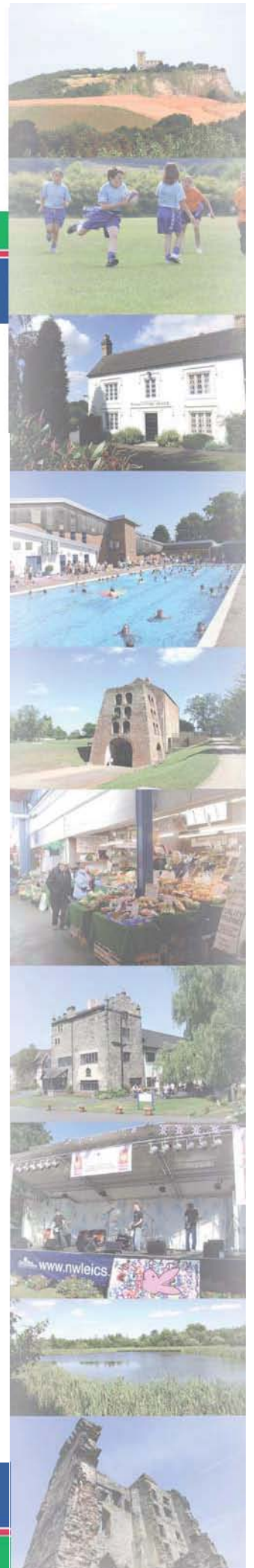


# North West Leicestershire Local Plan

# ANNUAL MONITORING REPORT





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## **EXECUTIVE SUMMARY**

### **INDICATORS**

- A number of gaps in the 2008 AMR either have been or are being addressed.
- 5.91% of premises in the town and local centres are vacant.
- There was a net loss of town centre floorspace
- Over three quarters 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 11.08% to zero.
- Approximately 105Ha of employment land available. Based on recent build rates, sufficient for about 12 years.
- 1, 2 and 3 bed properties represent 87.97% of all new housing completed.
- Continuing concerns in respect of the location of housing development on small sites compared to established strategic and local policies.
- 84 dwellings completed on sites identified by the Urban Capacity Study – 30 less than the Study had anticipated. Completions on UCS sites are higher, cumulatively, than suggested in the study itself.
- Housing build rate lowest since records began in 1991/92, reflecting the impact of the global recession.
- Housing development on previously developed land continues to be significantly above Government targets.
- 64.68% of dwellings completed at density in excess of 50 dwellings per hectare.
- All four completed 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.
- House prices rose by an average of £8,600 per dwelling.
- Over 70% of SSSIs are meeting the Government’s Public Service Agreement target as being in either ‘favourable’ or ‘unfavourable (recovering)’ condition.
- Four Air Quality Management Areas in district.
- The Council has 2.4 years of a housing land supply.
- Unemployment increased from 1.2% to 3.2%.

### **LOCAL DEVELOPMENT SCHEME**

- Production of the Core Strategy and Development Control Policies Development Plan Documents, 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 (53 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 1<sup>st</sup> April in the year proceeding submission to the Secretary of State to 31<sup>st</sup> March in the year of submission (“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 fifth 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;
  - *Local* – these are defined and measured by each Council in respect of specific issues affecting that Council, 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 defined and measurable 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.

### Monitoring Framework

- 2.6 A Monitoring Framework has been developed to provide a structure for reporting on the monitoring work undertaken. This will change and develop over the coming years as various elements of the Council's Local Development Framework are put into place.



- 2.7 Core, Contextual and Local Indicators have been developed in the absence of these or targets in the adopted North West Leicestershire Local Plan.
- 2.8 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.
- 2.9 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.
- 2.10 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**

- 2.11 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 discussed in Section 6. In summary, there has been slippage against the various components of the LDF, primarily due to ongoing resource issues.

### **Implementation of policies**

- 2.12 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.
- 2.13 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 7.

### **Resourcing**

- 2.14 The AMR is the responsibility of the Planning Policy and Sustainability Section which is part of the Planning and Development Department, consisting of:

Planning Policy Team Leader  
Senior Planning Officer x2  
Graduate Trainee  
Monitoring Assistant

- 2.15 Over the last 5 years there have been staff resource issues in the Planning Policy team. During the monitoring period there was a vacancy for a second Senior Planning Officer. This was filled internally in June 2009 and in turn led to the

filling of the Graduate Trainee position internally. The result is that at the time of preparing this report the Monitoring Assistant post is vacant. The future of this post will be considered as part of the Council's budget review for 2010/11.

- 2.16 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 originally proposed in 2007.

### **FORMAT OF THE 2008 / 09 ANNUAL MONITORING REPORT**

- 2.17 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, referring to three categories: "Environmental Quality", "Housing" and "Business Development and Town Centres". The list of Core Output Indicators, alongside Local and Contextual Indicators, appears in simple table format in *Appendix 1 – Monitoring Framework*.
- 2.18 The format of this AMR has altered from that of previous AMRs to reflect the March 2009 adoption of the East Midlands Regional Plan ("the Regional Plan"), and in light of the February 2008 Core Output Indicators Update. There is now a clear hierarchy of Indicators, cascading from COIs, to Local Indicators reported annually to the East Midlands Regional Assembly, to other Local Indicators and finally to Contextual Indicators. The adoption of the Regional Plan is significant inasmuch as the classification of "Main Towns" from the now-defunct Leicester, Leicestershire and Rutland Structure Plan is no longer used. Coalville has been defined as a Sub-Regional Centre (SRC), the only such settlement in the district, and the reporting of some Indicators will, from this AMR onwards, distinguish between the SRC and the remainder of the district, whereas previously the differentiation was between "Main Towns" and the remainder of the district.
- 2.19 For the purposes of this AMR:
- Section 3, District Context, is a new section, giving a context of the district in social, economic and environmental terms;
  - Section 4 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 hierarchy outlined above. Where appropriate, tables and charts are used to illustrate the findings. The Indicators include a commentary where appropriate. There are also actions which the Council will need to address for future AMRs;
  - Section 5 is another new section, responding to the recent publication of the first East Midlands Airport Masterplan monitoring report;
  - Section 6 deals with progress towards meeting the Local Development Scheme, and
  - Section 7 considers the implementation of Local Plan policies as referred to above.
- 2.20 Future AMRs may adopt a different approach as the LDF develops.

### **3 DISTRICT CONTEXT**

- 3.1 North West Leicestershire is a predominantly rural district in – as the name suggests – the north western part of Leicestershire County, itself located in the East Midlands. In total, North West Leicestershire covers an area of 108 square miles (27,933 hectares).
- 3.2 The District shares borders with Hinckley and Bosworth Borough, Charnwood Borough, Rushcliffe Borough, Erewash Borough, South Derbyshire District, Lichfield Borough and North Warwickshire Borough councils.
- 3.3 North West Leicestershire District has good road links, and major roads include the M1, the A42/M42, the A50 and the A511, all of which link the District with larger centres such as Nottingham, Derby, Leicester and Birmingham.
- 3.4 Until the early 1980s, North West Leicestershire's economy was largely dependent on the coal mining industry. Following the collapse of the coal-mining industry, the release of significant new employment sites has helped create many new jobs within the District.

#### **Demographic Structure**

- 3.5 At the 2001 Census, there were 85,503 people living within the district. Since then, the population has increased to 90,400 (Office for National Statistics (ONS) mid-2007 population estimate).
- 3.6 At the time of the 2001 Census, the majority of residents within the District lived within the main settlements of Coalville (33,671 residents) and Ashby de la Zouch (11,578 residents). The residents within these two settlements accounted for more than half of the district's population (ONS Census, 2001).
- 3.7 The remainder of the population reside in a network of smaller settlements, the most significant being Castle Donington Parish (5,977 residents), Kegworth Parish (3,338 residents), Ibstock Parish (5,760 residents) and Measham Parish (4,849 residents) (ONS Census, 2001).
- 3.8 At the 2001 Census, the percentage of working age population within the district (59.2%) was broadly in line with national figures (59.0%). North West Leicestershire does, however, have a larger than average number of people who are working age within the 30-59 age bracket and fewer than average below the age of 29 (ONS Census, 2001).
- 3.9 The estimated proportion of black and minority ethnic (BME) residents for the district is 2.6%. This compares to the Leicestershire County figure of 7.3% and the East Midlands figure of 8.7% (NWL Community Profile 2005, LCC)

#### **Socio-Cultural Issues**

- 3.10 At the Local Authority level, North West Leicestershire experiences relatively low levels of deprivation. It is ranked as 217th most deprived in England (out of 354, where 1 is most deprived). These figures are based on the average rank in the

2007 review. This is an improvement of 22 places since the 2004 Index of Multiple Deprivation assessment, where the district was placed 195th (DCLG 2007).

- 3.11 The overall levels of deprivation in the district are low with only 11 out of 57 Lower Layer Super Output Areas placed within the 10% most deprived. However, compared to the other Councils within Leicestershire, North West Leicestershire suffers from relatively high levels of deprivation (CLG, Indices of Deprivation, 2007).
- 3.12 In terms of the extent of deprivation in education, skills and training, North West Leicestershire experiences relatively extreme levels of deprivation in this domain, with the most severe levels of deprivation located in parts of Greenhill, Measham and Moira wards (NWL Community Profile LCC, 2005).

### **Economy**

- 3.13 The average weekly income for residents working full time within the district in 2008 was £502.60, equating to an average annual salary of £26,135 (ONS Annual survey of hours and earnings – resident analysis). The average weekly income by workplace in 2009 was £438.80, equating to an average annual salary of £22,818 (Nomis 2009).
- 3.14 For the period of April 2008 to March 2009 there were 50,300 people (85.7% of the population) who were economically active, with 46,800 people (80.0% of the population) of those in employment (Nomis 2009).
- 3.15 In September 2009, 3.1% of the district's population were claiming Jobseeker's Allowance, lower than the East Midlands (4.1%) and Great Britain (4.2%) (Nomis 2009).
- 3.16 However, the numbers of higher qualified people within the District (21%) is lower than the figures for both the East Midlands Region (25.4%) and Great Britain (29%) (Nomis 2009).
- 3.17 North West Leicestershire's workforce is employed in a variety of occupations. The highest concentration (15%) of the workforce is employed in the elementary occupations which are wide ranging and encompass many disciplines including: warehouse assistants, hotel porters, postal workers and traffic wardens.
- 3.18 The second highest proportion of the District's workforce is employed in management and senior official occupations (14%). This is lower than both the regional average of 15.8% and the Great Britain average of 15.6%. The third highest proportion of the workforce is employed in personal service occupations such as sales and customer services (13.5%), considerably higher than the regional average of 8.6%. The lowest proportion of the workforce is employed in professional occupations (7.8%); this is lower than the regional average of 11.4% (Nomis, 2009).
- 3.19 As regards jobs by industry, the District is proportionately similar to both the Region and the country. The two areas of significant difference are those of

Transport and Communications (16.8% of the District is employed in this sector, compared to 5.6% of the Region and 5.9% of the country) and Public Admin, Education & Health, where the respective figures are 12.4%, 26.2% and 26.9%.

## **Environment**

- 3.20 There are 634 listed buildings within the District and 23 Scheduled Ancient Monuments. In addition, there are 21 Conservation Areas which are designated in line with PPG15. There are also three registered Historic Parks and Gardens located within North West Leicestershire:
- Staunton Harold;
  - Whatton House (Long Whatton), and
  - Coleorton Hall.
- 3.21 North West Leicestershire is made up of a range of landscape character areas. Most of the District has a gently rolling or undulating landscape, though the northern tip (which falls within the River Trent floodplain) is characterised by a flat and open landscape, whilst the Charnwood Forest area in the eastern part of the District provides a hilly landform with exposed crags and rocky knolls.
- 3.22 47% of the District falls within the National Forest Area (approximately 15,000 hectares). The area represents a significant tourism, leisure and recreation resource.
- 3.23 Flooding is an issue within the District. The Annual Monitoring Report 2008 recorded that 975 (2.466%) residential dwellings are within the 1:100 flood zone (Flood Zone 3a and 3b).
- 3.24 In North West Leicestershire only a small fraction of the District is protected through national or international designations for the purposes of ecological protection (species or habitat protection). There are currently 17 Sites of Special Scientific Interest (SSSI) within the District, of which 2 have further designations: Charnwood Lodge is also a National Nature Reserve, and the River Mease is a Special Area of Conservation. Combined, these sites make up around 2% of the total land area of the District (English Nature, 2004).

## **Housing / Built Environment**

- 3.25 At the time of the 2001 Census, there were 35,394 households within North West Leicestershire. Of these, 76.6% were owner-occupied and 16.01% were rented from the District Council or Housing Associations.

## **Transport**

- 3.26 Road links within the District are generally good. Major roads include the M1, A42 / M42, A50 and A511. However, public transport provision is considered to be relatively poor. There are currently no railway stations within the District and bus service provision is unevenly distributed. East Midlands Airport (EMA) is located in the northern part of North West Leicestershire.

- 3.27 81.3% of Households in the District owned 1 or more cars at the 2001 Census. This was significantly higher than the average for England (73%) and reflects the trend towards higher car dependency in rural areas.
- 3.28 North West Leicestershire contains the region's only international airport, EMA, which is situated near Castle Donington. Between January and November 2006 the Airport handled 5,036,466 passengers compared to 4,401,014 in the same period in the previous year. It represents a rise in passenger numbers of 14.4%, largely as a result of the growth of low cost operations based at EMA. EMA is also the UK's largest pure freight airport and manages 300,000 tonnes of freight per year (EMA, 2009).

## 4 ANALYSIS OF POLICY PERFORMANCE

4.1 The indicators, whether core, local or contextual, are grouped in accordance with the hierarchy of Indicators indicated above. Unless otherwise stated, all of the indicators are for the reporting period of 1 April 2008 to 31 March 2009. The Monitoring Framework in Appendix 1 identifies to which Local Plan Policy each of the indicators relate.

### CORE OUTPUT INDICATORS – NATIONAL MONITORING

4.2 These Indicators are set out in the Core Output Indicator Update published in February 2008. The update consolidated separate guidance on Regional planning and Local Development Framework planning and replaced certain elements of the Good Practice Guide, the remainder of which continues to apply to Local Planning Authorities.

### BUSINESS DEVELOPMENT AND TOWN CENTRES

4.3

<b>INDICATOR</b>	Total amount of additional employment floorspace developed - by type		
<b>TYPE OF INDICATOR</b>	Core (BD1)		
<b>TARGET</b>	None		
<b>RESULT</b>		<b>USE CLASS</b>	<b>FLOORSPACE (SQ METRES)</b>
		<b>B1</b>	2,174
		<b>B12</b>	
		<b>B128</b>	17,698
		<b>B18</b>	
		<b>B2</b>	2,849
		<b>B28</b>	
		<b>B8</b>	
		<b>TOTAL</b>	<b>22,721</b>

### Commentary

4.3.1 Employment land developed reduced by 11,001sq metres on last year's figures, a reduction of approximately one third on last year's AMR. Development occurred on four employment sites in the district. The extension to Westminster Industrial Estate in Measham saw its first recorded completions since 2004. These figures are net:

- 1,100sq metres built in Ashby (one extension to a unit south of Ivanhoe Business Park, an established industrial estate);
- 1,749sq metres built in Bardon (all at Interlink Park);
- 6,872sq metres built in Castle Donington (4,698sq metres at the South of Trent Lane Industrial Estate, 2,174sq metres at Willow Farm), and
- 13,000sq metres built in Measham (all at Westminster Industrial Estate).

4.3.2 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.

4.4

<b>INDICATOR</b>	Total amount of employment floorspace on previously developed land – by type																			
<b>TYPE OF INDICATOR</b>	Core BD2																			
<b>TARGET</b>	None																			
<b>RESULT</b>	<table border="1"> <thead> <tr> <th>USE CLASS</th> <th>FLOORSPACE (SQ METRES)</th> </tr> </thead> <tbody> <tr> <td>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></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>0</b></td> </tr> </tbody> </table>		USE CLASS	FLOORSPACE (SQ METRES)	B1		B12		B128		B18		B2		B28		B8		<b>TOTAL</b>	<b>0</b>
USE CLASS	FLOORSPACE (SQ METRES)																			
B1																				
B12																				
B128																				
B18																				
B2																				
B28																				
B8																				
<b>TOTAL</b>	<b>0</b>																			

**Commentary**

4.4.1 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. Though its redevelopment is continuing, there were no completions during this monitoring period.

4.4.2 Development is yet to begin on the sites of Moira Road, Woodville (Allocation – 5.00Ha) and Swainspark, Albert Village (Outline planning permission – 1.80Ha/Allocation – 3.20Ha), which are both on previously developed land



4.5

<b>INDICATOR</b>	Employment land available – by type			
<b>TYPE OF INDICATOR</b>	Core (BD3)			
<b>TARGET</b>	None			
<b>RESULT</b>				
	<b>USE CLASS</b>	<b>PLANNING PERMISSION (Ha)</b>	<b>ALLOCATIONS (Ha)</b>	<b>TOTAL (Ha)</b>
	<b>B1</b>	16.57		16.57
	<b>B12</b>	8.47		8.47
	<b>B101</b>	3.62		3.62
	<b>B128</b>	23.20	15.00	38.20
	<b>B18</b>			0.00
	<b>B2</b>			0.00
	<b>B28</b>			0.00
	<b>B8</b>	36.29		36.29
	<b>TOTALS</b>	<b>88.15</b>	<b>15.00</b>	<b>103.15</b>

### Commentary

- 4.5.1 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 35% 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. There was no change to the Allocation figure during the reporting period. However, the need to allocate additional employment land is being considered as part of the Council's Local Development Framework.

4.6

<b>INDICATOR</b>	Total amount of floorspace for “town centre uses”, within (i) town centre areas, and (ii) the local authority area				
<b>TYPE OF INDICATOR</b>	Core (BD4)				
<b>TARGET</b>	None				
<b>RESULT</b>	<b>USE CLASS</b>	<b>GROSS GAIN (square metres)</b>		<b>NET GAIN (square metres)</b>	
		<b>Town centre areas</b>	<b>Local Authority area</b>	<b>Town centre areas</b>	<b>Local Authority area</b>
	<b>A1</b>	206	0	-371	-219
	<b>A2</b>	0	0	0	0
	<b>B1a</b>	420	860	295	0
	<b>D2</b>	0	0	0	0
	<b>TOTAL</b>	<b>626</b>	<b>860</b>	<b>-76</b>	<b>-219</b>

### Commentary

- 4.6.1 This is a new Indicator outlined in the CLG Update. COI BD4 is principally concerned with measuring how much development of retail, office and leisure use (Use Class Orders A1, A2, B1a and D2) is taking place inside and outside town centres in accordance with Government policy as set out in Planning Policy Statement 6.
- 4.6.2 Eleven relevant planning permissions were granted during the monitoring period. Only one permission resulted in a net gain, and this also resulted in the loss of a residential dwelling. Seven resulted in net losses of a “town centre use”, with four of these being change of use applications to hot food takeaways. The remaining three permissions resulted in no change; two changes of use were within the A1 Use Class Order, while the largest permission (860sqm) was a change of use within the B1a Use Class Order. All eleven planning permissions were implemented during the monitoring period.

## HOUSING

4.7

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

### Commentary

- 4.7.1 The complete Housing Trajectory can be found in Appendix 2. The Council continues to prepare a more detailed Housing Trajectory, which can be found on the Council's website.
- 4.7.2 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 row 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.
- 4.7.3 Completions have shown a significant fall on previous years, in line with the overall trend towards declining completions first noted in the 2006 AMR. This trend is expected to continue into 2010/11, at which point an increase is projected.
- 4.7.4 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 Housing Land Supply (5YHLS), can be found in Appendix 3. See paragraph 4.30.2 – 4.30.5 for more information.
- 4.7.5 Core Output Indicators H2(a) and H2(b) form the basic components of the Housing Trajectory as appearing in Appendix 2.

4.8

<b>INDICATOR</b>	Net additional dwellings – in previous years	
<b>TYPE OF INDICATOR</b>	Core (H2(a))	
<b>RESULT</b>	<b>Monitoring Period</b>	<b>New Dwellings</b>
	<b>2003 - 2004</b>	<b>315</b>
	<b>2004 - 2005</b>	<b>306</b>
	<b>2005 - 2006</b>	<b>410</b>
	<b>2006 - 2007</b>	<b>336</b>
	<b>2007 - 2008</b>	<b>354</b>

**Commentary**

4.8.1 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 recently adopted Regional Plan, the start year of which is 2006.

4.9

<b>INDICATOR</b>	Net additional dwellings – for the reporting year		
<b>TYPE OF INDICATOR</b>	Core (H2(b))		
<b>RESULT</b>			<b>Dwellings</b>
	(a)	<b>New Build Completions</b>	<b>202</b>
	(b)	<b>Demolitions</b>	<b>1</b>
	(c)	<b>Change of Use (net)</b>	<b>27</b>
	(d)	<b>Conversions (net)</b>	<b>7</b>
		<b>Net Additional Dwellings</b>	<b>235</b>

**Commentary**

4.9.1 Net additional dwellings are determined by adding new build completions, changes of use and conversions together before subtracting demolitions (or,  $a - b + c + d$ ).

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

4.10

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

**Commentary**

4.10.1 Following the March 2009 adoption of the Regional Plan, only one dwelling target is used as distinct from the previous AMR where there existed both adopted and emerging figures. The Regional Plan is currently undergoing partial review, however, and the total required dwelling figures can be expected to change as a result. It is unclear when the review will conclude, or what the impact on the adopted housing targets will be.

4.10.2 Development for the reporting period represented just 46.08% of the H1 target. The Council predicts that housing development will, in the short-term, fall short of adopted Regional Plan figures. Concerns exist in respect of the current economic climate, and this is reflected in projected completion figures, with the repercussions on the Council's 5YHLS evident; the Council is currently demonstrating 52.16% of a 5YHLS. The Council recognises that this is a serious issue and is actively liaising with developers in order to bring forward suitable, sustainable sites through the Development Plan process. This is a particularly pressing concern as the Council looks to progress its Core Strategy.

4.11

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

**Commentary**

4.11.1 There is concern over how accurate predictions in the far long-term can be, especially given the current economic downturn.

4.12

<b>INDICATOR</b>	New and converted dwellings - on previously developed land
<b>TYPE OF INDICATOR</b>	Core (H3)
<b>TARGET</b>	National target 60%; Best Value Performance Plan 60%
<b>RESULT</b>	<b>93.42% [227 gross completions]</b>

## Commentary

4.12.1 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 93.42% is a slight decline on last year's figure of 94.51% but, with 88% of extant planning permissions being on PDL, results in excess of both National and Local targets can be anticipated.

4.12.2 There were significant decreases in the number of gross completions (from 364 in 2007/08 to 243 in 2008/09) and the number of gross completions on PDL (from 344 in 2007/08 to 227 in 2008/09).

4.13

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

## Commentary

4.13.1 As the majority of the district's Gypsy and Traveller pitches are unauthorised, it is difficult to monitor additional pitches. The adopted Regional Plan indicates that, as part of the Council's Local Development Framework, a minimum of 32 permanent pitches, 10 transit pitches and 8 pitches for travelling showpeople must be provided between 2007 and 2012. Although the council aspires to set aside strategic sites rather than individual pitches, at such time as the Core Strategy is adopted, the Council will be able to monitor additional, official, pitches.

4.14

<b>INDICATOR</b>	Gross affordable housing completions
<b>TYPE OF INDICATOR</b>	Core (H5)
<b>TARGET</b>	None; Adopted Supplementary Planning Guidance identifies a need for <b>104</b> affordable dwellings per annum
<b>RESULT</b>	<b>35</b> affordable dwellings completed, representing <b>14.52%</b> of gross dwelling completions

## Commentary

4.14.1 Thirty-five new affordable homes were built during the reporting period. This is a reduction on 46 of the previous year, and remains well behind the Supplementary Planning Guidance (SPG) target. The Council is aware of a further 12 under construction and an additional 36 with the benefit of planning permission. 19 of the units were built on the former site of United Biscuits in Ashby and a further 16

on the former site of 3a New Street. Additional affordable dwellings were secured by the Council on both sites after planning permission was granted, with the latter becoming 100% affordable after planning permission was initially granted for only 5 dwellings.

- 4.14.2 During the reporting period, the former Haywards Motors site on Station Road in Ashby was redeveloped as 57 flats. An affordable housing contribution of £532,440 was secured as part of the Section 106 Agreement relating to this site. The figure will be due for payment in full upon the occupation of all units on the site, and will be used for the provision of future affordable housing in the district.
- 4.14.3 Recently, a Strategic Housing Market Assessment (SHMA) has been undertaken for the District. The SHMA was completed in December 2008 and covers Leicestershire's eight local authorities, which were designated as a Housing Market Area (HMA) in 2004. One function of the SHMA is to provide evidence to inform policies regarding the level and type of affordable housing required. The SHMA identified a high need for affordable housing within the District compared to the HMA as a whole, the table below showing the percentage figures for the estimated affordable housing required as a proportion of the overall requirement:

Leicester(&shire) HMA Housing Needs Model –  
Affordable Housing Requirements

	% Required Affordable Housing
NWLDC	82%
HMA Overall	65%

- 4.14.4 Although the Council will continue to monitor against the target identified in the SPG, regard will be had to the findings of the SHMA when preparing the Local Development Framework, although it should be appreciated that the level of need is so high that it could not realistically be met. The SHMA states that it is for local authorities to decide their target percentages, though it does state that figures in excess of 40% for urban areas would seem impracticable.

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: 16.0+ Very Good 14.0 – 15.5 Good 10.0 – 13.5 Average <10.0 Poor																																																																																																																																																																																																																																																								
RESULT	<table border="1"> <thead> <tr> <th></th> <th colspan="4">SITES COMPLETED 2008 / 2009</th> <th colspan="2">CASE STUDIES</th> <th></th> <th rowspan="2">CASE STUDY (POTENTIAL)</th> </tr> <tr> <th></th> <th>3a New Street, Measham</th> <th>Former Bed Centre, Ashby</th> <th>Eveden, North Street, Whitwick</th> <th>Royal Mews, Ashby (Haywards Motors)</th> <th>Brooks Lane, Whitwick</th> <th>Millers Walk, Heather Lane, Ravenstone</th> <th>AVERAGE</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>16</td> <td>11</td> <td>24</td> <td>57</td> <td>346</td> <td>47</td> <td></td> <td>47</td> </tr> <tr> <td>Density</td> <td>82.47</td> <td>122.22</td> <td>53.33</td> <td>107.76</td> <td>33.89</td> <td>25.82</td> <td></td> <td>25.82</td> </tr> <tr> <td>EC 1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1.00</td> <td>1</td> </tr> <tr> <td>EC 2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td>1</td> <td>0.83</td> <td>1</td> </tr> <tr> <td>EC 3</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.17</td> <td>1</td> </tr> <tr> <td>EC 4</td> <td></td> <td>1</td> <td>1</td> <td>1</td> <td>0.5</td> <td>1</td> <td>0.75</td> <td>1</td> </tr> <tr> <td>EC 5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.00</td> <td>0.5</td> </tr> <tr> <td>C 6</td> <td></td> <td>1</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>0.50</td> <td>1</td> </tr> <tr> <td>C 7</td> <td></td> <td>0.5</td> <td></td> <td>0.5</td> <td></td> <td>0.5</td> <td>0.25</td> <td>0.5</td> </tr> <tr> <td>C 8</td> <td></td> <td>1</td> <td></td> <td>0.5</td> <td></td> <td>1</td> <td>0.42</td> <td>1</td> </tr> <tr> <td>C 9</td> <td></td> <td></td> <td>1</td> <td>1</td> <td></td> <td>1</td> <td>0.50</td> <td>1</td> </tr> <tr> <td>C 10</td> <td></td> <td>1</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>0.50</td> <td>1</td> </tr> <tr> <td>SPP 11</td> <td></td> <td></td> <td></td> <td>0.5</td> <td></td> <td>0.5</td> <td>0.17</td> <td>1</td> </tr> <tr> <td>SPP 12</td> <td></td> <td>0.5</td> <td></td> <td></td> <td></td> <td>1</td> <td>0.25</td> <td>1</td> </tr> <tr> <td>SPP 13</td> <td></td> <td>0.5</td> <td>0.5</td> <td></td> <td></td> <td>1</td> <td>0.33</td> <td>1</td> </tr> <tr> <td>SPP 14</td> <td></td> <td>1</td> <td>0.5</td> <td>0.5</td> <td></td> <td>1</td> <td>0.50</td> <td>1</td> </tr> <tr> <td>SPP 15</td> <td></td> <td>0.5</td> <td>0.5</td> <td>1</td> <td></td> <td>0.5</td> <td>0.42</td> <td>1</td> </tr> <tr> <td>DC 16</td> <td></td> <td></td> <td>0.5</td> <td>0.5</td> <td></td> <td></td> <td>0.17</td> <td>1</td> </tr> <tr> <td>DC 17</td> <td>0.5</td> <td>1</td> <td>0.5</td> <td>1</td> <td>0.5</td> <td>1</td> <td>0.75</td> <td>1</td> </tr> <tr> <td>DC 18</td> <td></td> <td>0.5</td> <td></td> <td>0.5</td> <td>0.5</td> <td>1</td> <td>0.42</td> <td>1</td> </tr> <tr> <td>DC 19</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>DC 20</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>3.5</b></td> <td><b>10.5</b></td> <td><b>6.5</b></td> <td><b>11.0</b></td> <td><b>2.5</b></td> <td><b>13.5</b></td> <td><b>8.0</b></td> <td><b>17.0</b></td> </tr> <tr> <td><b>RANK</b></td> <td><b>5</b></td> <td><b>3</b></td> <td><b>4</b></td> <td><b>2</b></td> <td><b>6</b></td> <td><b>1</b></td> <td></td> <td></td> </tr> <tr> <td><b>BAND</b></td> <td><b>Poor</b></td> <td><b>Av.</b></td> <td><b>Poor</b></td> <td><b>Av.</b></td> <td><b>Poor</b></td> <td><b>Av.</b></td> <td></td> <td><b>V.G.</b></td> </tr> </tbody> </table>								SITES COMPLETED 2008 / 2009				CASE STUDIES			CASE STUDY (POTENTIAL)		3a New Street, Measham	Former Bed Centre, Ashby	Eveden, North Street, Whitwick	Royal Mews, Ashby (Haywards Motors)	Brooks Lane, Whitwick	Millers Walk, Heather Lane, Ravenstone	AVERAGE	Dwellings	16	11	24	57	346	47		47	Density	82.47	122.22	53.33	107.76	33.89	25.82		25.82	EC 1	1	1	1	1	1	1	1.00	1	EC 2	1	1	1	1		1	0.83	1	EC 3	1						0.17	1	EC 4		1	1	1	0.5	1	0.75	1	EC 5							0.00	0.5	C 6		1		1		1	0.50	1	C 7		0.5		0.5		0.5	0.25	0.5	C 8		1		0.5		1	0.42	1	C 9			1	1		1	0.50	1	C 10		1		1		1	0.50	1	SPP 11				0.5		0.5	0.17	1	SPP 12		0.5				1	0.25	1	SPP 13		0.5	0.5			1	0.33	1	SPP 14		1	0.5	0.5		1	0.50	1	SPP 15		0.5	0.5	1		0.5	0.42	1	DC 16			0.5	0.5			0.17	1	DC 17	0.5	1	0.5	1	0.5	1	0.75	1	DC 18		0.5		0.5	0.5	1	0.42	1	DC 19							0.00		DC 20							0.00		<b>TOTAL</b>	<b>3.5</b>	<b>10.5</b>	<b>6.5</b>	<b>11.0</b>	<b>2.5</b>	<b>13.5</b>	<b>8.0</b>	<b>17.0</b>	<b>RANK</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>1</b>			<b>BAND</b>	<b>Poor</b>	<b>Av.</b>	<b>Poor</b>	<b>Av.</b>	<b>Poor</b>	<b>Av.</b>		<b>V.G.</b>
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- 4.15.1 Four large sites were completed within the District during the reporting period. In line with last year's use of historical case studies to give a more robust base figure for this indicator, two such schemes have been included. Of these, Millers Walk, Ravenstone was completed in 2003 and Brooks Lane, Whitwick was completed in 1995. The latter site consists of six separate planning permissions and several developers, but it has been considered appropriate to assess the entire site as a single scheme.
- 4.15.2 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.
- 4.15.3 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.
- 4.15.4 These are formal audits, completed by an accredited Building for Life assessor.

### **Commentary**

- 4.15.5 Taking account of advice received from CABE as regards the previous audits, the District now assesses all 20 Building for Life criteria, increased from 14 of the previous monitoring period, irrespective of the lack of evidence contained within planning files preceding the introduction of Building for Life. The 20 criteria can be found in Appendix 6.
- 4.15.6 With the exception of Building for Life criteria 5, 19 and 20, all are being met but not in a consistent manner across all sites, resulting in suppressed scores. All three of these could well have been met, though the evidence for this is generally taken from details submitted as part of the planning application; where these details have not been submitted, it is invariably not possible to tell whether or not the criteria have been met. This indicates a strong need on the part of applicants to appropriately furnish their planning applications.
- 4.15.7 Strongest performance was against criteria 1, 2, 4 and 17, but there is concern that these criteria can often be met by default: criteria 1 and 4, for example, refer to distances from amenities and public transport routes respectively, and in each of the 6 schemes reviewed none of these were provided as part of the development.
- 4.15.8 In view of the fact that Building for Life is only now becoming part of working practice within the Council, it is expected that H6 returns will continue to demonstrate 'Average' and 'Poor' performance for some time. However, the Council is not complacent and is expecting to be able to report improved returns

in future AMRs by assessing planning applications against the Building for Life standard prior to the issuing 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.

- 4.15.9 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 re-formulated and strengthened through the emerging LDF.
- 4.15.10 It is envisaged that a minimum of six schemes will be audited in each AMR to further develop the baseline referred to above. Millers Walk, Ravenstone was a borderline “Good” scheme, and an exercise in its potential to fall within the “Very Good” category has been conducted. With minimal alterations to the scheme, particularly in terms of the management of public space, and better provision of evidence, it was determined that a score of 17/20 was readily attainable.
- 4.15.11 The Council considers that in order to avoid poor quality schemes, it is essential that applicants embrace the principles of urban design and commit to design-led processes. The Council is currently preparing new design guidance which places a strong emphasis on design skills and processes as critical factors in improving design quality within the region. Despite part-funding five CABI Urban Design Summer School Scholarships this year, the Council is particularly concerned at the availability, and use, of appropriately trained design professionals in the planning process. It is also considered that the better performing schemes could have been easily ‘lifted’ if Building for Life was available during the application process.

## ENVIRONMENT

4.16

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

### Commentary

4.16.1 During the reporting period, the Environment Agency (EA) objected to zero planning applications in respect of flood risk. No records could be found on objections to planning applications in respect of water quality, but no planning permissions were issued contrary to EA advice.

4.17

<b>INDICATOR</b>	Change in areas and populations of biodiversity importance					
<b>TYPE OF INDICATOR</b>	Core (E2)					
<b>TARGET</b>	No target set					
<b>RESULT</b>						
<b>Condition of Sites of Special Scientific Interest</b>						
Condition	PSA Target	NWL Area (Ha)	Percentage			
			NWL	Leics	East Mids.	Eng.
Favourable	Meeting PSA Target	179.00	29.36	21.55	48.06	43.81
Unfavourable (recovering)		269.70	44.24	59.54	47.47	44.87
Unfavourable (no change)	Not meeting PSA Target	82.35	13.51	13.03	2.92	7.34
Unfavourable (declining)		70.74	11.60	5.70	1.54	3.93
Destroyed		7.84	0.06	0.19	0.01	0.05
<b>TOTAL</b>		<b>609.63</b>	<b>100.00</b>	<b>100.01</b>	<b>100.00</b>	<b>100.00</b>

Source: English Nature

**UK Biodiversity Action Plan (BAP) Priority Habitats**

<b>BAP Habitat</b>	<b>NWL Area (Ha)</b>	<b>Leicestershire Area (Ha)</b>	<b>Percentage of area in NWL</b>
Heath Grassland	18.53	35.53	52%
Calcareous Grassland	41.81	647.83	6%
Neutral Grassland	155.45	1,566.07	10%
Reedbeds	4.32	11.16	39%
Mesotrophic Lakes	89.71	192.44	47%
Field Ponds	89.71	193.28	46%
Wet Woodland	33.54	109.80	31%
Parkland	552.89	3,134.72	18%
Broadleaved Woodland	110.15	975.44	11%
Fen, Marsh, Swamp	8.39	106.58	8%
Acidic Grassland	5.91	336.48	2%
<b>Total Area</b>	<b>6,973.87</b>	<b>1,096.10</b>	<b>16%</b>

<b>BAP Habitat</b>	<b>Length (Metres)</b>	<b>Length (Metres)</b>	<b>Percentage of length in NWL</b>
Hedgerows	51,775.00	275,270.47	19%
<b>Total Length</b>	<b>51,775.00</b>	<b>275,270.47</b>	<b>19%</b>

**Numbers of Local Wildlife Sites**

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

### Changes in areas of Local Wildlife Sites between 2006 and 2007

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

Source: Strategic Biodiversity Data Audit, author: Darwyn Sumner of LERC (2008)

### Commentary

- 4.17.1 A wide variety of statistical information in respect of biodiversity is available due to the 2007 publication of a Strategic Biodiversity Data Audit by Darwyn Sumner of the Leicestershire Environmental Resources Centre (LERC). The data have not been updated since that time.

### International Sites

- 4.17.2 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). The internationally important interest features of the site are the habitat itself (plain to montane levels with Ramunculion Flucitantis and Callitricho-Batrachion vegetation) and the presence of spined loach and bullhead fish, white-clawed crayfish and otter. It is the spined loach and bullhead fish species which are the two primary notification features of the SAC.

### National Sites

- 4.17.3 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. Although there is no longer a statutory requirement to monitor the condition of SSSIs, the Council will continue to report them in order to track any major changes. It should be noted that the data on Leicestershire, the East Midlands Region and England as a whole were produced in October 2009. Previously, such information was available from May of each reporting year, making comparisons between North West Leicestershire district and other geographies more appropriate.
- 4.17.4 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. There has been no change from the 2008 figure, with

448.70Ha, or 73.60%, of designated sites being in either a favourable or improving condition, in contrast to 66.45% in 2007 and 57.60% in 2006. Though there has been significant improvement since 2006, it would appear that, of the four geographies, only the region and country seem likely to attain the Government's Public Service Agreement target to have 95% of SSSI area in a favourable or recovering condition by 2010. The county's, region's and country's figures stand at, respectively, 81.09%, 95.53% and 88.62%.

- 4.17.5 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**

- 4.17.6 There has been no change to the figures reported in the 2008 AMR. A district-specific survey is nearing completion and commentary on its progress and/or findings as appropriate will be reported in next year's AMR.
- 4.17.7 Within the district there are five Local Nature Reserves covering some 39.24Ha. There is also a National Nature Reserve (NNR), Charnwood Lodge, covering an area of 80.00Ha.

### **Commentary**

- 4.17.8 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.
- 4.17.9 Natural England has revisited many sites recently 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.
- 4.17.10 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 2009/10 and its findings will be reported under this Indicator in future AMRs.

### **Action**

- 4.17.11 Further investigation will be undertaken to ascertain the reasons for the unfavourable conditions reported on a number of SSSIs.

4.18

<b>INDICATOR</b>	Renewable energy generation
<b>TYPE OF INDICATOR</b>	Core (E3)
<b>TARGET</b>	No local target, but national target is for 10% of electricity to be generated from renewable sources by 2010
<b>RESULT</b>	<b>Two renewable energy schemes implemented</b>

### Commentary

- 4.18.1 As noted in previous AMRs, one of the problems with monitoring renewable energy schemes is that in many cases the installations concerned (for example, solar panels and photovoltaic schemes on domestic properties) can often be installed under permitted development rights without the need for planning permission, and nor is there a need to inform the Council that they have started, or concluded, work on implementation and nor do they have to indicate the proposed power output of the scheme. This makes the monitoring of such schemes somewhat problematic.
- 4.18.2 Previous years' AMRs noted that further work was required to establish a mechanism for identifying new installations which do not require planning permission. However, due to commitments on the LDF this work will need to be prioritised for investigation at some future date.
- 4.18.3 The following planning permissions were issued for renewable energy schemes:
- 05/01598: Energy Centre (East Midlands Airport)
  - 07/00523: Solar panels on roof
  - 07/01274: Two freestanding wind turbines
  - 07/01405: Four freestanding wind turbines (East Midlands Airport)
  - 08/00051: Solar panels on roof extension
  - 08/00550: One freestanding wind turbine
  - 06/00852: One freestanding wind turbine
  - 07/01394: Three solar panels on roof of extension
- 4.18.4 The latter two were implemented during the monitoring period. No information as to the power output of the second of the implemented schemes was presented in the planning application. As regards the first application, the application indicated a Rated Power Output of 1.5 kW with a CO<sub>2</sub> displacement per annum of 1.3 tonnes.
- 4.18.5 It is recognised that reporting on this COI alongside NI 185 ("CO<sub>2</sub> reductions from Local Authority Operations"), NI 186 ("Per capita reductions in CO<sub>2</sub> emissions in the LA area") and NI 188 ("Planning to adapt to climate change") is beneficial. During the early stages of monitoring these NIs, figures may not be possible to come by due to the establishment of baseline data, and this may need to be qualified. Future AMRs will aim to report on these four Indicators alongside one another as appropriate.

## LOCAL INDICATORS – REGIONAL MONITORING

- 4.19 This section of the AMR details Indicators reported on by the East Midlands Regional Assembly. None of these are compulsory. Where the district council collects information, these Indicators are included.

## BUSINESS DEVELOPMENT AND TOWN CENTRES

- 4.20 There are no Indicators relating to Business Development and Town Centres which apply to this section.

## HOUSING

4.21

<b>INDICATOR</b>	Housing completions by type and size			
<b>TYPE OF INDICATOR</b>	Local – Regional Monitoring			
<b>RESULT</b>				
	<b>Property type</b>	<b>No. of dwellings</b>	<b>Percent</b>	<b>%age change from 2007/08 AMR</b>
	1 bed	2	0.83	↓
	2 bed	29	12.03	↑
	3 bed	57	23.65	↓
	4+ bed	25	10.37	↓
	1 bed affordable	0		No change
	2 bed affordable	6	2.49	↓
	3 bed affordable	2	0.83	↑
	1 bed flat	34	14.11	↑
	2 bed flat	77	31.95	↑
	2 bed affordable flat	5	2.07	↓
	Others	4	1.66	↑

### Commentary

- 4.21.1 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.
- 4.21.2 A focus on percentage change is most appropriate given the variable nature of housing completions. Several percentage trends have changed markedly from the previous monitoring period, and given the huge drop in dwelling completions, this makes even percentage comparisons somewhat problematic. Last year, 3 and 4+ bed dwellings represented over 50% of all completions, whereas this year the figure is closer to one third. One bed flat completions have nearly tripled from 5.49% to 14.11%, while two bed affordable flat completions have reduced by a



factor of four from 8.52% to 2.07%. Trends continue to indicate an overall reduction in size in bedroom numbers.

- 4.21.3 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 and four bed properties alongside a significant rise of two bed properties. Previous AMRs 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.

4.22

<b>INDICATOR</b>	Vacant dwellings by tenure																		
<b>TYPE OF INDICATOR</b>	Local – Regional Monitoring																		
<b>RESULT</b>	<table border="1"> <thead> <tr> <th></th> <th><b>Private sector and RSLs</b></th> <th><b>Local Authority</b></th> <th><b>Total</b></th> </tr> </thead> <tbody> <tr> <td><b>No. of dwellings</b></td> <td>33,895</td> <td>4,496</td> <td>39,763</td> </tr> <tr> <td><b>Number vacant</b></td> <td>1,276</td> <td>123</td> <td>1,399</td> </tr> <tr> <td><b>Percentage vacant</b></td> <td>3.76</td> <td>2.74</td> <td>3.52</td> </tr> </tbody> </table>				<b>Private sector and RSLs</b>	<b>Local Authority</b>	<b>Total</b>	<b>No. of dwellings</b>	33,895	4,496	39,763	<b>Number vacant</b>	1,276	123	1,399	<b>Percentage vacant</b>	3.76	2.74	3.52
	<b>Private sector and RSLs</b>	<b>Local Authority</b>	<b>Total</b>																
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<b>Number vacant</b>	1,276	123	1,399																
<b>Percentage vacant</b>	3.76	2.74	3.52																

### Commentary

- 4.22.1 A recent change in Housing Investment Programme HSSA criteria requirements means it is no longer possible to provide distinct figures on the number of private sector and Registered Social Landlord dwellings. Combined, the number vacant has increased by 582 from 694 in 2007/08 to 1,276 in 2008/09, resulting in a huge increase in percentage vacancy. 3.76% is higher than the 2001 Census vacancy rate, and can be attributed to the recession. Local Authority vacancy levels have also risen steeply, from 86 to 123 in absolute terms. Overall vacancies have increased from 780 to 1,399, or by 44.25%.

4.23

<b>INDICATOR</b>	Percentage of new dwellings completed at: (i) <30 dwellings per hectare; (ii) 30-50 dwellings per hectare, and (iii) >50 dwellings per hectare
<b>TYPE OF INDICATOR</b>	Local – Regional Monitoring
<b>TARGET</b>	None (see Commentary)
<b>RESULT</b>	<30 dwellings per hectare = <b>11.62%</b> 30-50 dwellings per hectare = <b>24.07%</b> >50 dwellings per hectare = <b>64.68%</b>

4.23.1 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.” Given its inclusion in Regional Monitoring, the Council will hereafter report on housing densities as a Local Indicator (Regional).

### **Commentary**

4.23.2 Planning Policy Statement 3, published in November 2006, recommends that “Local Planning Authorities should make efficient use of land“. *Inefficiency* is defined as being fewer than 30 dwellings per hectare.

4.23.3 The figures for 2008/09 continue to reflect the trend towards high density housing development. As with the two previous AMRs, all dwellings making “inefficient” use of land (11.62%, down from 15.38%) 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. All builds on large sites (175) were above 40dw/Ha and 130 of these (nearly 75% of new builds on large sites) were above 50dw/Ha. These figures continue to demonstrate that developers are becoming aware of the need for higher density housing on larger developments. Completions on large sites were at an average of 135.09dw/Ha. It should be noted that the exclusion of the statistical range (570dw/Ha at Haywards Motors, Ashby (57 dwellings) and 33.93dw/Ha at the Haulage Yard in Long Whatton (5 dwellings)) would result in a density of 68.34dw/Ha.

4.23.4 Since the publication of Planning Policy Guidance 3 in 2000, the average density on large sites has increased from 20dw/Ha to 58dw/Ha.

## ENVIRONMENT

4.24

<b>INDICATOR</b>	Number of Grade II listed Building Entries within the administrative boundary on the local 'buildings at risk' register
<b>TYPE OF INDICATOR</b>	Local – Regional Monitoring
<b>RESULT</b>	There are <b>39</b> Grade II listed Building Entries 'at risk', representing 6.04% of all such Entries, of which there are 646

### Commentary

- 4.24.1 A review of the Grade II listed Buildings and Building Entries in the district is currently underway. It is hoped that this will be completed prior to the publication of the next AMR, and further discussion of this will appear in next year's AMR.

### Landscape Character Assessment

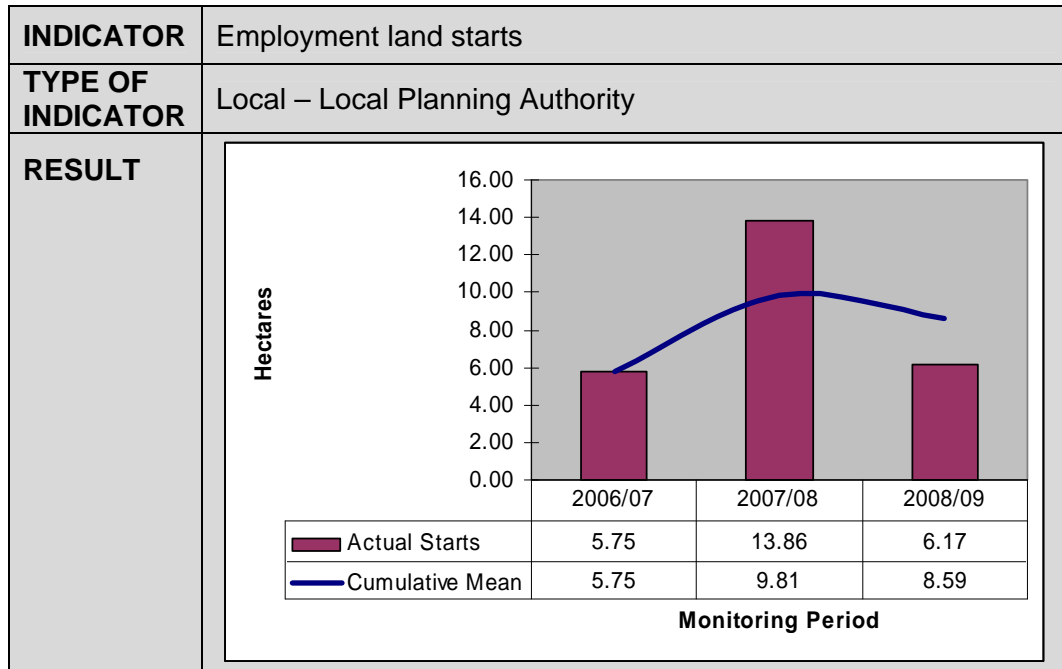
- 4.24.2 During the current monitoring period (i.e. 2009/10), the Council hopes to have access to an updated Landscape Character Assessment. Full commentary on this will appear in next year's AMR.

## LOCAL INDICATORS – LOCAL PLANNING AUTHORITY

- 4.25 This section details those Local Indicators identified in previous AMRs but not in the Regional monitoring return. Where Indicators have altered from previous AMRs, this is detailed in the commentary.

### BUSINESS DEVELOPMENT AND TOWN CENTRES

4.26



#### Commentary

- 4.26.1 Previous AMRs have reported on Local Indicators in respect of employment land with regard to the adopted Leicester, Leicestershire and Rutland Structure Plan. Following the March 2009 adoption of the Regional Plan and the phasing out of the Structure Plan, this is no longer appropriate.
- 4.26.2 Future AMRs will report on “Employment land starts”, actual and cumulative, from the start of the Regional Plan period (2006).
- 4.26.3 Future AMRs will report on “Employment land provision” differentiated between Coalville, the district’s only Sub-Regional Centre, and the remainder of the district. The Bardon area is considered as part of Coalville.
- 4.26.4 Both of these altered Indicators are not monitored against targets, as these are currently absent from the Development Plan. As the Council develops its Local Development Framework, consideration will be given to the formulation of appropriate targets.

4.27

<b>INDICATOR</b>	Employment land provision by location			
<b>TYPE OF INDICATOR</b>	Local – Local Planning Authority			
<b>RESULT</b>		<b>Coalville SRC</b>	<b>Rest of District</b>	<b>TOTAL</b>
		<b>(Ha)</b>	<b>(Ha)</b>	<b>(Ha)</b>
	Starts 1st April 2006 – 31st March 2008	4.67 (18.36%)	20.76 (81.64%)	25.43
	Permissions at 31st March 2009	17.28 (19.15%)	72.94 (80.85%)	90.22
	Allocations at 31st March 2009	4.07 (27.13%)	10.93 (72.87%)	15.00
	<b>Total</b>	<b>26.02</b> <b>(19.91%)</b>	<b>104.63</b> <b>(80.08%)</b>	<b>130.65</b>

### Commentary

- 4.27.1 As indicated above, the start date has altered to reflect the Plan period of the recently adopted Regional Plan. The Coalville sub-regional centre (SRC) has also been identified, as opposed to the “Main Town” designation of previous AMRs, and includes the Bardon industrial area. There are no figures against which to measure employment land, although the Regional Plan does imply a focus towards “appropriate” levels of development within SRCs; this is interpreted to mean that levels of development within Coalville should be commensurate with its role as an SRC.
- 4.27.2 The disparity in respect of employment land provision between Coalville and the rest of the district has been noted in several previous AMRs. With over 60% of planning permissions (in terms of area) located at Castle Donington and East Midlands Airport, and no immediate prospect of significant allocations in the Council’s Local Development Framework, this will not be redressed soon. This imbalance is a result of the Regional Storage and Distribution Centre and Pegasus Business Park, both specific strategic requirements of the now-defunct Structure Plan.

4.28

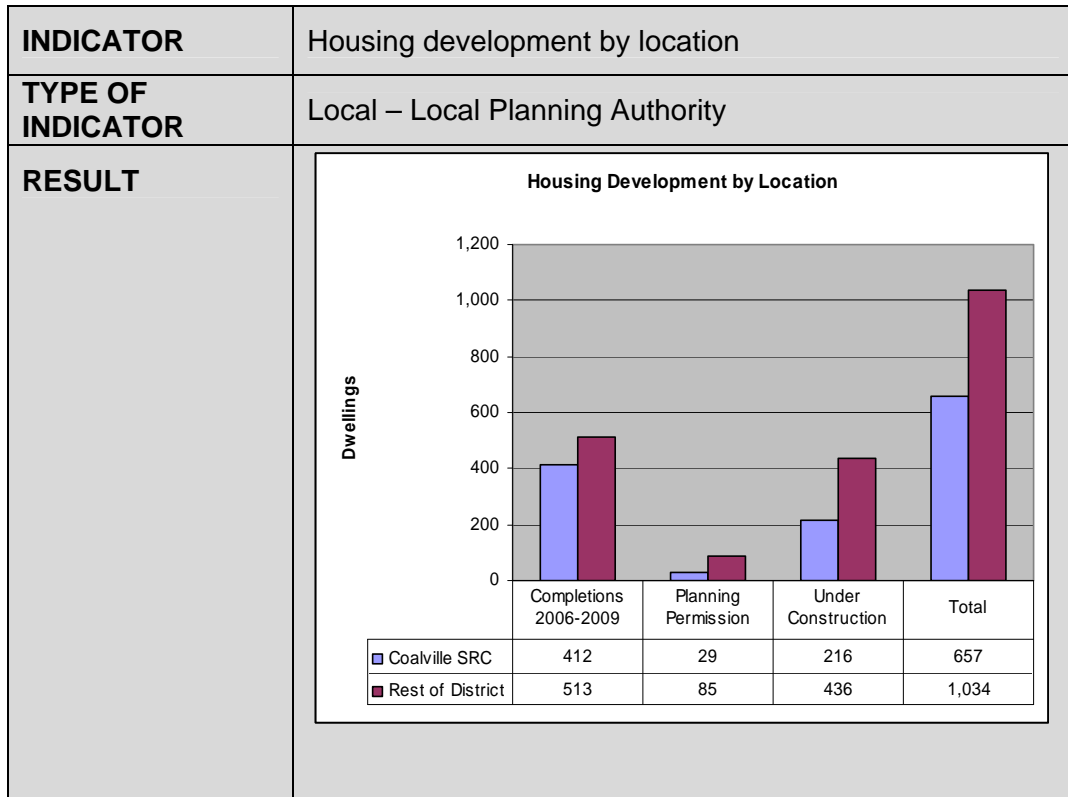
<b>INDICATOR</b>	Villages without shopping provision																																			
<b>TYPE OF INDICATOR</b>	Local – Local Planning Authority																																			
<b>RESULT</b>	<table border="1"> <tr> <td>Acresford</td> <td>Bardon</td> <td>Battleflat</td> <td>Batram</td> </tr> <tr> <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>Donisthorpe</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	Donisthorpe	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
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**Commentary**

4.28.1 The list of villages without shopping provision is identical to last year's AMR.

## HOUSING

4.29



### Commentary

- 4.29.1 The adoption of the Regional Plan in March 2009 means that the approach of previous AMRs reporting on development in the then Main Towns of Coalville and Ashby de la Zouch is no longer necessary. The graph, therefore, shows how the amount of housing development since 2006 (the start of the Regional Plan period) is split between the Sub Regional Centre of Coalville and the rest of the District.
- 4.29.2 It should be noted that net figures are used for Completions, gross for Planning Permission and Under Construction. The majority of development in the district since the beginning of the Plan period is outside of the Coalville SRC (513 of 925 completions, or 55.46%), contrary to the adopted Regional Plan. Policy Three Cities SRS 3 of the Regional Plan indicates that future housing development should be located “mainly at Coalville”: this issue will need to be addressed as part of the Council’s Local Development Framework but, as noted above, this is a different approach to that previously included in the Structure Plan, and so it will take some time for the changes to be achieved.

4.30

<b>INDICATOR</b>	Housing development on sites identified in the Urban Capacity Study (UCS)
<b>TYPE OF INDICATOR</b>	Local – Local Planning Authority
<b>TARGET</b>	The UCS suggested that <b>114.6 dwellings</b> would be built during 2008/09, with a 2006-11 period target of 573 dwellings
<b>RESULT</b>	2006/07: <b>129</b> dwellings 2007/08: <b>146</b> dwellings 2008/09: <b>84</b> dwellings Cumulative Total: <b>359</b> dwellings Cumulative Target: <b>344</b> dwellings

### Commentary

4.30.1 The number of dwellings built on sites identified in the Urban Capacity Study (UCS) continues to be above that suggested in the study itself. It is possible that results for this Indicator will drop off in coming years as the total dwellings under construction (27) and with planning permission (206) as of 31<sup>st</sup> March 2009 are much lower than the previous monitoring period (75 and 339 respectively). It should be noted, however, that there continues to be strong developer interest in the larger sites in the UCS (Leicester Road, Ashby (459 dwellings) and the Computer Centre, Kegworth (184)).

### Strategic Housing Land Availability Assessment

4.30.2 The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in March 2009. Extensive consultation on the UCS resulted in a variety of sites being put forward to the Council, the majority of which were included in the SHLAA. The UCS is complementary to and informs the SHLAA and not superseded by it, although the sites and potential housing numbers for each site are often viewed together as a composite.

4.30.3 It should be noted that the SHLAA is an exercise to determine potential land availability and is based on an assessment of deliverable and developable sites. It is not a Policy Document. A site's inclusion does not indicate that development will occur, but that housing will be considered as part of an Allocations Development Plan Document.

4.30.4 The SHLAA does, however, inform the development of the Five Year Land Supply, details of which can be found in Appendix 3 and paragraphs 4.7.1 – 4.7.5 above. Only those sites meeting the "deliverable" test of PPS3 (i.e. that they were available, achievable and suitable) were included in the Council's Five Year Land Supply figures.

4.30.5 The Council will be reviewing its SHLAA during late 2009. It is envisaged that the SHLAA will be reviewed on an annual basis, and commentary on these reviews can be found in forthcoming AMRs.



4.31

<b>INDICATOR</b>	Housing completions on small sites																																				
<b>TYPE OF INDICATOR</b>	Local – Local Planning Authority																																				
<b>TARGET</b>	The adopted Local Plan assumes 83 dwellings per annum, but the figure was reduced to <b>62</b> as part of Alteration 3 (Policy H4/1)																																				
<b>RESULT</b>	2008/09 = <b>61</b> Average 2001/02 – 2008/09 = <b>77</b>																																				
<b>GRAPH</b>	<div style="text-align: center;"> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>2001 / 02</th> <th>2002 / 03</th> <th>2003 / 04</th> <th>2004 / 05</th> <th>2005 / 06</th> <th>2006 / 07</th> <th>2007 / 08</th> <th>2008 / 09</th> </tr> </thead> <tbody> <tr> <td>Average</td> <td>67</td> <td>65</td> <td>68</td> <td>74</td> <td>74</td> <td>72</td> <td>79</td> <td>77</td> </tr> <tr> <td>Completions</td> <td>67</td> <td>63</td> <td>73</td> <td>94</td> <td>75</td> <td>62</td> <td>118</td> <td>61</td> </tr> <tr> <td>Local Plan Target</td> <td>63</td> <td>63</td> <td>63</td> <td>63</td> <td>63</td> <td>63</td> <td>63</td> <td>63</td> </tr> </tbody> </table> </div>		2001 / 02	2002 / 03	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	Average	67	65	68	74	74	72	79	77	Completions	67	63	73	94	75	62	118	61	Local Plan Target	63	63	63	63	63	63	63	63
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Local Plan Target	63	63	63	63	63	63	63	63																													

**Commentary**

- 4.31.1 It is considered appropriate to continue reporting on figures from 2001/02 for this Indicator. Policy H4/1, adopted in July 2005, sought to maximise development on PDL near to Coalville or Ashby town centres
- 4.31.2 Completions on small sites for the first time fall below the Local Plan target, though similar figures were recorded in 2006/07 (62), 2002/03 (63) and 2002/03 (67). The average over the eight years of the study is still well above the Local Plan target of 62/annum. 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 four new dwellings during the reporting period. Of the 61 new dwellings, 83.60% 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. Nearly half of all development was in the Coalville and Ashby de la Zouch Urban Areas.

## ENVIRONMENT

4.32	<b>INDICATOR</b>	Number of dwellings in Flood Zones 2 and 3 as outlined by PPS25	
	<b>TYPE OF INDICATOR</b>	Local – Local Planning Authority	
	<b>TARGET</b>	No target set	
	<b>RESULT</b>	<b>Zone 2: 259 (0.651%)</b>	<b>Zone 3a &amp; 3b: 986 (2.478%)</b>

### Commentary

- 4.32.1 This indicator reflects Planning Policy Statement 25 and provides a wide perspective on flood risk across the district. 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).
- 4.32.2 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.
- 4.32.3 Only eleven dwellings of the 235 completed during the monitoring period were completed in Zones 2 or 3, all on the Sleepers Bed Centre site in Ashby. The addition of these eleven has raised the percentage figures of last year from 0.627% and 2.466% respectively. The percentages are likely to reduce as permissions on Zones 2 and 3 reduce.

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

### Commentary

- 4.33.1 This Indicator’s result is the same as the previous four AMRs.

### **Action - Green Infrastructure Strategy**

- 4.33.2 It should be noted that there is a sub-Regional Green Infrastructure Strategy (GIS) currently under production and monitoring green infrastructure will be considered as part of this. The Council will look to include other elements of green infrastructure to monitor in future AMRs to expand on the above Local Indicator, and will rely on the sub-Regional GIS as appropriate.

## CONTEXTUAL INDICATORS

4.34

INDICATOR	RESULT																															
House prices by dwelling type  Source: Housing Intelligence System		<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Flat</b>	<b>Overall</b>																										
	<b>2007</b>	£234,900	£155,000	£122,900	£132,500	£176,200																										
	<b>2008</b>	£230,700	£151,800	£124,500	£125,600	£165,600																										
	<b>2009</b>	£235,500	£139,000	£122,200	£123,900	£174,200																										
Average household income  Source: LSR-Online, CACI average annual household income data	<b>2008 (published in April 2008)</b> District – £35,960 Highest – £49,166 (Ashby Castle) Lowest – £30,022 (Coalville)																															
Population size and age structure  Figures <b>do not</b> sum due to rounding  Source: ONS (2009)	<table border="1"> <thead> <tr> <th>Age</th> <th>Number</th> <th>Percent</th> </tr> </thead> <tbody> <tr> <td><b>0-14</b></td> <td>16,100</td> <td>17.71</td> </tr> <tr> <td><b>15-19</b></td> <td>5,500</td> <td>6.05</td> </tr> <tr> <td><b>20-29</b></td> <td>9,300</td> <td>10.23</td> </tr> <tr> <td><b>30-44</b></td> <td>19,800</td> <td>21.78</td> </tr> <tr> <td><b>45-59</b></td> <td>18,700</td> <td>20.57</td> </tr> <tr> <td><b>60-74</b></td> <td>14,300</td> <td>15.73</td> </tr> <tr> <td><b>75+</b></td> <td>7,200</td> <td>7.92</td> </tr> <tr> <td><b>Total</b></td> <td>90,900</td> <td>99.99</td> </tr> </tbody> </table>	Age	Number	Percent	<b>0-14</b>	16,100	17.71	<b>15-19</b>	5,500	6.05	<b>20-29</b>	9,300	10.23	<b>30-44</b>	19,800	21.78	<b>45-59</b>	18,700	20.57	<b>60-74</b>	14,300	15.73	<b>75+</b>	7,200	7.92	<b>Total</b>	90,900	99.99				
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<b>Total</b>	90,900	99.99																														
Population change  Source: ONS	2007 – <b>90,400</b> 2008 – <b>90,800</b> Percentage change – <b>+0.44%</b>																															

### Commentary

#### House Prices

- 4.34.1 Overall, house prices based on sales alone rose by £8,600 (rounded) from last year. It is difficult to explain the significant rise, demonstrating a return to nearly 2006/07 levels, but last year's predicted fall is likely to be evident in the 2009/10 AMR. In respect of this year's figures, semi-detached houses fell by £12,800 on average, while other house types did not show a marked change.
- 4.34.2 Consideration will be given to expanding this indicator in future years to focus on affordability by income band and other, related statistics.

## Average Household Income

- 4.34.3 Previous AMRs have reported on annual average household income by deriving data from CACI and LSRO. These data are no longer available and, as such, timely income figures are not reported here; the data above was included in last year's AMR as a comparison to the 2007 figures. Household income will not appear in future AMRs unless the figures above can be updated.

## Population

- 4.34.4 The figures above are mid-year estimates produced by the Office for National Statistics (ONS). The figures do not sum due to rounding. As with last year's AMR, the figures show the largest increase to be the 60-74 age bracket (+500), while the largest – and only – decrease was in the 15-19 age bracket (-100). As with last year's AMR, these figures tend to reflect an ageing population.

4.35

INDICATOR	RESULT (percentage)																										
Unemployment rate and change 2008/09	<div data-bbox="646 842 1333 1346"> <p style="text-align: center;">Unemployment April 2008 - March 2009</p> <table border="1"> <caption>Data for Unemployment April 2008 - March 2009</caption> <thead> <tr> <th>Month</th> <th>Percentage of working age population</th> </tr> </thead> <tbody> <tr><td>Apr-08</td><td>1.2</td></tr> <tr><td>May-08</td><td>1.2</td></tr> <tr><td>Jun-08</td><td>1.2</td></tr> <tr><td>Jul-08</td><td>1.3</td></tr> <tr><td>Aug-08</td><td>1.5</td></tr> <tr><td>Sep-08</td><td>1.5</td></tr> <tr><td>Oct-08</td><td>1.6</td></tr> <tr><td>Nov-08</td><td>2.0</td></tr> <tr><td>Dec-08</td><td>2.3</td></tr> <tr><td>Jan-09</td><td>2.7</td></tr> <tr><td>Feb-09</td><td>3.2</td></tr> <tr><td>Mar-09</td><td>3.2</td></tr> </tbody> </table> </div> <p data-bbox="639 1381 1317 1444">Smallest increase – Breedon (0.8%) Ashby Castle (0.8%) Biggest increase – Measham (2.9%)</p>	Month	Percentage of working age population	Apr-08	1.2	May-08	1.2	Jun-08	1.2	Jul-08	1.3	Aug-08	1.5	Sep-08	1.5	Oct-08	1.6	Nov-08	2.0	Dec-08	2.3	Jan-09	2.7	Feb-09	3.2	Mar-09	3.2
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Mar-09	3.2																										

## Commentary

- 4.35.1 Following last year's marked reduction, the overall unemployment rate has risen from 1.2% to 3.2%. All Wards have shown an increase, such that previous reporting on the "biggest decrease" no longer applies.
- 4.35.2 The major factor influencing this change has been the global recession, the effects of which have been noted throughout this AMR. Information from the County Council indicates that the District now has the highest percentage rate of unemployment of all the Leicestershire districts, up from fourth in April 2008, though no commentary accompanied this. All districts registered a broadly similar rate of increase through the monitoring period.

<b>INDICATOR</b> Local – Local Planning Authority	<b>RESULT</b>																															
Proportion of vacant street level property in town and local centres	<table border="1"> <thead> <tr> <th data-bbox="610 407 932 441"><b>Location</b></th> <th data-bbox="938 407 1058 441"><b>Rate</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="610 449 932 478">Ashby de la Zouch</td> <td data-bbox="938 449 1058 478">3.92%</td> </tr> <tr> <td data-bbox="610 487 932 516">Coalville</td> <td data-bbox="938 487 1058 516">8.11%</td> </tr> <tr> <td data-bbox="610 525 932 554">Castle Donington</td> <td data-bbox="938 525 1058 554">3.23%</td> </tr> <tr> <td data-bbox="610 562 932 592">Ibstock</td> <td data-bbox="938 562 1058 592">4.65%</td> </tr> <tr> <td data-bbox="610 600 932 630">Kegworth</td> <td data-bbox="938 600 1058 630">10.81%</td> </tr> <tr> <td data-bbox="610 638 932 667">Measham</td> <td data-bbox="938 638 1058 667">5.26%</td> </tr> <tr> <td data-bbox="610 676 932 705">District</td> <td data-bbox="938 676 1058 705">5.91%</td> </tr> <tr> <td data-bbox="610 714 932 743">Great Britain</td> <td data-bbox="938 714 1058 743">10.50%</td> </tr> </tbody> </table>				<b>Location</b>	<b>Rate</b>	Ashby de la Zouch	3.92%	Coalville	8.11%	Castle Donington	3.23%	Ibstock	4.65%	Kegworth	10.81%	Measham	5.26%	District	5.91%	Great Britain	10.50%										
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## **Commentary**

### **Vacancy Rates**

- 4.36.1 It should be noted that the number of premises within the defined local centres of Kegworth, Measham and Ibstock are quite small (34, 38 and 42 respectively), such that an increase or decrease of only 1 or 2 units will have a significant impact upon the figures.
- 4.36.2 All the principal town and local centres appear to be performing quite well in respect of this indicator, especially in light of the recession. Coalville, Ibstock and Kegworth all had increases of vacant units (20 to 21, 1 to 2 and 1 to 4 respectively), but only Kegworth's increase was of a significant nature. Ashby and Castle Donington saw reductions in vacant units (11 to 10 and 5 to 2 respectively), while Measham remained at 2 vacant units for the third year in succession. While the changes are not substantial, there was 'churn' during the monitoring period, though it is not possible to say whether this was of a higher or lower level than in previous years. The overall District figure of 5.91% compares favourably to the 5.82% and 6.40% of the previous monitoring periods.

### **Diversity of Uses**

- 4.36.3 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 (62.16%) 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. Two of these became vacant during the year.

### **Action**

- 4.36.4 It is hoped that a review of the uses in the district's town centres will be undertaken prior to the next AMR. This will allow the publication of wider-ranging data and provide a more complete picture. In addition, a use class survey in Ashby is currently being conducted. Finally, monthly assessments of the vacancy rate in Coalville were begun in April 2009. Consideration will be given to reporting on both these pieces of work in the next AMR.

### **Retail Yields**

- 4.36.5 It has not been possible to update these figures from last year's AMR.
- 4.36.6 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

4.36.7 It has not been possible to update these figures from last year's AMR.

4.37

<b>INDICATOR</b>	Section 106 contributions secured
<b>TYPE OF INDICATOR</b>	Contextual
<b>TARGET</b>	No target set
<b>RESULT</b>	<b><i>See Appendix 4</i></b>

4.37.1 Five Section 106 Agreements were signed during the reporting period, with total contributions secured exceeding £150,000, for the improvement of, for example, library, healthcare, education and highways services, in addition to a commuted sum for National Forest planting.

4.37.2 The full amount secured is far lower than the previous year (which totalled in excess of £800,000), with only two Section 106 Agreements providing the funding mentioned above. This can be attributed to the economic downturn, however, and significant higher commuted sums can be expected in future.

4.38

<b>INDICATOR</b>	Number of Air Quality Management Areas
<b>TYPE OF INDICATOR</b>	Contextual
<b>TARGET</b>	No target set
<b>RESULT</b>	<b>4</b>

## Commentary

### Air Quality Management Areas

4.38.1 No additional Air Quality Management Areas (AQMA) have been designated during the reporting period. 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)



- 4.38.2 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.
- 4.38.3 A Detailed Assessment is continuing at Copt Oak Road, Copt Oak to determine whether an AQMA should be designated at this location.
- 4.38.4 All four AQMAs, and the potential site at Copt Oak, relate to Nitrogen Dioxide.

4.39

<b>INDICATOR</b>	Amount of vacant and derelict land and buildings
<b>TYPE OF INDICATOR</b>	Contextual
<b>TARGET</b>	No target set
<b>RESULT</b>	<b>11.497 Hectares</b>

### **Commentary**

#### **Vacant and derelict land and buildings**

- 4.39.1 No sites within the National Land Use Database have come forward for development during the reporting period and thus the figure reported here is identical to last year's AMR.

## **5 EAST MIDLANDS AIRPORT**

- 5.1 This is a new section discussing East Midlands Airport (EMA) and its Master Plan, insofar as it relates to the district and region. In July 2009, EMA published a Monitoring and Implementation Report (MIR) 2008 on which the following section is based. It is hoped this can be updated in future AMRs; EMA indicate MIRs will be published every two years.

### **General**

- 5.2 The increase in passenger numbers and freight tonnage carried did not meet the trend line included in the Government's 2003 Air Transport White Paper (ATWP), but EMA state this is largely due to the recession and oil price fluctuation. 2009 Department for Transport forecasts predict a rise in passenger numbers from 5.6 million passengers per annum (mppa) in 2008 to between 5 and 7mppa by 2015.
- 5.3 Jobs at the airport have increased from 7,089 in 2004 to 7,557 in 2008, again below the ATWP trend line as a result of the recession. EMA have established a Skill Academy offering fully-funded NVQ Level 1 and 2 training to all employees on the airport site with fewer than five GCSEs at A-C (or equivalent).
- 5.4 The airport Community Fund continues to receive £50,000 annually from EMA as proposed by the Master Plan. An annual Community and Environment Report has been published and widely disseminated.

### **Development Strategy**

- 5.5 EMA indicates that good progress has been made in implementation of the Development Strategy, in spite of the recession. Passenger and cargo facilities have been upgraded, along with construction of a transport interchange and railway station. No significant development has occurred in the Business Park Zone since the construction of the Royal Mail hub, but this is in line with the Master Plan.

### **Renewable Energy and Climate Change**

- 5.6 The Master Plan required the airport to be carbon neutral by 2012. In 2009, 50% of electricity used on the airport site was purchased from renewable sources. Four wind turbines were aimed at being installed during 2009 (under planning permission 07/01405/AIR), while on-site micro generation and wood fuel are being looked at.
- 5.7 The centralised materials recycling facility has continued to grow and now employs a full-time Supervisor. 46% of all on-site waste was recycled in 2008, an increase from 38% in 2004. A significant increase in waste over the same period (231 to 408 tonnes recycled) has not been accounted for in the EMA's MIR.
- 5.8 There are 42 electric vehicles on the airport site.

## **Air Quality**

- 5.9 Air Quality has been expanded to include small particulate matter, in addition to benzene and nitrogen dioxide. EMA indicate the results of the monitoring show that air quality at the airport are well within the Government's Air Quality Strategy requirements.
- 5.10 Particulate levels in the vicinity of EMA are no higher than the general ambient background in the region; it is not proposed to expand air quality monitoring as a result.

## **Noise**

- 5.11 64% of flights meet the most stringent international noise standard ('Chapter 4'), on target for 100% of flights meeting this target by 2012.
- 5.12 The night noise contour has risen from 7.9km<sup>2</sup> in 2006 to 9.5km<sup>2</sup> in 2007, below the 2016 target (and 1996 level) of 14.6km<sup>2</sup>.
- 5.13 EMA encourages airlines to use the quietest aircraft, with DHL replacing Boeing 727s with Boeing 757s and Ryanair phasing out the Boeing 737-200 aircraft in favour of 737-800s.
- 5.14 A Night Noise Surcharge has been introduced, raising the noise limit by 2 decibels. In 2008, 22 penalties were issued, resulting in fines of £22,050 transferred entirely to the airport Community Fund (see 5.4, above).
- 5.15 During 2007/08, EMA installed a fifth permanent noise monitor in Castle Donington.
- 5.16 During 2009, EMA will consult on a Noise Action Plan to consider the noise impact of the airport operations and current control measures.
- 5.17 At the end of 2008, 502 dwellings had been in receipt of a Sound Insulation Grant Scheme, which EMA asserts is the most generous of any UK airport.
- 5.18 All the Master Plan proposals in respect of transparency, monitoring and availability of noise information have been or are being implemented

## **Public Transport**

- 5.19 A 2007 Travel to Work survey showed a marked decrease in single occupancy car use, with train shuttle/bus use increasing from 0.27% in 2003/04 to 4.51% in 2006.
- 5.20 EMA indicates its commitment to subsidising public transport, currently around £500,000 per annum, will continue for the foreseeable future.
- 5.21 The Master Plan identified Coalville as a destination requiring a bus service. The new Coalville Airlink 155 was launched in May 2007 and continues to run daily. EMA indicates the service is growing slowly and has been well-received locally.

- 5.22 The East Midlands airport railway station, situated in Rushcliffe Borough Council, opened on 26<sup>th</sup> January 2009 and EMA indicate they will continue to work with train operators and other regional partners to maximise usage and expand the list of destinations linking with the station.

## 6 LOCAL DEVELOPMENT SCHEME

- 6.1 The Council reviewed its Local Development Scheme (LDS) in September 2008. During the reporting period work was proposed to be undertaken in respect of the, Core Strategy. The LDS also proposed that the only other document to be prepared during the next 3 to 4 years would be an Allocations and Development Management Policies Development Plan Document.
- 6.2 In accordance with the Regulations, progress on each of the Core Strategy 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.

### Development Plan Documents

6.3

<b>Title</b>	Core Strategy (DPD1)
<b>Milestones in LDS</b>	Further Consultation on emerging Core Strategy – November/December 2008  Formal Representations – September 2009  Submission to Secretary of State – December 2009  Examination – July 2010 Adoption – February 2011
<b>Actual dates</b>	Further Consultation on emerging Core Strategy – November 2008 to March 2009

### Commentary

- 6.3.1 Although the consultation on the emerging Core Strategy commenced in accordance with the LDS, due to the unprecedented level of interest in the Core Strategy it was decided to extend the consultation period until March 2009.
- 6.3.2 As a result of this extension, together with the level of response, subsequent milestones have and will be missed. A report to the Council's Cabinet in June 2009 noted the intention to agree a submission version in January 2010. The LDS will be kept under review and updated early in 2010.

## **7 IMPLEMENTATION OF POLICIES**

- 7.1 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 or not the actual provisions of any particular policy are being applied in accordance with the policy.
- 7.2 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. The full listing of saved and deleted policies is available to view on the Council’s website
- 7.3 The Council assesses the implementation of saved policies only.
- 7.4 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.
- 7.5 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.
- 7.6 The results of this assessment are set out in Appendix 3. From this it can be seen that, of the 87 policies saved, the majority (53) were used in 2008/09. The previous AMR noted that 55 policies were used. It is also apparent that some policies (E3, E4, S2, T3 and T8) are used on a regular basis.
- 7.7 It should be noted that policies not saved were occasionally used during the reporting period, but were not saved because they repeated existing policies at national and/or regional level or duplicated other policies in the Local Plan.

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

Title of Indicator	Indicator	Definitions	Source of information	Local Plan Policy
<b>CORE</b>				
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
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		
<b>ENVIRONMENT</b>				
Core E1	Number of planning permissions issued contrary to the advice of the Environment Agency on either flood defence or water quality grounds	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
<b>LOCAL – REGIONAL MONITORING</b>				
<b>HOUSING</b>				
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

ENVIRONMENT				
Local	Number of Grade II listed Building Entries within the administrative boundary on the local 'buildings at risk' register		Council's Listed Building database, informed by Government departments	PPG15, RSS 8 Policy 26
<b>LOCAL – LOCAL PLANNING AUTHORITY</b>				
BUSINESS DEVELOPMENT AND TOWN CENTRES				
Local	Number of dwellings in Flood Zones 1, 2 and 3 as outlined by PPS25	<ul style="list-style-type: none"> <li>• Flood Zone 1: All dwellings not within Zones 2 &amp; 3</li> <li>• Flood Zone 2: Dwellings with annual probability of flooding 0.1%-1%</li> <li>• Flood Zone 3a: Dwellings with annual probability of flooding &gt;1%</li> <li>• Flood Zone 3b: Dwellings with annual probability of flooding &gt;5%</li> </ul>	Environment Agency and Council's own Geographical Information System	Policy E30
Local	Employment land starts	Measured in hectares from start of Plan period	Council's employment land database	None
Local	Employment land provision by location	Measured in hectares from start of Plan period	Council's employment land database	None
Local	Villages without shopping provision		Council's records	None
HOUSING				
Local	Housing development by location	Net completions - Main towns as defined in adopted Leicestershire, Leicester and Rutland Structure Plan	Council's housing land database	None
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

ENVIRONMENT				
Local	Area of playing fields lost to development	Playing fields as identified under Policy L14	Council records	None
<b>CONTEXTUAL</b>				
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
Contextual	Unemployment rate and change	Unemployment rate as at April 2004 and March 2005	Leicestershire Research Online	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	Council records / Retail Capacity Study	None
Contextual	Diversity of uses in town and local centres	Town centres defined by Goad; local centres defined in Local Plan	Council records / Retail Capacity Study	None
Contextual	Rental yields in main towns		Colliers CRE	None
Contextual	Zone A shopping rents		Valuation Office Agency	None
Contextual	Vacant dwellings by tenure		Council's Housing Department	None
Contextual	Section 106 Contributions	All contributions secured during reporting period	Council's records	None
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

**APPENDIX 2**

**2008 – 2009 RESULTS MATRIX**

		B1	B1c	B2	B12	B128	B8
BD1	Gross (sqm)	2,174		2,849		17,698	
	Net (sqm)	2,174		2,849		17,698	
BD2	Gross (sqm)						
	% Gross on PDL	0		0		0	
BD3	Hectares	16.57	3.62		8.47	38.20	36.29

		A1	A2	B1a	D2	Total
BD4	Gross	206	0	1,280	0	1,486
	Net	-590	0	295	0	-295

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2006	2026	10,200	Adopted Regional Plan

		06/ 07	07/ 08	08/ 09 Rep	09/ 10 Cur	10/ 11 1	11/ 12 2	12/ 13 3	13/ 14 4	14/ 15 5	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26
H2a		336	354																		
H2b				235																	
H2c	(a) Net additions				220	202	230	261	297	340	338	329	310	281	200	200	200	200	100	0	0
	(b) Hectares					NR	NR	NR	NR	NR											
	(c) H1 Target					510	510	510	510	510											
H2d			-330	-605	-895	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						1203	1483	1732	1945	2115	2287	2797	2668	2897	3207	3517	3827	4137	4547	5057	5567

		<b>Total</b>
<b>H3</b>	<b>Gross</b>	227
	<b>% Gross on PDL</b>	93.42

	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
<b>H4</b>	<i>Not returned</i>	<i>Not returned</i>	<i>Not returned</i>

	<b>Social Rented Homes Provided</b>	<b>Intermediate Homes Provided</b>	<b>Affordable Homes Total</b>
<b>H5</b>	21	14	<b>35</b>

	Very Good			Good			Average			Poor			Totals	
	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	Total number of large housing sites	Number of dwellings on those sites
<b>H6</b>	0	0	0	0	0	0	3	115	22.95	3	386	77.05	6	501

	<b>Flooding</b>	<b>Water Quality</b>	<b>Total</b>
<b>E1</b>	0	0	<b>0</b>

	<b>Loss</b>	<b>Addition</b>	<b>Total</b>
<b>E2</b>	0	0	<b>0</b>

**APPENDIX 3**  
**HOUSING TRAJECTORY**

	2005 / 06	2006 / 07	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
<b>Past Completions</b>	410	336	354	235																	
<b>Projected Completions</b>					220	202	230	261	297	340	338	329	310	281	200	200	200	200	100	0	0
<b>Cumulative Completions</b>		336	690	925	1145	1295	1503	1785	2108	2475	2813	3142	3452	3733	3933	4133	4333	4533	4633	4633	4633
<b>PLAN - Annualised Strategic Allocation</b>		510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510	510
<b>MONITOR</b>		-174	-330	-605	-895	-1255	-1557	-1785	-1972	-2115	-2287	-2468	-2668	-2897	-3207	-3517	-3827	-4137	-4547	-5057	-5057
<b>MANAGE</b>		493	501	515	533	557	580	601	622	644	672	706	750	808	895	1011	1173	1417	1856	2784	5567

Five year Housing Land Requirements (2010 - 2015, adopted Regional Plan)	Dwellings	Last year's five year Housing Land Requirements (2009 - 2014, adopted Regional Plan)	Dwellings
Housing requirement (2006-2026) (A) Completions 2006-2010 (B)	10,200 1,145	Housing requirement (2006-2026) (A) Completions 2006-2009 (B)	10,200 925
Residual requirement for 2009-26 (A - B = C) Requirement to 2015 (D) (C/16 (number of Plan years left from 2009) x 5 (number of years for assessment))	9,055 2,830	Residual requirement for 2009-26 (A - B = C) Requirement to 2014 (D) (C/17 (number of Plan years left from 2009) x 5 (number of years for assessment))	9,275 2,728
<i>Provision 2010-15</i> Predicted completions (E) <b>Residual requirement (E - D = F)</b> <b>Number of years supply (E / D x 5)</b>	1,330 -1,500 2.4	<i>Provision 2009-14</i> Predicted completions (E) <b>Residual requirement (E - D = F)</b> <b>Number of years supply (E / D x 5)</b>	1,477 -1,251 2.7



## **The Residual Method**

The above tables use the 'residual approach' in calculating the five year housing land supply, by spreading the shortfall over the remaining plan period instead of the next 5 years.

## **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 (2009) 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 Annual Monitoring Reports.

**APPENDIX 4**

**SECTION 106 AGREEMENT CONTRIBUTION MATRIX**

April 1st 2008 to March 31st 2009			Sleepers Bed Centre, 2-2a Derby Road, Ashby 07/00792/FUL 08/01324/FUL	46 and land to the rear of London Road, Coalville 07/01529/FUL	Lidl, Coalville 06/00136/FUL 08/00244/VCU	(Former) Stephenson College, Bridge Road, Coalville 05/01283/REM	Old Langley Farm, Langley Priory, Diseworth 07/00888/FUL
DATE SIGNED			2nd April 2008	2nd June 2008	8th September 2008	22nd September 2008	8th October 2008
NWLDC PROVISIONS	FINANCIAL	CCTV		£5,000			
		National Forest		£6,100			
		Play Areas/ Recreation	£2,275	£23,000			
		Legal Fees	£800		TBD	£750	
		Monitoring Costs	£500	£750			
LCC PROVISIONS	FINANCIAL	Education		£66,792			
		Civic Amenity	£1,020	£793			
		Library	£460	£1,460			
		Healthcare	£6,413				
		Highways		£35,000			
		Public Transport		£5,000			
		Legal Fees	£150	£600	TBD	£150	
		Monitoring Costs	£500	£1,250			
Other Provisions / Notes			Unilateral Planning Obligation. Play Area Obligation solely in respect of Hood Park Leisure Centre. Healthcare Provision paid directly to the Primary Care Trust	Travel Pack for each household also required	Supplemental S106 Agreement; all Legal Fees in respect of this Agreement are to be paid	This is a Deed of Variation to the original S106 Agreement	The enactment of a management plan for the farm is the sole Provision
NWLDC TOTAL (£)			£3,575	£34,850	£TBD	£750	£0
LCC TOTAL (£)			£8,543	£110,895	£TBD	£150	£0
OVERALL TOTAL (£)			£12,118	£145,745	£TBD	£900	£0
AGGREGATE			£158,763				

**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
<b>STRATEGY</b>				
S1	Overall Strategy	Yes	1	
S2	Limits to Development	Yes	178 (3W)	
S3	Countryside	Yes	69 (1R / 2W)	
<b>ENVIRONMENT</b>				
E1	Sensitive Areas	Yes	1	
E2	Landscaped Amenity Open Space	Yes	8 (1R)	
E3	Residential Amenities	Yes	485 (28R / 6W)	
E4	Design	Yes	492 (30R / 7W)	
E6	Comprehensive Development	Yes	2	
E7	Landscaping	Yes	28 (2W)	
E8	Crime Prevention	Yes	6	
E9	Mobility	Yes	2	
<b>E17</b>	<b>Historic Byways</b>	No		No formal proposals requiring use of policy
E20	Green Wedge	Yes	4	
E21	Separation of Settlements	Yes	1	
E22	Areas of Particularly Attractive Countryside	Yes	7	
E24	Re-Use of Adaptation of Rural Buildings	Yes	8 (1R / 1W)	
E26	Sites of County or District Ecological or Geological Interest	Yes	2	
E30	Floodplains	Yes	11	
<i>E36</i>	<i>Derelict Land</i>	No		No formal proposals requiring use of policy
<i>E37</i>	<i>Derelict Sites</i>	No		No formal proposals requiring use of policy
<b>NATIONAL FOREST</b>				
<b>F1</b>	<b>General Policy</b>	Yes	6	
<b>F2</b>	<b>Tree Planting</b>	Yes	3	
<b>F3</b>	<b>Landscaping and Planting</b>	Yes	3	
<b>F5</b>	<b>Forest Related Development</b>	Yes	1 (1W)	
<b>TRANSPORT</b>				
<i>T2</i>	<i>Road Improvements</i>	No		No formal proposals requiring use of policy
T3	Highway Standards	Yes	187 (13R / 5W)	
<i>T4</i>	<i>Road Related Services - Commitments</i>	Yes	1	
<i>T5</i>	<i>Road Related Services at A50 / B6540 Junction</i>	No		No formal proposals requiring use of policy
T8	Parking	Yes	183 (7R / 5W)	
T10	Public Transport	Yes	2	

T13	Cycle Parking	Yes	1	
T14	Former Transport Routes	No		No formal proposals requiring use of policy
T15	Moira-Measham Trail	No		No formal proposals requiring use of policy
T16	Ashby Canal	No		No formal proposals requiring use of policy
T17	Ashby Canal	No		No formal proposals requiring use of policy
<b>T18</b>	<b>East Midlands Airport</b>	Yes	1	
<b>T19</b>	<b>East Midlands Airport - Public Safety Zones (Alteration No.2)</b>	Yes	2	
<b>T20</b>	<b>East Midlands Airport - Public Transport</b>	Yes	7	
<b>HOUSING</b>				
H4	Housing Allocations	No		No formal proposals requiring use of policy
<b>H4/1</b>	<b>Housing Land Release (Alteration No.3)</b>	Yes	57 (1R / 3W)	
<b>H6</b>	<b>Housing Density (Alteration No.1)</b>	Yes	39	
<b>H7</b>	<b>Housing Design (Alteration No.1)</b>	Yes	39 (8R / 2W)	
H8	Affordable Housing	Yes	4	
H10	Agricultural and Forestry Workers' Accommodation	No		No formal proposals requiring use of policy
H11	Replacement Dwellings	No		No formal proposals requiring use of policy
H12	Exceptional Affordable Housing Sites	No		No formal proposals requiring use of policy
H13	Mobile Homes	No		No formal proposals requiring use of policy
<b>EMPLOYMENT</b>				
J3	Employment Land Allocations	No		No formal proposals requiring use of policy
J3b	Employment Land Allocations – Swainspark, Occupation Road, Albert Village	Yes	1	
<i>J4</i>	<i>High Quality Employment Site at Finger Farm</i>	No		No formal proposals requiring use of policy
<i>J5</i>	<i>High Quality Employment Site at Flagstaff Interchange, Ashby</i>	No		No formal proposals

				requiring use of policy
J8	<i>ADT Car Auctions Site, Measham</i>	No		No formal proposals requiring use of policy
J14	Expansion of Existing Firms	Yes	8 (1R)	
<b>CENTRAL AREAS AND RETAILING</b>				
R1	Central Areas Shopping	Yes	16	
R2	<b>Belvoir Shopping Centre</b>	Yes	1	
R4	<b>Acceptable Uses in Town Centre Core Areas</b>	Yes	14	
R5	<b>Financial and Professional Services in Core Areas</b>	Yes	1	
R6	<b>Window Display Frontages in North Street and South Street, Ashby-de-la-Zouch</b>	No		No formal proposals requiring use of policy
R7	<b>Other Retail Uses</b>	Yes	1	
R8	<b>Potential Redevelopment Areas</b>	Yes	1	
R9	<b>Pedestrian Facilities</b>	No		No formal proposals requiring use of policy
R10	<b>Bridge Road Link</b>	No		No formal proposals requiring use of policy
R11	<b>Outer Area of Coalville Town Centre</b>	Yes	1	
R12	<b>Town Centre Services</b>	Yes	1	
R13	<b>Town Centre Services</b>	Yes	1	
R14	<b>Town Centre Services</b>	No		No formal proposals requiring use of policy
R15	<b>Town Centre Services</b>	No		No formal proposals requiring use of policy
R16	<b>Use of Upper Floors</b>	Yes	16	
R19	Acceptable Uses in Local Centres	Yes	6	
R20	Individual Shops	No		No formal proposals requiring use of policy
R21	Village Shops	Yes	1 (1R)	
<b>LEISURE AND TOURISM</b>				
L2	Informal Recreation Facilities	Yes	2 (1W)	
L3	Built Development on Recreational Sites Outside Limits to Development	Yes	3 (1W)	
L5	Tourist Accommodation	Yes	4 (1R)	
L6	New Rural Recreational Facilities to Relieve Charnwood Forest	No		No formal proposals requiring use of policy
L7	<i>Land Adjoining Hermitage Leisure Centre</i>	No		No formal proposals requiring use of policy
L8	<i>Snibston Colliery</i>	No		No formal proposals requiring use

				of policy
L9	<i>Land North of Snibston Heritage Museum</i>	No		No formal proposals requiring use of policy
L10	<i>Former Measham Railway Station</i>	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	Yes	1 (1R)	
L21	Children's Play Areas	Yes	6	
L22	Formal Recreation Provision	Yes	1	
<b>MINERALS</b>				
M2	<i>Redevelopment Potential</i>	No		No formal proposals requiring use of policy



**APPENDIX 6**  
**BUILDING FOR LIFE CRITERIA**

## Environment and Community

- 1 Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
- 2 Is there an accommodation mix that reflects the needs and aspirations of the local community?
- 3 Is there a tenure mix that reflects the needs of the local community?
- 4 Does the development have easy access to public transport?
- 5 Does the development have any features that reduce its environmental impact?

## Character

- 6 Is the design specific to the scheme?
- 7 Does the scheme exploit existing buildings, landscape and topography?
- 8 Does the scheme feel like a place with a distinctive character?
- 9 Do the buildings and layout make it easy to find your way around?
- 10 Are streets defined by a well-structured layout?

## Streets, Parking and Pedestrianisation

- 11 Does the buildings layout take priority over the roads and car parking, so that the highways do not dominate?
- 12 Is the car parking well-integrated and situated so it supports the street scene?
- 13 Are the streets pedestrian, cycle and vehicle friendly?
- 14 Does the scheme integrate with existing roads, paths and surrounding development?
- 15 Are public spaces and pedestrian routes overlooked and do they feel safe?

## Design & Construction

- 16 Is public space well-designed and does it have suitable management arrangements in place?
- 17 Do buildings exhibit architectural quality?
- 18 Do internal spaces and layout allow for adaptation, conversion or extension?
- 19 Has the scheme made use of advances in construction or technology that enhances its performance, quality and attractiveness?
- 20 Do buildings or spaces outperform statutory minima, such as building regulations?