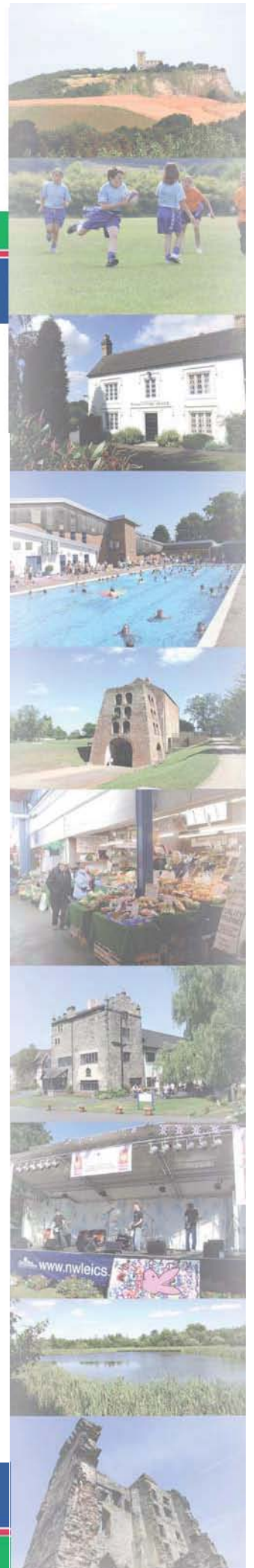


North West Leicestershire Local Plan

ANNUAL MONITORING REPORT



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EXECUTIVE SUMMARY

INDICATORS

- A number of gaps in the 2009 AMR either have been or are being addressed.
- 6.91% of premises in the town and local centres are vacant.
- There was a net loss of town centre floorspace.
- 100% of all employment land developed was on previously developed land.
- Approximately 105Ha of employment land available. Based on recent build rates, sufficient for about 12 years.
- The percentage of completed dwellings by bedroom size is as follows: 1-bed 11.62%, 2-bed 27.80%, 3-bed 46.47% and 4 or more-bed 14.11%.
- Continuing concerns in respect of the location of housing development on small sites compared to established strategic and local policies.
- 138 dwellings completed on sites identified by the Urban Capacity Study – 24 more than the Study had anticipated. Completions on UCS sites are higher, cumulatively, than suggested in the study itself.
- Housing build rate lowest since Council records began in 1991/92 for the second year running, reflecting the impact of the global recession.
- Housing development on previously developed land continues to be significantly above Government targets.
- The one completed housing scheme reviewed against Building for Life design quality standards shown to be “Poor”.
- The significant number of affordable dwellings (79) provided is almost the same as those provided in the previous two monitoring periods (81).
- House prices rose by an average of over £4,000 per dwelling, but flat prices fell, on average, by over £12,000.
- Nearly 80% 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 had 2.35 years of a five year housing land supply as at April 2010; this had reduced to 1.97 years following an October review.
- Unemployment reduced from 3.5% to 3.1%.

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, the need to re-assess the evidence base as a result of Inspector’s decisions on other Local Planning Authorities’ LDFs and also while the Council awaits publication of the Localism Bill.

IMPLEMENTATION OF POLICIES

- Majority of saved policies are being used (50 out of 87).

1 INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 (“the 2004 Act”) 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 Town and Country Planning (Local Development) (England) Regulations 2004 (“the 2004 Regulations”) specify that the AMR should cover the period from 1st April in the year proceeding submission to the Secretary of State to 31st March in the year of submission (“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, and
 - 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 sixth 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 2004 Regulations require that the AMR reports 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 2004 Act, 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 (currently vacant)

- 2.15 Over the last 6 years there have been staff resource issues in the Planning Policy team. The Planning Policy Team Leader post was vacated in September 2010 and remains unfilled. The Monitoring Assistant post, vacated in September 2009, also remains unfilled. The future of these posts 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 significantly affected by these shortages, although it has not been possible to develop the AMR as has been anticipated. However, these shortages have severely impacted upon the delivery of the Local Development Framework as originally proposed in 2007.

FORMAT OF THE 2009/10 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 is identical to that of last year’s. Terminology, structure and processes remain the same. The policy situation is, at the time of writing, somewhat unclear. Where previously the Council reported on national indicators, regional indicators and local indicators, the regional requirement has been removed following the abolition of the Regional Plan and the removal of the regional tier of government. Authorities in the East Midlands region have broadly agreed to report on regional indicators as in previous monitoring periods, though the approach for 2010/11 has yet to be decided.
- 2.19 For the purposes of this AMR:
- Section 3 provides 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 deals with progress towards meeting the Local Development Scheme, and
 - Section 6 considers the implementation of Local Plan policies as referred to above.
 - The previous AMR contained a section reporting on the publication of the first East Midlands Airport Masterplan monitoring report. It has been impossible to update this information and therefore the section has been removed. The second monitoring report is anticipated during the 2010/11 monitoring period, and its findings will be reported here.
- 2.20 Future AMRs may adopt a different approach as the LDF, and potentially the wider planning system, 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, 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). 12% of people in the district have no qualifications, above the national average as of 2008.
- 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%.
- 3.20 The Output Area Classification (OAC) distils statistical outputs from the Census to characterise different geographic areas. It is a “geodemographic”, the concept of which is to analyse people by where they live, rather than separating these distinct features. Supergroups are the largest geographic area, of which there are seven, while Groups, which are the next geographic tier down, comprise 21 separate classifications.

The main OAC Supergroups for the District are:

- Prospering Suburbs (37% of population – 33,485 people)
- Countryside (24% of population – 21,720 people)
- Blue Collar Communities (20% of population – 18,100 people)
- Typical Traits (13% of population – 11,765 people)
- Constrained by Circumstance (5% of population – 4,525 people)

The main OAC Groups for the District are:

- Older Blue Collar Worker (16% of population – 14,480 people)
- Village Life (16% of population – 14,480 people)
- Prospering Semis (13% of population – 11,765 people)
- Prospering Older Families (13% of population – 11,765 people)
- Prospering Younger Families (10% of population – 9,050 people)
- Least Divergent (8% of population – 7,240 people)
- Accessible Countryside (5% of population – 4,525 people)
- Older Workers (4% of population – 3,620 people)
- Settled Households (4% of population – 3,620 people)
- Agricultural (4% of population – 3,620 people)
- Younger Blue Collar (2% of population – 1,810 people)
- Terraced Blue Collar (2% of population – 1,810 people)
- Thriving Suburbs (1% of population – 905 people)
- Young Families in Terraced Homes (1% of population – 905 people)

It is envisaged that, following the publication of data from the 2011 Census, these figures can be updated.

Environment

- 3.21 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.

- 3.22 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.
- 3.23 47% of the District falls within the National Forest Area (approximately 15,000 hectares). The area represents a significant tourism, leisure and recreation resource.
- 3.24 Flooding is an issue within the District. This AMR reports that 988 (2.469%) residential dwellings are within the 1:100 flood zone (Flood Zone 3a and 3b).
- 3.25 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

- 3.26 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

- 3.27 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.
- 3.28 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.
- 3.29 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 2009 to 31 March 2010. 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

INDICATOR	Total amount of additional employment floorspace developed - by type		
TYPE OF INDICATOR	Core (BD1)		
TARGET	None		
RESULT		USE CLASS	FLOORSPACE (SQ METRES)
		B1	
		B12	
		B128	
		B18	
		B2	
		B28	
		B8	
		TOTAL	0

Commentary

4.3.1 The amount of land developed for employment use has reduced dramatically compared to last year’s figures. Although a small amount of development has started on employment sites, none was completed during the monitoring period. The lack of development reflects wider changes in the economy that have resulted in a slowdown in development.

4.4

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

Commentary

- 4.4.1 The lack of development on previously developed land in previous years has reflected the fact that there are few such sites that now remain to be developed following considerable historical development on former minerals sites. The explanation for this AMR relates to no employment development taking place during the monitoring period. 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 following sites, both of which are on previously developed land:
- Moira Road, Woodville (Allocation of 5.00Ha), and
 - Swainspark, Albert Village (Outline planning permission of 1.80Ha and Allocation of 3.20Ha).

4.5

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

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.
- 4.5.2 Owing to the very low build rate, these figures are identical to last year's AMR. While development has occurred on the Pegasus Business Park and on a new office at Bloor Homes, neither of these figures were included in previous schedules. The development at Pegasus Business Park was for a hotel (C1 use), while at Bloor Homes the permission and development occurred within the current monitoring period. It should be noted that the East Midlands Airport Masterplan considers the remainder of Pegasus Business Park should be for "airport operational uses".

4.6

INDICATOR	Total amount of floorspace for “town centre uses”, within (i) town centre areas, and (ii) the local authority area				
TYPE OF INDICATOR	Core (BD4)				
TARGET	None				
RESULT	USE CLASS	GROSS GAIN (square metres)		NET GAIN (square metres)	
		Town centre areas	Local Authority area	Town centre areas	Local Authority area
	A1	148	0	-610	-700
	A2	48	0	-191	0
	B1a	220	39	0	0
	D2	0	0	0	0
	TOTAL	416	39	-801	-700

Commentary

- 4.6.1 This is a relatively new indicator outlined in the CLG update (2/2008). 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 of town centres. This information can also be used to measure and monitor the vitality and viability of town centres, as detailed within Planning Policy Statement 4: *Planning for Sustainable Economic Growth*.
- 4.6.2 The Council is reporting initially on planning permissions granted rather than development completed. This is in an attempt to develop a baseline for BD4. Some development has occurred during the monitoring period.
- 4.6.3 Twelve relevant planning permissions were granted during the monitoring period although full details were available for only ten of these.
- 4.6.4 Of the eight change of use applications within the “town centre uses”, five proposed the loss of an A1 (shop) use, two proposed the loss of an A2 (Financial and Professional Use) and the other proposed the loss of a *Sui Generis* use, this being a tanning studio. The new uses proposed included a community centre, dental surgeries, new retail units, a financial and professional unit and a restaurant. Of these eight permissions, three have been implemented during the monitoring period. The Outline permission was for a supermarket with associated smaller retail units and residential flats above to replace a *Sui Generis* (car garage) and retail units: no details as to the existing floorspace of these, either existing or proposed, were provided in the application.
- 4.6.5 Two further Full applications involving a change in the floorspace of “town centre uses” were granted planning permission elsewhere within the local authority area. These involved the loss of retail uses to be replaced by a premises

displaying and selling motor vehicles and an office premises. A further Full permission was granted for a new visitor and cycle hire centre located within the National Forest, but floorspace for each of the various uses, and that which they were replacing, were not provided.

HOUSING

4.7

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

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 rows on the table. Commentary on the trajectory 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 Housing completions continue to be far below the level required, irrespective of the target measured against. With significant instability remaining after the recession, it is impossible to predict a steady return to higher build levels. Completion rates are expected to rise in 2011/12, and again in 2012/13, but there is a predicted fall following this. The highest annual figure the Council is expecting is 284 in 2012/13, and the total yield for the period 2011/12 to 2015/16 is predicted to be 1,146 (against an RSS target of 2,550). These figures are very low but, until more certainty exists in either the planning or financial systems, it is difficult to determine how and when the Council can act proactively to address the problem.
- 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 paragraphs 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

INDICATOR	Net additional dwellings – in previous years	
TYPE OF INDICATOR	Core (H2(a))	
RESULT	Monitoring Period	New Dwellings
	2004 - 2005	306
	2005 - 2006	410
	2006 - 2007	336
	2007 - 2008	354
	2008 - 2009	235

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.

4.9

INDICATOR	Net additional dwellings – for the reporting year		
TYPE OF INDICATOR	Core (H2(b))		
RESULT			Dwellings
	(a)	New Build Completions	195
	(b)	Demolitions	10
	(c)	Change of Use (net)	42
	(d)	Conversions (net)	4
		Net Additional Dwellings	231

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

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

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 partial review of the Regional Plan is in abeyance following the uncertainty of its abrogation and reinstatement. Following the successful legal challenge to its abolition, the Regional Plan and its housing targets remain part of the Council's Development Plan. Given this, and until the localism bill becomes law, the target of 510 dwellings per annum will remain that which the Council is measured against.

4.10.2 Development for the reporting period represented just 45.29% 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, as of September 2010, demonstrating 39.40% (or 1.97 years) 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. A significant number of new planning permissions have been granted during the current monitoring year, totalling 549 dwellings to December 2010, with the effect on the 5YHLS being an improved predicted performance as compared with previous Housing Trajectories. However, the Council is still unable to demonstrate a 5YHLS.

4.11

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

Commentary

4.11.1 There is concern over how accurate predictions in the far long-term can be, especially given continuing uncertainty in terms of both economics and the Coalition government's intentions for the planning system.

4.12

INDICATOR	New and converted dwellings - on previously developed land																											
TYPE OF INDICATOR	Core (H3)																											
TARGET	National target 60%; Best Value Performance Plan 60%																											
RESULT	<table border="1"> <thead> <tr> <th>Monitoring Period</th> <th>Dwellings Built (gross)</th> <th>Dwellings Built on PDL (gross)</th> <th>PDL Percentage</th> </tr> </thead> <tbody> <tr> <td>2006 - 2007</td> <td>347</td> <td>296</td> <td>85.30 %</td> </tr> <tr> <td>2007 - 2008</td> <td>364</td> <td>344</td> <td>94.51 %</td> </tr> <tr> <td>2008 - 2009</td> <td>241</td> <td>225</td> <td>93.36 %</td> </tr> <tr> <td>2009 - 2010</td> <td>241</td> <td>228</td> <td>94.61 %</td> </tr> <tr> <td>Overall</td> <td>1,193</td> <td>1,093</td> <td>91.62 %</td> </tr> </tbody> </table>				Monitoring Period	Dwellings Built (gross)	Dwellings Built on PDL (gross)	PDL Percentage	2006 - 2007	347	296	85.30 %	2007 - 2008	364	344	94.51 %	2008 - 2009	241	225	93.36 %	2009 - 2010	241	228	94.61 %	Overall	1,193	1,093	91.62 %
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Commentary

- 4.12.1 The level of builds on previously developed land (PDL) continues to exceed national targets at national level (60%) and the Council's Delivery Plan 2007-10 (also 60%). The figure of 94.61% represents the best return during the Regional Plan period, but these historically high figures are unlikely to be replicated. With the alteration of PPS3: *Housing* in June 2010 reclassifying residential curtilage as Greenfield, 64% of dwellings with extant planning permissions (as of April 2010) were on PDL. Under the previous iteration of PPS3, this figure rises to 79.42%.

4.13

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

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.

4.13.2 Two planning applications can be reported upon. 07/01129/FUL seeks permission for “a gypsy caravan site for one family with two caravans”; this has yet to be determined. 09/00891/FUL was an application for change of use of land to accommodate 12 caravans, but refused on highways grounds. A public inquiry was held in December 2010 into the refusal of planning permission and the final outcome of this is pending.

4.14

INDICATOR	Gross affordable housing completions
TYPE OF INDICATOR	Core (H5)
TARGET	None; Adopted Supplementary Planning Guidance identifies a need for 104 affordable dwellings per annum
RESULT	79 affordable dwellings completed, representing 32.78% of gross dwelling completions

Commentary

4.14.1 Seventy-nine new affordable homes were built during the reporting period. This is a significant improvement on 35 and 46 of the previous years, but remains behind the Supplementary Planning Guidance (SPG) target. The Council is aware of a further 13 under construction and an additional 58 with the benefit of planning permission. The dwellings were completed across five sites:

- 138 – 148 Ashby Road, Coalville 30 dwellings
- Former Biscuit Factory, Ashby 27 dwellings
- Former Hugglescote Baptist Church 9 dwellings
- 12 – 22 Tressall Road, Whitwick 9 dwellings
- Former Stephenson College, Coalville 4 dwellings

4.14.2 It should be appreciated that this figure will differ from those affordable units “delivered” as reported in the Council’s NI 155 return. “Delivered” affordable units in the context of NI 155 are those ready for handover to occupants, whereas dwellings returned as “delivered” in the context of NI 154 are those ready for occupation. The clear distinction between dwellings which are physically complete and those which are ready for handover – in effect, those which have been sold and are awaiting the purchasers moving in – accounts for the Council’s different outturn figures for NI 155 and NI 154 respectively.

4.14.3 The Strategic Housing Market Assessment (SHMA) undertaken for the District 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. 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	<p>The Council has resolved make Good and Very Good schemes the norm rather than the exception. The bands are as follows:</p> <p>16.0+ Very Good 14.0 – 15.5 Good 10.0 – 13.5 Average <10.0 Poor</p>																																																																																																																																																																																																		
RESULT	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">SITES COMPLETED 2009 / 2010</th> <th colspan="2">CASE STUDIES</th> <th rowspan="2">AVERAGE</th> </tr> <tr> <th>Wilson's Garage, Leicester Road, Ibstock</th> <th>George Smith Way, off London Road, Coalville</th> <th>Haulage Yard, West End, Long Whatton</th> <th>The Old Vaults, South Street, Ashby</th> <th>Weaver's Close, Whitwick</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>20</td> <td>23</td> <td>19</td> <td>19</td> <td>54</td> <td></td> </tr> <tr> <td>Density</td> <td>44.44</td> <td>35.38</td> <td>33.93</td> <td>190.00</td> <td>60.67</td> <td></td> </tr> <tr> <td rowspan="20">CRITERIA</td> <td>1</td> <td>0.5</td> <td>1</td> <td>0.5</td> <td>1</td> <td>1</td> <td>0.80</td> </tr> <tr> <td>2</td> <td>0.5</td> <td>0.5</td> <td>0.5</td> <td>0</td> <td>1</td> <td>0.33</td> </tr> <tr> <td>3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>4</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>5</td> <td>0.5</td> <td>0.5</td> <td>0</td> <td>0</td> <td>0</td> <td>0.20</td> </tr> <tr> <td>6</td> <td>0</td> <td>0</td> <td>1</td> <td>1</td> <td>0</td> <td>0.40</td> </tr> <tr> <td>7</td> <td>0</td> <td>0.5</td> <td>1</td> <td>1</td> <td>0</td> <td>0.50</td> </tr> <tr> <td>8</td> <td>0</td> <td>0</td> <td>0.5</td> <td>1</td> <td>0</td> <td>0.30</td> </tr> <tr> <td>9</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> <td>0.5</td> <td>0.70</td> </tr> <tr> <td>10</td> <td>0</td> <td>0</td> <td>0.5</td> <td>1</td> <td>1</td> <td>0.50</td> </tr> <tr> <td>11</td> <td>0</td> <td>0.5</td> <td>1</td> <td>1</td> <td>1</td> <td>0.70</td> </tr> <tr> <td>12</td> <td>0</td> <td>0</td> <td>1</td> <td>1</td> <td>0.5</td> <td>0.50</td> </tr> <tr> <td>13</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>14</td> <td>0</td> <td>0.5</td> <td>1</td> <td>1</td> <td>0.5</td> <td>0.60</td> </tr> <tr> <td>15</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>0.5</td> <td>0.90</td> </tr> <tr> <td>16</td> <td>0.5</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>0.30</td> </tr> <tr> <td>17</td> <td>0.5</td> <td>0.5</td> <td>1</td> <td>1</td> <td>0.5</td> <td>0.70</td> </tr> <tr> <td>18</td> <td>0</td> <td>0.5</td> <td>1</td> <td>0</td> <td>0</td> <td>0.30</td> </tr> <tr> <td>19</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>20</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TOTAL</td> <td>5.5</td> <td>8.5</td> <td>14.0</td> <td>13.0</td> <td>8.5</td> <td>8.0</td> </tr> <tr> <td>RANK</td> <td>5</td> <td>3=</td> <td>1</td> <td>2</td> <td>3=</td> <td></td> </tr> <tr> <td>BAND</td> <td>Poor</td> <td>Poor</td> <td>Good</td> <td>Av.</td> <td>Poor</td> <td></td> </tr> </tbody> </table>								SITES COMPLETED 2009 / 2010			CASE STUDIES		AVERAGE	Wilson's Garage, Leicester Road, Ibstock	George Smith Way, off London Road, Coalville	Haulage Yard, West End, Long Whatton	The Old Vaults, South Street, Ashby	Weaver's Close, Whitwick	Dwellings	20	23	19	19	54		Density	44.44	35.38	33.93	190.00	60.67		CRITERIA	1	0.5	1	0.5	1	1	0.80	2	0.5	0.5	0.5	0	1	0.33	3	0	0	0	0	0	0.00	4	1	1	1	1	1	1.00	5	0.5	0.5	0	0	0	0.20	6	0	0	1	1	0	0.40	7	0	0.5	1	1	0	0.50	8	0	0	0.5	1	0	0.30	9	0	1	1	1	0.5	0.70	10	0	0	0.5	1	1	0.50	11	0	0.5	1	1	1	0.70	12	0	0	1	1	0.5	0.50	13	1	1	1	1	1	1.00	14	0	0.5	1	1	0.5	0.60	15	1	1	1	1	0.5	0.90	16	0.5	0	1	0	0	0.30	17	0.5	0.5	1	1	0.5	0.70	18	0	0.5	1	0	0	0.30	19	0	0	0	0	0	0.00	20	0	0	0	0	0	0.00	TOTAL	5.5	8.5	14.0	13.0	8.5	8.0	RANK	5	3=	1	2	3=		BAND	Poor	Poor	Good	Av.	Poor	
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- 4.15.1 Only one large site was completed within the District during the reporting period – Wilson’s Garage. Two further large sites (The Haulage Yard and George Smith Way) were completed during 2010 but outside of the monitoring period: Building for Life assessments of these have been conducted. In line with last year’s use of historical case studies to give a more robust base figure for this indicator, 2 such schemes have been included. Both The Old Vaults and Weaver’s Close were completed in 2006/07.
- 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. Partnerships continue to be developed 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 (BfL) 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 BfL assessor.

Commentary

- 4.15.5 The 20 BfL criteria can be found in Appendix 6. Schemes are measured against all of these, irrespective of whether or not they would be inapplicable for assessment against a particular criterion – for example, a scheme without public open space will be unable to score a point against criterion 16 (“Is public space well-designed and does it have suitable management arrangements in place?”).
- 4.15.6 With the exception of BfL criteria 3, 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. The failure of any scheme to meet the tenure needs of the local community is indicative of applicants ignoring advice of the Council, but also represents successive errors on the Council’s part for not requesting applicants to produce schemes with an appropriate tenure mix.
- 4.15.7 Strongest performance was against criteria 1, 4, 13 and 15, but there is concern that these criteria can often be met by default: to repeat last year’s concerns, criteria 1 and 4 refer to distances from amenities and public transport routes respectively, and in each of the 5 schemes reviewed none of these were provided as part of the development. It is a positive step, however, that criteria 13 and 15 are being positively negotiated. These deal with safety of streets and open spaces, and are central to the successful “making of place”.

- 4.15.8 In view of the fact that BfL 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 Good or Very Good level, though it must be appreciated that the Council is in a state of transition as it prepares its Local Development Framework.
- 4.15.9 In respect of the above, there is both good and bad news to report in this AMR. While a scheme in Long Whatton is the Council's earliest Good scheme (it was granted planning permission in 2005), the Wilson's Garage scheme in Ibstock was granted planning permission in 2008 when, even then, this was already in contravention of Council policy on seeking better design. There are, however, schemes that have been granted planning permission since October 2009 which perform much better against BfL. Details of these appear below:

Standard	National baseline <small>(source: CABE)</small>	Regional baseline <small>(source: CABE)</small>	NWLDC Baseline (2008)	NWLDC H6 (2009)	Resi-led schemes (8no.) <i>approved since October 2009</i>
'Very good'	5%	3%	Nil	Nil	12.5%
'Good'	13%	0%	Nil	Nil	75%
'Average'	53%	42%	67%	50%	12.5%
'Poor'	29%	55%	33%	50%	Nil

- 4.15.10 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.
- 4.15.11 It is envisaged that a minimum of six schemes will be audited in each AMR to further develop the baseline referred to above.
- 4.15.12 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. Despite part-funding five CABE 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 BfL was available during the application process.
- 4.15.13 The Council continues to prepare new design guidance which places a strong emphasis on design skills and processes as critical factors in improving design quality within the region. The design guidance outlines 9 key areas of focus for developers which should direct the details of their planning application. It is intended that this guidance, in the form of a Supplementary Planning Document, will be adopted during the 2011/12 monitoring period.

ENVIRONMENT

4.16

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

Commentary

- 4.16.1 During the monitoring period, the Council did not permit any planning applications against the advice of the Environment Agency (EA) regarding water quality. The EA did originally object to four applications though their objections were overcome prior to the applications being granted permission.
- 4.16.2 As regards flood risk, the EA objected to 29 applications registered during the monitoring period. Of these applications:
- 4 were withdrawn;
 - 6 were refused (3 of these being dismissed at appeal);
 - 11 were permitted with conditions which overcame the EA's objections;
 - 3 were permitted following the withdrawal of the EA's objections prior to determination;
 - 4 are pending determination, and
 - 1 was granted planning permission. In respect of this application, however, the EA's objections only related to the car parking element of the permitted scheme.

The River Mease Special Area of Conservation

- 4.16.3 It should be noted that, although no planning applications were granted permission following objections from the EA on water quality grounds, the Council is withholding decisions on a number of applications made in the catchment area of the River Mease Special Area of Conservation (SAC) on the basis of advice and legal direction from both the EA and Natural England (NE). With the level of phosphates in the SAC in excess of that permitted, the Council is not granting planning permission to any proposal that does not actively improve the SAC's water quality; maintaining the status quo is not acceptable. While there are exceptions to this – specifically, a development must undertake to divert foul water away from the River Mease catchment area, or treat it before reaching the existing treatment works – these are not objected to by the EA.
- 4.16.4 No information exists on how many applications are currently being stayed, but the effect on development – in particular housing development – has been drastic, with the additional complication that the Council is not always able to discharge conditions on already-approved planning permissions. For example, 40.26% of dwellings completed during 2009/10 were in the catchment area, while

32.56% of commitments as of March 2010 were in the catchment area. These proportions demonstrate how substantially settlements in the catchment area contribute to the district's housing provision, and the scale of the problem.

- 4.16.5 Should the Council, NE and the EA be unable to resolve the issue of water quality in the River Mease, this will have significant effects in both the short- and long-term. Already, the number of housing commitments are noticeably reducing in the district (this is not solely linked to the recession), while the Core Strategy will need to consider the impact the issue will have on its development strategy and housing distribution policy.

4.17

INDICATOR	Change in areas and populations of biodiversity importance					
TYPE OF INDICATOR	Core (E2)					
TARGET	No target set					
RESULT						
Condition of Sites of Special Scientific Interest						
Condition	PSA Target	NWL Area (Ha)	Percentage			
			NWL	Leics	East Mids.	Eng.
Favourable	Meeting PSA Target	188.75	30.96	22.26	47.10	42.99
Unfavourable (recovering)		295.17	48.42	61.55	50.11	50.66
Unfavourable (no change)	Not meeting PSA Target	63.56	10.43	12.27	1.95	4.21
Unfavourable (declining)		54.31	8.90	3.72	0.82	2.11
Destroyed		7.84	1.29	0.19	0.01	0.03
TOTAL		609.63	100.00	99.99	99.99	100.00

Source: Natural England

UK Biodiversity Action Plan (BAP) Priority Habitats

BAP Habitat	NWL Area (Ha)	Leicestershire Area (Ha)	Percentage of area in NWL
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%
Total Area	6,973.87	1,096.10	16%

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

Numbers of Local Wildlife Sites

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

Changes in areas of Local Wildlife Sites between 2006 and 2007

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

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

Commentary

- 4.17.1 A wide variety of statistical information in respect of biodiversity is available following 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 July 2010. 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 in better condition than those across Leicestershire, yet not as good as those in the East Midlands or the rest of the country. There has been some changes compared to last years figures, with 483.92Ha, or 79.38% of

designated sites being in either a favourable or improving condition, in contrast with 73.60% in 2009 and 66.45% in 2007. The Government has a Public Service Agreement target to have 95% of SSSI area in a favourable or recovering condition by December 2010. Thus far, the East Midlands has exceeded the target and attained 97.21% of sites either in a favourable or recovering. The figures for England are at 93.65% (as of July 2010) and therefore could meet the December target. Whilst there has been significant improvements in the SSSIs in the county and NWL, it would appear that the target may not be met as their respective figures are 83.81% and 79.38%.

- 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 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

- 4.17.7 Further work is required to ascertain the reasons for the conditions reported by Natural England, in particular those that are not favourable, so that the Council can identify what, if any, role it has to try and improve the current situation. There is no evidence to suggest that any planning decisions have contributed towards the current conditions.
- 4.17.8 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.
- 4.17.9 An ecological survey has been completed on behalf of the Council by the Leicestershire Museums Service. The Council is currently assessing the findings and these will be reported on in future AMRs.

4.18

INDICATOR	Renewable energy generation
TYPE OF INDICATOR	Core (E3)
TARGET	No local target, but national target is for 10% of electricity to be generated from renewable sources by 2010
RESULT	One renewable energy scheme implemented – 2 solar panels installed, each with a minimum yield of 525kWh/m²a

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 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 have been issued for renewable energy schemes:

- 10/00051: Installation of a biomass store flue into western elevation
- 10/00016: erection of domestic wind turbine
- 09/01119: Provision of a Bio Mass Hopper
- 09/00941: Installation of 18 solar panels on roof
- 09/00784: Installation of an air source heat pump
- 09/00561: Installation of hydro electric plant
- 08/00550: One freestanding wind turbine
- 08/00469: Installation of solar panels onto roof
- 08/00051: Solar panels on roof extension
- 07/01405: Four freestanding wind turbines (East Midlands Airport)
- 07/01274: Two freestanding wind turbines
- 06/01392: Installation of a wind turbine
- 05/01598: Energy Centre (East Midlands Airport)

- 07/00523: Installation of 2 Solar panels on roof

4.18.4 The latter permission was implemented during the monitoring period. In regards to the power output of the implemented scheme, the application indicated a minimum yield of 525kWh/m²a per solar panel.

4.18.5 As noted in last year's AMR, it may be appropriate to report on National Indicators (NI) relating to climate change. In regards to NI 188 ("Planning to adapt to climate change"), Level 2 has been achieved during the monitoring period. Level 2 requires the Council to have conducted a risk assessment, have included the most effective adaptive policies within Council plans and strategies and have begun working with the Local Strategic Partnership on the issue. Additionally, in respect of NI 185 ("CO₂ reductions from Local Authority Operations"), the Council has recorded a reduction which exceeds the target set. Overall, during 2009/10 the Council achieved a 7% reduction on the baseline figure recorded in 2008/09 against a target of 4%.

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

INDICATOR	Housing completions by type and size			
TYPE OF INDICATOR	Local – Regional Monitoring			
RESULT	Property type	No. of dwellings	Percent	%age change from 2008/09 AMR
	1 bed house	1	0.41	↓
	2 bed house	27	11.20	↓
	3 bed house	75	31.12	↑
	4+ bed house	34	14.11	↑
	1 bed house (affordable)	0		+ / -
	2 bed house (affordable)	29	12.03	↑
	3 bed house (affordable)	36	14.94	↑
	1 bed flat	14	5.81	↓
	2 bed flat	10	4.15	↑
	3 bed flat	1	0.41	↑
	1 bed flat (affordable)	13	5.39	↑
	2 bed flat (affordable)	1	0.41	↓

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, though a quantifiable analysis is possible this year owing to identical gross completions during the 2008/09 and 2009/10 monitoring periods of 241 dwellings.
- 4.21.3 The most notable change has been the ratio change between flats and houses: last year, 50% of all dwellings completed were flats, while this year the percentage has fallen to 16.58%. This fall in flat completions is, potentially, linked to the significant fall in flat prices as reported at 4.35.2, below. The other

notable percentage changes are in affordable housing, where 2 bed affordable houses have increased from 2.49% to 12.03% and 3 bed affordable houses have increased from 0.83% to 14.94%. The continuing trend towards smaller dwellings is evidenced by the number of 4 bed dwellings remaining under 15% of the total completions (last year's figure was 10.37%).

- 4.21.4 The Housing Needs Assessment undertaken by Fordham Research included an assessment related to balancing housing markets. This suggested that there was a surplus of 3 bed properties and a shortfall of 1, 2 and 4 bed properties. The figures continue to show a bias towards 3 bed properties, with these representing nearly half (46.47%) of all housing completions in 2009/10. With 1, 2 and 4 bed dwellings in a minority (11.61%, 27.79% and 14.10% respectively), this is an issue which requires attention. The issue will need addressing as part of the Local Development Framework.

4.22

INDICATOR	Vacant dwellings by tenure																								
TYPE OF INDICATOR	Local – Regional Monitoring																								
RESULT	<table border="1"> <thead> <tr> <th></th> <th>Private sector</th> <th>RSLs</th> <th>Local Authority</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>No. of dwellings</td> <td>33,729</td> <td>1,803</td> <td>4,493</td> <td>40,025</td> </tr> <tr> <td>Number vacant</td> <td>1,283</td> <td>42</td> <td>118</td> <td>1,443</td> </tr> <tr> <td>Percentage vacant</td> <td>3.80</td> <td>2.33</td> <td>2.63</td> <td>3.61</td> </tr> </tbody> </table>						Private sector	RSLs	Local Authority	Total	No. of dwellings	33,729	1,803	4,493	40,025	Number vacant	1,283	42	118	1,443	Percentage vacant	3.80	2.33	2.63	3.61
	Private sector	RSLs	Local Authority	Total																					
No. of dwellings	33,729	1,803	4,493	40,025																					
Number vacant	1,283	42	118	1,443																					
Percentage vacant	3.80	2.33	2.63	3.61																					

Commentary

- 4.22.1 It was noted in last year's AMR that private sector and Registered Social Landlord dwelling figures could not be separated; this has been resolved for this year's AMR. The percentage vacancy rate has dropped from 3.76% to 3.61% (compared to a 2001 Census rate of 3.60%), although the absolute numbers vacant have increased slightly from 1,399 to 1,443. In comparison with last year's combined private sector/RSL vacancy rate (3.76%), 3.72% represents a move in the right direction, although is clearly not a significant improvement.
- 4.22.2 The Council is seeking, as part of its Core Strategy, to bring back into use as many empty dwellings in the District as possible, although these will not contribute towards meeting the Regional Plan's housing targets. The population projections and household needs estimates on which the housing targets are based take into account an assumed vacancy level in LPA areas, and the

bringing back into occupation of existing properties does not, therefore, represent the delivery of new dwellings.

4.23

INDICATOR	Percentage of new dwellings completed at: (i) <30 dwellings per hectare; (ii) 30-50 dwellings per hectare, and (iii) >50 dwellings per hectare
TYPE OF INDICATOR	Local (Regional)
TARGET	None (see Commentary)
RESULT	<30 dwellings per hectare = 7.47% 30-50 dwellings per hectare = 69.29% >50 dwellings per hectare = 23.24%

4.23.1 In pre-2009 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 returns, the Council will hereafter report on housing densities as a Local Indicator (Regional).

Commentary

4.23.2 PPS3 *Housing*, in its previous iteration, required that “Local Planning Authorities should make efficient use of land“. *Inefficiency* was defined as being fewer than 30 dwellings per hectare. Following the June 2010 update of PPS3, this requirement of minimum densities was removed. As all completions during the 2009/10 monitoring period were granted planning permission by having regard to minimum density requirements, it is considered appropriate to report on this Indicator in this AMR. Without national policy guidance on density, however, consideration will be given to the relevance of reporting on this Indicator in future AMRs; this will be directed, to a degree, by the approach taken by the Regional monitoring body.

4.23.3 The figures for 2009/10 continue to reflect the trend towards high density housing development. As with the previous three AMRs, all dwellings making “inefficient” use of land (7.47%, an improvement on 11.62%) 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. Builds on large sites (179) averaged 39.45dw/Ha, though only 17 units were built on housing schemes of in excess of 50dw/Ha, representing a notable reduction on previous monitoring returns. Given the approach taken to designing new housing schemes, which requires density to be a product of the design rather than vice versa, in combination with the updated version of PPS3, future decreases in density returns are to be expected.

4.23.4 In 2000, the year of the publication of Planning Policy Guidance 3, the average density on large sites was 19.53dw/Ha; in 2010 the running average over the ten year period was 41.78dw/Ha.

ENVIRONMENT

4.24

INDICATOR	Number of Grade II listed Building Entries within the administrative boundary on the local 'buildings at risk' register
TYPE OF INDICATOR	Local – Regional Monitoring
RESULT	There are 39 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. However, it has not possible to complete this during the monitoring period.

Landscape Character Assessment – August 2010

- 4.24.2 On behalf of the Council, TEP produced a Landscape Character Assessment of the District: its primary role was in assessing those urban fringe areas which could potentially see development over the course of the Local Development Framework, and proposes mitigation measures to avoid the worst effects of this potential development. The full report is available on the Council's website, but a summary of its findings appears below. These should not, however, be viewed in isolation of the Scope for Mitigation Assessment, as this document provides more detail on siting and where development on each fringe should be avoided.
- 4.24.3 Each of the district's six settlements had several urban fringes assessed, with each of these being given an assessment of landscape quality and visual quality, combining in an "overall judgement". Below are listed the settlements, along with the number of fringes assessed for each and the best- and worst-scoring fringe (i.e. highest landscape and visual quality (combined) and lowest landscape and visual quality (combined)):

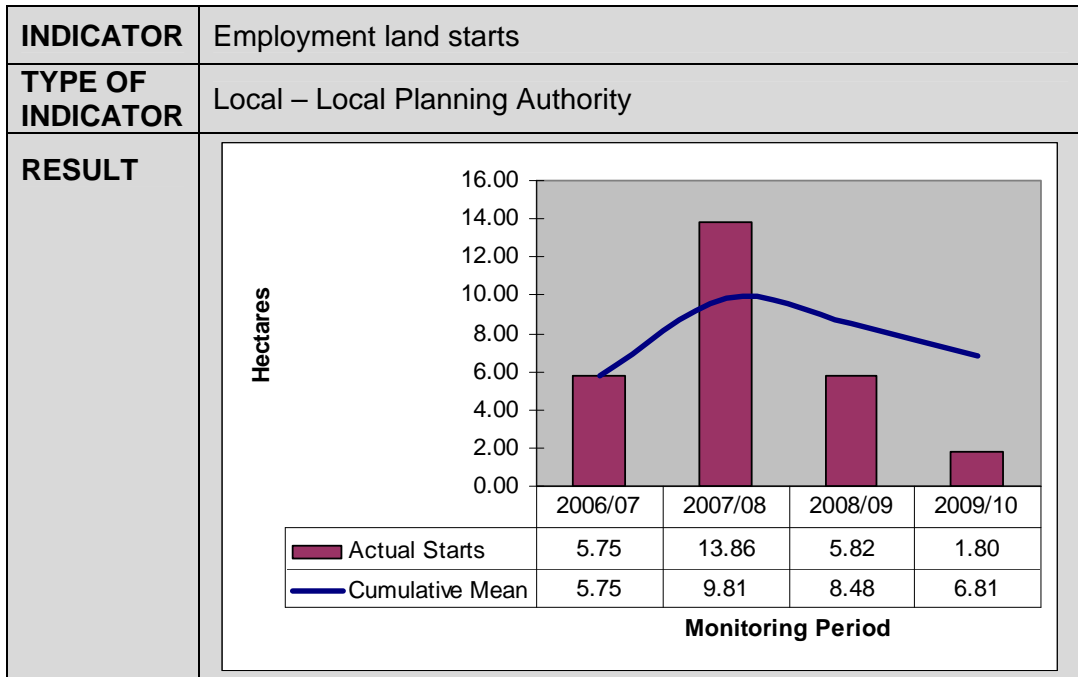
Landscape Character Assessment – Highest and Lowest-Scoring Fringes			
Settlement	Number of Fringes Assessed	Highest-Scoring Fringe	Lowest-Scoring Fringe
Ashby de la Zouch	8	Fringe 5 Land to the south of Ashby bordering Packington Nook Lane	Fringe 3 Land to the north of the A42 and south of Nottingham Road
Castle Donington	4	Fringe 1 North eastern edge of Castle Donington	Fringe 4 North western edge of Castle Donington
Coalville	10	Fringe 1 Western edge of Thringstone and New Swannington	Fringe 3 Fringe between Hermitage Road, Broom Leys Road and Whitwick (Hall Lane)
Ibstock	5	Fringe 5 Southeastern fringe of Ibstock	Fringe 2 Western fringe of Ibstock
Kegworth	5	Fringe 2 Eastern fringe to the south of Station Road Fringe 3 Southern fringe between Whatton Road and London Road	Fringe 1 Northern fringe along Long Lane
Measham	5	Fringe 4 Northern fringe of Measham	Fringe 2 Western fringe of Measham

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 In respect of “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.
- 4.26.2 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.
- 4.26.3 Other than the recession, there is no clear reason why there should be such a lack of employment land started (and completed).

4.27

INDICATOR	Employment land provision by location			
TYPE OF INDICATOR	Local – Local Planning Authority			
RESULT		Coalville SRC	Rest of District	TOTAL
		(Ha)	(Ha)	(Ha)
	Starts 1st April 2006 – 31st March 2010	4.67 (18.36%)	20.76 (81.64%)	25.43
	Permissions at 31st March 2010	17.28 (19.15%)	72.94 (80.85%)	90.22
	Allocations at 31st March 2010	4.07 (27.13%)	10.93 (72.87%)	15.00
	Total	26.02 (19.91%)	104.63 (80.08%)	130.65

Commentary

- 4.27.1 As indicated above, the start date has altered to reflect the Plan period of the Regional Plan. There are no figures against which to measure employment land in the Regional Plan, although it 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 These figures are identical to those reported in last year’s AMR.
- 4.27.3 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

INDICATOR	Business starts and closures																																			
TYPE OF INDICATOR	Local – Local Planning Authority																																			
RESULT	<table border="1"> <thead> <tr> <th>Year</th> <th>Births</th> <th>Deaths</th> <th>Net Change (annual)</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>440</td> <td>380</td> <td>+ 60</td> </tr> <tr> <td>2005</td> <td>420</td> <td>340</td> <td>+ 80</td> </tr> <tr> <td>2006</td> <td>430</td> <td>290</td> <td>+ 140</td> </tr> <tr> <td>2007</td> <td>435</td> <td>325</td> <td>+ 110</td> </tr> <tr> <td>2008</td> <td>400</td> <td>390</td> <td>+ 10</td> </tr> <tr> <td>2009</td> <td>335</td> <td>425</td> <td>- 90</td> </tr> <tr> <td>Overall</td> <td>2,460</td> <td>2,150</td> <td>+ 310</td> </tr> </tbody> </table>				Year	Births	Deaths	Net Change (annual)	2004	440	380	+ 60	2005	420	340	+ 80	2006	430	290	+ 140	2007	435	325	+ 110	2008	400	390	+ 10	2009	335	425	- 90	Overall	2,460	2,150	+ 310
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Overall	2,460	2,150	+ 310																																	
Source: ONS (2010)																																				

4.28.1 This is a new indicator in response to recently-published information on the annual rate of business births (the starting/opening of new businesses) and deaths (the closing of businesses) by the Office of National Statistics. These figures are for calendar years.

4.28.2 High numbers of new businesses being registered (with a consistently high net increase) pre-recession is countered by a sharp post-recession decline. The net loss of businesses in 2009 is the only such return, and a 2010 figure can be expected to fit into this trend. Throughout the period above, however, the figures are generally positive for the District with an overall increase of 310 new businesses since 2004.

4.28.3 It is hoped that it will be possible to update these figures in future AMRs.

4.29

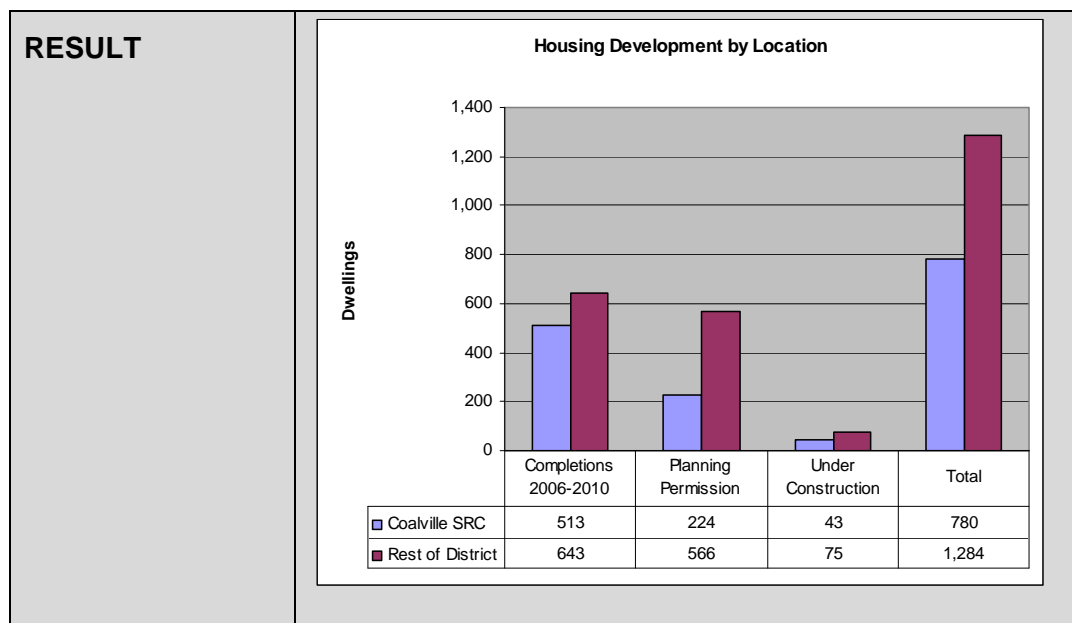
INDICATOR	Villages without shopping provision			
TYPE OF INDICATOR	Local – Local Planning Authority			
RESULT	Acresford	Bardon	Battleflat	Batram
	Blackfordby	Boothorpe	Boundary	Charley
	Chilcote	Diseworth	Donington le Heath	Donisthorpe
	Farm Town	Gelsmoor	Griffydham	Hemington
	Isley Walton	Lockington	Lount	Newbold
	New Swannington	Normanton le Heath	Osgathorpe	Peggs Green
	Shellbrook	Snarestone	Staunton Harold	Stretton en le Field
	Sweepstone	Tonge	Willesley	Wilson

Commentary

4.29.1 The list of villages without shopping provision is identical to last year’s AMR.

HOUSING

4.30



Commentary

- 4.30.1 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.
- 4.30.2 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 (643 of 1,156 completions, or 55.62%), contrary to the adopted Regional Plan. This percentage has not changed significantly from the previous AMR (the figure recorded last year was 55.45%), but concern surrounds the commitment figures which are far more disproportionate. Dwellings under construction in Coalville account for only 36.44% of the overall total (45 of 118), while of those with permission only 28.35% are in Coalville (224 of 790). It is envisaged that allocating significant housing land in the Coalville area through the LDF process, and in accordance with the provisions of Policy Three Cities SRS 3 of the Regional Plan, will redress this imbalance over time.

4.31

INDICATOR	Housing development on sites identified in the Urban Capacity Study (UCS)
TYPE OF INDICATOR	Local – Local Planning Authority
TARGET	The UCS suggested that 114.6 dwellings would be built during 2009/10, with a 2006-11 period target of 573 dwellings
RESULT	2006/07: 129 dwellings 2007/08: 146 dwellings 2008/09: 84 dwellings 2009/10: 138 dwellings Cumulative Total: 497 dwellings Cumulative Target: 458 dwellings

Commentary

- 4.31.1 The number of dwellings built on sites identified in the Urban Capacity Study (UCS) continues to be above that suggested in the study itself. Performance in excess of the UCS's projections can be expected to continue in coming years, with 50 dwellings under construction and 296 with planning permission are on UCS sites. Collectively, these figures represent nearly 40% of all commitments as of April 2010.

Strategic Housing Land Availability Assessment

- 4.31.2 The Council's second Strategic Housing Land Availability Assessment (SHLAA) was published in August 2010 following a review and developer panel exercise. Extensive consultation resulted in a variety of sites being put forward to the Council, the majority of which were included in the SHLAA. Following this second publication, the importance of the UCS is much reduced, primarily because most sites from the UCS have been transferred into the SHLAA, with those that have not being discarded as undeliverable. Moreover, a SHLAA is a statutory requirement of PPS3 whereas a UCS does not benefit from this policy support.
- 4.31.3 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.
- 4.31.4 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.
- 4.31.5 The Council will be reviewing its SHLAA during 2011. It is envisaged that the SHLAA will continue to be reviewed on an annual basis, and commentary on these reviews can be found in forthcoming AMRs.

4.32

INDICATOR	Housing completions on small sites																																								
TYPE OF INDICATOR	Local – Local Planning Authority																																								
TARGET	The adopted Local Plan assumes 83 dwellings per annum, but the figure was reduced to 62 as part of Alteration 3 (Policy H4/1)																																								
RESULT	2008/09 = 58 Average 2001/02 – 2008/09 = 75																																								
GRAPH	<table border="1"> <caption>Housing Completions - Small Sites</caption> <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> <th>2009 / 10</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> <td>75</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> <td>58</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> <td>63</td> </tr> </tbody> </table>		2001 / 02	2002 / 03	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	Average	67	65	68	74	74	72	79	77	75	Completions	67	63	73	94	75	62	118	61	58	Local Plan Target	63	63	63	63	63	63	63	63	63
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Completions	67	63	73	94	75	62	118	61	58																																
Local Plan Target	63	63	63	63	63	63	63	63	63																																

Commentary

- 4.32.1 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
- 4.32.2 Last year's AMR recorded small sites falling below the Local Plan target for the first time (by a single dwelling). The figure this year falls further short but, again, only slightly. The average figure over the nine years is now at 75, and still represents a good return against the Local Plan target.
- 4.32.3 Historically, small sites (i.e. those of less than 10 dwellings) make a significant overall contribution to housing development in the District and this continues to be the case; the 58 net completions on small sites in 2009/10 represents over 25% of all completions in the District, an identical percentage to last year. The figure since 2001/02 is 21.79%, and has increased steadily from 13.79% in 2001/02.
- 4.32.4 Of the 61 new dwellings, 83.87% were on previously developed land (PDL). This is lower than the overall figure reported under Core Indicator H3 (94.61%), and continues to reflect the fact that significant numbers of large sites are on PDL.
- 4.32.5 It is considered that the high completion figures of 2004/05 and 2007/08 were anomalies. Excluding these, the statistical range of completions on small sites is 58 – 75. However, there are interesting comparisons between this year's and

last year's figures. Last year, there was a high number of three and four bed houses completed (21 and 18, respectively, of 61 completions), with a low level of smaller properties. However, 2009/10 saw a notable proportion of both four bed houses (14 completions of 58) and one bed flats (13 completions). The additional fact of 15 affordable two bed house completions suggests a recessionary trend: small flats and large family houses remain marketable, while the rise in affordable units are more needed now than pre-recession (no affordable units were completed on small sites during 2008/09).

ENVIRONMENT

4.33

INDICATOR	Number of dwellings in Flood Zones 2 and 3 as outlined by PPS25
TYPE OF INDICATOR	Local – Local Planning Authority
TARGET	No target set
RESULT	Zone 2: 261 (0.652%) Zone 3a & 3b: 988 (2.469%)

Commentary

- 4.33.1 This indicator reflects Planning Policy Statement 25 and provides a wide perspective on flood risk across the district. Flood 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).
- 4.33.2 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.
- 4.33.3 During the monitoring period, only two dwellings were built within Flood Zones 2 and 3. Whilst the number of dwellings built within Flood Zones 2 and 3 has reduced compared to the previous year's figures, an increase is expected next year as a number of dwellings are in the process of being built on the site of the Former Biscuit Factory, Smisby Road in Ashby. Although a number of dwellings were completed at the Former Biscuit Factory during the monitoring period, these were all outside the Flood Zones, which run to the north west of the site.

4.34

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

Commentary

- 4.34.1 This Indicator's result is the same as the previous four AMRs.
- 4.34.2 It should be noted that a sub-Regional Green Infrastructure Strategy has been published. The 6Cs Green Infrastructure Strategy provides an overarching strategic framework to 2026 for Green Infrastructure (GI). It has been produced to assist with, and guide actions on, the delivery of multi-functional GI and takes a long-term and holistic view of GI requirements.
- 4.34.3 Following the publication of this strategy, the Council may look to include other elements of Green Infrastructure to monitor in future AMRs.

CONTEXTUAL INDICATORS

4.35

INDICATOR	RESULT					
House prices by dwelling type Source: Housing Intelligence System	Year	Detached	Semi-detached	Terraced	Flat	Overall
	2006	£213,198	£135,859	£116,605	£116,001	£157,916
	2007	£234,168	£144,198	£126,890	£156,730	£175,808
	2008	£234,202	£153,144	£120,841	£130,993	£173,065
	2009	£232,420	£128,354	£113,194	£128,706	£167,770
	2010	£237,812	£141,466	£112,389	£116,592	£172,062
Average household income Source: LSR-Online, CACI average annual household income data	2008 (published in April 2008) District – £35,960 Highest – £49,166 (Ashby Castle) Lowest – £30,022 (Coalville)					
Population size and age structure Figures do not sum due to rounding Source: ONS (2009)	Age	Mid-2008 estimates		Mid-2009 estimates		
		Number	Percent	Number	Percent	
	0-14	16,100	17.71	16,000	17.66	
	15-19	5,500	6.05	5,400	5.96	
	20-29	9,300	10.23	9,000	9.93	
	30-44	19,800	21.78	19,100	21.08	
	45-59	18,700	20.57	19,000	20.97	
	60-74	14,300	15.73	14,900	16.45	
	75+	7,200	7.92	7,100	7.84	
	Total	90,800	99.99	90,600	99.89	
Population change Source: ONS	2008 – 90,800 2009 – 90,600 Percentage change – -0.21%					

Commentary

House Prices

- 4.35.1 The Council sources these figures from the Hometrack Housing Intelligence System, and the figures from last year have changed. Following this change, a decision has been taken to publish all house prices – as an average from sales – from 2006 onwards, in line with the start date of the Regional Plan. All figures are as of March of each year.
- 4.35.2 The figures show an expected dip in house prices generally over the course of a recession, with a tentative trend towards increases thereafter. Flat prices are bucking this trend, with a drop in average sale prices of over £40,000 in three years. It is possible that the number of flat sales dropped to a point where an “average” price is misleadingly low, although no details exist to confirm this. The

District has proportionally fewer flats than other dwelling types, and the above supposition therefore only applies to flats.

Average Household Income

- 4.35.3 The 2008 publication of wage data is the last to be published. The information was considered too sensitive for publication by the Leicestershire Statistics and Research Online team and. Unless this position changes, the 2008 data will be the last made public and the Council will no longer report on average wages until more contemporary data can be sourced.

Population

- 4.35.4 The figures above are mid-year estimates produced by the Office for National Statistics (ONS). The figures do not sum due to rounding. Figures this year show a reduced population in the District, with the largest decreases occurring in the 30-44 age bracket (-700) and 20-29 age bracket (-300). With an increase in population of those aged over 45 (+800), these figures continue to reflect the trend of an ageing population identified in previous AMRs.

4.36

INDICATOR	RESULT (percentage)																										
Unemployment rate and change 2009/10	<div data-bbox="646 976 1365 1501"> <p style="text-align: center;">Unemployment: April 2009 to March 2010</p> <table border="1"> <caption>Data for Unemployment: April 2009 to March 2010</caption> <thead> <tr> <th>Month</th> <th>Percentage of Working Age Population</th> </tr> </thead> <tbody> <tr><td>Apr-09</td><td>3.5%</td></tr> <tr><td>May-09</td><td>3.3%</td></tr> <tr><td>Jun-09</td><td>3.1%</td></tr> <tr><td>Jul-09</td><td>3.1%</td></tr> <tr><td>Aug-09</td><td>3.2%</td></tr> <tr><td>Sep-09</td><td>3.1%</td></tr> <tr><td>Oct-09</td><td>3.2%</td></tr> <tr><td>Nov-09</td><td>3.1%</td></tr> <tr><td>Dec-09</td><td>3.1%</td></tr> <tr><td>Jan-10</td><td>3.3%</td></tr> <tr><td>Feb-10</td><td>3.2%</td></tr> <tr><td>Mar-10</td><td>3.1%</td></tr> </tbody> </table> </div> <p>Biggest decrease – Bardon (3.3% to 1.8%) Biggest increase – Greenhill (5.3% to 5.7%)</p>	Month	Percentage of Working Age Population	Apr-09	3.5%	May-09	3.3%	Jun-09	3.1%	Jul-09	3.1%	Aug-09	3.2%	Sep-09	3.1%	Oct-09	3.2%	Nov-09	3.1%	Dec-09	3.1%	Jan-10	3.3%	Feb-10	3.2%	Mar-10	3.1%
Month	Percentage of Working Age Population																										
Apr-09	3.5%																										
May-09	3.3%																										
Jun-09	3.1%																										
Jul-09	3.1%																										
Aug-09	3.2%																										
Sep-09	3.1%																										
Oct-09	3.2%																										
Nov-09	3.1%																										
Dec-09	3.1%																										
Jan-10	3.3%																										
Feb-10	3.2%																										
Mar-10	3.1%																										

Commentary

- 4.36.1 Following last year's marked increase in unemployment, the overall rate has remained steady in falling from 3.5% in April 2009 to 3.1% in March 2010 (see graph above). Sixteen of North West Leicestershire's twenty wards showed a fall in unemployment, while a seventeenth (Thringstone) remained constant at 3.1%.

4.36.2 Continuing financial uncertainty is likely responsible for the high unemployment rate (when compared with previous years) in the District. Following the Comprehensive Spending Review in October 2010, unemployment is likely to be volatile although no clear indications as to the pattern or incidence have yet emerged.

4.37

INDICATOR Local – Local Planning Authority	RESULT									
Proportion of vacant street level property in town and local centres	Location		2009/10 Rate							
	Ashby de la Zouch		3.53%							
	Coalville		13.37%							
	Castle Donington		14.55%							
	Ibstock		5.56%							
	Kegworth		9.68%							
	Measham		5.56%							
Diversity of uses										
Permitted Use	Ashby de la Zouch		Castle Donington		Ibstock		Kegworth		Measham	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
A1	98	58%	30	55%	16	44%	15	48%	19	53%
A2	19	11%	6	11%	5	14%	4	13%	6	17%
A3	18	11%	5	9%			3	10%	2	6%
A4	8	5%	3	5%	3	8%	2	6%	1	3%
A5	8	5%	3	5%	6	17%	1	3%	3	8%
A1234	1	1%								
B1	9	5%	2	4%	1	3%	4	13%	1	3%
C1							1	3%		
D1	3	2%	1	2%	3	8%			2	6%
D2			1	2%					1	3%
Sui Generis	6	4%	4	7%	2	6%	1	3%	1	3%
Total	170	100%	55	100%	36	100%	31	100%	36	100%
Retail yields in main towns	Town		Yield							
	Ashby de la Zouch		7.00%							
	Coalville		8.00%							
Zone A shopping rents	Town		Rate							
	Ashby de la Zouch		£50 per sq ft							
	Coalville		£50 per sq ft							

Commentary

Vacancy Rates

- 4.37.1 Following preparation of a Retail Supplementary Planning Document (SPD), the Council is able to report more accurately on vacancy rates and diversity of uses than has been previously possible. The percentages vacant represent those vacant units of all non-residential units within the town and local centres as defined within the adopted Local Plan. It should be noted that Coalville was not included in the Retail SPD, but its details are also up to date as a result of work towards consulting over a potential Coalville BID (Business Improvement District).
- 4.37.2 It should be noted that the number of premises within the defined local centres of Kegworth, Ibstock and Measham are quite small (31, 36 and 36 respectively), such that an increase or decrease of only 1 or 2 units will have a significant impact upon the figures. Castle Donington local centre has 55 units, Ashby town centre 170 and Coalville town centre 280.
- 4.37.3 All the principal town and local centres continue to perform quite well in respect of this indicator, especially in light of the recession. Following the review of unit numbers referred to above, it is not appropriate to compare with figures produced last year. The overall vacancy rate for the district, excluding Coalville, is 6.40%. Future AMRs will be able to make comparisons with historic rates of vacancy rates.
- 4.37.4 Monthly assessments of the vacancy rate in Coalville were begun in April 2009. During the monitoring period, the vacancy level has varied minimally, with a high of 13.3% properties vacant in March 2010 and a low of 11.0% in May 2009.

Diversity of Uses

- 4.37.5 As a result of recent work conducted during the course of the Retail SPD, it is possible to report on a comprehensive assessment of the uses in the District's Town and Local Centres. The previous split of uses into "Convenience Goods", "Comparison Goods" and "Service Uses" is no longer considered appropriate following the production of the SPD and the principles it outlines.
- 4.37.6 The Retail SPD proposes keeping shopping use as no less than 50% of all uses in any town or local centre. It also proposes that no more than 10% of units should be hot food takeaways (A5 use). There are further recommendations to prevent the coalescence of A5 uses along Market Street in Ashby and to prevent the rise of A5 uses in Ibstock (currently 19% of all commercial uses). At such point as the Retail SPD is adopted, the Council will consider monitoring these, and any other specific and general issues that may arise from the SPD's adoption.
- 4.37.7 Both Ibstock and Kegworth are falling short of the 50% proportion, but not significantly enough for concern. There are two other anomalies in the data. Firstly, Ibstock has a high proportion of A5 uses, but the Retail SPD has a policy aimed at preventing the exacerbation of this. Secondly, Kegworth exhibits a high

number of business uses (B1) – this is accounted for by the co-location of four B1 units in a purpose-built unit, and the proportion is therefore likely to remain.

Retail Yields

- 4.37.8 It has not been possible to update these figures since the 2008 AMR.
- 4.37.9 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 saw no change in the period 2007 to 2008, while Ashby’s figure decreased by 0.5%. PPS4 advises that commercial yields demonstrate the confidence of investors in the long term profitability of a centre for retail development. The Valuation Office indicates 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

- 4.37.10 It has not been possible to update these figures since the 2008 AMR. If they cannot be updated prior to next year’s AMR, they will not appear again.

4.38

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

- 4.38.1 Twelve Section 106 Agreements were signed during the reporting period, with total contributions secured exceeding £1,600,000, for the improvement of, among others, library, healthcare, education and highways services, in addition to a commuted sum for air quality monitoring in Castle Donington. It should be further noted that the contributions secured will be in excess of this: the Agreement attached to the Outline planning permission for the Computer Centre site, which did not define the number of dwellings to constitute the scheme (it will not be more than 104), required contributions in respect of library facilities and healthcare provision on a per dwelling size basis. At such time as the number of dwellings is formally approved by the Council through a Reserved Matters planning permission, it will be possible to ascertain exactly the monies secured.
- 4.38.2 The full amount secured is far higher than the previous year (which totalled in excess of £150,000), with five Section 106 Agreements substantially providing the funding mentioned above.

- 4.38.3 It should be noted that these are contributions secured, rather than received, as contributions are, in most cases, transferred only when triggers relating to units' occupation or construction are met.
- 4.38.4 Three Section 106 Agreements related solely to affordable housing, with the relevant planning permissions totalling 54 units. Other than a single monitoring fee, no other contributions were secured in these Agreements, whose existence is primarily to ensure the affordable units are provided.
- 4.38.5 Four further Agreements secured no contributions, as the requirements related to existing or permitted uses on the sites.

4.39

INDICATOR	Number of Air Quality Management Areas
TYPE OF INDICATOR	Contextual
TARGET	No target set
RESULT	5

Commentary

Air Quality Management Areas

- 4.39.1 Last year's AMR reported that an additional Air Quality Management Area (AQMA) was being assessed at Copt Oak Road, Copt Oak. This site was designated as an AQMA in July 2009.
- 4.39.2 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)
 - **Copt Oak Road, Copt Oak** (10)
- 4.39.3 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.
- 4.39.4 A Detailed Assessment is continuing at Copt Oak Road, Copt Oak to determine whether an AQMA should be designated at this location.
- 4.39.5 All five AQMAs relate to Nitrogen Dioxide.

4.40

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

Commentary

Vacant and derelict land and buildings

- 4.40.1 No sites within the National Land Use Database have come forward for development during this, or the previous, reporting period and thus the figure reported here is identical to the previous two AMRs.

5 EAST MIDLANDS AIRPORT

- 5.1 This section discusses 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. The details below were first published in last year's AMR; it is hoped this can be updated in the next AMR, as EMA indicate MIRs will be published every two years. If no MIR is published prior to the next AMR, this section will not reappear.

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; as a result, there will be no expansion of air quality monitoring.

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 7.9km² in 2006 to 9.5km² in 2007, below the 2016 target (and 1996 level) of 14.6km².
- 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 26th 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

Title	Core Strategy (DPD1)
Milestones in LDS	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

Commentary

- 6.3.1 Although the consultation on the emerging Core Strategy commenced in accordance with the LDS, an unprecedented level of interest in the DPD has slowed its progress, while further complications have arisen following the change of government. The main issue has been the revocation and reinstatement of Regional Plans, with the ensuing uncertainty over how to proceed, particularly in respect of housing provision, causing further slippage against the LDS.
- 6.3.2 The LDS will be kept under review. The Council will continue to prepare its Local Development Framework until the publication of the Localism Bill. At the point of its publication, the Council will make a decision on how to proceed.

Supplementary Planning Documents

- 6.4 Outside of the reporting period, the Council prepared two Supplementary Planning Documents (SPDs) – a Retail SPD and an Affordable Housing SPD, the latter intended to replace the Council's existing SPD.
- 6.5 At the time of publication of this AMR, it was expected that these SPDs be formally adopted by Council in early 2011.

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 schedule 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 in the determination of applications (both refusals and approvals). The Council has been unable to monitor the use of Local Plan policies in the withdrawal of applications due to some of its stock of planning application folders being digitised and unavailable to officers. It is hoped details of policies used in application withdrawals for 2009/10 can be included in the 2010/11 AMR.
- 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 as details of informal inquiries are not routinely kept.
- 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 (50) were used in 2009/10. The previous AMR noted that 53 policies were used, and 55 in the 2007/08 AMR – there is a trend towards a reduction in Local Plan policies being used. It is also apparent that some policies (E3, E4, S2, T3 and T8) are used on a regular basis, with each of these referred to over 200 times in the granting of planning permission during 2009/10. Five other policies were used on more than 12 occasions (S3, E7, H4/1, H6 and H7), while all policies were used on 1,960 occasions in the granting of planning permission. 71 permissions were granted without referring to any policies.
- 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
CORE				
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	
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	
Core BD3	Employment land available – by type	As defined in CLG's Core Output Indicator Update February 2008	Council's employment land database	
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	
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	
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		

ENVIRONMENT				
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	
LOCAL – REGIONAL MONITORING				
HOUSING				
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	
ENVIRONMENT				
Local	Number of Grade II listed Building Entries within the District on the local 'buildings at risk' register		Council's Listed Building database	PPG15, RSS 8 Policy 26

LOCAL – LOCAL PLANNING AUTHORITY				
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"> • Flood Zone 1: All dwellings not within Zones 2 & 3 • Flood Zone 2: Dwellings with annual probability of flooding 0.1%-1% • Flood Zone 3a: Dwellings with annual probability of flooding >1% • Flood Zone 3b: Dwellings with annual probability of flooding >5% 	Environment Agency and Council's own Geographical Information System	Policy E30
Local	Employment land starts	Measured in hectares from start of Plan period	Council's employment land database	
Local	Employment land provision by location	Measured in hectares from start of Plan period	Council's employment land database	
Local	Business birth and death rate	Measured in newly registered and deregistered businesses for the calendar year	Office for National Statistics	
Local	Villages without shopping provision		Council's records	
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	
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	

CONTEXTUAL				
Contextual	House prices by dwelling type		Housing Intelligence System	
Contextual	Average household income		Land Registry	
Contextual	Population size and age structure	Mid year estimates for 2007	Office for National Statistics	
Contextual	Population change	Mid year estimates for 2007	Office for National Statistics	
Contextual	Unemployment rate and change	Unemployment rate as at April 2004 and March 2005	Leicestershire Research Online	
Contextual	Proportion of vacant street level property in town and local centres	Town and Local Centres as defined in Local Plan	Council records / Retail SPD	
Contextual	Diversity of uses in town and local centres	Town and Local Centres as defined in Local Plan	Council records / Retail SPD	
Contextual	Rental yields in main towns		Colliers CRE	
Contextual	Zone A shopping rents		Valuation Office Agency	
Contextual	Vacant dwellings by tenure		Council's Housing Department	
Contextual	Section 106 Contributions	All contributions secured during reporting period	Council's records	
Contextual	Number of Area Quality Management Areas		Environmental Protection records	
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

2009 – 2010 RESULTS SCHEDULE

		B1	B1c	B2	B12	B128	B8
BD1	Gross (sqm)						
	Net (sqm)						
BD2	Gross (sqm)						
	% Gross on PDL						
BD3	Hectares	16.57	3.62		8.47	38.20	36.29

		A1	A2	B1a	D2	Total
BD4	Gross	148	48	259	0	455
	Net	-1,310	-191	0	0	-1,501

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

		06/07	07/08	08/09	09/10 Rep	10/11 Cur	11/12 1	12/13 2	13/14 3	14/15 4	15/16 5	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2a		336	354	235																	
H2b					231																
H2c	(a) Net additions					170	205	284	174	282	201	230	280	275	246	200	200	200	200	200	50
H2c	(b) Hectares																				
H2c	(c) Target						510	510	510	510	510										
H2d – Target		-174	-330	-605	-884	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

		Total
H3	Gross	241
	% Gross on PDL	94.61%

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

	Social Rented Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	63	16	69

	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
H6	0	-	-	1	19	14%	1	19	14%	3	97	72%	5	135

	Flooding	Water Quality	Total
E1	0	0	0

	Loss	Addition	Total
E2	<i>Not returned</i>	<i>Not returned</i>	<i>Not returned</i>

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

Last year's 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 1,156	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))	9,044 2,826	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) Residual requirement (E - D = F) Number of years supply (E / D x 5)	1,115 -1,711 1.97	<i>Provision 2009-14</i> Predicted completions (E) Residual requirement (E - D = F) Number of years supply (E / D x 5)	1,477 -1,251 2.70

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. The residual method takes into account previous oversupply or, in the case of North West Leicestershire, undersupply when calculating the five year housing land supply.

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 2007: 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. Moreover, all extant permissions now have a three year expiry date and thus no unimplemented permissions are included in either the fourth or fifth years.
- 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.

River Mease Special Area of Conservation

A decision has been taken to disregard the de facto embargo on development in the River Mease catchment in preparing the Housing Trajectory. Following advice to this effect from the SHLAA developers' panel in early 2010 that this should be the approach to the SHLAA, it has been decided to maintain consistency as regards housing land matters. Assuming no solution to the River Mease could be found would raise wider questions concerning the emerging Core Strategy, thereby strongly impacting on its formulation, timetable and the Council's overall development strategy.

Past completions

This information is taken from previous Annual Monitoring Reports.

APPENDIX 4

SECTION 106 AGREEMENT CONTRIBUTION MATRIX

April 1st 2009 to March 31st 2010			112 Park Lane, Castle Donington 07/01844/OUTM	Greenacres, Bosworth Road, Measham 07/00530/FUL	Donington Park Racing Circuit 08/01356/FULM 08/01386/FULM	Haulage Yard, West End, Long Whatton 08/00943/FUL	Land adj. Snarrows Road, Osgathorpe 08/01531/OUTM	Dog Kennel Barn, Nottingham Road, Lount 09/00747/FUL
DATE SIGNED :			5th May 2009	22nd May 2009	25th June 2009	24th July 2009	5th October 2009	18th December 2009
NWDC PROVISIONS	FINANCIAL	Play Areas / Recreation / Leisure	£10,000			Annual contributions to maintenance for 5 years		
			£357,500					
		Healthcare	£100,000					
		Monitoring Costs	£250	£1,250				
		Air Quality Monitoring	£10,000					
	SQM	Play Areas	Yes					
DWELLINGS	Affordable Housing	92						
LCC PROVISIONS	FINANCIAL	Education	£500,000					
		Civic Amenity	£25,510					
		Highways	£250,000	£20,000				
		Library	£14,946.25	£820				
		Public Transport	£46,740					
		Bus Passes	£110,000.00					
		Monitoring Costs	£250	£500				
Other Provisions / Notes					All Provisions relate to on-site infrastructure and policing	Relates to Planning Permission varying an earlier Planning Permission and Section 106 Agreement	Requires that the replacement agricultural holding be uniquely used, and that the original be abandoned as soon as development is complete	Requires that a double garage permitted under a previous permission not take place if this permission is implemented
Minimum NWLDC TOTAL (£)			£477,750	£1,250	£0	£0	£0	£0
Minimum LCC TOTAL (£)			£947,446.25	£21,320.00	£0	£0	£0	£0
Minimum OVERALL TOTAL (£)			£1,258,206.25	£22,070.00	£0	£0	£0	£0

April 1st 2009 to March 31st 2010			58 Station Road, Kegworth 06/01849/OUT	Huntlands, Ashby Road, Long Whatton 09/01033/FUL	57 / 57A Whitehill Road, Ellistown 09/00233/FUL	Land to the rear of the Computer Centre, Derby Road, Kegworth 09/00296/OUTM	7 - 9 Marlborough Centre, Marlborough Square, Coalville 08/01596/FULM	Land at Sweptone Road, Heather 09/00921/FULM	
DATE SIGNED :			8th March 2010	8th March 2010	12th March 2010	12th March 2010	22nd March 2010	30th March 2010	
NWDC PROVISIONS	FINANCIAL	Play Areas / Recreation / Leisure	£19,200			£5,000	£7,750		
		Healthcare	£6,000			£1,200	£5,830		
		Monitoring Costs	£250		£250	£250	£500		
		Air Quality Monitoring							
	SQM	Play Areas				Yes - size to be determined			
DWELLINGS	Affordable Housing		9 (100%)	34 (100%)			11 (100%)		
LCC PROVISIONS	FINANCIAL	Education				£302,016			
		Civic Amenity					£345		
		Highways							
		Library	£900			£27.18 to £63.41 per dwelling	£410		
		Public Transport Bus Passes					£710 per dwelling	£3,000	
		Monitoring Costs	£250				£250	£750	
Other Provisions / Notes						This is an Outline permission - number of dwellings to be confirmed at Reserved Matters stage. £606 per dwelling contribution to policing local area. £34 per dwelling contribution to a Travel Pack	£34 per dwelling contribution to a Travel Pack		
Minimum NWDC TOTAL (£)			£25,450	£0	£250	£6,450	£14,080	£0	
Minimum LCC TOTAL (£)			£1,150	£0	£0	£302,266	£4,505	£0	
Minimum OVERALL TOTAL (£)			£26,600	£0	£250	£308,716	£18,585	£0	
AGGREGATE			£1,634,427.25						

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) identified separately. It has not been possible to determine policies used in the withdrawal of applications for this AMR due to a programme of digitising planning applications. It is expected that identifying policies used in withdrawals will be possible in the next AMR.

Policy	Title	Used?	No. of times used	Reason unused
STRATEGY				
S1	Overall Strategy	Yes	1	
S2	Limits to Development	Yes	268	
S3	Countryside	Yes	75 (8R)	
ENVIRONMENT				
E1	Sensitive Areas	Yes	3 (1R)	
E2	Landscaped Amenity Open Space	Yes	7	
E3	Residential Amenities	Yes	410 (22R)	
E4	Design	Yes	424 (24R)	
E6	Comprehensive Development	Yes	7	
E7	Landscaping	Yes	44 (2R)	
E8	Crime Prevention	Yes	7	
E9	Mobility	Yes	7	
E17	Historic Byways	No		No formal proposals requiring use of policy
E20	Green Wedge	Yes	4 (1R)	
E21	Separation of Settlements	Yes	1	
E22	Areas of Particularly Attractive Countryside	Yes	2 (1R)	
E24	Re-Use of Adaptation of Rural Buildings	Yes	9 (2R)	
E26	Sites of County or District Ecological or Geological Interest	Yes	5 (1R)	
E30	Floodplains	Yes	12	
<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
NATIONAL FOREST				
F1	General Policy	Yes	7	
F2	Tree Planting	Yes	4	
F3	Landscaping and Planting	Yes	5	
F5	Forest Related Development	Yes	1	

TRANSPORT				
T2	Road Improvements	No		No formal proposals requiring use of policy
T3	Highway Standards	Yes	217 (15R)	
T4	Road Related Services - Commitments	No		No formal proposals requiring use of policy
T5	Road Related Services at A50 / B6540 Junction	No		No formal proposals requiring use of policy
T8	Parking	Yes	207 (7R)	
T10	Public Transport	Yes	1	
T13	Cycle Parking	Yes	4	
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
T18	East Midlands Airport	No		No formal proposals requiring use of policy
T19	East Midlands Airport - Public Safety Zones (Alteration No.2)	No		No formal proposals requiring use of policy
T20	East Midlands Airport - Public Transport	Yes	5	
HOUSING				
H4	Housing Allocations	Yes	1	
H4/1	Housing Land Release (Alteration No.3)	Yes	51 (5R)	
H6	Housing Density (Alteration No.1)	Yes	40	
H7	Housing Design (Alteration No.1)	Yes	43	
H8	Affordable Housing	Yes	11	
H10	Agricultural and Forestry Workers' Accommodation	Yes	1 (1R)	
H11	Replacement Dwellings	Yes	1 (1R)	
H12	Exceptional Affordable Housing Sites	Yes	5 (1R)	
H13	Mobile Homes	No		No formal proposals requiring use of policy

EMPLOYMENT				
J3	Employment Land Allocations	No		No formal proposals requiring use of policy
J4	<i>High Quality Employment Site at Finger Farm</i>	No		No formal proposals requiring use of policy
J5	<i>High Quality Employment Site at Flagstaff Interchange, Ashby</i>	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	7	
CENTRAL AREAS AND RETAILING				
R1	Central Areas Shopping	Yes	9	
R2	Belvoir Shopping Centre	No		No formal proposals requiring use of policy
R4	Acceptable Uses in Town Centre Core Areas	Yes	6	
R5	Financial and Professional Services in Core Areas	Yes	1	
R6	Window Display Frontages in North Street and South Street, Ashby-de-la-Zouch	No		No formal proposals requiring use of policy
R7	Other Retail Uses	Yes	2	
R8	Potential Redevelopment Areas	Yes	2	
R9	Pedestrian Facilities	No		No formal proposals requiring use of policy
R10	Bridge Road Link	No		No formal proposals requiring use of policy
R11	Outer Area of Coalville Town Centre	Yes	2	
R12	Town Centre Services	Yes	1	
R13	Town Centre Services	No		No formal proposals requiring use of policy
R14	Town Centre Services	No		No formal proposals requiring use of policy
R15	Town Centre Services	No		No formal proposals requiring use of policy
R16	Use of Upper Floors	Yes	8	
R19	Acceptable Uses in Local Centres	Yes	3	
R20	Individual Shops	No		No formal proposals requiring use of policy

R21	Village Shops	No		No formal proposals requiring use of policy
LEISURE AND TOURISM				
L2	Informal Recreation Facilities	Yes	8	
L3	Built Development on Recreational Sites Outside Limits to Development	Yes	6	
L5	Tourist Accommodation	Yes	2	
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	
L21	Children's Play Areas	Yes	8	
L22	Formal Recreation Provision	Yes	4	
MINERALS				
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?