1, 2 and 3 as outlined by PPS25	<ul style="list-style-type: none"> <li>• Flood Zone 1: All dwellings not within Zones 2 &amp; 3</li> <li>• Flood Zone 2: Dwellings with annual probability of flooding 0.1%-1%</li> <li>• Flood Zone 3a: Dwellings with annual probability of flooding &gt;1%</li> <li>• Flood Zone 3b: Dwellings with annual probability of flooding &gt;5%</li> </ul>	Environment Agency	Policy E30
Contextual	Number of Area Quality Management Areas		Environmental Protection records	None
Contextual	Amount of vacant and derelict land and buildings	As defined in the National Land Use Database	National Land Use Database	Policy E36

<b>Transport</b>				
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	
<b>Housing</b>				
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

<b>Housing</b>				
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 1999-2007	Council's housing land database	None
Local	Housing development 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		Land Registry	None
Contextual	Population size and age structure	Mid year estimates for 2005 and 2006	Office for National Statistics	None
Contextual	Population change	Mid year estimates for 2005 and 2006	Office for National Statistics	None

<b>Housing</b>				
Contextual	Ethnic composition	As at and defined in 2001 Census	2001 Census	None
<b>Employment</b>				
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
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	Council's employment land database	None

		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.		
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	Leicester Shire Intelligence	None

<b>Central Areas and Retailing</b>				
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 - Appendix B of the adopted Local Plan details each Use Class	Council's employment land database	None
Local	Villages without shopping provision		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
<b>Leisure and Tourism</b>				
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	None

**APPENDIX 2**

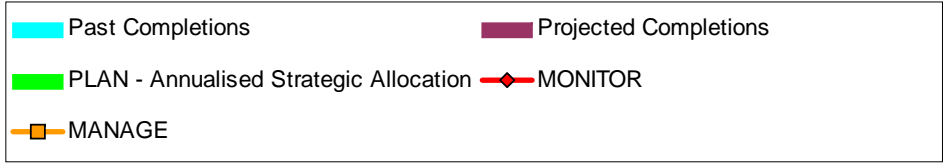
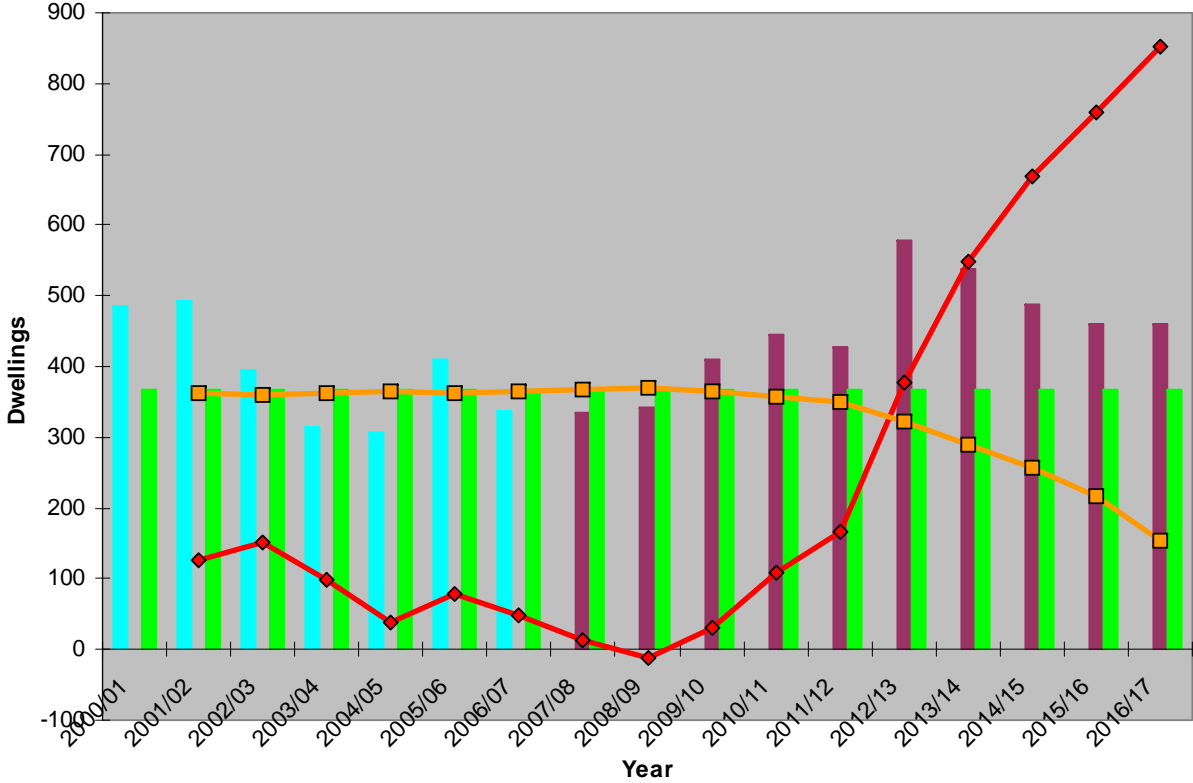
**HOUSING TRAJECTORY**



### 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	2012-2017	TOTAL
<b>Past Completions</b> - Identified Sites	309	307	245	144	140	30	18							1193
<b>Past Completions</b> - Unidentified Sites	176	186	150	171	166	380	322							1551
<b>Projected Completions</b> - Identified Sites								292	300	366	403	384	1741	3486
<b>Projected Completions</b> - Unidentified Sites								43	43	43	43	43	785	1000
<b>Past Completions</b>	485	493	395	315	306	410	336							2740
<b>Projected Completions</b>								335	343	409	446	427	2526	7195
<b>Cumulative Completions</b>		493	888	1203	1509	1919	2255	2590	2933	3342	3788	4215	6741	
<b>PLAN</b> - Annualised Strategic Allocation		368	368	368	368	368	368	368	368	368	368	368	1840	5888
<b>MONITOR</b>		125	152	99	37	79	47	14	-11	30	108	167	853	
<b>MANAGE</b>		361	360	362	366	363	365	367	369	365	357	349	155	

### Housing Trajectory



## **Source of data and assumptions**

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

Projected Completions – 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).

Note: Three sites with planning permission (*Wentworth Road*, *West Brooks Lane* and *The George Hotel*) have been included without figures in line with the Housing Land Availability study which gave no mention to them.

**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
<b>Strategy</b>				
S1	Overall Strategy	No		No formal proposals requiring use of policy
S2	Limits to Development	Yes	58 (3W)	
S3	Countryside	Yes	62(12R/3W)	
<b>Environment</b>				
E1	Sensitive Areas	Yes	1	
E2	Landscaped Amenity Open Space	Yes	3 (1R)	
E3	Residential Amenities	Yes	260 (20R/10W)	
E4	Design	Yes	242 (23R/11W)	
E6	Comprehensive Development	Yes	1	
E7	Landscaping	Yes	18	
E8	Crime Prevention	Yes	2	
E9	Mobility	Yes	6	
<b>E17</b>	<b>Historic Byways</b>	<b>No</b>		<b>No formal proposals requiring use of policy</b>
E20	Green Wedge	Yes	5 (2R/1W)	
E21	Separation of Settlements	Yes	3 (1W)	
E22	Areas of Particularly Attractive Countryside	Yes	5 (1R/2W)	
E24	Re-Use of Adaptation of Rural Buildings	Yes	6	
E26	Sites of County or District Ecological or Geological Interest	Yes	1	
E30	Floodplains	Yes	3 (1R)	
<i>E36</i>	<i>Derelict Land</i>	<i>No</i>		
<i>E37</i>	<i>Derelict Sites</i>	<i>No</i>		
<b>National Forest</b>				
<b>F1</b>	<b>General Policy</b>	<b>Yes</b>	<b>6</b>	
<b>F2</b>	<b>Tree Planting</b>	<b>Yes</b>	<b>1</b>	
<b>F3</b>	<b>Landscaping and Planting</b>	<b>Yes</b>	<b>1</b>	
<b>F5</b>	<b>Forest Related Development</b>	<b>Yes</b>	<b>1</b>	
<b>Transport</b>				
<i>T2</i>	<i>Road Improvements</i>	<i>No</i>		
T3	Highway Standards	Yes	138 (19R/7W)	

T4	Road Related Services - Commitments	No		
T5	Road Related Services at A50/B6540 Junction	Yes	2	
T8	Parking	Yes	102(6R/5W)	
T10	Public Transport	No		
T13	Cycle Parking	No		
T14	Former Transport Routes	Yes	1	
T15	Moira-Measham Trail	Yes	2	
T16	Ashby Canal	Yes	2	
T17	Ashby Canal	Yes	1	
<b>T18</b>	<b>East Midlands Airport</b>	<b>Yes</b>	<b>4</b>	
<b>T19</b>	<b>East Midlands Airport - Public Safety Zones (Alteration No.2)</b>	<b>No</b>		
<b>T20</b>	<b>East Midlands Airport - Public Transport</b>	<b>Yes</b>	<b>9</b>	
<b>Housing</b>				
H4	Housing Allocations	No		
<b>H4/1</b>	<b>Housing Land Release (Alteration No.3)</b>	<b>Yes</b>	<b>60(12R/4W)</b>	
<b>H6</b>	<b>Housing Density (Alteration No.1)</b>	<b>Yes</b>	<b>41 (1R/1W)</b>	
<b>H7</b>	<b>Housing Design (Alteration No.1)</b>	<b>Yes</b>	<b>28 (2R/1W)</b>	
H8	Affordable Housing	Yes	2	
H10	Agricultural and Forestry Workers' Accommodation	Yes	(1R)	No formal proposals requiring use of policy
H11	Replacement Dwellings	Yes	1 (1R)	
H12	Exceptional Affordable Housing Sites	No		
H13	Mobile Homes	No		No formal proposals requiring use of policy
<b>Employment</b>				
J3a	Employment Land Allocations	Yes	1	
J4	High Quality Employment Site at Finger Farm	Yes	1	
J5	High Quality Employment Site at Flagstaff Interchange, Ashby	Yes	1	
J8	ADT Car Auctions Site, Measham	No		
J14	Expansion of Existing Firms	Yes	10 (1w)	
<b>Central Areas and Retailing</b>				
R1	Central Areas Shopping	Yes	16	
<b>R2</b>	<b>Belvoir Shopping Centre</b>	<b>Yes</b>	<b>1</b>	
<b>R4</b>	<b>Acceptable Uses in Town Centre Core Areas</b>	<b>Yes</b>	<b>10</b>	
<b>R5</b>	<b>Financial and Professional Services in Core Areas</b>	<b>No</b>		
<b>R6</b>	<b>Window Display Frontages in North Street and South Street, Ashby-de-la-Zouch</b>	<b>Yes</b>	<b>1</b>	
<b>R7</b>	<b>Other Retail Uses</b>	<b>No</b>		<b>No formal proposals</b>

				requiring use of policy
R8	Potential Redevelopment Areas	No	0	No formal proposals requiring use of policy
R9	Pedestrian Facilities	No	0	No formal proposals requiring use of policy
R10	Bridge Road Link	No	0	No formal proposals requiring use of policy
R11	Outer Area of Coalville Town Centre	Yes	2	
R12	Town Centre Services	No		
R13	Town Centre Services	No		
R14	Town Centre Services	Yes	2	
R15	Town Centre Services	No		No formal proposals requiring use of policy
R16	Use of Upper Floors	Yes	12	
R19	Acceptable Uses in Local Centres	Yes	11	
R20	Individual Shops	No		
R21	Village Shops	No		
<b>Leisure and Tourism</b>				
L2	Informal Recreation Facilities	No		
L3	Built Development on Recreational Sites Outside Limits to Development	Yes	1	
L5	Tourist Accommodation	Yes	(1R)	
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	(1W)	
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>	No		
L12	<i>Sawley Marina</i>	No		
L13	<i>Swannington Incline</i>	No		

L20	Donington Park Racing Circuit	No		No formal proposals requiring use of policy
L21	Children's Play Areas	Yes	4	
L22	Formal Recreation Provision	No		No formal proposals requiring use of policy
<b>Minerals</b>				
M2	<i>Redevelopment Potential</i>	No		No formal proposals requiring use of policy