

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 2007 AMR either have been or are being addressed.
- Over 70% of SSSIs in either favourable or unfavourable (recovering) condition.
- Figures on Local Wildlife Sites' areas, UK Biodiversity Action Plan Priority Habitats' Sites' areas and Hedgerow lengths reported for the first time.
- Zero planning applications granted permission contrary to Environment Agency advice (two such applications received).
- Four Air Quality Management Areas now in district.
- Housing build rate higher than previous year, but builds projected to decrease for the foreseeable future, resulting in a shortfall with regards Five Year Supply.
- Development on previously developed land continues to be significantly above Government targets and the Best Value Performance Plan.
- All six housing sites reviewed against Building for Life design quality standards shown to be "Average" or "Poor".
- Affordable housing completions continue to be below the need identified in adopted Supplementary Planning Document.
- Third year running of increases in 1 and 2 bed properties being built, including flats, and decrease of three bed properties.
- Continuing concerns in respect of the location of housing development on small sites compared to established strategic and local policies.
- 146 dwellings completed on sites identified by the Urban Capacity Study – 31 more than the Study had anticipated.
- Over half of all employment land completed in the B128 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 down substantially from 36.86% to 11.08%.
- Approximately 105Ha of employment land available. Based on current build rates, sufficient for about 7 years.
- First rise in employment land starts for five years. Cumulative starts fall below strategic requirements.
- Unemployment decreased from 1.6% to 1.3%.

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 (55 out of 87).

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 1st April in the year proceeding submission to the Secretary of State to 31st 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 fourth 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. Though the constituent elements of the Monitoring Framework have altered this year due to the publication of
- 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 Sustainability Section which is part of the Planning and Development Department. The section was renamed in late 2007, and now consists of:

Planning Policy and Sustainability Manager
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 The Department for Communities and Local Government updated the list of Core Output Indicators (COI) in February 2008. The new Indicators follow a broadly similar pattern to those replaced, and the revision is largely to reflect government guidance in terms of rationalisation and definitional clarification. Sixteen COIs will be reported on in this and future AMRs, a decrease from eighteen. Previously separated into six categories, the indicator set now falls into three: "Business Development and Town Centres", "Housing" and "Environmental Quality". The entire updated list (to include Local and Contextual Indicators) appears in simple table format in Appendix 1 – Monitoring Framework.

Local and Contextual Indicators are unaffected by these changes, and are separated into the three categories above.

2.20 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 in accordance with the themes of the Core Output Indicator Update mentioned above. 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.

2.21 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 updated list of Core Output Indicators published by the Department for Communities and Local Government in February 2008. Unless otherwise stated, all of the indicators are for the reporting period of 1 April 2007 to 31 March 2008. The Monitoring Framework in Appendix 1 identifies to which Local Plan Policy each of the indicators relate.

ENVIRONMENTAL QUALITY

3.2

INDICATOR	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
TYPE OF INDICATOR	Core (E1)
TARGET	No target set
RESULT	0

Commentary

- 3.2.1 During the reporting period the Environment Agency (EA) objected to two planning applications in respect of water quality issues:
- Application 07/00301/FUL had a “holding objection” withdrawn following the EA’s consideration of drainage details, though the application was later rejected through its contravention of Local Plan Policies S3, E4 and T3.
 - Application 06/01229/FUL was permitted following the inclusion of a condition to allay identified concerns.
- 3.2.2 This result is consistent with last year’s AMR, where the EA objected to seven planning applications, none of which were permitted.

3.3

INDICATOR	Change in areas and populations of biodiversity importance		
TYPE OF INDICATOR	Core (E2)		
TARGET	No target set		
RESULT	Condition of Sites of Special Scientific Interest		
	Condition	Area (Ha)	Percentage
	Favourable	146.53	44.55
	Unfavourable (recovering)	302.17	38.14
	Unfavourable (no change)	82.35	11.72
	Unfavourable (declining)	70.74	5.53
	Destroyed	8.74	0.06
	Total	609.63	100.00
	Source: English Nature		
	UK Biodiversity Action Plan (BAP) Priority Habitats		
	BAP Habitat	NWLD Area (Ha)	Leicestershire Area (Ha)
	Heath Grassland	18.53	35.53
	Calcareous Grassland	41.81	647.83
	Neutral Grassland	155.45	1,566.07
	Reedbeds	4.32	11.16
	Mesotrophic Lakes	89.71	192.44
	Field Ponds	89.71	193.28
	Wet Woodland	33.54	109.80
	Parkland	552.89	3,134.72
	Broadleaved Woodland	110.15	975.44

Fen, Marsh, Swamp	8.39	106.58	8%
Acidic Grassland	5.91	336.48	2%
Total Area	6,973.87	1,096.10	16%

BAP Habitat	Length (Metres)	Length (Metres)	Percentage of length in NWLD
Hedgerows	51,775.00	275,270.47	19%
Total Length	51,775.00	275,270.47	19%

Numbers of Local Wildlife Sites

	Number of Sites by Year	
	July 2007	April 2008
Wildlife Sites (ratified)	77	38
Wildlife Sites (under consideration)	203	381
Ratified Sites	10	15

Changes in areas of Local Wildlife Sites between 2006 & 2007

	Area in Hectares	
	2006	2007
Wildlife Sites (ratified)	0.75	2.15
Wildlife Sites (under consideration)	0.75	0.75
Final LWS at Year End	16.13	18.26

Source: Strategic Biodiversity Data Audit, author: Darwin Sumner of LERC

Commentary

- 3.3.1 This indicator is only slightly different from COI 8 which it has replaced. A wider variety of statistical information in respect of E2 (as updated) is now available due

to the recent publication of a Strategic Biodiversity Data Audit by Darywn Sumner of the Leicestershire Environmental Resources Centre (LERC).

International Sites

- 3.3.2 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 is based on a March 2007 survey and suggests that its condition remains unfavourable (no change).

National Sites

- 3.3.3 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 April 9th 2008. This is broadly consistent with previous years' figures which were made available on May 1st 2006 and May 1st 2007 respectively. Whilst published outside of the reporting period, it remains the most up-to-date information available, and so used here.
- 3.3.4 The total area of SSSIs in the district has changed from last year due to alterations in three SSSIs: Grace Dieu & High Sharpley (0.1Ha decrease), Bardon Hill Quarry (0.15Ha decrease) and Lockington Marshes (0.32Ha increase). A calculation error which previously accounted for an additional 9Ha has also been rectified.
- 3.3.5 The data 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 three quarters of the area (448.70Ha, or 73.60%) of designated sites in either a favourable or improving condition, in contrast to 66.45% in 2007 and 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, 77.06%, 90.84% and 82.69%.
- 3.3.5 The destroyed site at Dimminsdale remains recommended for denotification. It alone accounts for the destroyed hectares in the district. It is not current Natural England policy to confirm a recommended denotification.

Local Wildlife Sites

- 3.3.6 It should be noted that the figures reported in this AMR are the first such figures reported. Concerns have been raised by the Leicestershire Environmental Records Centre (LERC) over accuracy of data in respect of, for example, the areas of springs, the precision of historical survey data and the

acknowledgement that other important data sources may exist. The LERC also notes that there has never been a comprehensive field-by-field survey of Leicestershire and Rutland, inevitably leading to future discoveries of Biodiversity Action Plan priority habitats. This Biodiversity Data Audit, however, represents the best current information available and its perpetual review enables the ongoing improvement of data accuracy.

3.3.7 North West Leicestershire has approximately one third of all land in two Priority Habitats (Reedbeds and Wet Woodland) and approximately half of all land in a further three (Calcareous Grassland, Mesotrophic Lakes and Field Ponds), reflecting the rural nature of the district.

3.3.8 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

3.3.9 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.

3.3.10 It was noted in the previous AMR that some information with regards SSSI Sites' Conditions was last updated as early as 2001. Natural England has revisited many sites in the past year and the vast majority have now been assessed since late 2004. Natural England's information remains the best available at this time. Natural England perform site assessments every six years.

3.3.11 Previous AMRs have noted the progress of the ecological survey, being completed on behalf of the Council by the Leicestershire Museums Service. The Survey is likely to be complete during 2008 and its findings will be reported under this Indicator in future AMRs.

Action

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

3.4

INDICATOR	Renewable energy generation
TYPE OF INDICATOR	Core (E3)
TARGET	No local target, but national target is for 10% of electricity to be generated from renewable sources by 2010
RESULT	None

Commentary

- 3.4.1 This indicator has been subtly reworded through the Core Output Indicators Update, and now refers to both new capacity installed and renewable energy generation. As noted in previous 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. Equally, successful appellants do not need to inform the Council that they have started, or concluded, work on implementation. This makes the monitoring 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 Of those schemes which did require planning permission during the reporting period, four planning applications were received – identical to the previous period. All were permitted, but remain unimplemented as of April 2008. In addition, two planning permissions were unimplemented during the previous period, totalling six extant permissions. The permissions are:

- 08/00051: Solar panels on roof extension
- 07/00523: Solar panels on roof
- 07/01274: Two freestanding wind turbines
- 07/01394: Three solar panels on roof of extension
- 06/01392: One wind turbine
- 06/00852: One freestanding wind turbine

Two Planning Applications under permitted development rights have received no objection from this authority. Both are at East Midlands Airport and neither has been implemented:

- 07/01405/AIR: Four freestanding wind turbines
- 05/01598/AIR: Energy Centre (biomass heating)

- 3.4.4 It is recognised that reporting on this COI alongside NI 185 (“CO₂ reductions from Local Authority Operations”), NI 186 (“Per capita reductions in CO₂ emissions in the LA area”) and NI 188 (“Planning to adapt to climate change”) is beneficial. However, the results for these Indicators will not be produced prior to the publication of this AMR. Future AMRs will report on these four Indicators alongside one another. The Council is aiming to achieve Level 1 Status in respect of NI 188 by March 2009.

3.5	INDICATOR	Number of dwellings in Flood Zones 2 and 3 as outlined by PPS25	
	TYPE OF INDICATOR	Local	
	TARGET	No target set	
	RESULT	Zone 2: 248 (0.627%)	Zone 3a & 3b: 975 (2.466%)

Commentary

- 3.5.1 This indicator now reflects Planning Policy Statement 25 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.
- 3.5.3 Dwellings with the most severe flood risk represent only 2.466% of the district’s total dwellings. Given that the Council, with guidance from the EA, are successfully preventing new builds on areas at risk from flooding, this percentage will likely reduce in future – as evidenced by this year’s reduction.
- 3.5.4 It should be noted that the figures produced last year were incorrect. They represented the total number of premises in the district rather than the number of dwellings. The correct figures in terms of dwellings are identical to those reported this year, though the percentages are different to reflect the district’s increase in house numbers. For completeness, last year’s figures were:

Zone 2: 248 (0.632%)
Zone 3a & 3b: 975 (2.485%)

Contextual indicators

3.6	Indicator	Result
	Number of Air Quality Management Areas	4
	Amount of vacant and derelict land and buildings	11.497 Hectares (at 2008)

Commentary

Air Quality Management Areas (AQMAs)

3.6.1 As initially reported in last year's AMR, additional AQMAs have been designated in the district during the monitoring period. There are now four. All dwellings within 10 metres of a road designated as an AQMA are said to be affected by it. The bracketed figures show the number of dwellings affected by each AQMA:

- **Molehill Farm, Kegworth** (2)
- **In the vicinity of Whatton Road, Kegworth** (84)
- **Bardon Road, Coalville** (75)
- **High Street, Castle Donington** (112)

The two latter AQMAs are newly designated. Declassification for all AQMAs is subject to further monitoring and an action plan. The action plan is compiled and agreed upon in conjunction with the County Council's Highways department and will be found in their Transport Plan.

3.6.2 A Detailed Assessment is continuing at Copt Oak Road, Copt Oak to determine whether an AQMA should be designated at this location.

3.6.3 All four AQMAs, and the potential site at Copt Oak, relate to Nitrogen Dioxide.

Vacant and derelict land and buildings

3.6.4 Last year's AMR reported twelve sites, totalling 15.21Ha, under this indicator. Two sites have been removed due to work starting. Both sites are being redeveloped for residential dwellings:

- Hayward's Motors, Station Road, Ashby 0.560Ha 57 dwellings
- Former Biscuit Factory, Smisby Road, Ashby 3.150Ha 146 dwellings

With the removal of these sites, the amount of vacant and derelict land within the district has fallen to 11.211Ha. The ten applicable sites range from 0.289Ha – 2.381Ha in size. Of these sites, a further four have planning permission for residential development on land totalling 4.300Ha.

HOUSING

- 3.7 Previous AMRs produced a Housing Trajectory under Core Output Indicator 2a. This indicator has been replaced with COIs H1 and H2(a) – H2(d), which together relate to the housing land supply in the district, allowing the generation of a different form of Housing Trajectory. The Council will continue to produce a Trajectory similar to that of previous years in addition to the new format. This can be found in Appendix 3. No targets have been included on COI H1 and H2(a) – H2(d) to reflect the factual nature of the results.

3.8

INDICATOR	Plan period and housing target
TYPE OF INDICATOR	Core (H1)
RESULT	<i>See Appendix 2</i>

Commentary

- 3.8.1 Appendix 2 shows two different housing delivery plans to reflect the adopted and emerging Regional Spatial Strategy figures. This approach is considered appropriate since the emerging figures are likely to be approved during the 2008/09 reporting period and comparisons between the two plans can be made. Future AMRs will continue to report both plan figures until such time as the emerging figures are ratified by the Government Office for the East Midlands.
- 3.8.2 This is a new Indicator included in the Core Output Indicator update published by CLG in February 2008. Previously, the Council has produced a Housing Trajectory to perform a similar function under COI 2a and this, more detailed, Trajectory is included in the electronic version of this Annual Monitoring Report.
- 3.8.3 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 – this is highlighted in the H2 rows on the table and commentary appears below. Appendix 2 also outlines the assumptions made in respect of the various elements of the Trajectory, and contains a brief discussion of the “deliverability” of each site included in the Trajectory.
- 3.8.4 Although completions have shown a small rise on the previous reporting period, the trend towards declining completions noted in the 2006 AMR is expected to continue until 2009/10, when it is projected to increase as sites come forward.
- 3.8.5 Longer-term housing provision is being addressed as part of the Council’s Core Strategy development plan document. A full commentary on the justification and methodology for including sites in the Housing Trajectory, and consequently for assessing the Council’s Five Year Land Supply, can be found in Appendix 3. See paragraph 3.14.1 for more information on the Five Year Land Supply.

3.9 Core Output Indicators H2(a) and H2(b) form the basic components of the Housing Trajectory as appearing in Appendix 2.

3.10

INDICATOR	Net additional dwellings – in previous years		
TYPE OF INDICATOR	Core (H2(a))		
RESULT		Monitoring Period	New Dwellings
		2002 - 2003	395
		2003 - 2004	315
		2004 - 2005	306
		2005 - 2006	410
		2006 - 2007	336

Commentary

3.10.1 This is a new indicator outlined in the Core Output Indicator Update from CLG. Figures should be provided on an annual basis for either the previous five year period or from the start of the current plan period, whichever is the longer. The Council reports on the former as appropriate to the emerging Core Strategy.

3.11

INDICATOR	Net additional dwellings – for the reporting year		
TYPE OF INDICATOR	Core (H2(b))		
RESULT			Dwellings
	(a)	New Build Completions	334
	(b)	Demolitions	7
	(c)	Change of Use (net)	12
	(d)	Conversions (net)	15
		Net Additional Dwellings	354

Commentary

3.11.1 This is another new housing indicator outlined in the Core Output Indicator Update from CLG. Net additional dwellings are determined by adding new build completions, changes of use and conversions together before subtracting demolitions (or, $a - b + c + d$).

3.12 Core Output Indicator H2(c) outlines the Housing Trajectory.

3.13

INDICATOR	Net additional dwellings – in future years
TYPE OF INDICATOR	Core (H2(c))
RESULT	<i>See Appendix 2</i>

Commentary

3.13.1 The projected dwelling numbers are measured against two separate targets. Target H1(a) is derived from the adopted RSS and remain the official figures against which the Council monitors. Target H1(b) refers to the revised RSS figures which are expected to be approved during 2008/09 monitoring period.

3.13.2 Development for the reporting period fell below the required amount in respect of the H1a target, though this figure amounts to only 3.80% of annual requirement and shows an improvement in respect of last year's shortfall of 8.70%. The shortfall for the H1b target is 4.32%. The Council predicts that housing development will, in the short-term, fall far short of both adopted and emerging RSS figures. Concerns exist in respect of the current economic climate, and this is reflected in projected completion figures. It is unclear for how long the housing market will continue to be affected by the economic downturn.

3.14

INDICATOR	Managed delivery target
TYPE OF INDICATOR	Core (H2(d))
RESULT	<i>See Appendix 2</i>

Commentary

3.14.1 The H2d return is split into two targets to reflect the two sets of RSS housing figures. The Council does not have a Five Year Land Supply. There is concern over how accurate predictions in the far long-term can be, especially given the current economic downturn.

3.15

INDICATOR	New and converted dwellings - on previously developed land
TYPE OF INDICATOR	Core (H3)
TARGET	National target 60%; Best Value Performance Plan 60%
RESULT	94.51% [344 gross completions]

Commentary

3.15.1 For the fourth year running, the level of builds on previously developed land (PDL) has exceeded the National target (60%), and for the second year, the Council's Delivery Plan 2007-10 (also 60%). The figure of 94.51% is exceptionally high and unlikely to be repeated but, with 85% of extant planning permissions being on PDL, results in excess of both National and Local targets can be anticipated.

There was a nominal increase in the number of gross completions on PDL (from 347 in 2006/07 to 364 in 2007/08) and a proportionally significant increase in completions on previously developed land from 296 in 2006/07 to 344 in 2007/08.

3.16

INDICATOR	Net additional pitches (Gypsy and Traveller)
TYPE OF INDICATOR	Core (H4)
TARGET	None
RESULT	Not Returned

Commentary

3.16.1 This is a new indicator outlined in the Core Output Indicator Update from CLG. As the majority of the district's Gypsy and Traveller pitches are unauthorised, it is difficult to monitor additional pitches. The emerging Regional Spatial Strategy indicates that, as part of the Council's Core Strategy, a minimum of 43 permanent pitches, 20 transit pitches and 10 pitches for travelling showpeople must be provided during the Plan period. Although the council aspires to set aside strategic sites rather than individual pitches, at such time as the Core Strategy is adopted, monitoring Net additional pitches will become much more plausible.

3.17	INDICATOR	Gross affordable housing completions
	TYPE OF INDICATOR	Core (H5)
	TARGET	None; Adopted Supplementary Planning Guidance identifies a need for 104 affordable dwellings per annum
	RESULT	46 affordable dwellings completed, representing 12.64% of gross dwelling completions

Commentary

3.17.1 Forty six new affordable homes were provided during the reporting period; all were social rented. This represents a significant improvement on 16 of the previous year, but is still well behind the Supplementary Planning Guidance target. Although exactly two thirds of net builds were on sites requiring provision of affordable housing, the majority of sites are either yet to provide their required provision or have done so in previous years. The 46 provided this year were built across just three sites, with 31 of those on the former Stephenson College site. The Council adopted a new Supplementary Planning Document on Affordable Housing in October 2007 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 some time to be reflected. To exemplify the point, only 13 affordable dwellings were under construction as of March 2008.

3.18

INDICATOR	Housing Quality – Building for Life Assessments																																																																																																																																																																																																						
TYPE OF INDICATOR	Core (H6)																																																																																																																																																																																																						
TARGET	No target set, but the Building for Life bands are as follows: 80% of criteria met = Very Good 70% of criteria met = Good 50% of criteria met = Average <50% of criteria met = Poor																																																																																																																																																																																																						
RESULT	<table border="1"> <thead> <tr> <th></th> <th>Moores Transport, Ashby</th> <th>Manor Ash, Nottingham Road, Ashby</th> <th>Off Cropston Drive, Coalville</th> <th>Moir Road Garage, Donisthorpe</th> <th>Ashby Road / Kendrick Close, Coalville</th> <th>Lakeside Ind. Estate, Whitwick</th> <th></th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>70</td> <td>68</td> <td>269</td> <td>17</td> <td>24</td> <td>45</td> <td>Section Average</td> </tr> <tr> <td>C 1</td> <td>0</td> <td>0</td> <td>0</td> <td>0.5</td> <td>0</td> <td>0.5</td> <td rowspan="5">0.50</td> </tr> <tr> <td>C 2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>C 3</td> <td>0.5</td> <td>1</td> <td>0</td> <td>0.5</td> <td>0</td> <td>0</td> </tr> <tr> <td>C 4</td> <td>1</td> <td>1</td> <td>0</td> <td>1</td> <td>0.5</td> <td>0</td> </tr> <tr> <td>C 5</td> <td>1</td> <td>0.5</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>RPP 6</td> <td>0</td> <td>0.5</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td rowspan="5">0.38</td> </tr> <tr> <td>RPP 7</td> <td>0.5</td> <td>0.5</td> <td>0</td> <td>0</td> <td>0.5</td> <td>0</td> </tr> <tr> <td>RPP 8</td> <td>0</td> <td>1</td> <td>0</td> <td>0.5</td> <td>0.5</td> <td>0</td> </tr> <tr> <td>RPP 9</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> <td>1</td> <td>0</td> </tr> <tr> <td>RPP 10</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> <td>1</td> <td>0.5</td> <td>0.5</td> </tr> <tr> <td>DC 11</td> <td>0</td> <td>0.5</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td rowspan="5">0.13</td> </tr> <tr> <td>DC 12</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>DC 13</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DC 14</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DC 15</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EC 16</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td rowspan="5">0.96</td> </tr> <tr> <td>EC 17</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EC 18</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EC 19</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EC 20</td> <td>1</td> <td>1</td> <td>1</td> <td>0.5</td> <td>1</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>7.5</td> <td>9.5</td> <td>3.5</td> <td>9</td> <td>6</td> <td>4</td> <td></td> </tr> <tr> <td>%AGE</td> <td>54%</td> <td>68%</td> <td>25%</td> <td>64%</td> <td>43%</td> <td>29%</td> <td></td> </tr> <tr> <td>RANK</td> <td>3</td> <td>1</td> <td>6</td> <td>2</td> <td>4</td> <td>5</td> <td></td> </tr> <tr> <td>BAND</td> <td>Av.</td> <td>Av.</td> <td>Poor</td> <td>Av.</td> <td>Poor</td> <td>Poor</td> <td></td> </tr> </tbody> </table>								Moores Transport, Ashby	Manor Ash, Nottingham Road, Ashby	Off Cropston Drive, Coalville	Moir Road Garage, Donisthorpe	Ashby Road / Kendrick Close, Coalville	Lakeside Ind. Estate, Whitwick		Dwellings	70	68	269	17	24	45	Section Average	C 1	0	0	0	0.5	0	0.5	0.50	C 2	1	1	1	1	1	1	C 3	0.5	1	0	0.5	0	0	C 4	1	1	0	1	0.5	0	C 5	1	0.5	0	1	0	0	RPP 6	0	0.5	0	1	0	0	0.38	RPP 7	0.5	0.5	0	0	0.5	0	RPP 8	0	1	0	0.5	0.5	0	RPP 9	1	1	0	0	1	0	RPP 10	0.5	0.5	0.5	1	0.5	0.5	DC 11	0	0.5	0	1	0	0	0.13	DC 12	0	0	0	0	0	0	DC 13							DC 14							DC 15							EC 16	1	1	1	1	1	1	0.96	EC 17							EC 18							EC 19							EC 20	1	1	1	0.5	1	1	TOTAL	7.5	9.5	3.5	9	6	4		%AGE	54%	68%	25%	64%	43%	29%		RANK	3	1	6	2	4	5		BAND	Av.	Av.	Poor	Av.	Poor	Poor	
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- 3.18.1 H6 is a new housing indicator outlined in the Core Output Indicator Update issued by CLG. Six large sites were completed within the District during the reporting period but, in order to give a more robust base figure for this indicator, it was decided to exclude a small site at 50 Tamworth Road, Ashby (14 dwellings) and replace it with the larger site of Manor Ash, Nottingham Road, Ashby, completed during the previous reporting period.
- 3.18.2 Following the July 2008 appointment of its first urban designer in response to the increased focus on design quality in the planning system – particularly following the publication of the Housing Audit for the East Midlands, West Midlands and the South West – the Council is in a better position to engage and respond to the design agenda. Strong partnerships have already been established between the Council and the Commission for Architecture and the Built Environment (CABE) and its regional architectural centre partner, Opun.
- 3.18.3 The Council is currently in the process of adopting the Building for Life standard and significantly increasing its efforts to raise the quality of design through its new Design Initiative which will be championed by Design Ambassadors. Whilst the Design Initiative is focused on raising the quality of all new development, it is heavily focused on housing in response to major growth earmarked for the District. In addition to clearly communicating the Council's design expectations, the Council is placing a significant emphasis on the role of the consumer in raising design quality.
- 3.18.4 The audits were completed by two Building for Life accredited assessors (CABE training completed; awaiting official confirmation of accreditation status).

Commentary

- 3.18.5 As with the national audits, the District audits assessed 14 of the 20 criteria, reflecting the lack of evidence in planning files, all of which preceded the introduction of Building for Life.
- 3.18.6 Analysis of the data gathered has identified that, with the exception of Building for Life criterion 12, all the criteria are being met but not in a consistent manner across all sites, resulting in suppressed scores. Strongest performance was against criteria 2 and 16.
- 3.18.7 In view of the facts that Building for Life is only now becoming part of working practices within the Council, and that there are 15 "live" consents within the system totalling 670 dwellings, it is expected that H6 returns will continue to demonstrate 'Average' and 'Poor' performance for some time. However, the Council is expecting to be able to report improved returns in future AMRs by assessing planning applications against the Building for Life standard prior to determination of planning permission. It is the intention that the Council will seek to resist schemes that fail to meet the Building for Life standard, though it must be appreciated that the Council is in a state of transition as it prepares its Local Development Framework.
- 3.18.8 The data gathered clearly demonstrates the challenges associated with meeting quotas on planning applications – for example, public open space requirements

without an equal focus on the social value and functionality of these spaces. The Manor Ash site, for example had requirement for an element of public open space: whilst the development provides the required space quota, the value potential of this space is not well exploited, suffering from poor accessibility, standing water and weak surveillance from neighbouring properties. However, it must be appreciated that at the time these schemes were approved, Building for Life had yet to be introduced and the Council did not have access to an urban designer.

3.18.9 The returns provide a valuable insight into current performance and a valid baseline upon which future performance can be measured. The audited schemes also provide an excellent basis upon which the effectiveness of the saved Local Plan policies can be discussed and, in turn, how policies can be strengthened through the emerging LDF.

3.19

INDICATOR	Housing completions by type and size			
TYPE OF INDICATOR	Local			
TARGET	None			
RESULT	Property type	No. of dwellings	Percent	Change from 2006/07 AMR
	1 bed	5	1.37	↑
	2 bed	25	6.87	↓
	3 bed	109	29.95	↓
	4+ bed	79	21.70	↑
	1 bed affordable	0		No change
	2 bed affordable	15	4.12	↑
	3 bed affordable	0		↓
	1 bed flat	20	5.49	↑
	2 bed flat	78	21.43	↑
	2 bed affordable flat	31	8.52	↑
	Others	2	0.55	↑

Commentary

3.19.1 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.

3.19.2 A focus on percentage change is most appropriate given the variable nature of housing completions. The vast majority of percentage trends show nominal change, with two main exceptions. Firstly, three bed houses decreased from 43.80% to 29.95% and in actual terms from 152 to 109. Secondly, two bed

affordable flats increased from 0% to 8.52% as a result of builds at the Stephenson College site (see 3.17.1). Overall, the figures continue to show a trend towards smaller dwellings despite a small increase in the number of four bed houses. This trend is likely to be reflected in next year's figures, too, as only 14% of dwellings under construction as of April 2008 are four bed houses.

3.19.3 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. This year's figures show a reduction of three bed properties alongside a rise of two bed properties. Last year's AMR noted that future planning decisions would take into account the Fordham report when considering an appropriate mix of dwelling types, and this appears to be the case in respect of this year's figures. The issue will still need addressing as part of the Local Development Framework.

3.20

INDICATOR	Housing development by location															
TYPE OF INDICATOR	Local															
RESULT	<p>The bar chart displays housing development figures for Main Towns (blue) and Non-Main Towns (maroon) across four categories. The Y-axis represents the number of dwellings, ranging from 0 to 6000. The X-axis categories are Completions 1996-2008, 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 1996-2008</td> <td>2715</td> <td>2370</td> </tr> <tr> <td>Allocations</td> <td>2285</td> <td>381</td> </tr> <tr> <td>Planning Permission / Under Construction</td> <td>685</td> <td>292</td> </tr> <tr> <td>Total</td> <td>5685</td> <td>3043</td> </tr> </tbody> </table>	Category	Main Towns	Non-Main Towns	Completions 1996-2008	2715	2370	Allocations	2285	381	Planning Permission / Under Construction	685	292	Total	5685	3043
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Completions 1996-2008	2715	2370														
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Total	5685	3043														

Commentary

3.20.1 Net figures are used for this indicator. The majority of development within the District is concentrated within the two main centres (252 of 354 completions, or 71.19%). This is in line with the strategy of the adopted Structure Plan and the unsaved Policy H4/1 of the adopted Local Plan (Housing Land Release).

3.20.2 The 2004/05 AMR noted concern regarding completions and planning permission on small sites and their split between the main towns and elsewhere. During 2007/08, 79% of net completions on small sites occurred outside of the main towns, a significant increase on the 50% (2007), 63% (2006) and 70% (2005) of previous reporting periods. It is unclear why there should be such a notable change, though the increase in the actual number of small site builds may be a factor. As at March 31st 2008, 50% of outstanding planning permissions on small

sites were outside main towns, suggesting a probable downturn in such completions in future periods. Further information relating to small sites is set out in paragraph 3.17.

3.20.3 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

3.20.4 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.

3.21

INDICATOR	Housing development on sites identified in the Urban Capacity Study (UCS)	
TYPE OF INDICATOR	Local	
TARGET	The UCS suggested that 114.6 dwellings would be built during 2007/08, with a 2006-11 period target of 573 dwellings	
RESULT	2006/07:	129 dwellings
	2007/08:	146 dwellings
	Cumulative Total:	275 dwellings

3.21.1 The Council is required to prepare a Strategic Housing Land Availability Assessment (SHLAA) as replacement for the Urban Capacity Study, and work in this regard is ongoing. The SHLAA will be completed during the 2008/09 monitoring period and full commentary on it will appear in next year’s AMR.

Commentary

3.21.2 The number of dwellings built on sites identified in the Urban Capacity Study (UCS) continues to be greater than anticipated in the study itself. As at 31st March 2008, a further 75 dwellings were under construction and some 339 had 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.

3.22

INDICATOR	Housing completions on small sites																
TYPE OF INDICATOR	Local																
TARGET	The adopted Local Plan assumes 83 dwellings per annum, but the figure was reduced to 62 as part of Alteration 3 (Policy H4/1)																
RESULT	2007/08 = 118 Average 1996-2008 = 79																
GRAPH	<table border="1"> <caption>SMALL SITES COMPLETIONS</caption> <thead> <tr> <th>Monitoring Period</th> <th>Completions</th> </tr> </thead> <tbody> <tr> <td>2001-2002</td> <td>65</td> </tr> <tr> <td>2002-2003</td> <td>62</td> </tr> <tr> <td>2003-2004</td> <td>70</td> </tr> <tr> <td>2004-2005</td> <td>90</td> </tr> <tr> <td>2005-2006</td> <td>72</td> </tr> <tr> <td>2006-2007</td> <td>62</td> </tr> <tr> <td>2007-2008</td> <td>118</td> </tr> </tbody> </table>	Monitoring Period	Completions	2001-2002	65	2002-2003	62	2003-2004	70	2004-2005	90	2005-2006	72	2006-2007	62	2007-2008	118
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Commentary

3.22.1 2007/2008 saw a significant upsurge in completions on small sites as compared with previous reporting periods, and in relation to the adopted Local Plan target. The average figure has consequently risen. 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 one in three new dwellings during the reporting period. Of the 118 new dwellings, 83.05% were on previously developed land (PDL). This is lower than the overall figure reported under Core Indicator H3 and continues to reflect the fact that increasing numbers of large sites are on PDL. Over one quarter of development was in the Coalville and Ashby de la Zouch Urban Areas.

3.23

INDICATOR	Percentage of new dwellings completed at: (i) <30 dwellings per hectare; (ii) 30-50 dwellings per hectare, and (iii) >50 dwellings per hectare
TYPE OF INDICATOR	Local
TARGET	None (see Commentary)
RESULT	<30 dwellings per hectare = 15.38% 30-50 dwellings per hectare = 48.90% >50 dwellings per hectare = 35.71%

3.23.1 In previous AMRs, housing density information was reported as Core Output Indicator 2(c). The COI update from CLG removes this indicator from its Core

list, but states that “authorities should continue to report density information in their AMR in the form most relevant to their policy and characteristics.” The Council will hereafter report on housing densities as a Local Indicator.

Commentary

- 3.23.2 Planning Policy Statement 3, 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 2007/08 are less impressive than those in the previous two AMRs but still reflect the trend towards high density housing development. As with last year’s AMR, all dwellings making “inefficient” use of land (15.38%, up from 9.52%) are those built on small sites, a consequence of the difficulty in accommodating more development on such sites without prejudicing the proposal in other respects. In respect of this percentage, it should be noted that builds on small sites were almost double that of the previous reporting period (128, up from 73). All builds on large sites (236) were above 40dw/Ha and 92 of these (over 25% of new builds) were above 50dw/Ha. These figures continue to demonstrate that developers are becoming aware of the need for higher density housing on larger developments.
- 3.23.3 Since the publication of Planning Policy Guidance 3 in 2000, the average density on large sites has increased from 20dw/Ha to 49dw/Ha.

The average density for uncompleted large sites with detailed planning permission as of March 2008 was 64dw/Ha. Only one site (Orchard Way, Measham) makes “inefficient” use of land at 27dw/Ha. It should be noted that the former site of Haywards Motors in Ashby was removed from these figures as its inclusion would overly distort (its density of 570dw/Ha gave an average figure of 96dw/Ha).

Contextual Indicators

3.24

INDICATOR	RESULT					
Vacant dwellings by tenure		Private sector	Registered Social Landlords	Local Authority	Total	
	No. of dwellings	33,654	1,378	4,502	39,534	
	Number vacant	667	27	86	780	
	Percentage vacant	1.98	1.96	1.91	1.97	
House prices by dwelling type Source: Housing Intelligence System		Detached	Semi-detached	Terraced	Flat	Overall
	2007	£234,900	£155,000	£122,900	£132,500	£176,200
	2008	£230,700	£151,800	£124,500	£125,600	£165,600
Average household income Source: LSR-Online, CACI average annual household income data	2007 (published in April 2007) District – £34,727 Highest – £46,947 (Ashby Castle) Lowest – £29,710 (Coalville)					
	2008 (published in April 2008) District – £35,960 Highest – £49,166 (Ashby Castle) Lowest – £30,022 (Coalville)					
Population size and age structure Source: UK Statistics Authority	Age	Number	Percent			
	0-14	16,100	17.81			
	15-19	5,600	6.19			
	20-29	9,100	10.07			
	30-44	20,200	22.35			
	45-59	18,700	20.69			
	60-74	13,800	15.27			
	75+	7,000	7.74			
Total	90,400	100.12				
Population change	2006 – 89,600 2007 – 90,400 Percentage change – +0.89%					

Commentary

Vacancy rates

3.24.1 The overall vacancy rate has shown an increase following last year's significant drop, but still remains below the 2001 Census (3.6%) and the adopted Structure Plan (3.2%). There have been increases in all the vacancy categories, with those in the Private Sector rising from 637 to 667 (4.50%), RSLs rising from 23 to 27 (14.81%) and Local Authority vacancies rising from 66 to 86 (23.26%). Overall, vacant dwellings have risen by 54 from 726, an increase of 6.92%.

House Prices

3.24.2 Overall, houses prices fell by £10,600 (rounded) from last year. Only terraced properties saw an average increase, whilst the most dramatic decrease was in flat prices, which dropped by £6,900 (rounded), or 6.21%. It should be noted that the effects of the recession are not fully reflected in these figures, and a further drop in house prices is to be expected in future.

Average Household Income

3.24.3 Previous AMRs have, where possible, reported on figures published in the previous April. For this reason, the 2007 AMR reported on figures published in April 2006. It is considered appropriate to report on more timely data and, for this reason, this and future AMRs will report on data published annually in April. It is as a result of this change in reporting procedure that two sets of annual figures appear in this AMR.

3.24.4 The 2006 AMR reported that Greenhill had the lowest average household income. Greenhill has now been replaced by Coalville in this regard. Ashby Castle ward has had the highest average in the district for three consecutive sets of data. The district average is slightly above that of Leicestershire (£35,329). Indeed, only two local authorities in the county (Blaby (£37,656) and Harborough (£40,739)) have higher average household incomes.

Population

3.24.3 The figures above are mid-year estimates produced by the Office for National Statistics (ONS). Both the actual and percentage figures do not sum due to rounding. The figures show that the largest increase was in the 60-74 age bracket (+700), while the largest decrease was in the 30-44 age bracket (-200). As with last year's AMR, these figures tend to reflect an ageing population.

BUSINESS DEVELOPMENT AND TOWN CENTRES

3.25

INDICATOR	Total amount of additional employment floorspace developed - by type		
TYPE OF INDICATOR	Core (BD1)		
TARGET	None		
RESULT		USE CLASS	FLOORSPACE (SQ METRES)
		B1	10,827
		B12	
		B128	19,160
		B18	
		B2	
		B28	
		B8	3,735
		TOTAL	33,722

Commentary

3.25.1 Employment land developed continues to fluctuate, with completed floorspace down by over 6,000sq metres on the last reporting period. A further 41,146sq metres is under construction, with over half that figure on the extension to Westminster Industrial Estate. This site is seeing its first building work since 2004. These figures are all gross.

Development occurred in Ashby de la Zouch, Bardon and Castle Donington:

- 4,997sq metres built in Ashby (all on the West of Smisby Road site);
- 10,701sq metres built in Bardon (1,465sq metres at Bardon Lodge, with the remaining 9,236sq metres at Battleflat (Interlink));
- 18,024sq metres built in Castle Donington (3,735sq metres at the Distribution Centre, 4,927sq metres at Pegasus Business Park, with the remaining 9,362sq metres at Willow Farm).

3.25.2 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.

3.26	INDICATOR	Total amount of employment floorspace on previously developed land – by type																			
	TYPE OF INDICATOR	Core BD2																			
	TARGET	None																			
	RESULT	<table border="1"> <thead> <tr> <th>USE CLASS</th> <th>FLOORSPACE (SQ METRES)</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td></td> </tr> <tr> <td>B12</td> <td></td> </tr> <tr> <td>B128</td> <td></td> </tr> <tr> <td>B18</td> <td></td> </tr> <tr> <td>B2</td> <td></td> </tr> <tr> <td>B28</td> <td></td> </tr> <tr> <td>B8</td> <td>3,735</td> </tr> <tr> <td>TOTAL</td> <td>3,735</td> </tr> </tbody> </table>		USE CLASS	FLOORSPACE (SQ METRES)	B1		B12		B128		B18		B2		B28		B8	3,735	TOTAL	3,735
USE CLASS	FLOORSPACE (SQ METRES)																				
B1																					
B12																					
B128																					
B18																					
B2																					
B28																					
B8	3,735																				
TOTAL	3,735																				

Commentary

- 3.26.1 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, and represents the only development on PDL during the reporting period.
- 3.26.2 Development is yet to begin on the sites of Moira Road, Woodville (Allocation – 5Ha) and Swainspark, Albert Village (Outline planning permission – 1.80Ha/Allocation – 3.20Ha), which are both on previously developed land.

3.27

INDICATOR	Employment land available – by type			
TYPE OF INDICATOR	Core (BD3)			
TARGET	None			
RESULT	USE CLASS	PLANNING PERMISSION (Ha)	ALLOCATIONS (Ha)	TOTAL (Ha)
	B1	16.57		16.57
	B12	8.47		8.47
	B101	3.62		3.62
	B128	25.39	15.00	40.39
	B18			0.00
	B2			0.00
	B28			0.00
	B8	36.29		36.29
	TOTALS	90.34	15.00	105.34

Commentary

3.27.1 The figures for 2007/08 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 34% 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. The need to allocate strategic development sites is being considered as part of the Council's Local Development Framework Core Strategy. One third of the remaining Allocation land saw some development during the reporting period, reducing the amount available from 22.56Ha to 15Ha.

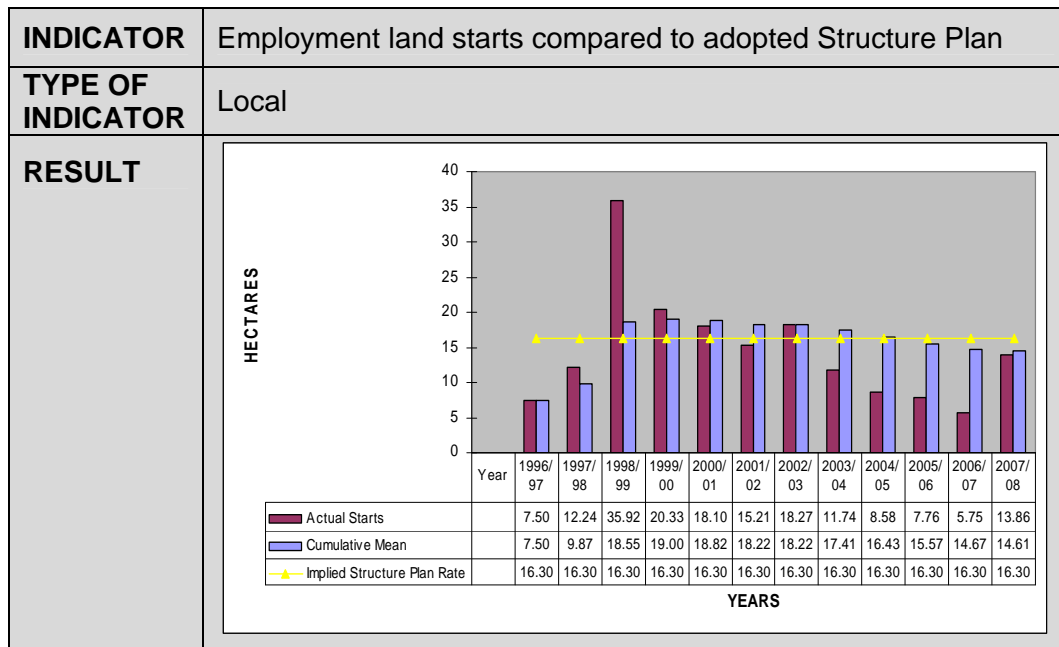
3.28

INDICATOR	Total amount of floorspace for “town centre uses”, within (i) town centre areas, and (ii) the local authority area																						
TYPE OF INDICATOR	Core (BD4)																						
TARGET	None																						
RESULT	<table border="1"> <thead> <tr> <th rowspan="2">USE CLASS</th> <th colspan="2">FLOORSPACE (SQ METRES)</th> </tr> <tr> <th>(i)</th> <th>(ii)</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td></td> <td></td> </tr> <tr> <td>A2</td> <td></td> <td></td> </tr> <tr> <td>B1a</td> <td></td> <td></td> </tr> <tr> <td>D2</td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table>			USE CLASS	FLOORSPACE (SQ METRES)		(i)	(ii)	A1			A2			B1a			D2			TOTAL	0.00	0.00
USE CLASS	FLOORSPACE (SQ METRES)																						
	(i)	(ii)																					
A1																							
A2																							
B1a																							
D2																							
TOTAL	0.00	0.00																					

Commentary

- 3.28.1 This is another new Indicator outlined in the CLG Update. COI BD4 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.
- 3.28.2 Only three relevant planning permissions were granted during the reporting period. One such permission results in a net decrease of floorspace (the permission grants a change of use from retail to a daycare centre), whilst another results in no net gain, with the planning permission granting a change of use from D2 to A1. None of these permissions have been implemented during the monitoring period.

3.29



Commentary

3.29.1 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. During the reporting period, Actual Starts of 13.86 hectares were recorded, representing the highest figure since 2002/03. Almost half (6.73Ha) of this figure was on the Extension to Westminster Industrial Estate, which had seen no Starts since 2002/03. With regard to the amount of land available identified in paragraph 3.22 (105.34Ha), there is sufficient supply for over 7 years based on the Cumulative Start Rate and nearly 6½ years based on the Structure Plan requirement. As already noted, a substantial part of the supply is tied up in one site.

3.29.2 Although reference is made to the Leicester, Leicestershire and Rutland Structure Plan, none of its Employment policies were saved beyond September 2007. Without any formal policy steer from the Structure Plan, the current adopted RSS (2005) or the emerging RSS, it is most appropriate to continue monitoring employment land in line with previous years – i.e. against the adopted Leicestershire, Leicester and Rutland Structure Plan.

3.30	INDICATOR	Employment land provision by location			
	TYPE OF INDICATOR	Local			
	RESULT		MAIN TOWNS (Ha)	NON-MAIN TOWNS (Ha)	TOTAL (Ha)
		Starts 1 April 1996 – 31 March 2008	96.79 (55.16%)	78.67 (44.84%)	175.46
		Permissions at 31 March 2008	28.15 (31.16%)	62.19 (68.84%)	90.34
		Allocations at 31 March 2008	4.07 (27.13%)	10.93 (72.87%)	15.00
		Total	129.01 (45.94%)	151.79 (54.06%)	280.80

Commentary

3.30.1 The strategy of the adopted Leicestershire, Leicester and Rutland Structure Plan was to locate most development in the main towns of Coalville and Ashby de la Zouch. Although the policies relating to this strategy have not been saved beyond September 2007, for reasons outlined in 3.24.2 above the Council will continue to monitor employment land completions within and without the main towns. The figures continue to show the majority of development begun since 1996 is concentrated in the main towns, but in respect of permissions, allocations and overall provision there is an imbalance towards non-main towns. Similar results were evident in the previous three AMRs, and will continue while there is more land available outside the Main Towns than within them. 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. This imbalance will need to be addressed as part of the Council's future Core Strategy.

Contextual Indicators

3.31	INDICATOR	RESULT (percentage)	
	Unemployment rate and change 2007/08	Year	Rate
		2007	1.6
		2008	1.3
		Change	-0.3
		Biggest decrease – Oakthorpe Snibston (-0.9%) Biggest increase – Ashby Castle (+0.4%)	

Commentary

- 3.32.1 Following last year's stable rate, the district has seen a marked reduction in unemployment in line with decreases in Leicester Shire (-0.3%), the East Midlands region (-0.2%) and the UK (-0.3%). The district remains favourable in comparison with the county (2.1%), region (2.1%) and country (2.2%).
- 3.32.2 Sixteen of North West Leicestershire District Council's twenty wards saw a decrease in the rate of unemployment, double that of last year's AMR. Only Ashby Castle (+0.4%) and Breedon (+0.2%) saw increases of unemployment. Greenhill still has the highest rate, but this has fallen 0.8% to 3.1%, while Appleby has the lowest rate of 0.4%. Notable decreases occurred in the wards of Measham (1.6% to 0.9%), Kegworth and Whatton (1.6% to 1.0%) and Whitwick (1.8% to 1.2%). Unemployment in Ashby de la Zouch decreased 0.4% to 1.2%, while Coalville remained at 1.6%.
- 3.32.3 Future AMRs are likely to report fluctuations in the unemployment rate as the effects of the current recession become clearer.

3.33

INDICATOR	Villages without shopping provision																																			
TYPE OF INDICATOR	Local																																			
RESULT	<table border="1"> <tr> <td>Acresford</td> <td>Bardon</td> <td>Battleflat</td> <td>Batram</td> </tr> <tr> <td>Blackfordby</td> <td>Boothorpe</td> <td>Boundary</td> <td>Charley</td> </tr> <tr> <td>Chilcote</td> <td>Diseworth</td> <td>Donington le Heath</td> <td>Donistorpe</td> </tr> <tr> <td>Farm Town</td> <td>Gelsmoor</td> <td>Griffydam</td> <td>Hemington</td> </tr> <tr> <td>Isley Walton</td> <td>Lockington</td> <td>Lount</td> <td>Newbold</td> </tr> <tr> <td>New Swannington</td> <td>Normanton le Heath</td> <td>Osgathorpe</td> <td>Peggs Green</td> </tr> <tr> <td>Shellbrook</td> <td>Snarestone</td> <td>Staunton Harold</td> <td>Stretton en le Field</td> </tr> <tr> <td>Sweepstone</td> <td>Tonge</td> <td>Willesley</td> <td>Wilson</td> </tr> </table>				Acresford	Bardon	Battleflat	Batram	Blackfordby	Boothorpe	Boundary	Charley	Chilcote	Diseworth	Donington le Heath	Donistorpe	Farm Town	Gelsmoor	Griffydam	Hemington	Isley Walton	Lockington	Lount	Newbold	New Swannington	Normanton le Heath	Osgathorpe	Peggs Green	Shellbrook	Snarestone	Staunton Harold	Stretton en le Field	Sweepstone	Tonge	Willesley	Wilson
Acresford	Bardon	Battleflat	Batram																																	
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Shellbrook	Snarestone	Staunton Harold	Stretton en le Field																																	
Sweepstone	Tonge	Willesley	Wilson																																	

Commentary

- 3.33.1 The list of villages without shopping provision has expanded slightly from last year's AMR. This is due to a more comprehensive survey conducted in order to inform the Council's approach to sustainable villages in its emerging Core Strategy.

Contextual Indicators

3.34

INDICATOR	RESULT			
Proportion of vacant street level property in town and local centres	Location		Rate	
	Ashby de la Zouch		4.35%	
	Coalville		7.69%	
	Castle Donington		8.62%	
	Ibstock		2.38%	
	Kegworth		2.94%	
	Measham		5.26%	
	Great Britain		10.50%	
	Diversity of uses	Location	Convenience Goods Outlets (%)	Comparison Goods Outlets (%)
Ashby de la Zouch		4.35	42.93	45.11
Coalville		6.23	28.57	43.61
Castle Donington		5.17	17.24	55.17
Ibstock		7.14	26.19	52.38
Kegworth		11.76	5.88	64.70
Measham		7.89	26.32	47.37
Great Britain		9.40	48.20	30.30
Retail yields in main towns		Town		Yield
	Ashby de la Zouch		7.00%	
	Coalville		8.00%	
Zone A shopping rents	Town		Rate	
	Ashby de la Zouch		£50 per sq ft	
	Coalville		£50 per sq ft	

Commentary

Vacancy Rates

3.34.1 All 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 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. This is shown especially well in Ibstock's figure of 2.38%, which constitutes just one premises. Coalville's figures have shown a small percentage decrease, though the Belvoir Shopping Centre remains a problem. Despite three vacant units becoming occupied during the reporting period, an additional two have become vacant. Out of 21 vacant premises in Coalville, 8 are located in the Belvoir Shopping Centre. 15.3% vacancy in the shopping centre is an improvement on previous figures (2007 – 17.3%; 2006 – 20%), 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

- 3.34.2 It should be noted that the small centres of Kegworth, Measham and Ibstock are susceptible to minor changes in use, distorting the overall figures. Kegworth's high service use figure (64.70%) 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. These figures will not be reported on in future AMRs unless they can be updated.

Retail Yields

- 3.34.3 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". Coalville has seen no change, while Ashby's figure has decreased by 0.5%. 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 average rent in the two towns increasing during recent monitoring periods, reduction in retail yield represents a significant achievement.

Zone A Shopping Rents

- 3.34.4 Shopping rents in Ashby have shown a marked increase during the reporting period, jumping from £40/square foot to £50/square foot. Rents in Coalville have remained static following last year's £5/square foot increase.

3.35

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

Commentary

3.35.1 This indicator's result is the same as the previous three AMRs.

3.36

INDICATOR	Section 106 contributions secured
TYPE OF INDICATOR	Local
RESULT	<i>See Appendix 4</i>

3.36.1 This is a new Indicator, introduced by the Council to demonstrate the significance of Section 106 Agreements in respect of major planning permissions and in the provision of services required as a result. It is proposed that next year's AMR will include a similar schedule in respect of payments received from developers.

3.36.2 Ten permissions were subject to S106 Agreements during the reporting period, with total contributions secured exceeding £800,000, for the improvement of services such as library, healthcare, education and cycle paths, in addition to national forest planting. It should be noted that the site adjacent to Snibston Discovery Park has the benefit of Outline planning permission only, such that only the principles of contributions have been agreed at this stage. The final level of contributions will be determined as part of any detailed scheme submitted in due course.

3.36.3 In addition to the significant financial contributions, provision for play areas and Affordable Housing were secured. The Former Forest Road Garage also secured a Travel Plan relating to the site.

4 LOCAL DEVELOPMENT SCHEME

4.1 The Council's Local Development Scheme (LDS) came into effect on 30th 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), and a Coalville Town Centre Area Action Plan Development Plan Document.

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

Title	Core Strategy (incorporating Development Control Policies) (DPD1)
Milestones in LDS	Preferred Options Consultation – November/ December 2007 Submission to Secretary of State – June/July 2008 Examination – December 2008 Adoption – July 2009
Actual dates	Issues and Options Consultation – November/ December 2005 Preferred Options Consultation – November/ December 2008 Submission to Secretary of State – yet to take place

Commentary

4.3.1 The production of the Core Strategy documents has slipped considerably, primarily as a result of the resource issues outlined elsewhere in this report.

4.3.2 A report was considered by the Council's Cabinet in September 2008 in respect of a proposed revision to the LDS. This will come into effect once final agreement has been reached with the Government Office for the East Midlands. It is fully expected that approval will come during the 2008/09 reporting period.

4.3.3 The current LDS proposed that the next documents to be produced following the Core Strategy would be an Allocation DPD. The proposed LDS now proposes to combine this with Development Management policies into a single DPD. In view of this the Allocations DPD is not reported on for the purposes of this AMR.

4.3.4 The current LDS proposed to prepare a Coalville Town Centre Area Action Plan. No progress has been made on this and as part of the proposed LDS is no longer intended to pursue this.

4.4 Supplementary Planning Documents

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

Commentary

- 4.4.1 Whilst the Affordable Housing SPD was not adopted in accordance with the current LDS timetable it was adopted during the reporting period and is now in operation.

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

- 4.4.2 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 The Council now assesses the implementation of 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 87 policies remaining, the majority (55) 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
ENVIRONMENT				
Core E1	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 E2	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 E3	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"> • Flood Zone 1: All dwellings not within Zones 2 & 3 • Flood Zone 2: Dwellings with annual probability of flooding 0.1%-1% • Flood Zone 3a: Dwellings with annual probability of flooding >1% • Flood Zone 3b: Dwellings with annual probability of flooding >5% 	Environment Agency and Council's own Geographical Information Systems	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

HOUSING				
Core H1	Plan Period and Housing Targets	As defined in CLG's Core Output Indicator Update February 2008	Council's housing land database	
Core H2	Housing trajectory: (a) Net additional dwellings – in previous years (b) Net additional dwellings – for the reporting year (c) Net additional dwellings – in future years (d) Managed delivery target	As defined in CLG's Core Output Indicator Update February 2008	Council's housing land database	Policy H4/1
Core H3	Percentage of new and converted dwellings on previously developed land	As defined in CLG's Core Output Indicator Update February 2008	Council's housing land database	None
Core H4	Net additional pitches (gypsy and traveller)	As defined in CLG's Core Output Indicator Update February 2008	CABE-accredited assessor reports	
Core H5	Affordable housing completions	As defined in CLG's Core Output Indicator Update February 2008	Council's housing land database	Policy H8
Core H6	Housing Quality – Building for Life Assessments Design	As defined in CLG's Core Output Indicator Update February 2008		
Local	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
Local	Housing completions by type and size	Net completions; longer-term trend is for 1999 – 2008	Council's housing land database	None

HOUSING (continued)				
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		Council's Housing Department	None
Contextual	House prices by dwelling type		Housing Intelligence System	None
Contextual	Average household income		Land Registry	None
Contextual	Population size and age structure	Mid year estimates for 2007	Office for National Statistics	None
Contextual	Population change	Mid year estimates for 2007	Office for National Statistics	None

BUSINESS DEVELOPMENT AND TOWN CENTRES				
Core BD1	Total amount of additional employment floorspace – by type	As defined in CLG’s Core Output Indicator Update February 2008	Council’s employment land database	None
Core BD2	Total amount of employment floorspace on previously developed land – by type	As defined in CLG’s Core Output Indicator Update February 2008	Council’s employment land database	None
Core BD3	Employment land available – by type	As defined in CLG’s Core Output Indicator Update February 2008	Council’s employment land database	None
Core BD4	Total amount of floorspace for “town centre uses”	As defined in CLG’s Core Output Indicator Update February 2008	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
Local	Villages without shopping provision		Council’s records	None
Local	Area of playing fields lost to development	Playing fields as identified under Policy L14	Council 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 defined by Goad; local centres defined in Local Plan	Retail Capacity Study	None
Contextual	Rental yields in main towns		Colliers CRE	None
Contextual	Zone A shopping rents		Valuation Office Agency	None
Contextual	Unemployment rate and change	Unemployment rate as at April 2004 and March 2005	Leicester Shire Intelligence	None
Local	Section 106 Contributions	All contributions secured during reporting period	Council’s records	None

APPENDIX 2

2007 – 2008 RESULTS MATRIX

		B1	B1c	B12	B128	B8
BD1	Gross (sqm)	10,827			19,160	3,735
	Net (sqm)	10,827			19,160	3,735
BD2	Gross (sqm)					3,735
	% Gross on PDL	0%			0%	100%
BD3	Hectares	16.57	3.62	8.47	40.39	36.29

		A1	A2	B1a	D2	Total
BD4	Gross					0.00
	Net					0.00

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1a	2001	2021	7,350	RSS 8 / LLRSP
H1b	2001	2026	12,200	Emerging RSS 8

		02/03	03/04	04/05	05/06	06/07	07/08 Rep	08/09 Cur	09/10 1	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2a		395	315	306	410	336																			
H2b							354																		
H2c	(a) Net additions							221	123	360	471	444	399	329	290	264	221	175	175	175	175	55	0	0	0
	(b) Hectares																								
	(c) H1 Target						368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368
	(d) H1b Target						370	370	370	370	470	470	470	470	470	610	610	610	610	610	610	610	610	610	610
H2d	H1 Target						37	-110	-355	-362	-259	-182	-151	-189	-267	-370	-517	-709	-902	-1094					
	H1b Target						-31	-180	-427	-437	-436	-462	-533	-674	-854	-1200	-1589	-2024	-2459	-2894	-3329	-3884	-4494	-5104	-5714

		Total
H3	Gross	344
	% Gross on PDL	94.51%

	Permanent	Transit	Total
H4	Not returned	Not returned	Not returned

	Social Rented Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	46	0	46

	80% of criteria – “Very Good”			70% of criteria – “Good”			50% of criteria – “Average”			<50% of criteria – “Poor”			Total number of large housing sites	Number of dwellings on those sites
	Number of sites with a Building for Life Assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for Life Assessment of 14 – 15	Number of dwellings on those sites	% of dwellings of 14 – 15	Number of sites with a Building for Life Assessment of 10 – 13	Number of dwellings on those sites	% of dwellings of 10 – 13	Number of sites with a Building for Life Assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10		
H6	0	0	0.00	0	0	0.00	4	179	36.31	2	314	64.69	6	493

	Flooding	Water Quality	Total
E1	0	0	0

	Loss	Addition	Total
E2	0	0	0

APPENDIX 3

HOUSING TRAJECTORY

Housing Trajectory – Basis of Figures Used

	2001 - 2007	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26
Past Completions	2609	354																		
Local Plan Allocations					20	190	185	175												
Extant Planning Permissions			221	123	239	180	129	94	175	175	175	175	175	175	175	175	55			
Other Sites					101	101	130	130	154	115	89	46								
Projected Completions			221	123	360	471	444	399	329	290	264	221	175	175	175	175	55	0	0	0
Cumulative Completions	2255	2609	2830	2953	3313	3784	4228	4627	4956	5246	5510	5731	5906	6081	6256	6431	6486	6486	6486	6486
PLAN 1a - Annualised Requirement (ADOPTED)	2208	368	368	368	368	368	368	368	368	368	368	368	368	368	368					
MONITOR		37	-110	-355	-362	-259	-182	-151	-189	-267	-370	-517	-709	-902	-1094					
MANAGE		339	348	366	367	357	347	340	342	351	368	405	481	635	1094					
PLAN 1b - Annualised Requirement (EMERGING)	2270	370	370	370	370	470	470	470	470	470	610	610	610	610	610	610	610	610	610	610
MONITOR		-31	-180	-427	-437	-436	-462	-533	-674	-854	1200	1589	2024	2459	2894	3329	3884	4494	5104	5714
MANAGE		505	521	544	253	238	224	210	200	192	185	181	182	183	184	186	219	291	437	874

Source of Data and Assumptions

Projected Completions

Sites included in the five year housing land supply fall into one of the following categories:

- An Allocated site in the adopted Local Plan where there is evidence of deliverability within the 5 years following discussions or correspondence with the landowner or developer.
- An extant planning permission with likelihood that this would be implemented within the five year period. Officers consider it realistic to include only sites which have been granted detailed planning permission after March 2006: if permission had been granted prior to this during a period of favourable market conditions, with no start, then it would not be realistic to assume that the permission will be implemented within the next 5 years when, at least currently, market conditions are much less favourable.
- Other sites on previously developed land available for development. Officers interpret sites that have made sufficient progress through the planning process to be of 10 or more dwellings, that are subject to a planning application and be in a location where there would be no objection in principle to granting permission. As a result, many of the sites included in the Council's completed Strategic Housing Land Availability Assessment (2007) and which were assessed as likely to come forward during the next five years are excluded where they are not the subject of a planning application.

Past completions

This information is taken from previous Local Plan and Annual Monitoring reports.

APPENDIX 4

SECTION 106 AGREEMENT CONTRIBUTION MATRIX

			Former Biscuit Factory, Smisby Road, Ashby 05/01802/FUL	Former Garage, Forest Road, Coalville 06/00136/FUL	Brookes Machine Tools, Derby Road, Kegworth 05/00405/FUL	3a New Street, Measham 07/00258/FUL	Tudor Motors, Leicester Road, Ashby 05/00111/OUT	Nottingham Road / Dents Road, Ashby 07/00742/FUL	Land adj. Sribston Discovery Park, Coalville 06/01220/OUT	Harlow Brothers, Hathern Road, Long Whatton 07/01552/FUL	Blythe Park, Snarestone Road, Appleby Magna 06/00717/FUL	Belton/Ivanhoe Villa, North Street, Ashby 06/01704/FUL
NWLDC CONTRIBUTIONS	FINANCIAL	CCTV	£55,000									
		National Forest	£30,700					£16,000	Yes			
		Play Areas/ Recreation	£137,622		£14,357	£21,252			Yes			
		Healthcare	£102,000		£9,328				Yes			
		Town Centre		£50,000								
		Education			£2,722							
		Library			£710							
	Monitoring Costs	£3,252.16				£1,500	£250	£250				
	SQM	Play Areas	220									
	DWELLINGS	Affordable Housing	44					Yes				
LCC CONTRIBUTIONS	FINANCIAL	Education	£304,370				£1,577					
		Civic Amenity	£12,740				£100.40		Yes			
		Library	£8,000				£590		Yes			
		Cycling						£38,000				
		Public Transport Monitoring Costs		£5,000					£250	£250		
Other Provisions			Cycle Path upgrade	Travel Plan						Planning Permission implementation restriction	Planning Permission implementation restriction	Use Class restriction
NWLDC TOTAL (£)			£328,574	£50,000	£27,117	£21,252	£1,500	£16,250	£250	£0	£0	£0
LCC TOTAL (£)			£325,110	£5,000	£0	£0	£2,267	£38,250	£250	£0	£0	£0
OVERALL TOTAL (£)			£653,684	£55,000	£27,117	£21,252	£3,767.40	£54,500	£500	£0	£0	£0
AGGREGATE :			£815,821									

APPENDIX 5
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	Reason unused
STRATEGY				
S1	Overall Strategy	Yes	1 (2R / 1W)	No formal proposals requiring use of policy
S2	Limits to Development	Yes	25 (5R)	
S3	Countryside	Yes	33 (3R)	
ENVIRONMENT				
E1	Sensitive Areas	Yes	1 (1R)	
E2	Landscaped Amenity Open Space	Yes	7	
E3	Residential Amenities	Yes	322 (34R / 3W)	
E4	Design	Yes	335 (45R / 2W)	
E6	Comprehensive Development	Yes	2	
E7	Landscaping	Yes	15 (1R)	
E8	Crime Prevention	Yes	3	
E9	Mobility	Yes	4	
E17	Historic Byways	No		No formal proposals requiring use of policy
E20	Green Wedge	Yes	5 (1R)	
E21	Separation of Settlements	No		No formal proposals requiring use of policy
E22	Areas of Particularly Attractive Countryside	Yes	10 (R4)	
E24	Re-Use of Adaptation of Rural Buildings	Yes	4 (1R)	
E26	Sites of County or District Ecological or Geological Interest	Yes	(1R)	
E30	Floodplains	Yes	6	
<i>E36</i>	<i>Derelict Land</i>	Yes	1	
<i>E37</i>	<i>Derelict Sites</i>	No		No formal proposals requiring use of policy
NATIONAL FOREST				
F1	General Policy	Yes	6 (1R)	
F2	Tree Planting	Yes	2 (1R)	
F3	Landscaping and Planting	Yes	2	
F5	Forest Related Development	Yes	1 (1R)	
TRANSPORT				
<i>T2</i>	<i>Road Improvements</i>	No		No formal proposals requiring use of policy
T3	Highway Standards	Yes	114 (23R / 2W)	
<i>T4</i>	<i>Road Related Services - Commitments</i>	No	2	No formal proposals requiring use of policy

T5	Road Related Services at A50/B6540 Junction	No		No formal proposals requiring use of policy
T8	Parking	Yes	98 (7R)	
T10	Public Transport	No		No formal proposals requiring use of policy
T13	Cycle Parking	No		No formal proposals requiring use of policy
T14	Former Transport Routes	Yes	1	
T15	Moira-Measham Trail	Yes	2	
T16	Ashby Canal	Yes	3	
T17	Ashby Canal	Yes	1	
T18	East Midlands Airport	Yes	1	
T19	East Midlands Airport - Public Safety Zones (Alteration No.2)	No		No formal proposals requiring use of policy
T20	East Midlands Airport - Public Transport	Yes	7 (1W)	
HOUSING				
H4	Housing Allocations	Yes	1 (1R)	
H4/1	Housing Land Release (Alteration No.3)	Yes	57 (8R)	
H6	Housing Density (Alteration No.1)	Yes	42 (1W)	
H7	Housing Design (Alteration No.1)	Yes	40 (13R / 2W)	
H8	Affordable Housing	Yes	4	
H10	Agricultural and Forestry Workers' Accommodation	Yes		No formal proposals requiring use of policy
H11	Replacement Dwellings	Yes	2	
H12	Exceptional Affordable Housing Sites	No		No formal proposals requiring use of policy
H13	Mobile Homes	No		No formal proposals requiring use of policy
EMPLOYMENT				
J3	Employment Land Allocations	Yes	1	
J3a	Employment Land Allocations – Swainspark, Occupation Road, Albert Village	Yes	1	
J3g	Employment Land Allocations – Extension to Westminster Industrial Estate, Measham	Yes	1	
J4	<i>High Quality Employment Site at Finger Farm</i>	No		No formal proposals requiring use of policy
J5	<i>High Quality Employment Site at Flagstaff Interchange, Ashby</i>	Yes	2	
J8	<i>ADT Car Auctions Site, Measham</i>	No		No formal proposals requiring use of policy
J14	Expansion of Existing Firms	Yes	3 (1R)	

CENTRAL AREAS AND RETAILING				
R1	Central Areas Shopping	Yes	3 (1R)	
R2	Belvoir Shopping Centre	No		No formal proposals requiring use of policy
R4	Acceptable Uses in Town Centre Core Areas	Yes	5 (1R)	
R5	Financial and Professional Services in Core Areas	No	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		No formal proposals requiring use of policy
R10	Bridge Road Link	Yes	1	
R11	Outer Area of Coalville Town Centre	Yes	1	
R12	Town Centre Services	Yes	1	
R13	Town Centre Services	No		No formal proposals requiring use of policy
R14	Town Centre Services	Yes	2	
R15	Town Centre Services	No		No formal proposals requiring use of policy
R16	Use of Upper Floors	Yes	5 (1R)	
R19	Acceptable Uses in Local Centres	Yes	4	
R20	Individual Shops	No		No formal proposals requiring use of policy
R21	Village Shops	No	(1R)	
LEISURE AND TOURISM				
L2	Informal Recreation Facilities	Yes	2	
L3	Built Development on Recreational Sites Outside Limits to Development	Yes	1	
L5	Tourist Accommodation	Yes	3	
L6	New Rural Recreational Facilities to Relieve Charnwood Forest	Yes	2	No formal proposals requiring use of policy
L7	Land Adjoining Hermitage Leisure Centre	No	(1W)	
L8	Snibston Colliery	No		No formal proposals requiring use of policy
L9	Land North of Snibston Heritage Museum	Yes	1	
L10	Former Measham Railway Station	No		No formal proposals

				requiring use of policy
L11	<i>Moira Furnace</i>	No		No formal proposals requiring use of policy
L12	<i>Sawley Marina</i>	No		No formal proposals requiring use of policy
L13	<i>Swannington Incline</i>	No		No formal proposals requiring use of policy

L20	Donington Park Racing Circuit	No		No formal proposals requiring use of policy
L21	Children's Play Areas	Yes	3	
L22	Formal Recreation Provision	No		No formal proposals requiring use of policy
MINERALS				
M2	<i>Redevelopment Potential</i>	No		No formal proposals requiring use of policy