

Draft
Leicester City Council
LDF Annual Monitoring Report
2005/2006

November 2006

Contents

	Page
1. Executive Summary	4
2. Introduction	6
2.1 Planning Policy Context	6
2.2 The Leicester Vision	7
3. Implementation of the Local Development Scheme	9
4. Core Output Indicators	12
4.1 Business Development	12
4.2 Housing	17
4.3 Transport	20
4.4 Local Services	22
4.5 Minerals	24
4.6 Waste	25
4.7 Flood Protection and Water Quality	26
4.8 Biodiversity	27
4.9 Renewable Energy	28
5. Local Plan Indicators	29
5.1 Environmental Quality	29
5.2 Economic Prosperity	34
5.3 Social Justice	37
5.4 Cultural Diversity	38
6. Contextual Characteristics	39
6.1 Demographic Structure	39
6.2 Economy	40
6.3 Socio-cultural Issues	44
6.4 Housing and Built Environment	45
6.5 Transport	49
7. Analysis of Indicator Data and Planning Policy	51
7.1 Economic Development	51
7.2 Social Development	51
7.3 Cultural Development	52
7.4 Environmental Development	52
7.5 Adopted Supplementary Planning Documents	53

7.6	Monitoring of Local Plan Policies	55
8.	Data Quality and Future Annual Monitoring Reports	83
9.	Appendix 1 – Housing Trajectory	84
10.	Appendix 2 – Housing Supply	87
11.	Appendix 3 – Local Development Scheme Timetable	89
12.	Appendix 4 – SEA/SA Monitoring	91
14.	Appendix 5 – Related Maps	99
15.	Appendix 6 – Document List	101

1. Executive Summary

1.1 This document is Leicester's second Annual Monitoring Report prepared under the regulations of the Planning and Compulsory Purchase Act 2004. It monitors the period April 2005 to March 2006.

1.2 The purpose of the report is to monitor the progress made on the implementation of the Council's Local Development Scheme (LDS) and to monitor nationally and locally set planning policy monitoring indicators. These environmental, economic and social indicators are used to monitor the delivery of sustainable development.

1.3 Progress on the implementation of the Local Development Scheme

- The City Council has adopted the Replacement City of Leicester Local Plan in January 2006 subject to a high court legal challenge.
- The Energy Efficiency SPD was adopted as Council policy on the 30th November 2005.
- The Statement of Community Involvement has been proved to be sound, and was adopted in September 2006.
- Some SPDs have, for various reasons, slipped back on the timetable. The Council will take into account why some SPDs have taken longer to produce than expected when the next review of the LDS is underway.
- Further revision to the Joint Waste Development Framework (Leicestershire County Council) has meant that the proposed Waste DPDs timetables have been revised.
- The Council has identified that two new SPDs may be required in the near future. The next review of the LDS in December 2006 will detail any new proposed SPDs and will set out a timetable for their production.

1.4 Analysis of key Planning Policy Indicators

- The regeneration of the five key areas of the city defined by the Leicester Regeneration Company is underway. Policy Guidance has been, or is in the process of being produced for the key areas, which will help aid and guide new development. Several major schemes are now under construction such as the flagship Performing Arts Centre. The expansion of the Shires shopping centre has also started.
- 7263 dwellings have been built in Leicester since 1996. As at March 2006 there was a potential supply of housing land for 20,559 dwellings. The structure plan requirement is for 19000 new dwellings in Leicester between 1996 and 2016. There is currently ample supply to meet the structure plan target.

- Leicester continues to exceed the Government's target of 60% of all new dwellings to be built on previously developed land, with 88% during 2005/06.
- Average densities of new housing development during the monitoring period was 80 dwellings per hectare, which is well above the national target of at least 30 dwellings per hectare.
- Levels of affordable housing completions remain low. In 2005/2006 around 11% of new dwellings were affordable.
- Over 50 hectares of employment land has been developed so far during the plan period. The structure plan target is for a total of 89 hectares between 1996 and 2016.
- The majority of employment floorspace lost to other uses was to residential development. An employment land study was completed during the monitoring period to help determine Leicester's future employment need.

2. Introduction

2.1 Planning Policy Context

- 2.1.1 The current local plan was adopted in January 2006, within this monitoring period. The policies within this local plan are saved for three years.
- 2.1.2 The Planning and Compulsory Purchase Act 2004 introduced of a new plan making system. The new legislation will see Local Plans replaced by Local Development Frameworks (LDF). Now the Local Plan has been adopted it will be 'saved' for a period of three years, by which time the City Council will have produced an LDF. This Framework will contain all the plan making policies for the City.
- 2.1.3 In June 2005 the City Council adopted a Local Development Scheme (LDS) covering the period 2004-2007. The LDS is the starting point for preparing the City Councils LDF. It provides a public statement of the Councils current planning policies and sets out a programme or timetable for the preparation of a portfolio of Local Development Documents (LDDs) to replace those policies over the next three years. LDDs set out the spatial strategy for the City and comprise Development Plan Documents (DPDs), which will have Development Plan status and Supplementary Planning Documents (SPDs), which will be material considerations in determining planning applications.
- 2.1.4 As part of the new plan making system every Local Planning Authority must produce an Annual Monitoring Report (AMR). The requirement for this is set out in section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 2.1.5 This document is Leicester City Council's second AMR and it covers the period 1st April 2005 to 31st March 2006. The Government has stated that 'survey, monitoring and review are crucial to the successful delivery of LDFs', and that a monitoring system will help Local Authorities understand the 'wider social, environmental and economic issues affecting their areas'. AMRs are therefore central to the development of local planning policies.
- 2.1.6 LDFs are to be continually reviewed and revised and the AMR will be used as the main method for assessing the performance and effects of planning policies. Monitoring will continually feed into the development of planning policies and initiatives in the City.
- 2.1.7 This AMR will

- Indicate the progress made on the preparation of LDDs against the timetable and milestones contained in the LDS. (See section 3)
- Monitor the Government established Core Output Indicators, as set out in the Department of Communities, and Local Government (DCLG) document 'Local Development Framework Monitoring: A Good Practice Guide'. (See section 4)
- Assess the progress made on the Local Plan Monitoring Indicators, contained in Appendix 05 of the City of Leicester Local Plan. (See section 5)
- Provide information on contextual characteristics of the City against which the effects of plan policies can be considered. (See section 6)
- Provide an analysis of the monitoring information and how this relates to planning policy in Leicester (See Section 7)
- Review the quality of the data used in the AMR and set out how new data sources will be incorporated in subsequent AMRs to improve the quality and range of indicators. (See section 8)

2.2 The Leicester Vision

2.2.1 Development Plan

2.2.2 Policy PS01 of the City of Leicester Local Plan sets out The Plan Strategy. The policy states that:

The City of Leicester Local Plan seeks to facilitate the City's development, economically, socially, culturally and environmentally; creating a prosperous, civilised and attractive place for all its people. This will be achieved by managing change with integrity in accordance with the principles of quality and sustainability. Key elements of the Plan's locational strategy include:

- a) The creation of an improved City Centre, through its status as a sequentially preferred location for development.
- b) Regeneration especially of areas of land identified within the Strategic Regeneration Area (SRA)
- c) Integration of planning and transport initiatives especially in relation to the SRA, Hamilton and Ashton Green development areas
- d) Conservation and enhancement of the City's buildings, spaces and Strategic Green Network

2.2.3 Community Plan

2.2.4 Leicester's Community Plan (2003) also sets out a number of key priorities which can be directly and indirectly affected by planning policy. The key priorities are

- a) To strengthen Leicester as a multicultural and multi-faith city
- b) To make Leicester a safe and attractive city in which to live, work, study and socialise
- c) To transform Leicester into a learning city
- d) To promote health, reduce health inequalities and to provide better health and social care services
- e) To adopt the best environmental practice for the city
- f) To create, facilitate and add value to the economic and social regeneration of Leicester

2.2.5 Corporate Plan

2.2.6 The Leicester City Council Corporate Plan 2003/2006 main aim is to make 'Leicester more attractive for our diverse communities to live, work and invest in'. It also states the Strategic Objective to 'Improve our environment to make local neighbourhoods and the city centre places for people to be proud of'. Planning should play a fundamental role in achieving these aims and objectives.

2.2.7 The AMR and Council Aims

2.2.8 The annual monitoring report will assess the effect of planning policies in Leicester and will help show to what extent these policies are having on the overall aims and strategies of the Development Plan, Community Plan and the Corporate Plan. It will focus on how the economic, social, cultural and environmental development of the city is being influenced by planning policies (See Section 7).

3. Implementation of the Local Development Scheme

3.1 The Local Development Scheme 2004-2007 establishes the Council's three-year project plan for the implementation of the Local Development Framework. The LDS contains a timetable (see appendix 3) setting out the key stages and milestones for the completion of the LDDs. Under the new planning system it is important that these milestones are met and it is a requirement of Local Authorities to monitor the timetable. This section of the AMR assesses the progress made in meeting the key milestones of the LDS timetable.

3.2 Summary of LDS Implementation

Some SPDs have not met the targets and milestones set out in the LDS. The reasons for this include that additional work has been required on some issues causing delays in the programme and also a general underestimation of the amount of time required to produce an SPD under the new system. The details of each individual document are set out below, including indicative revised dates for those documents that have slipped off track. The next review of the LDS in which will be scrutinised by cabinet in December 2006 will set out the formal revised timetable for any outstanding documents and will take into account the reasons why some SPDs have taken longer than expected to be produced.

3.3 Local Plan 1996-2016

The replacement local plan was adopted officially on 16th January 2006, and a notice of adoption was published in the London Gazette and the Leicester Mercury on 20th January 2006. This is on schedule for the targets set out within the LDF. However the adoption is subject to a high court legal challenge regarding the Former BSC sports and social club site on Sunningdale Road, which has yet to be resolved. This does not affect the remainder of the local plan.

3.4 Statement of Community Involvement (SCI)

The Planning Inspectorate report regarding the soundness of the statement of Community involvement was received on 7th July 2006. Subject to some minor alterations the SCI was considered to be sound and the SCI was adopted in September 2006.

3.5 Core Strategy DPD

Due to various issues such as the work as preparing a sound evidence base, as well as experiences of Lichfield and Stafford the core strategy has been delayed; the changes can be seen in the updated local development scheme timetable in appendix 3 of this document.

3.6 Waste Core Strategy Joint DPD

The Waste Core Strategy is being jointly prepared with Leicestershire County Council. The document is currently at the preferred option stage, with public consultation being carried out between 25th August to 6th October 2006. A number of factors have contributed to the delay of the Waste documents including staff recruitment difficulties, pre-production work taking longer than anticipated and the need for additional, unexpected work.

3.7 Waste – Detailed Development Control Policies Joint DPD

See 3.6 above. The revised timetable is the same for this DPD as that set out for the Waste Core Strategy DPD.

3.8 Waste Site Specific Allocations & Policies Document Joint DPD

See 3.6 above. The revised timetable is the same for this DPD as that set out for the Waste Core Strategy DPD.

3.9 Abbey Meadows SPD

The LDS timetable for adoption of the SPD was December 2005. However the document has proved to be more complex than originally envisaged, which has delayed the public consultation and adoption dates. It has also been necessary to ensure that the SPD fitted in with the aspirations of the Leicester Regeneration Company which led to additional work being carried out. The public consultation was conducted between 13th February 2006 to 20th March 2006, with adoption expected in early 2007.

3.10 Waterside SPD

The Leicester's New Waterside SPD was published for public consultation between 27 July and 24 August 2005. The Council approved the SPD for adoption subject to changes on 5th December 2005. However with any documentation regarding an area as dynamic as the proposed new waterside area, the actual scope of the document has changed drastically and therefore the document is currently going through further modifications to meet the changing scope of the document.

3.11 Tall Buildings SPD

Public consultation was conducted between 24th April 2006 and 4th June 2006, however one of the statutory environmental consults, The Environment Agency, had some serious concerns regarding its sustainability and therefore the document has been delayed further while the Environment Agency's concerns are addressed.

3.13 Residential Design Guide SPD

The Residential design guide has been put on hold while it is determined the actual scope of the SPD. This has meant that although a revised timetable has been submitted, it is highly likely that the document will be subject for further timetable amendments.

3.14 Employment Land Study SPD

The employment land study is currently be prepared for public consultation, which will happen in either January or February 2007. The reason for the slight delay is to avoid the potential problems of consulting over the Christmas and holiday period and the need to programme in the revised Local Development Scheme.

3.15 Energy efficiency and Renewable Energy SPD

The SPD was officially adopted as Council policy 30th November 2005, and is the first SPD to be officially adopted in Leicester under the new planning system. More information regarding the monitoring of this document can be found under section 7.8.1 and in appendix 4.

3.16 Proposed new SPDs

- 3.17 The preparation of several new SPDs may be required in the near future. The council is currently carrying out work on an Open Space Audit and Need Assessment. As a result of this study, it may be necessary to produce an additional SPD. An SPD may also be produced to provide planning and design guidance for the old town area of Leicester.

4. Core Output Indicators

The Core Output Indicators have been established by the Department of Community and Local Government and are set out in the document 'Local Development Framework Monitoring: A Good Practice Guide' (DCLG, 2005). All Local Authorities have a duty to monitor the Core Indicators, which will help to establish a national dataset to allow for direct District level comparisons. The Core Indicators cover a range of key economic, social and environmental indicators that are closely related to the delivery of sustainable development. Leicester City council already monitors many of the Core Indicators and there is some overlap between these and the Local Plan Indicators contained in section five.

4.1 Business Development

Indicator: Amount of floorspace developed for employment by type

Reference: Core 1a and Local Plan indicators

Target: To achieve the structure plan requirement of 89 hectares of land to meet the industrial and office requirements of the City

Progress:

	Completed Development	Under Construction
B1	2366	1420
B2	6628	2428
B8	2970	1002
B1/B2/B8 Mix	3868	12551
Total	15832	17401

During 2005/2006 15832 square metres of employment floorspace was completed and a further 17401 was under construction. Over 50 hectares of employment land had so far been developed during the plan period. The data includes sites of 500 square metres and above.

Status:



Indicator: Amount of floorspace developed for employment by type, in employment or regeneration areas.

Reference: Core 1b

Target: No target set

Progress:

	Completed Development	Under Construction
B1	2366	0
B2	6628	647
B8	2970	1002
B1/B2/B8 Mix	3868	12551
Total	15832	14200

All of the employment floorspace completed in 2005/2006 was in designated employment or regeneration areas. All of the floorspace currently under construction is in employment or regeneration areas. The data includes sites of 500 square metres and above.

Status:



Indicator: Amount of floorspace by employment type, which is on previously developed land

Reference: Core 1c and Local Plan indicator

Target: At least 60% of new employment development to be built on brownfield sites by 2016

Progress:

	Completed Development	Under Construction
B1	0	1420
B2	6628	2428
B8	1070	1002
B1/B2/B8 Mix	0	12551
Total	7698	17401

The figures in the table show total square metres and percentages of employment floorspace development on previously developed land for completed sites and those under construction. Only 48% of completed development was on previously developed land which is about 16% less than last years figures and 12% less than the expect target. However all of the employment land under construction is on previously developed land, which when completed will significantly increase the percentage of Brownfield development. This information includes sites of 500 square metres and above.

Status:



Indicator: Employment land available by type

Reference: Core 1d and Local Plan indicator

Target: To achieve the structure plan requirement of 89 hectares of land to meet the industrial and office requirements of the City

Progress: Employment land available type

	Allocated in Local Plan	Sites with Permission
B1		0.917
B2		4.918
B8		0.762
B1/B2/B8 Mix		28.565
Total	18 Hectares	35.162 (Hectares)

18 Hectares of employment land is allocated in the Local Plan. The principal allocation is the Science Park site at Abbey Meadows covering around 8.4 hectares. A further 35.162 Hectares of floorspace has permission for employment development.

Status:



Indicator: Losses of employment land in (i) employment/regeneration areas and (ii) local authority area

Reference: Core 1e

Target: No target set

Progress: (i) Loss of Employment in Employment/Regeneration areas 6.87 Hectares

(ii) Loss of Employment in Local Authority Area 7.13 Hectares

Status:



Indicator: Amount of employment land lost to residential development

Reference: Core 1f

Target: No target set for this although the Council will seek to balance the need for employment land and the demand for new residential development, particularly in the context of overall regeneration in the city.

Progress: Within the last monitoring period 2.39 hectares of employment land was lost to residential development.

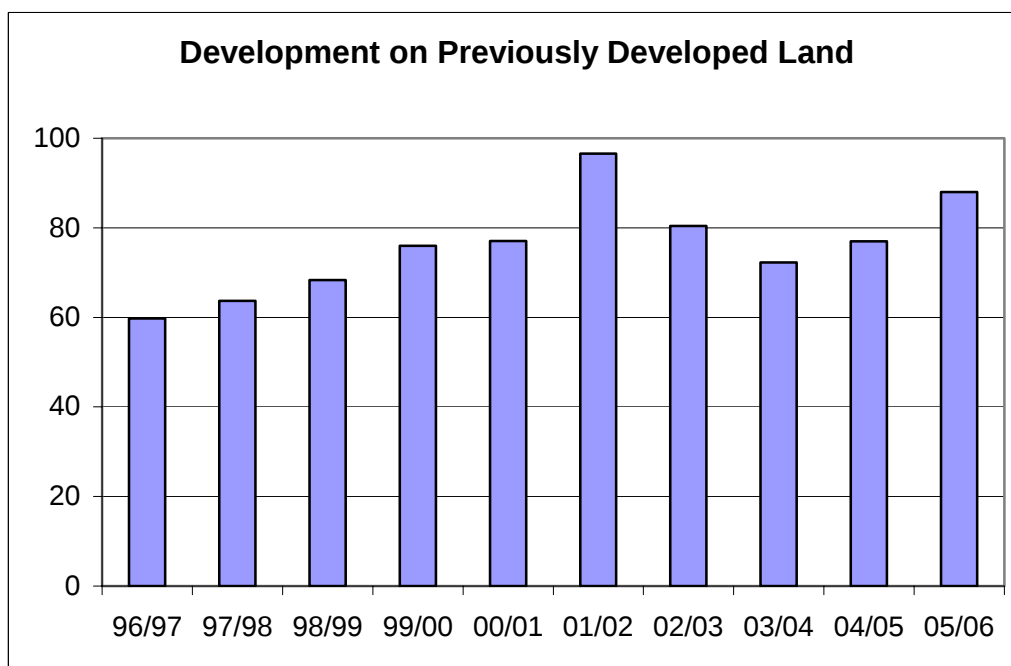
Status:



4.2 Housing

Indicator:	Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.
Reference:	Core 2a and Local Plan indicator
Target:	Average of 950 dwellings per annum over the period 1996-2016, an overall total of 19000 dwellings.
Progress:	1131 net additional dwellings were completed in 2005/2006. Since the start of the plan period in 1996 a total of 7263 dwellings have been completed in Leicester. See Appendix 1 for a trajectory showing dwelling completions and a projection of future completion levels.
Status:	

Indicator:	Percentage of new and converted dwellings on previously developed land.
Reference:	Core 2b, Best Value Performance Indicator 106 and Local Plan indicator
Target:	60% of development on previously developed land by 2008 (PPG3)



88% of new dwellings were built on previously developed land during the 2005/2006 monitoring period, this is an increase of 11% on the amount of development on previously developed land in the last monitoring period. Leicester has still continued to meet the 60% target every year during the Structure Plan period. Over this period Leicester has averaged 76% of new dwellings built on previously developed land. It is expected that this figure will remain fairly high in future years as large city centre brownfield developments are completed. The figures for 2003/2004 include student cluster flats. From 2004/2005-student cluster flats are not included, this is due to a change in the way the DCLG classifies dwellings, which now specifically excludes student cluster flats.

Status:



Indicator: Percentage of new dwellings completed at:
(i) less than 30 dwellings per hectare,
(ii) between 30 and 50 dwellings per hectare,
(iii) above 50 dwellings per hectare.

Reference: Core 2c and Local Plan indicator

Target: At least 30 dwellings per hectare (PPG3)

Dwelling Density 2005/2006		
Density	Dwelling Completions	
Less than 30 dwellings per hectare	(14)	2%
Between 30 and 50 dwellings per hectare	(563)	42%
More than 50 dwellings per hectare	(737)	56%
Average Density 2004/2005	–	80 dwellings per hectare

These figures relate only to developments of 10 or more dwellings. The density is over double the expected density target set within PPG 3. Nearly 98% of all residential development met the minimum density target, with just 2% (14 Dwelling in fill site of Gilmorton Avenue in Aylestone Ward) being below the expected density of 30 dwellings per hectare. The average density is likely to rise still further in future years, with one approved site on Bath Lane (20060614), having a density of over 528 dwellings per hectare.

Status:



Indicator: Affordable housing completions

Reference: Core 2d and Local Plan indicator

Target: At least 30% affordable housing on sites with a minimum size threshold of 1.0 hectares or 25 dwellings

Progress: In 2005/2006 126 affordable dwellings were completed, representing 11% of the total number of new dwellings. This is 4% less than the previous years figures and well below the 30% target set out in the Local Plan.
However if the percentage of affordable housing is calculated against the total amount of dwellings that is above the affordable housing the percentage is 15%.
These figures also do not include the rehabilitation of the existing housing stock through the Housing Corporations Approved Development Programme. This programme has brought vacant dwellings back into the housing stock through the management of Registered Social Landlords. These dwellings contribute to the city's affordable housing needs.
An average of 15% of all new dwellings built since 2001/2002 have been affordable.

Status:



4.3 Transport

Indicator: Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards set out in the Local Development Framework

Reference: Core 3a

Target: See appendix 01 of the Local Plan for car parking standards

Progress: Of applications approved during the monitoring period 84% of approvals complied with the car parking standards set out with appendix 01 of the local plan. However no data exists on completions.

Status:



Indicator: Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and a major retail centre(s)

Reference: Core 3b and Local Plan indicator

Target: All new residential development within 30 minutes of the above services

Progress: 38% of employment sites are accessible within 30 minutes by public transport, however for more details see appendix 6.

Status:



4.4 Local Services

Indicator: Amount of completed retail, office and leisure development

Reference: Core 4a

Target: No target

Progress: The council monitors sites of over 1000 sq metres of floorspace to comply with regional monitoring requirements and therefore no sites above 1000 sq metres were completed within the monitoring period.
No major leisure development was completed within the monitoring period.
Development has started on the 'Shires West' which when completed in 4th quarter of 2008 will be renamed as well as the rest of the existing shires shopping centre, the High Cross Quarter. The scheme will create over 50000 sq metres of retail floorspace and over 3000 sq metres of leisure floorspace. Work has also started on the Performing Arts Centre which, will be completed spring 2008, will be the flagship development in the city's cultural quarter.

Status:



Indicator: Percentage of completed retail, office and leisure development in town centres

Reference: Core 4b and Local Plan Indicator

Target: No major out of centre retail development

Progress: See indicator 4a, no major out of centre retail development was completed within the last monitoring period.

Status:



Indicator: Amount of eligible open spaces managed to green flag award standard

Reference: Core 4c

Target: No target

Progress: Leicester has four parks managed to green flag award standard. These are Evington Park, Knighton Park, Abbey Park and Watermead Country Park. The four parks have a combined area of around 153 hectares (within the city boundaries). It is currently not possible to measure what percentage this is, of the total amount of open space available within the city, however the city council has recently received the findings of a citywide open space study, and therefore this data will be available with the next AMR.

Status:



4.4 Minerals

Indicator: Production of primary land won aggregates

Reference: Core 5a

Target: No target

Progress: There are no current mineral workings in Leicester. No workable deposits are known to exist in the City.

Status:



Indicator: Production of secondary/recycled aggregates

Reference: Core 5b

Target: No target

Progress: Data unavailable. It is not known how this data could be collected reliably on an annual basis.

Status:



4.5 Waste

Indicator:	Capacity of new waste management facilities by type
Reference:	Core 6a
Target:	To reduce the amount of municipal waste sent to landfill
Progress:	The Biffa Ball Mill at Bursom has begun working at full capacity during the monitoring period and 35% of all waste taken to the Ball Mill has been recycled or taken for composting. The composting facilities at Wanlip sewage works, have taken any organic matter from the Ball Mill and which is converted to compost and the methane produced by the composting process burned for electricity production. Also 76% of all waste taken to the two local community recycling centres at Bridge Road, and Islington Street has been recycled.
Status:	

Indicator:	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed
Reference:	Core 6b and Local Plan indicator
Target:	To recycle or compost at least 40% of household waste arising by 2010
Progress:	14% of municipal waste was recycled in Leicester in 2004/2005. A further 4% was composted and 9% incinerated (for heat, power and other energy sources). 73% was sent to landfill. This is an improvement on the previous year in which 85% of municipal waste was sent to landfill. Significant increases in the rate of waste recycling are expected as a result of the new Ball Mill facility at Bursom.
Status:	

4.6 Flood Protection and Water Quality

Indicator: Number of planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Reference: Core 7

Target: No applications approved contrary to the advice of the Environment Agency

Progress: During the monitoring period one planning application was granted contrary to the advice of the Environment Agency on flood defence grounds. This was the replacement school building at for Soar Valley College on Gleneagles Avenue (20042470) however the approval had conditions attached to mitigate the possible effects of flooding. The Environment Agency made no objections on the grounds of water quality.

Status:



4.7 Biodiversity

Indicator: Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type);
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

Reference: Core 8 and Local Plan indicator

Target: No target Identified

Progress: Leicester has one nationally important Site of Special Scientific Interest (SSSI) – The Gypsy Lane Pit. Since the completion of the new road link, work has commenced around the former Gypsy Lane brickwork site to create a mixed used office park. This work is being carefully monitoring to minimise impact to this particular SSSI.

One Site of Importance for Nature Conservation (SINC) at Gypsy Lane has been affected by the Victoria Road East Extension/Lewisher Road Link development. This has resulted in severe damage to 3.27 hectares (28.4% of site total) of the SINC and permanent loss of 4.46 hectares (38.7%). There are 32 SINC in Leicester covering 516.9 hectares. No other SINC were affected by development in the period. No local data is currently available for changes in priority habitats and species, and there are no plans at present to establish baseline data for this.

Status:



4.8 Renewable Energy

Indicator:	Renewable energy capacity installed by type
Reference:	Core 9
Target:	To source 20% of the city's energy requirements from renewable energy by 2020
Progress:	No developments completed within the monitoring period had "on site" renewable energy, however 5 applications within the monitoring period were approved with conditions requiring Strategy for Energy Efficiency and Renewable Energy (SEERE) these were 20032459 & 20050193 (The extension to the Shires Shopping Centre), 20031653 (The redevelopment of the Leicester RFC ground on Welford Road) & 20050618 (The redevelopment of the Leicester College site between Belgrave Gate and Abbey Park Road. A further 10 applications were approved with conditions requiring renewable energy to be sourced where feasible. One scheme on note, which was started during the monitoring period, is the Metropolitan Housing Trust scheme at the former City Bus depot within the Abbey Meadows LRC intervention area, which is for 727 low energy homes. Part of the scheme has been designed by Bill Dunster architects, proving 135 zed style zero fossil fuel units. Included with these units are Biomass boilers, integrated photo voltaic cells, and air source heat pumps.
Status:	
	Meeting target
	Failing to meet target
	Unable to determine outcome / No target set

5 Local Plan Indicators

These indicators were established as part of the City of Leicester Local Plan (May 2005) as appendix 06. The purpose of the indicators is to keep a check on the main strategic aims and targets of the plan, and to ensure that the Local Plan policies are being implemented effectively.

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
5.1 ENVIRONMENTAL QUALITY					
1. Promote vitality and a sense of place and identity	1. Number of Conservation Areas	BE06 - New development and changes of use in conservation areas	No specific Indicator	There are 25 designated conservation areas in Leicester. Two new conservation areas, Church Gate Conservation area, and Granby Street conservation areas were designated during this monitoring period.	To increase or maintain
	2. Listed Buildings - new and lost	BE05 - Demolition of listed buildings	No specific Indicator	There are 392 listed buildings in Leicester. 12 Grade I (3%), 31 Grade II* (8%) and 338 Grade II (86%). There are also 11 Grade B and C (3%). During the last monitoring period Ten new buildings were listed and one was removed, all grade II.	To increase or maintain

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	3. Amount of floorspace of new retail development located in existing centres as a % of total new retail floorspace	R01 - Major retail development R05 - Local and district shopping centres R08 Local shopping development outside the shopping centres	4b	No retail developments of over 1000 sq metres were completed in Leicester during the monitoring year	No major out of centre retail development (major new retail development built outside centres as a proportion of total new retail development)
	4. City Centre Housing	SPA08 - Residential development in the city centre	2b	654 of the 1131 dwellings completed in the monitoring year were located in the city centre (as defined by the Central Shopping Core and Central Commercial Zone). This represents almost 55% of the total number of dwellings completed, 35% increase on the amount of property building with in city centre, on figures within the previous annual monitoring report.	To increase

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
2. Minimise energy consumption by transport, and the need to travel	5. Number of car trips to the City Centre (morning peak)	No specific policy	No specific Indicator	5024 trips	Reduce. 4% reduction by 2006 (and 8% by 2011) set out in Local Transport Plan
	6. Use of public transport to the City Centre (bus)	PS03 - Integrated planning and transport strategy	3b	53,297 bus trips were made into the city centre per day as of March 2006. This represents an increase of 8.9% since 2001	16% increase by 2010/11 set out in the Local Transport Plan.
	7. New development over 100 dwellings to have bus access not in excess of 250m from 75% of the development	AM05 - Buses and development	3b	No data yet	All new developments to have access to bus services within 250m from 75% of the development
	8. Increase in cycling as a transport mode	AM02 - Cycling and development AM03 - Pedestrian and cycle route networks	No specific Indicator	4,230 trips	Increase to 10,323 trips by 2010/11 (Target source - Local Transport Plan).

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	9. Number of major planning applications for which travel plan agreed	AM10 - Transport assessments and travel plans	No specific Indicator	Twelve businesses in the Local Transport Plan area have a Company Travel Plan. This is an increase of one in the monitoring year. Approximately 11% of the areas workforce are covered by a Travel Plan	Increase
3. Secure the development of brownfield land and buildings	10. Percentage of new housing built on previously developed land (inc. conversions)	No specific policy	2b	88% of new dwellings were built on previously developed land in 2005/2006. See relevant core indicator for further information	Increase. At least 60% of new housing to be built on brownfield sites by 2016
	11. Completions on windfall sites (%)	No specific policy	2b	904 of the 1131 dwellings completed in 2005/2006 were on windfall sites. This represents 80% of dwellings completed. The replacement local plan currently makes an allowance for windfall sites of 150 dwellings per annum. This shows that there is a healthy number of residential sites coming forward for development	No target set

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	12. Average housing densities in new development	H01b - Density	2c	80 dwellings per hectare in 2005/2006. This is a increase from 47 dwellings per hectare in 2003/2004. See relevant core indicator for further information	Increase
	13. Percentage of new employment development on brownfield sites	No specific policy	1c	48% of employment land was developed on brownfield sites in 2005/2006. See relevant core indicator for further information	At least 60% of new employment development to be built on brownfield sites by 2016
4. Maximise recycling/ reuse of waste	14. Percentage of waste arising recycled	No specific policy	6b	14% of waste was recycled in Leicester in 2005/2006. See relevant core indicator for further information	Increase. To recycle or compost at least 40% of household waste arising by 2010
5. Protect open space for amenity, recreational, ecological, and landscape value	15. Area of publicly accessible open space gained and lost	GE09 - Green Space GE10 - Public open space deficiency	No specific Indicator	No data yet, however the results of a recently completed open space survey will provide data for the next AMR.	No target set

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	16. Net area of green wedge lost	GE06 - Protection of green wedges	No specific Indicator	No data yet	Decrease. No net loss of existing green wedge
	17. Number of Tree Preservation Orders (TPOs)	No specific policy	No specific Indicator	20 new TPOs were made during the monitoring period. As of March 2006 there were 401 TPOs in the City	No target set
	18. Number of Sites of Importance for Nature Conservation (SINC) adversely affected & enhanced through development	GE02 - Sites of importance for nature conservation, local nature reserves and regionally important geological sites	8	One SINC was affected by development in the monitoring period. See relevant core indicator for further information.	No sites adversely affected by development
6. Minimise pollution of air	19. Reduction in NO2 and PM10 particulates - esp. in the Air Quality Management Area	PS11 - Protection from pollution	No specific Indicator	PM10 = Zero exceedances achieved NO2 = 4 out of 8 monitoring sites with the target.	PM10s and NO2 annual mean not to exceed 40ug/m3
5.2 ECONOMIC PROSPERITY					
7. Consolidate, strengthen and diversify the local economy	20. Supply of employment land as part of Structure Plan target	No specific policy	1d	As of March 2005 there was a net supply of employment land of around 23 hectares	To achieve the structure plan target of 89 hectares of land to meet the industrial and office requirements of the City

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	21. Employment land developed by use class (B1, B2 & B8)	No specific policy	1a & 1b	Over 50 hectares of employment land have been developed in the city since 1996	To achieve the structure plan target of 89 hectares of land to meet the industrial and office requirements of the City

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
8. Encourage development and regeneration within the Leicester Regeneration Company (LRC) Area	22. Development of site as proposed in the 5 key project areas	PS01 - The plan strategy PS02 - Regeneration and comprehensive development	1e	Much progress has been made in the key project areas. In terms of policy guidance The Office Core (New Business Quarter) Area Strategy Guidance was adopted in December 2004. The St Georges North and South Strategy Guidance underwent a period of public consultation during the monitoring period and has subsequently been adopted. Progress on the Waterside and Abbey Meadows area guidance SPDs is included in section 3. A number of major schemes are in progress in the key project areas including construction work for the Shires West Extension and the Performing Arts Centre. The conversion of the Charles Street Police Station into offices and residential, is currently under construction and is likely to be completed in 2007. A number of planning applications have been received and some already approved for the Waterside and Abbey Meadows areas, for residential development, a science and technology park and retail and office facilities	To implement schemes that will create quality regeneration in Leicester within the LRC area.

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
5.3 SOCIAL JUSTICE					
9. Improve access to facilities and services for all, especially disadvantaged groups	23. Proportion of new dwellings which meet Lifetime Homes standards	H06 - Housing mix and type	No specific Indicator	Not possible to monitor this at present	To meet 15% target in Local Plan
	24. Publicly accessible open space within 400m of residential areas	GE09 - Green space GE10 – Public Open Space Deficiency	No specific Indicator	No data yet however once open space study is completed data will be available.	Increase
	25. Number of leisure and community facilities lost to other uses	CL01 - Protecting community facilities	4a	No major leisure and community facilities lost in 2005/06 however construction is continuing on the flagship Performing Arts Centre, which will be open to the public within the next monitoring period.	Decrease
10. Meet housing need	26. Area of land available for housing development	H01 – New Housing Development Proposals	2a	As of March 2006 Leicester has a housing supply of 9109 dwellings. This equates to almost ten years worth of housing supply. See Appendix 1 for Housing supply information	To maintain enough residential development land to provide 19000 dwellings in the plan period
	27. Housing Completions (All)	No specific policy	2a	1131 dwellings net were completed in the monitoring period. See housing trajectory for further details. A total of 7263 dwellings have been completed in Leicester since 1996. See Appendix 1 for Housing supply information	950 per annum 1996-2016

MAIN STRATEGIC THEME AIM	INDICATOR	LINK TO POLICY & INDICATORS		OUTPUT INDICATOR	TARGET (BY 2016)
		LOCAL PLAN POLICY	AMR CORE INDICATORS		
	28. Affordable housing provided in new developments	H09 - Affordable housing	2d	During 2005/2006 126 affordable houses were completed. This equates to 11% of the total dwellings built in the period, and 15% of dwellings that are above the affordable housing threshold.	To meet 30% target in Local plan.
5.4 CULTURAL DIVERSITY					
11. Meet different development needs	29. Percentage of planning applications approved from ethnic minority applicants in comparison with all applicants.	Not applicable	No specific Indicator	During this monitoring period 73.5% of applications from ethnic minorities were approved, in comparison with 79% of applications from white applicants. The overall percentage for all ethnic groups is 76% of applications approved.	No target set

6 Contextual Characteristics

The contextual indicators in this section are designed to provide an understanding of the spatial characteristics of Leicester. It is important to take into account the social, environmental and economic circumstances of a locality when developing spatial planning policies and, also when assessing the implementation of those policies. The spatial characteristics will also be useful for establishing baseline information to feed into the development of the Local Development Framework.

6.1 Demographic Structure

6.1.1 Population

The population of Leicester as recorded by the 2001 Census was 279,921, an increase of 3.5% since the 1991 Census (270,493). Recent figures show that Leicester's population now stands at around 288,000 (2005 Mid-year estimate). Leicester is the largest city in the East Midlands and one of the ten largest cities in England. According to the 2001 Census 51.8% of the cities population are female and 48.2% male.

6.1.2 Age Groups

The population pyramid (figure 1) for Leicester shows that the city has a relatively large proportion of people aged 20-24. The reason for this is the large student population of the cities two universities.

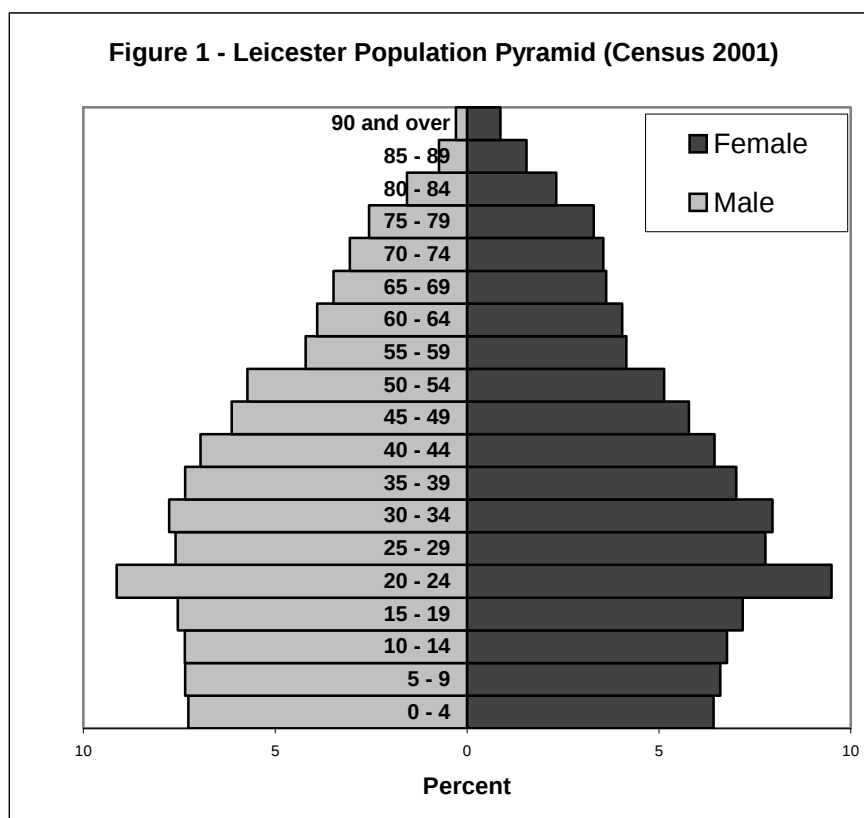
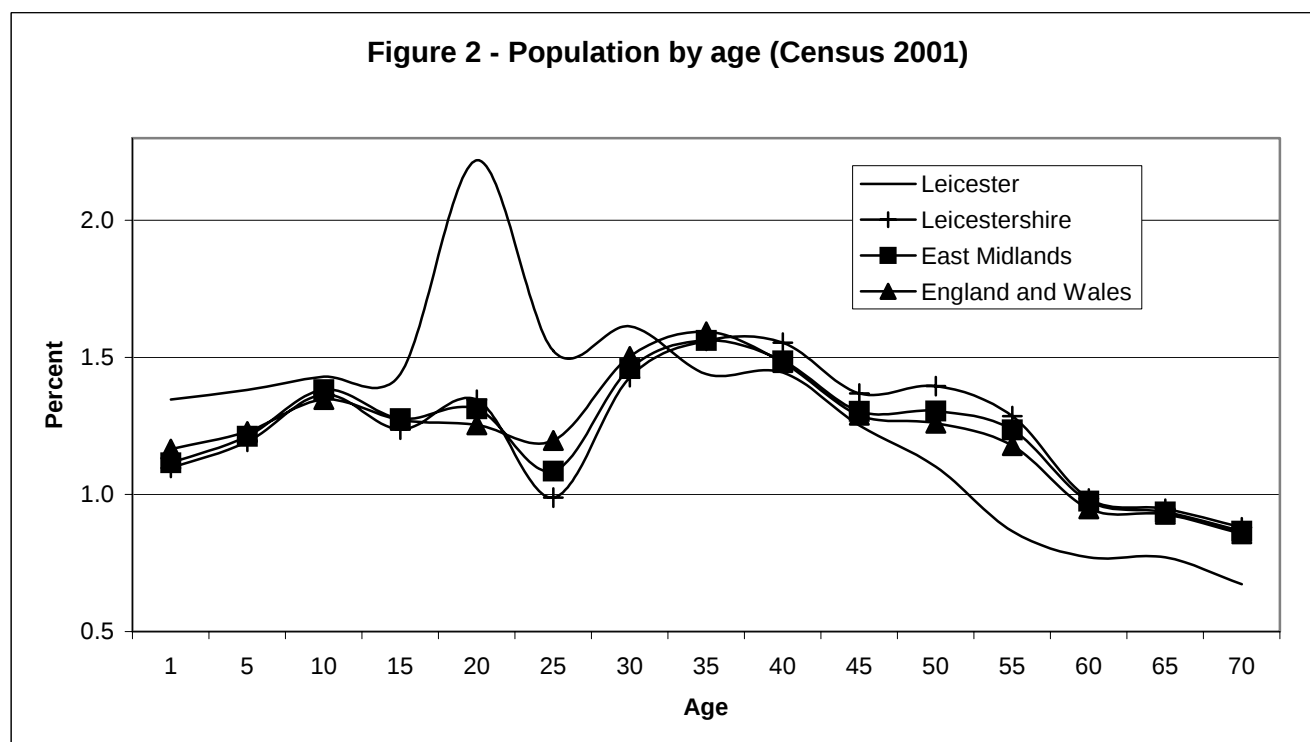


Figure 2 below helps emphasise Leicester's high proportion of people aged 19 to 25. The graph also shows that Leicester has a proportionally smaller population of those aged over 45 and has a younger population compared with Leicestershire, The East Midlands and England and Wales as a whole.



6.1.3 Ethnic Origin and Religion

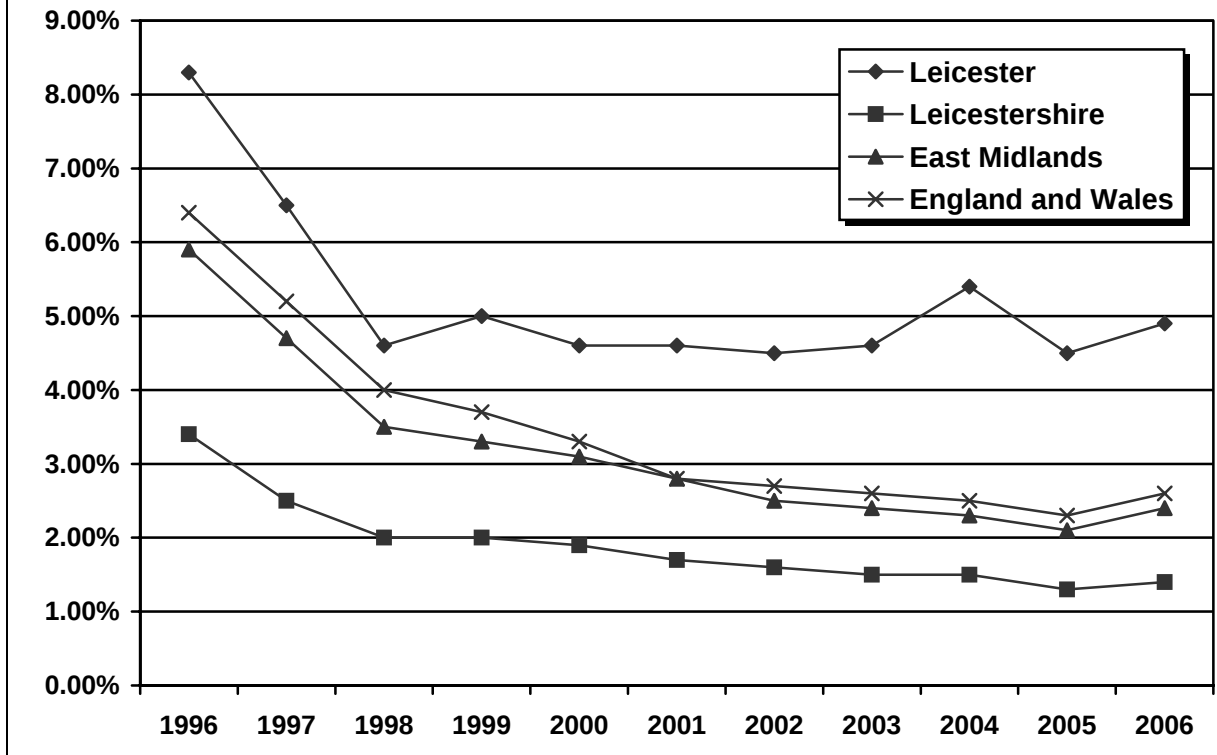
Leicester is a diverse city in terms of ethnic origin and religion. About 64% of its inhabitants are 'White' whilst the second largest ethnic group is 'Asian or Asian British Indian' accounting for just over 26% of the city's population. Around 45% of Leicester's population are Christian, 15% Hindu, 11% Muslim and 4.2% Sikh. Some 17% of people stated that they had no religion (Census 2001).

6.2 Economy

6.2.1 Unemployment Rates

The chart below (Figure 3) shows claimant count levels. The claimant count measures those who are claiming unemployment-related benefits. Claimant count levels have generally been falling in Leicester over the last 10 years but have averaged around 4.5% since 2000. Over this period claimant count levels have continued to fall for the other three areas and Leicester now has a claimant count rate double that of England and Wales (2.3%) and almost four times that of Leicestershire (1.3%).

Figure 3 - Claimant Count (NOMIS)



6.2.2 Earnings

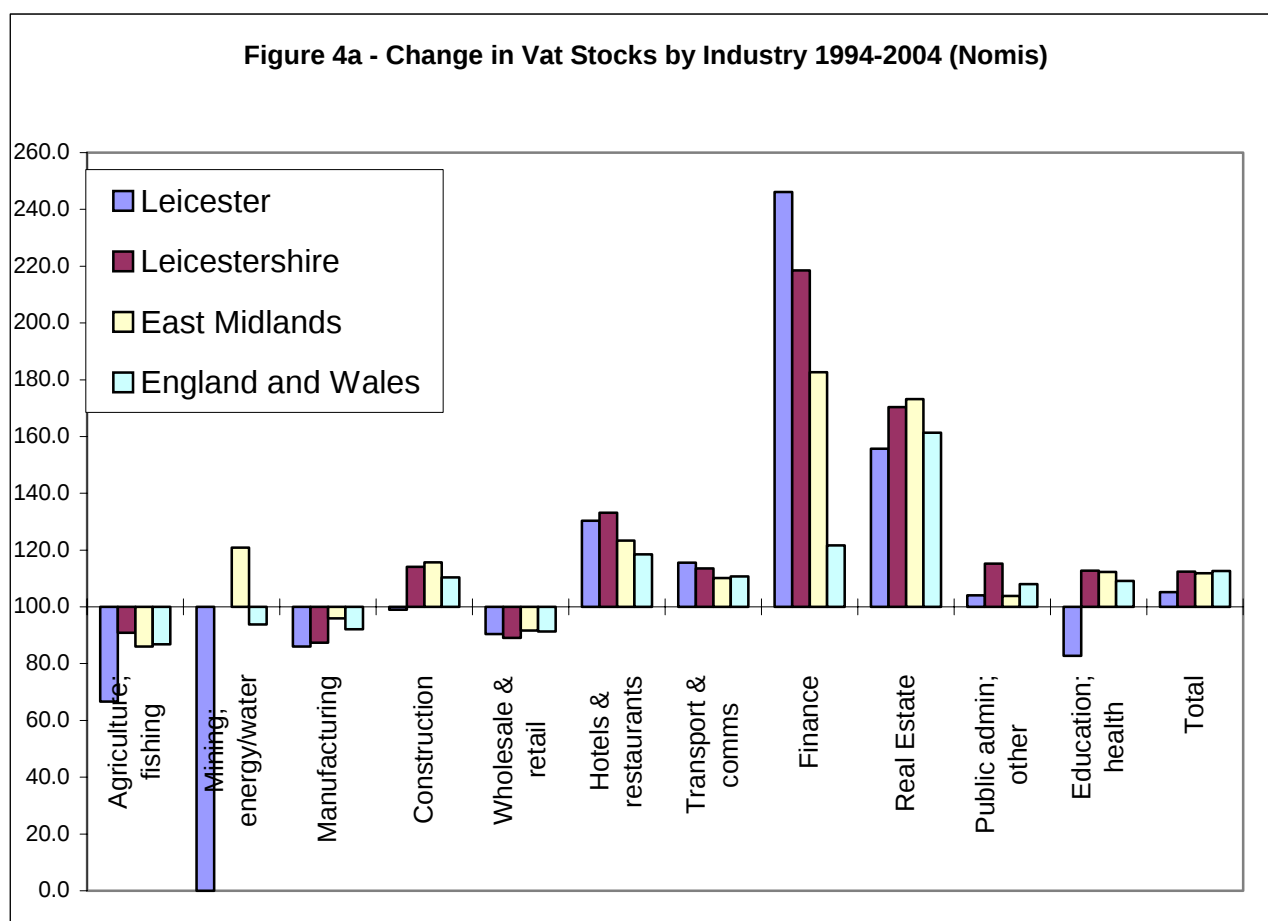
These figures are sourced from the Annual Survey of Hours and Earnings or ASHE and show the gross weekly pay of residents of working age in the particular areas. The average gross weekly earnings in Leicester in 2005 were £346.30 whilst in England and Wales earnings were £432.10. Earnings in Leicester have increased by 9.5% between 2003 and 2005. In England and Wales the increase was 4.8%. Earnings in Leicester are increasing at a greater rate than for England and Wales, but earning levels in Leicester are overall significantly lower. Leicester also has lower average earnings than both Nottingham and Derby.

	2004	2005	2006	% Change 04-06
Leicester	£326.6	£346.3		
Leicestershire	£403.8	£408.3		
East Midlands	£381.6	£396.3		
England and Wales	£424.0	£432.1		

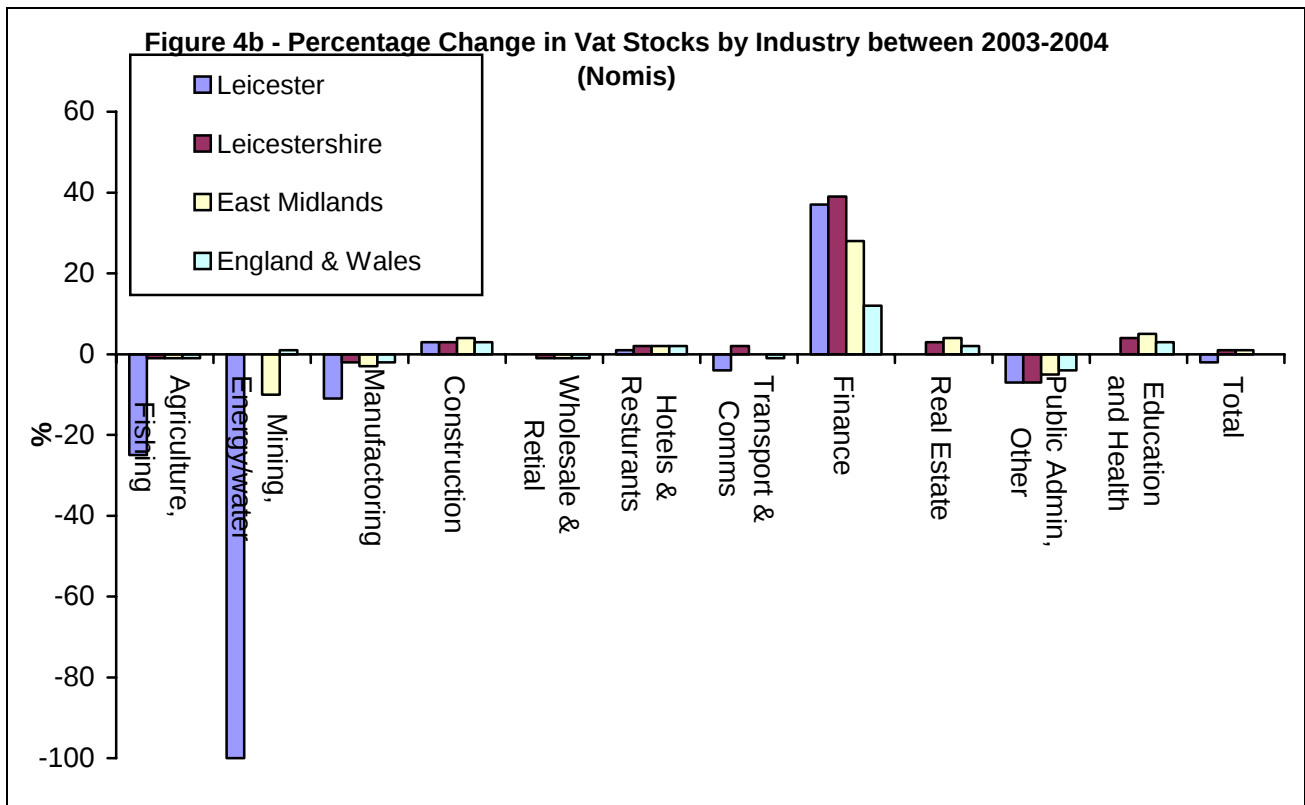
Nottingham	£338.1	£362.5		
Derby	£383.6	£396.6		

6.2.3 VAT Stocks

Figure 4a below shows the change in VAT stocks in Leicester, Leicestershire, The East Midlands and England and Wales. The figure shows the percentage increase or decrease of VAT registered businesses by industry sector between 1994 and 2003. The industries that have seen an increase in VAT registered businesses are those that are greater than 100 whilst the industries that have seen a loss in VAT registered businesses are those that are less than 100. The 10 year trend points still to a large increase within the service based industries, while primary and secondary industry have shown a considerable decrease.



The largest increases are within Leicester are the Financial sector which has increased around 80% in the number of VAT registered businesses.



However Figure 4b shows the changes in vat stocks during the period 2003–2004 which are the last available figures. This has shown a 40% increase in the amount of Finance related business, but also 100% reduction with Mining and energy/water related business, however it is worth noting that in 2003 there was only 5 recorded vat registered businesses within that sector. The only other substantial decrease was within the Agriculture/Fishing sector, where there was a decrease of 25%. In the other sectors only small changes have occurred.

Whilst changes in VAT stocks are not a perfect measure of the growth in different industries, for example the data does not give us any details of the survival rates of these new businesses, it can help indicate changing trends.

6.2.4 Job Ratio

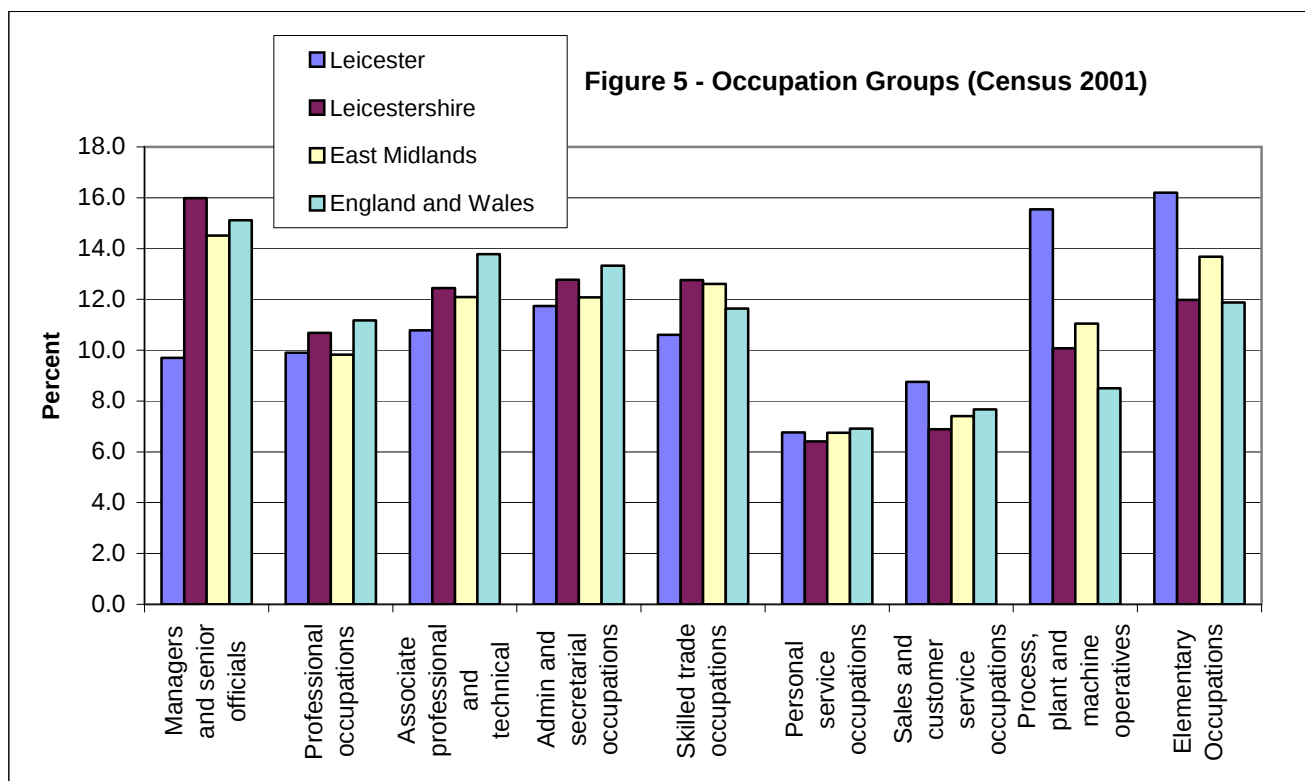
In 2004 Leicester had 1 job for each person in the resident working age group (NOMIS), which is an increase of 3% from the last available figures in 2003. This compares to 0.7 in Leicestershire and 0.8 in The East Midlands and England and Wales. This shows that there is a healthy supply of employment opportunities in Leicester.

Between 2003 and 2004 the total number of jobs in Leicester decreased from 175000 to 173000. During the same period Leicestershire, The East Midlands and England and Wales all showed a net increase in total number of jobs.

6.3 Socio-Cultural Issues

6.3.1 Occupations

Compared to the other three areas Leicester has a much smaller proportion of its population working in managerial and professional occupations and, conversely, a much larger proportion working in manufacturing and elementary occupations.



6.3.2 Skills and qualifications

Almost 25% of people in Leicester of working age have no qualifications, roughly 10% higher than the national average and greater than that of Leicestershire and the East Midlands. Around 19% are qualified to degree level or equivalent and this 4% lower than Leicestershire, 6% lower than England and Wales, and the 3% lower East Midlands. (Local Labour force Survey Feb 2005)

6.3.3 Deprivation

The 2004 Indices of Deprivation (DCLG) calculate that Leicester is the 31st most deprived Authority in England (Out of 354). In comparison Nottingham ranks 7th and Derby 69th. Leicester is particularly deprived in terms of income levels.

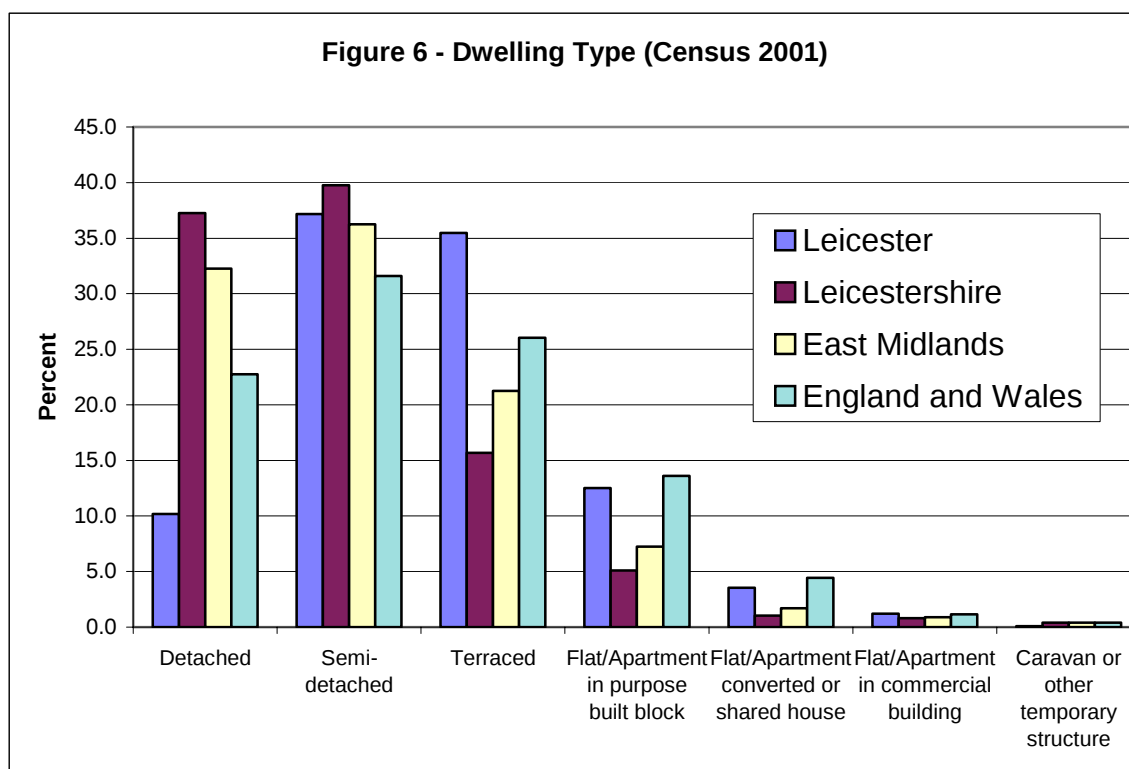
6.3.4 Health

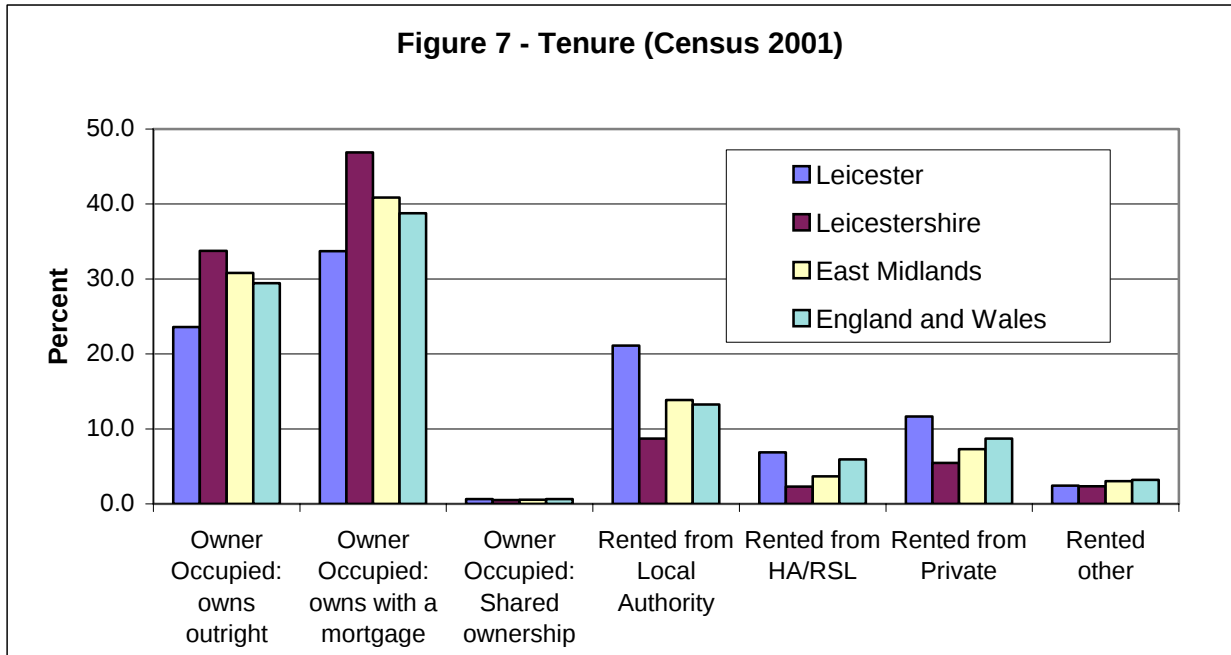
66% of people in Leicester reported that they were in 'good health'. This is broadly in line with the average of England and Wales as a whole (69%). Around 10% of people were in 'not good health'. Again this is similar to the national average of 9%. (Census 2001)

6.4 Housing and Built Environment

6.4.1 Dwelling type

Figure 6 shows the types of dwellings in Leicester and the comparison areas. Leicester has far fewer detached dwellings than elsewhere, and overall less than half that of the national average. By comparison Leicester has a proportionally higher number of terraced dwellings. The city also has a significant number of flats/apartments, particularly in purpose built blocks.



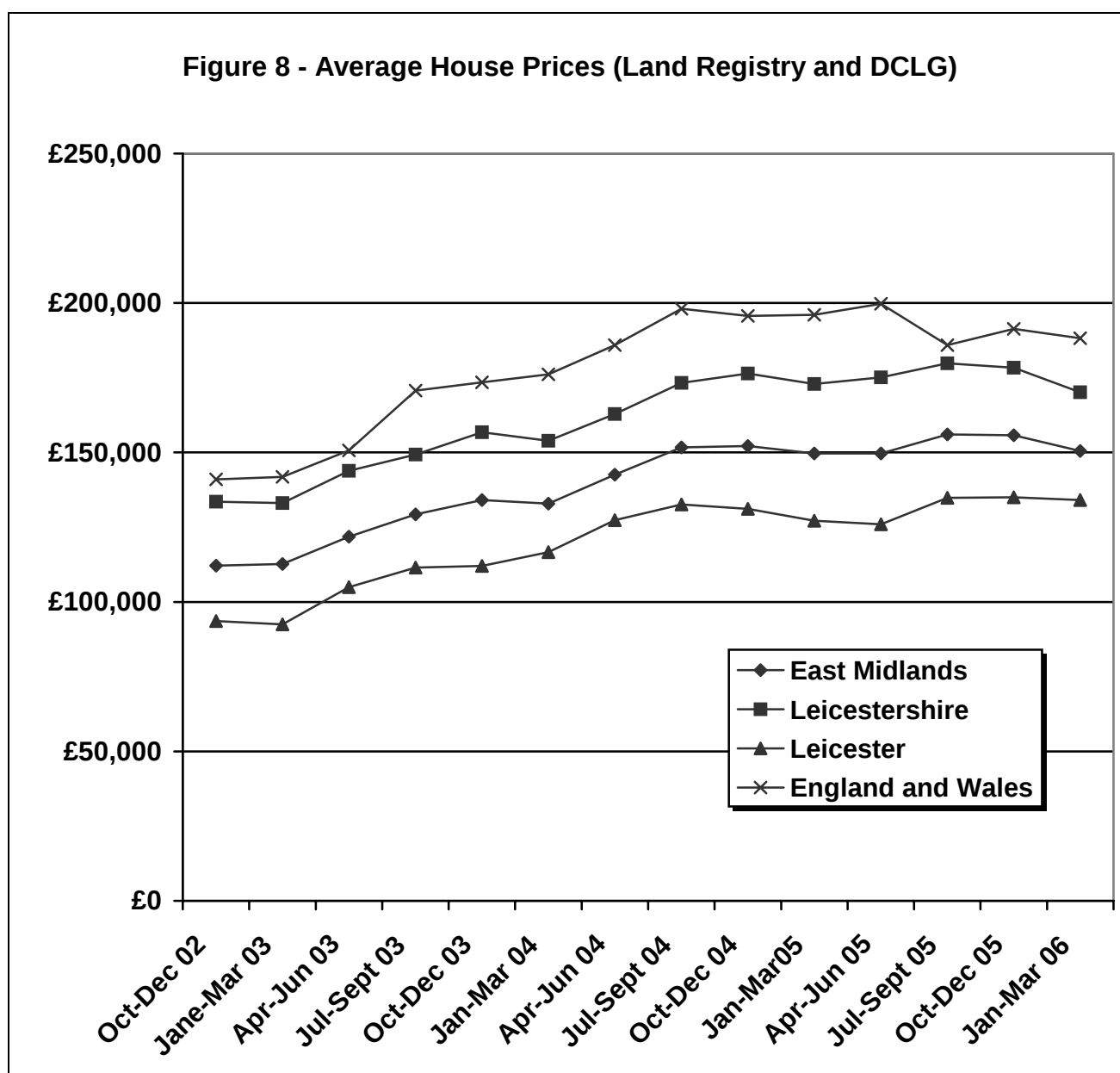


6.4.2 Tenancy

Figure 7 shows the levels of the various types of tenancy. Overall Leicester has fewer households who own their home, either outright or with a mortgage. Conversely it has higher levels of those who rent from the Local Authority, Private landlords, Housing Associations (HA) and Registered Social Landlords (RSL).

6.4.3 House Prices

Figure 8 - Average House Prices (Land Registry and DCLG)



House prices in Leicester in this monitoring period have started to “level off” however the overall trend between October 2002 to March 2006 is still upwards (Figure 8). This trend has occurred in all areas of England and Wales. The average price of a house in the city has increased from around £93,000 in 2002 to around £134,129 in 2006. The average house price in England and Wales is now almost £190,000, which is about 5% less than last year’s prices. The least

expensive type of dwelling in Leicester are terraced houses with an average around £116,000 an increase of about 1% on last years price and the most expensive are detached at around £230,000 which is an increase of about 13% on last years price.

Figure 9 - Lower Quartile House Prices (land Registry)

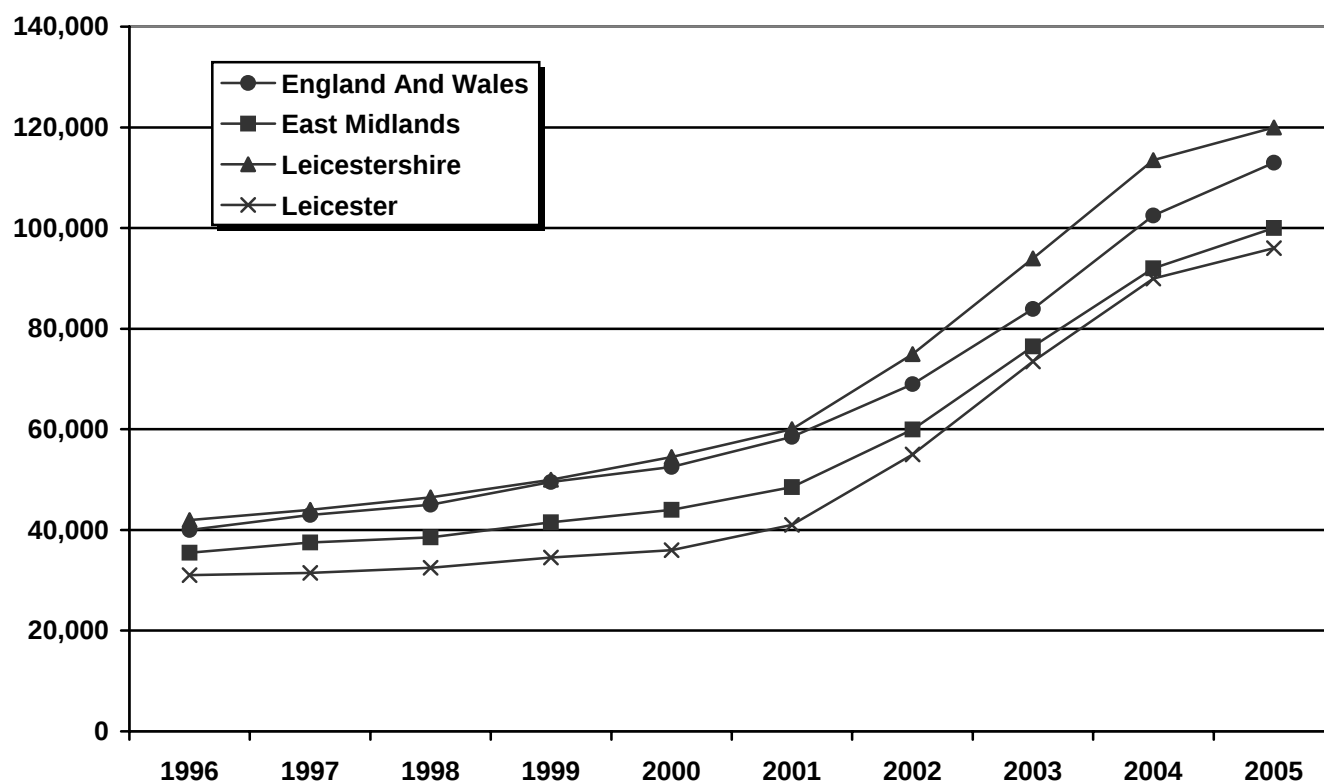


Figure 9 above gives information on Lower Quartile house prices. This is calculated by ranking all property prices in ascending order. The lowest 25% of prices represent the lower quartile. The average of the lowest quartile for each year is shown in the graph. This provides information on the least expensive houses in each area. This data is often used as an indicator to the affordability of houses for first time buyers and those on low incomes. The diagram shows that the lowest quartile house prices in Leicester have increased by about 6% during the last monitoring period, now reaching £96,000, and if current trends continue during the next monitoring period the lower quartile house price in Leicester will rise above £100,000.

6.4.4 Vacant Dwellings

	Private Sector	Registered Social Landlord	Local Authority	Total
Number of Vacant Dwellings	5,059	197	172	5,428
Total Number of Dwellings	88,772	9,785	22,993	121,550

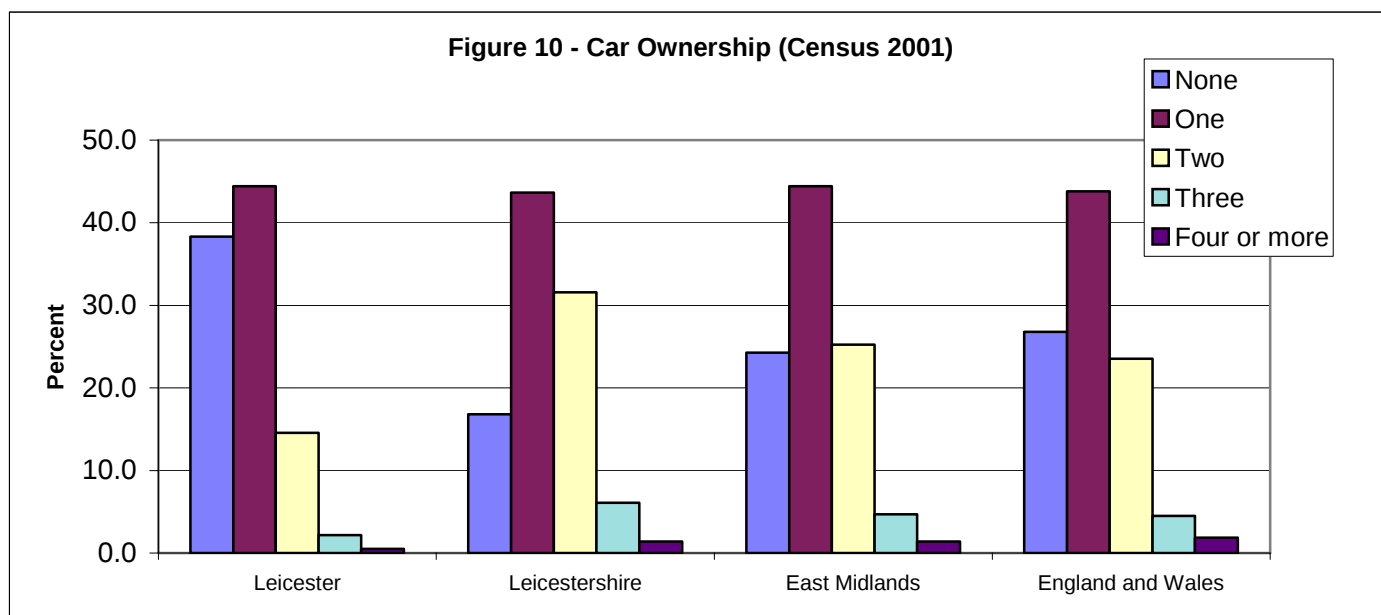
% Vacant	5.69%	2.01%	0.74%	4.46%
----------	-------	-------	-------	-------

The table above gives details of vacancy rates in Leicester as of April 2006. 4.5% of all dwellings in Leicester are vacant, the majority of which are owned by the private sector. It is accepted that some level of vacancy is necessary to allow the housing system to function effectively, allowing residential mobility and the improvement or redevelopment of the existing housing stock.

6.5 Transport

6.5.1 Car Ownership

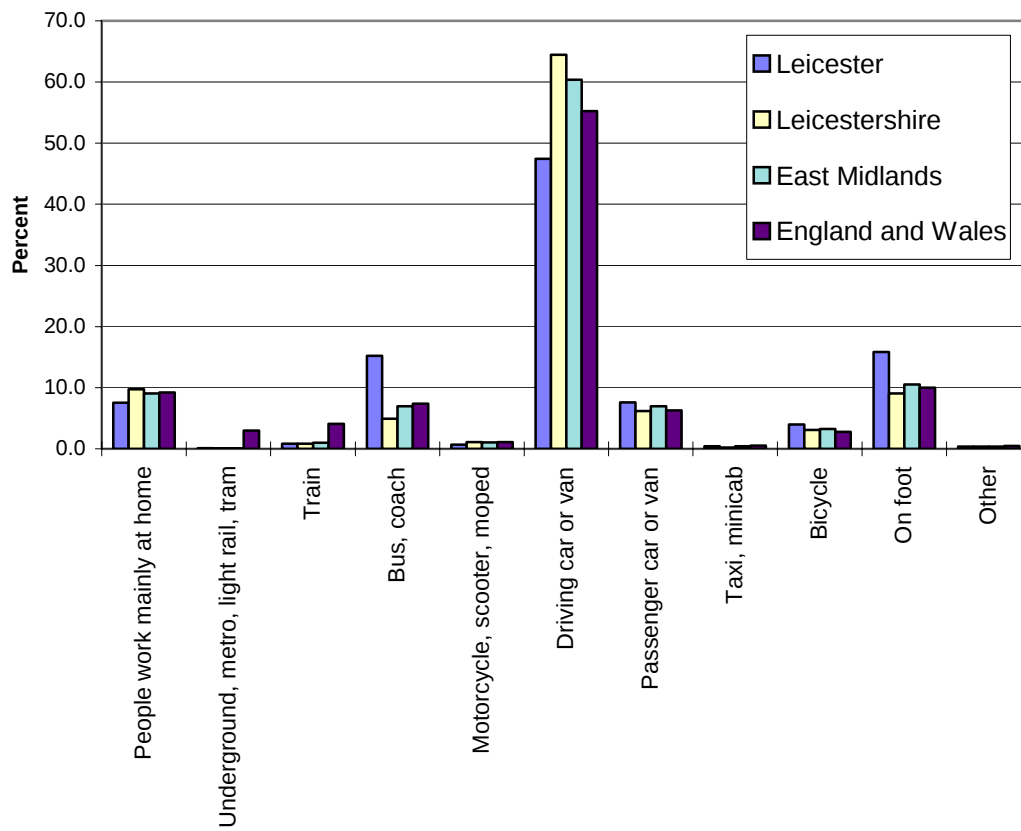
Figure 10 shows levels of car ownership in Leicester, Leicestershire, the East Midlands and England and Wales. Whilst all four areas have a similar percentage of households who own one car, Leicester has a much greater level of households who own no cars. 38% of households in Leicester own no cars compared to 16% in Leicestershire and 27% nationally. Also, fewer households in Leicester own more than one car compared to the other areas.



6.5.2 Travel to Work

Fewer residents of Leicester travel to work by car or van compared to Leicestershire, the East Midlands and England and Wales (Figure 11). Conversely more people in Leicester travel to work by bus or coach and on foot.

Figure 11 - Travel to Work (Census 2001)



7 Analysis of Indicator Data and Planning Policy

7.4 Economic Development

One of Leicester's main challenges is to increase overall levels of income and wages. Levels of wages in Leicester are significantly lower than the national average (almost 23% lower) and amongst the lowest in the country. This can be linked to the type of employment that is available in the city. A significant proportion of people in Leicester are employed in manufacturing and elementary occupations which usually offer lower pay than other types of employment. Almost a quarter of people employed in Leicester work in manufacturing compared to the national average of 15%. The City has lower levels of those working in the finance and the service sector compared to the national average. Low wages can impact on many areas; such as the amount people can spend on goods and services and also on the affordability of housing.

The city is attempting to attract new employers to the city, to extend the range of employment on offer and to entice high earning employment opportunities. Initiatives such as the LRCs proposed Office Core and Science and Technology Park will help to achieve this. Much progress has been made within these sectors, with the redevelopment of the former Charles Street Police station conversion to high-grade offices, and the outline approval of the Science Park both happening within the monitoring period.

The data on VAT stocks shows that over the past ten years Leicester has seen growth in the services sector, such as finance and real estate, but decline in the manufacturing sector. The city has however seen a trend of employment land being lost to residential development. An employment land study was completed during the monitoring period, which once it has been adopted as council policy, which is likely during 2007, a more detailed assessment can be made of the current employment land status and how any shortfall can be addressed in future years.

7.5 Social Development

With the continuous rise of the lower quartile of house prices, which are likely to reach £100,000 within the next monitoring period, the provision of affordable housing, which is accessible to all members of the community, is an important consideration within modern planning system. Planning policy aims to achieve 30% affordable dwellings on large residential sites. Since 2001/2002 only around 15% of all completed dwellings have been affordable. There are various reasons for this low amount of affordable housing, this includes the problems with attracting new high quality development within Leicester means that certain sacrifices have to be made, and the currently increased building and land costs means that the provision of affordable housing

has in cases been less than would normally be expected. However as the attractiveness of Leicester increases as a place to live then attracting development will become easier and therefore the amount of affordable housing will increase.

1131 dwellings were completed in the monitoring year and this was the highest yearly rate since the start of the Structure Plan period in 1996, which is an increase on last years total by over 15%. A total of 7263 dwellings have now been built in Leicester since 1996. The Structure Plan requires that 19000 new dwellings should be built in the city between 1996 and 2016. Appendix 2 gives information on the housing supply in Leicester. As of March 2006 there was enough housing land supply for an additional 20,559 dwellings in the city. This is ample supply to meet the structure plan target.

Leicester has low levels of educational attainment. Whilst it has a similar level of people with degrees or equivalent to the national average, it has higher levels of those with no qualifications. Around 40% of people in Leicester have no qualifications. Educational attainment can be closely linked to income levels and employment opportunities. The council is in the process of investing over £230 million in secondary schools through the Building Schools for the Future (BSF) programme. The programme will ensure each secondary school in Leicester is fit for the 21st Century and will provide an environment to improve educational attainment in the city. Leicester University, De Montfort University and Leicester College are also making large investments in their facilities.

7.6 Cultural Development

A key strategy of the Local Plan and of the City Council is to develop the Cultural Quarter of the City. The anchor development of this will be the new Performing Arts Centre and the Digital Media Centre. Construction work has started on the Performing Arts Centre and will be completed by 2008, while the proposed Digital Media Centre is at application stage. The expansion to the Shires will also provide Leicester with a “mainstream” city centre cinema.

7.7 Environmental Development

This Monitoring report has seen a large increase on the amount of residential development built at higher density, with this years figures being over double the figures within the 04/05 Annual Monitoring Report, at 80 dwellings per hectare. This is more inline with Government Policy to maximise the use of land in urban areas.

Leicester is continuing to be successful in concentrating new residential development on brownfield/previously-developed land. 88% of all new

dwellings completed in 2005/2006 were on brownfield sites, which is an increase by 11% from the figures with the 04/05 AMR. It is anticipated that the continuing increase in the amount of new dwellings to be developed in the city centre, particularly in the regeneration areas in the next few years, will ensure that levels of brownfield development remain high. Planning policies are geared towards regenerating the city centre and maximising the use of city centre land. This is reinforced by the work of the LRC in the key regeneration areas. Development is continuing on the large urban extension of Hamilton, however although a comprehensive scheme, last year accounted for only a small amount of the dwellings built. A large number of houses are under construction at Hamilton.

Public transport and cycling is very much a critical part of travelling around Leicester. During the last monitoring period 53,297 bus trips were made in to the city of Leicester, and 4,230 cycle trips were made per day around Leicester. This is helped by the fact there are over 60 miles of sign posted cycle routes and 63 different bus routes, which serve the city of Leicester.

Four of Leicester's major parks have achieved Green Flag status this year, a result of a commitment to enhancing the City's green spaces. Abbey Park has achieved this status for four consecutive years.

Leicester prides itself as Britain's first Environment City. It has made a commitment to recycle or compost at least 40% of household waste arising in the city by 2010. The facility at Bursom is starting to run at close to full capacity during the monitoring period with 35% of all waste being received at Bursom being recycled. Most of this waste is being composted at either the 'on site' composting plant or the site at the Wanlip.

7.8 Adopted Supplementary Planning Documents

7.8.1 Energy Efficiency and Renewable Energy Supplementary Planning Document

The Energy Efficiency and Renewable Energy was the first Supplementary Planning Document (SPD) adopted under the new planning system, the document was officially adopted on 30th November 2005, within the last monitoring period. Therefore the document was only officially adopted for 4 months of the monitoring period, and although it has been used, the actual effects of the SPD, whether this is positive or negative are difficult to establish. Therefore more detailed information will be available within the 2006/07 AMR, once it has been able to determine the success or otherwise of the SPD.

However a review of the sustainability of the document can be found within appendix 4 of this document, it should be noted however as it is the first time that the sustainability indicators have been monitored and therefore there are considerable gaps, which will be addressed within future monitoring reports.

7.9 Monitoring of plan policies

Listed below are all the policies within the adopted City of Leicester Local Plan, and the current implementation status of each one, these are the first time that they have been individually monitored and therefore gaps currently exist however this will be addressed in future monitoring reports.

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
Plan Strategy				
PS01. The Plan Strategy.	1, 2, 4, 6, 15, 16 & 22	1b, 1e, 4b & 4c	Regeneration is picking up speed in Leicester with the regeneration of the City Centre being at the forefront with the Shires West being constructed ready for its proposed 2008 opening, which will double the size of the existing shires shopping centre, with the whole complex once complete being renamed the High cross Quarter. A new pedestrian improvement scheme around the Centre in also being implemented, which includes more pedestrian only areas, and a relaying of the paving in the existing pedestrian areas, in a more modern style. Improvements in conservation in Leicester continued with 2 new conservation areas designated (see Local Plan Indicator 1 for more details), and 10 building were listed (See Local Plan indicator 2) within the monitoring period. An open space study is due to be completed before the end of the year, which will help create a strategy to improve the strategic Green Network.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
PS02. Regeneration and Comprehensive Development	15, 22 & 24	2d	Extensive development is underway within SRAs, most prominently within the LRC intervention areas. However within these areas, the amount of affordable housing, which PS02 states should be at least 30% for the SRAs is currently only 10%. However this can currently be attributed to the fact that in order to encourage developers to be the first to build within these areas, the amount of developer contributions have to be considerably less than would normally be expected.	
PS03. Integrated Planning and Transport Strategy	5, 6, 7, 8 & 9	3a & 3b	The replacement central Leicestershire Transport plan 2006 – 2011 is due for adoption this year, which will help with the implementation of this policy.	
PS04. Strong City Centre Core	3	4a & 4b	See PS01	
PS05. Central Office Core	21 & 22	1a & 1b	Only one major development has commenced within the proposed central office core, this being the redevelopment of the former Charles Street Police Station, into offices and residential. However a considerable number of smaller offices schemes have commenced mainly within the Charles Street area.	
PS06. St. George's Residential and Working Community	21, 22, 23,24, 26,27, &28	1a, 1b, 2a, 2b, 2c & 2d	Much work has commenced within the St George's area, and although progress is relatively slow, this is expected to increase once regeneration reaches full pace within Leicester. The amount of new homes within this area is expected to be significant, and will help Leicester meet its housing targets. An SPG also exists which supplements this policy.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
PS07. Waterside	23,24, 26,27, &28	2a, 2b, 2c & 2d	The new waterside is quickly starting to take shape, with many large-scale flat schemes, such as West Bridge Wharf being completed or near completion. However within the monitoring period, a land mark mixed use tower block to be called 1 West Bridge, designed by British architect Ian Simpson, was approved, it is expect that this building will encourage yet more development with this area. However the supplementary planning document regarding the waterside is still yet to be formally adopted due to the continual evolution of this particular area.	
PS08. Science and Technology Based Business Park and Environs	21, 22, 23,24, 26,27, &28	1a, 1b, 2a, 2b, 2c & 2d	Much work has also commenced in this particular area, with the new science park being approved during the monitoring period at the former John Ellis School, as well as other schemes such as a car show room/residential scheme at the proposed entrance area to the new science park. Also the supplementary planning document, which supplements this policy, will be adopted by the end of 2006.	
PS09. Potential Development Areas (PDAs)	21, 22, 23,24, 26,27, &28	1a, 1b, 2a, 2b, 2c & 2d	A mixture of large and small-scale development has been carried out so far in the PDAs within strategic regeneration area (SRA), the largest proportion of this has been residential, however there has been some subordinate land uses approved within areas such as Lower Brown Street, including both A & B class offices. Development within PDA's outside of the SRA include large scale residential schemes at the Towers Hospital site, as well as various schemes both employment and residential with the Evington Valley Road area.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
PS09a. Proposed PDA Uses Within the Strategic Regeneration Area	See PS09	See PS09	See PS09	
PS09b. Proposed PDA Uses Outside the Strategic Regeneration Area	See PS09	See PS09	See PS09	
PS10. Residential Amenity and New Development	7 & 19		The policy sets useful guidelines to protect amenity for potential and existing residents within new residential development. This policy has been used extensively when determining planning applications regarding both large and small-scale residential development.	
PS11. Protection from Pollution	19		PM10s and N02 continues to decrease in Leicester during this monitoring period, and policies such as this allow more stringent controls to be implemented during the planning process, which will ultimately lead to further decreases. This policy is also part supplemented by the Energy efficiency and Renewable Energy SPD.	
Urban Design				
UD01. High Quality Building Design and Local Context			Within recent years the quality of design has been put at the forefront of planning as part of the urban renaissance, this policy ensures that high quality design should be expect from all development.	
UD02. Building Layout, Form and Positioning			In creating sustainable and viable centre city centre cores positive building form, layout and positioning essential, this policy has been used in the development control process to make sure that this is carried out. This policy is also part supplemented by the draft Tall buildings SPD.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
UD03. Design and Layout of Streets and Public Spaces	15		Similarly to UD01 and UD02, this policy is essential to make sure that the design of streets and safe public spaces are enhanced, and that new development is accessible for all.	
UD04. Energy Efficiency	19 & 23	9	All major development within Leicester is subject to both this policy and the guidance with the Renewable Energy SPD. This has lead to a far greater awareness of energy efficiency, and lead to such proposed schemes as the community heating system in Abbey meadows, and the “bed zed” style units at the City Bus depot scheme, which is currently under construction.	
UD05. Adaptability			With the increase of new high-density development within and close to the centre of Leicester, sustainable adaptability of these schemes are important to allow new use if the current uses become unviable or if other uses become more viable. This policy is essential to make sure that this happens.	
UD06. Landscape Design			Similarly to UD01, UD02 & UD03 this policy involves the increase in quality of design of landscape, but also the protection of existing landscapes. A good quality landscape hugely increases the amenity value of its users and therefore this policy is essential to achieving an overall objective of quality design.	
UD07. Waste Disposal	14	6a & 6b	With recycling becoming a key sustainability issue, and an important monitoring indicator, it is important that development addresses the potential problems of waste recycling, and the framework exists to make sure that it will be implemented.	
Special Policy Areas				

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
SPA01. Retailing within the Central Shopping Core	3	1a, 1b, 1c, 1e, 4a & 4b	Ensuring a viable city centre-shopping core is important to creating a sustainable and prosperous city. New developments, which are within the centre area, will help enhance this area, and meet the goal of a sustainable and prosperous city, the policy helps achieve this.	
SPA02. City Centre Retailing Outside the Central Shopping Core		1a, 1b, 1c, 1e, 4a & 4b	Other retail around the city centre, which is not in the city centre-shopping core, also can help create a sustainable and prosperous central area. Developments such as the shires extension achieve this, however this policy also prevents unnecessary development, which can harm rather than enhance.	
SPA03. Offices for Financial and Professional Services	3	1a, 1b, 1c, 1e, 4a & 4b	A2 uses within the centre are an important employment use, as well in some cases a useful public facility however development of these should not damage the existing shopping core and this policy sets the criteria for protect the shopping core.	
SPA04. Food and Drink Uses (Classes A3, A4 & A5) in the Central Shopping Core	3	1a, 1b, 1c, 1e, 4a & 4b	See SPA01	
SPA05. Development of Non-Retail Key City Centre Uses and Facilities	20,21,22 & 25	1a, 1b, 1c, 1e, 3b, 4a, & 4b	To create a viable and sustainable city centre core other uses beyond retail are expected however these are to be located within defined cores, this policy sets the criteria.	
SPA06. Residential Development in the City Centre	4, 10, 12 & 22	2b & 2c	Residential development is also an important part of any 24-hour city centre, however it must enhance the existing facilities not hinder them, this policy sets the criteria.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
SPA07. Further Pedestrianisation Around the Clock Tower			During this monitoring period the streets and spaces project has commenced which will increase pedestrianisation around the clock tower area including closing more roads such as High Street to traffic. However work has not commenced as of yet on the bus access for the shires extension.	
SPA08. Development in the Town Centres	10, 12, 20,21,22 & 25	1a, 1b, 1c, 1e, 3b, 4a, & 4b	Continued development within the town centres is still a priority even with the unprecedented development within the city centre with extensive development still being carried out in the other town centres within the Leicester local authority area. The new Hamilton town centre is nearing completion however the new footbridge has yet to be implemented, but work should start within the next monitoring period.	
SPA09. Riverside Development	20,21,22 & 25	1a, 1b, 1c, 1e, 3b, 4a, & 4b	Riverside development is a critical factor in the continued regeneration of Leicester. A large proportion of new city centre residential development is either proposed by or has been built recently by the riverside. Also there has been a marked increase over the last 10 years in the use of the river as a leisure facility.	
SPA10. Riverside Bridges			No new riverside bridges have been built during the monitoring period.	

Access and Movement

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
AM01. The Impact of Development on Pedestrians and People with Limited Mobility			Recent government guidance puts an even higher emphasis on access for people with limited mobility, and this policy helps ensure, whilst working with the city council's disabled persons' access officer that limited mobility access is a priority in all development.	
AM02. Cycling and Development	8		There is currently 60 miles of cycle ways within Leicester, and with over 4000 trips around Leicester per day by bike this figure has increased over the last 10 years. Cycle access is a main priority for development around Leicester.	
AM03. Pedestrian and Cycle Route Networks	8		A higher proportion of people walk in Leicester than they do in London with for example a 50% increase in people walking to school since 1998. Therefore improvement of the pedestrian and cycle network is a high priority and any major development such as proposals with the regeneration areas will enhance these networks.	
AM04. Green Ringway			No development has been approved which will adversely impact the green ringway.	
AM05. Buses and Development	6	3b	Bus access has been where necessary integrated into all new major development around Leicester.	
AM06. Strategic Park and Ride Schemes	6	3b	No new strategic park and rides have been approved, however they are still a priority.	
AM07. Hackney Carriage Ranks			No new taxi ranks have been approved during the monitoring period.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
AM08. Identifying and Safeguarding Rail Services and Infrastructure			No development has affected this policy during the monitoring period.	
AM09. Transport Assessments and Travel Plans			Traffic assessments have been expected for any developments that will have impact upon traffic, and travel plans have been requested where necessary.	
AM10. Road Safety and Vehicle Speed Restraints			This policy has been implemented where necessary, developments such as Hamilton have had integrated road safety measures.	
AM11. Parking Provision with Non-Residential Development		3a	All Parking provision for none residential development is expected to comply with this policy.	
AM12. Residential Car Parking Provision		3a	All Parking provision for residential development is expected to comply with this policy.	
AM13. Communal and Shared Parking Provision		3a	Where feasible this policy has been applied.	
AM14. New Public and Contract Car Parking Provision		3a	New parking provisions have been kept to a minimum with the city centre, however understandably some schemes have been approved only on a temporary basis, to either cover for lost car parking as part of the regeneration process or to create temporary parking for new schemes.	
AM15. Design of Car Parking Provision		3a	The guidance within this policy has been taken into account approving either new car parking or ancillary car parking and access.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
AM16. Re-Use of Existing Car Parking Provision	See AM16	See AM16	See AM16	
AM17. Servicing Requirements	See AM16	See AM16	See AM16	
AM18. Safeguarding Rail Freight Connections			No development within the monitoring period has adversely impacted any rail freight connections	
AM19. Waterside Freight Connections			No developments within the monitoring period involve any waterside freight connects.	
AM20. Facilitating Effective Road Freight Movement			No developments within the monitoring period have adversely impacted the high load/normal load routes in and around the city.	
AM21. Development and Heavy Goods Vehicles			Although various employment uses including warehousing and industrial have been approved only minor impact has been caused to local amenity.	
AM22. Transport Schemes and Improvements			No developments with the monitoring period have adversely impacted the listed transport schemes with policy AM22.	
Housing				

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
H01. New Housing Development Proposals	4,10,22,23,27 &28	2b & 2d	Development on large proportion of the brownfield sites listed in the policy has commenced with applications being approved at both the former Bestway site and the former football stadium site at Filbert Street. Development on the Greenfield sites listed in the policy continues, with development still continuing at Hamilton, and recent proposals being considered for the Blackbird Road Playing Field site.	
H02. Phasing of Greenfield Housing Allocations	See H02.	See H02.	See H02.	
H03. Density	12	2c	The overall housing density during the monitoring period has been at 80 dwellings a hectare. Only one development was less than 30 dwellings per hectare and that was on 14 houses, outside of either the central commercial zone or defined town/district centre.	
H04. The Use of Upper Floors and Conversion of Property	4	2b	Numerous applications for conversion of upper floors and redundant buildings have been considered during the monitoring period mainly for the conversion to residential. This policy is important to keep an active use for all redundant buildings, and under used upper floors.	
H05. Loss of Housing			Loss of housing has been kept to a minimum this year with only 3 recorded losses during the monitoring period.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
H06. Housing Mix and Type			Attempts have been made to make sure that ranges of dwelling types have been constructed, especially in places such as Hamilton where the dwellings range from single bedroom apartments to large family homes.	
H07. Flat Conversions and New Build Flats	4	2b	Almost all of the city centre housing development is in the form of either flat conversion or new build flats, considering the large demand and therefore pressure this policy is being used to protect the amenity of existing and future residents	
H08. Student Housing			During this monitoring period 38 student flats were completed, however considering that Leicester is a city with two university, the continued pressure for more student flats is likely to continue with various schemes such Victoria Hall being built at the time of writing. A stringent student housing policy is critical to enhance and increase the stock of student housing whilst not sacrificing either land required for other development nor quality of design.	
H09. Affordable Housing	28	2d	During the monitoring period 11% of the dwellings, which were built, were defined as affordable, this is considerably lower than the policy expects of 30%. However this can be attributed the sacrifices that need to be made to start the regeneration process, but in future years through the implementation of the policy this will increase.	
H10. Retention of Larger Residential Properties			None of the larger residential properties within the defined areas on the proposal map have been converted to bedsits or flats.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
H11. Gypsies and Travellers			No applications for gypsy or travellers sites have been received during the monitoring period.	
H12. New Housing in Primarily Residential Areas	10, 11, 27 & 28	2b & 2d	Pressure for new build housing whether large or small scale is very high, especially in areas defined as primarily residential on the adopted proposals map and therefore this policy protects the amenity of residents existing and future.	
H13. Non-Residential Uses in Residential Areas			Over the monitoring period various applications have been received regarding non-residential uses within residential areas, and this policy has been used to assess the merits of these.	
H14. Backland Development	10, 11, 27 & 28	2b & 2d	Leicester contains especially in the suburbs large areas of space, which are under pressure for backland development. These include large back gardens or vacant open spaces at the rear of properties in desirable areas such as Humberstone and Knighton, this policy is important to promote sensible development and to protect amenity.	
H15. House Extensions			Over 1000 applications were received during the monitoring period for alterations to dwelling houses, and this policy as well as the adopted 'A design guide for house extensions' promotes good design, and protection of residential amenity.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
H16. Hotels, Hostels and Residential Institutions in Restricted Zones			During the monitoring period 4 applications regarding hotels & hostels were approved two new hotels, one extension and one change of use from hotel to hostel. The two new hotels were outside of the restricted zones, however the change of use and the extension were within one of the restricted zones. However the neither the change of use nor the extension were deemed to cause any adverse effects on either residential character of the area or the amenities of neighbours.	
H17. Hotels, Hostels and Residential Institutions Outside Restricted Zones			See H16	
Employment				
E01. Employment and Business Park Development Proposals	13 & 21	1a, 1b & 1d	For the sustainability of Leicester, protection and creation of viable employment land is critical. During the monitoring period no new development has been approved which is not appropriate for defined employment areas.	
E02. Key Employment Areas	See E01	See E01	See E01	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
E03. Primarily Employment Areas	13 & 21	1a, 1b & 1d	An employment lands need study has been recently completed which has identified which employment land will be required and which employment land is now redundant and can be used for other purposes. The results of this study are to be compiled into a supplementary planning document, which will strengthen this policy, and allow more protection for the viable existing employment land. This policy is likely to be updated when reviewed as part of the LDF process.	
E04. Business Parks	See E01	See E01	See E01	
E05. Major Office Development	13 & 21	1a, 1b & 1d	No major office development over 1000m has been completed during the monitoring period.	
E06. Primarily Office Areas	13 & 21	1a, 1b & 1d	Office development has been kept with the defined office areas during the monitoring period, expect where it has formed part of the new office quarter which is in turn on of the intervention areas. This policy is important to make sure this trend continues.	
E07. Warehousing	13 & 21	1a, 1b & 1d	During the monitoring period ten applications relating to either new or extensions to warehousing were approved. Of the ten, nine were inside of a defined employment and outside of the restriction zone, and one a small warehouse at the rear of A1 unit although inside of a defined shopping area, was approved due its minor impact and being an ancillary use to the existing retail unit. The policy is important to keep the existing employment areas in Leicester viable.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
E08. Vehicle Repair Garages	13 & 21	1a, 1b & 1d	Two applications were approved for change of use to vehicle repair garages during the monitoring period, one in a defined employment area and one with the defined LRC intervention area of Waterside. The continued use of this policy means that amenity of an area is protected especially preventing change of uses to repair garages within defined residential areas.	
E09. Factory Shops	13 & 21	1a, 1b & 1d	No factory shops were approved or constructed during the monitoring period.	
E10. Cash and Carry Warehouses	13 & 21	1a, 1b & 1d	One cash and carry warehouse was approved during the monitoring period. The proposal was compliant with policy.	
E11. Car Showrooms/Vehicle Sales/Caravan Sales	13 & 21	1a, 1b & 1d	One car showroom was approved during the monitoring period, the proposal was within a primarily employment area and therefore complies with policy.	
E12. Car Hire/Taxi Hire/Machinery Hire	13 & 21	1a, 1b & 1d	Four taxi hire offices were approved during the monitoring period none were within primarily employment areas, two were within local retail centres, and one was as an annex of a social club. These are acceptable under policy due to the fact they only control offices and do not have the parking onsite. However one scheme was approved within a key employment, which was contrary to policy.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
E13. Gipsy Lane Brickworks	13 & 21	1a, 1b & 1d	During the monitoring period five developments were approved, these were 2 warehousing units, one workshop/factory development and two offices blocks. Also applications were receive for a one new car show room, and a public house. Continued development is expected, and this policy is important to make sure that is appropriate employment based development continues.	
E14. Bursom Business Park	13 & 21	1a, 1b & 1d	No development office or otherwise has been approved or completed in the Bursom Business park during the monitoring period.	
E15. Abbey Lane Research Business Park	13 & 21	1a, 1b & 1d	During the monitoring period the Abbey Meadows Supplementary Planning Document was adopted which further supplements this policy. Also the new science park was recently approved at outline stage, which with the national space centre will be the focal point of this intervention area. Other applications were received for a car show room.	
E16. Sunningdale Road Waste Facility Site	13 & 21	1a, 1b & 1d	The legal challenge regarding the adoption of the local was related to this policy within the local plan. However the scheme, which was contrary to the policy, has now been approved subject to a 106 agreement, and the actual legal challenge has yet to be resolved.	
E17. Hockley Farm Road Employment Development	13 & 21	1a, 1b & 1d	No relevant development has been completed or approved during the monitoring period on the site related to the policy as defined on the proposals map.	
Retailing				

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
R01. Major Retail Development		1a, 1b, 4a & 4b	No major retail development was approved during the monitoring period, however work continues on the approved shires extension scheme, which should mean that it meets its 2008 completion target.	
R02. Planning Conditions: Main Food Shop Development		1a, 1b, 4a & 4b	No major food shop development was completed or approved during the monitoring period.	
R03. Local and District Shopping Centres	3	1a, 1b, 4a & 4b	As far as possible retail development has been kept to existing retail areas, with 332 applications received during the monitoring period relating to retail uses, of these 238 were approved, which is 72% of the applications received.	
R04. Offices for Financial and Professional Services	3	1a, 1b, 4a & 4b	With the financial service sector being the fastest growing business sector within the Leicester economy, a surprisingly small amount of applications of new A2 uses were received during the monitoring period. Only 17 new A2 uses were approved during the monitoring period, and these all conformed with this policy.	
R05. Development for Food and Drink Purposes			Pressure continues for approval to mainly change of uses A3, A4, & A5 uses normally from A1. This policy is critical to prevent any impact to the amenity of neighbouring residents.	
R06. Local Shopping Development Outside the Shopping Centres		4a	Some development has been approved outside of the defined local shopping centres during the monitoring period, however all have been approved where there is a proven need for additional facilities in the area.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
R07. New Local Shopping Centres		4b	No work has commenced on either proposed centre at North Hamilton or Ashton Green.	
Built Environment				
BE01. Preservation of the City's Archaeological Heritage			With the building of the shires extension, extensive archaeological work has been carried out, as the development is at the centre of the archaeological core. Significant archaeological finds have been made including a site of an old church & graveyard. This policy is key in preventing impact to the cities archaeological core.	
BE02. Alteration and Extensions to Listed Buildings	2		There are currently 392 listed buildings in Leicester with an extra 10 being added and one removed during the last monitoring period. Of those 392, 67 applications were received and 50 approved for alterations to these buildings.	
BE03. Changes of Use of Listed Buildings	2		No applications were received regarding changes of use to listed buildings during the monitoring period.	
BE04. Setting of a Listed Building	2		It is not possible at this time to asses how many applications affected the setting of listed buildings during the monitoring period.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
BE05. Demolition of Listed Buildings	2		Three applications were received and granted during the monitoring period for demolitions to parts of listed buildings. It was accepted that the parts demolished would not unduly impact the listed building and allowing the demolition would bring back into use the buildings.	
BE06. New Development and Changes of Use in Conservation Areas	1		There are currently 25 conservation areas in Leicester with two new ones being created during the last monitoring period. Over 100 applications were received which effected conversation areas during the monitoring period. Protecting Leicester's heritage for is an important part of both national and regional policy as well as the sustainability agenda. This policy is critical in protecting these areas.	
BE07. Demolition in Conservation Areas	1		Ten applications were received during the monitoring period for demolition within conservation areas, of those ten only six were approved.	
BE08. Buildings of Local Interest			Protection of buildings of local interest is a priority, where it is feasible, however understandably these buildings do not have the same level of protection as listed buildings.	
BE09. Article 4 Directions	See BE06	See B06	See BE06	
BE10. Shopfront Design			Work has begun during the monitoring period on updating the current adopted design guide, which covers shop front design. Nine applications were approved during the monitoring period, and the policy and relevant design guide is critical in making sure that shop fronts conforms to good design protocol.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
BE11. Shopfront Security			15 applications were approved for roller shutters during the monitoring period. The roller shutters were all recessed, and therefore all conformed to policy.	
BE12. Security to Buildings and Sites			See BE11	
BE13. Advertisement Design			One hundred applications were approved for advertising consent during the monitoring period, the quality of design is therefore important to limit the impact of adverts, whilst allowing a business the right to advertise. This policy is important for creating the right balance.	
BE14. Projecting Signs			As part of the hundred applications approved for advertisement consent 30 of these included projecting signs. All 30 conformed to policy.	
BE15. New Walk	1		No applications for advertisements were received on New Walk during the monitoring period.	
BE16. Renewable Energy		9	See core indicator 9	
BE17. Combined Heat and Power and Community Heating		9	See core indicator 9	
BE18. Water Flow and Quality		7	During the monitoring period only one application was approved contrary to advice from the EA due to potential flood risk problems (see core indicator 7 for more details). In the urban extension of Hamilton SUDS (Sustainable urban drainage systems) have been extensively used to limit water related problems.	
BE19. Floodplain Protection and Enhancement		7	See core indicator 7 and BE18.	
BE20. Flood Risk		7	See core indicator 7 and BE18.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
BE21. Noise			Limiting the impact of noise of is critical in protecting the amenity of local residents. Any noise sensitive development, which has been approved during the monitoring period, has had conditions to prevent impact to amenity.	
BE22. Outside Lighting			Understandably outside lighting will be required, for either security or aesthetic reasons, this policy is required to prevent any unnecessary impact this may cause.	
BE23. Contaminated Land			During the monitoring period, any application involving contaminated land, the appropriate conditions have been imposed to mitigate any potential impacts caused by the contaminated land.	
BE24.Telecommunications			Seventeen applications for telecommunications were approved during the monitoring period, all of which are in line with the policy in the local plan. The amount of applications which have been received are likely to increase over time, which the continued spread of telecommunications mainly being mobile phone equipment in line with the increase in sub urban development	
Green Environment				
GE01. Sites of Special Scientific Interest	18	8	See core indicator 8	
GE02. Sites of Importance for Nature Conservation, Local Nature Reserves and Regionally Important Geological Sites		8	See core indicator 8	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
GE03. Biodiversity Enhancement Sites		8	See core indicator 8	
GE04. Protected Species		8	Any development, which affects protected species during the monitoring period, has had conditions to protect them.	
GE05. Wildlife Habitats		8	Protection of wildlife habits is an important goal of planning policy, with the focus being integration, of habits within development, but not at the cost of the wildlife within these habits.	
GE06. Protection of Green Wedges	16	8	The green wedges of Leicester understandably are under continued pressure for development due its attractiveness especially for new residential development. However at the same time certain development is allowed within the green wedge to enhance existing uses, and uses which would enhance rather than damage the green wedge. During the monitoring period six applications were received regarding development within green wedges, 5 were approved (with one being given limited period consent) and one regarding a single dwelling on Bath Street was refused and successfully defended on appeal using the green wedge related policies.	
GE07. Unacceptable Land Uses in Green Wedges	16		See GE06	
GE08. Acceptable Land Uses in Green Wedges	16		See GE06	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
GE09. Green Space	16 & 24	4C	A study has been recently been carried out to assess how much accessible open space there is in Leicester. It is assumed that there is a shortage, and this study will shape future policy regarding this assumed deficiency and how to address this problem in the future.	
GE10. Public Open Space Deficiency	See GE09	See GE09	See GE09	
GE11. Parks and Gardens of Historic Interest	16 & 24	4C	No applications were received during the monitoring period that has impacted any parks or gardens of Historical interest.	
GE12. Provision of Children's Play Areas	24		Provisions of LEAP's and LAP's are important especially as part major residential development, and therefore in any development were it is financially feasible to provide these facilities, they have been requested.	
GE13. Provision of Youth and Adult Outdoor Playing Space	24		See GE12	
GE14. Protection of Play Areas	24		During the monitoring period no applications were approved which involved the loss of defined children's play areas.	
GE15. Playing Fields	24		No applications have been approved during the monitoring period, which have been contrary to this policy.	
GE16. Blackbird Road Playing Fields Policy Area			Considerable background work has been carried out on the Blackbird Road Playing Fields site, however during the monitoring period no application was submitted, however a submission is likely during the 06/07 monitoring period.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
GE17. Powergen Land at Raw Dykes Road and Aylestone Road Sports Ground			No applications have been received for this site during the monitoring period.	
GE18. Aylestone Policy Area			No applications have been received nor development carried out on this site during the monitoring period.	
GE19. Allotments	25		Two applications were received during the monitoring period, which had potential to affect allotments sites, however both of these applications were for new facilities for two extensively occupied allotments.	
GE20. St. Mary's Policy Area			No application have been received nor any development taken place on this site during the monitoring period.	
<i>Community and Leisure Facilities</i>				
CL01. Protecting Community Facilities	25	3b	No applications were approved during the monitoring period, which involved the loss of needed community facilities.	
CL02. Community and Leisure Facilities within New Housing Development	25	3b	During the monitoring period considerable work has been carried out at both the existing central shopping area with in Hamilton as well as pre development work on the proposed local centre in North Hamilton to provide new community and leisure facilities at the urban extension of Hamilton.	
CL03. Land Allocated for Cemetery Use	25	3b	No applications were approved during the monitoring period, which have impacted land designated for extensions to Saffron Hill, Belgrave or Gilroes Cemeteries.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
CL04. Redhill Policy Area		3b	No development completed nor applications have been received during the monitoring period, which have impacted this policy.	
CL05. Primary Schools		3b	Currently no development is planned with the near future for new schools on the sites listed for protection within the local plan, however applications will be submitted by the local education authority, once the required demand threshold is reached.	
CL06. De Montfort University	25	3b	Continued growth in student numbers at both universities during the monitoring period has meant albeit a slowing increase in demand in both facilities at the university as well as accommodation. To highlight this during the last monitoring period 38 new student dwellings were completed and 111 started, while during the 04/05 monitoring period 440 student dwellings were completed and 263 were stated. This is a 92% decrease in completed student dwellings and an 86% decrease in started student dwellings. Some new facilities have been approved at both universities during the monitoring period, this including a new academic building at De Montfort university, as well some retention of temporary buildings at Leicester University. No development has been approved which is contrary to this policy.	
CL07. University of Leicester	See CL06	See CL06	See CL06.	

Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
CL08. Development of Community, Leisure and Entertainment Facilities	25	3b	During the monitoring period development continues on the flagship performing arts centre, whilst the Braunstone Leisure Centre, and BRITE centre where both completed and opened in Braustone, funded by the New Deal For Communities program. However no details exist currently on how many facilities were approved or completed.	
CL09. Provision for Places of Worship	25	3b	No applications were approved for new places of worship within the potential development areas as defined within this policy.	
CL10. Location of Health Centres, Clinics and Surgeries	25	3b	Within the monitoring period one replacement health centre was approved, one new health clinic was approved, and no applications were received for any new surgeries. All approved applications were on either existing sites or within defined shopping centres	
CL11. Proposals for Development of Noisy Sports	25	3b	No developments were completed nor applications approved during the monitoring period for the development of a noisy sport.	
CL12. Childcare Facilities	25	3b	Within the monitoring period two applications were granted for new day nurseries, one formed part of the approved scheme for North Hamilton, where there is very much a proven need for a new day care facilities. The other scheme was the change of use of the Turnstile Pub to day nursery, also in an area which has a proven need for new facilities.	
Implementation				

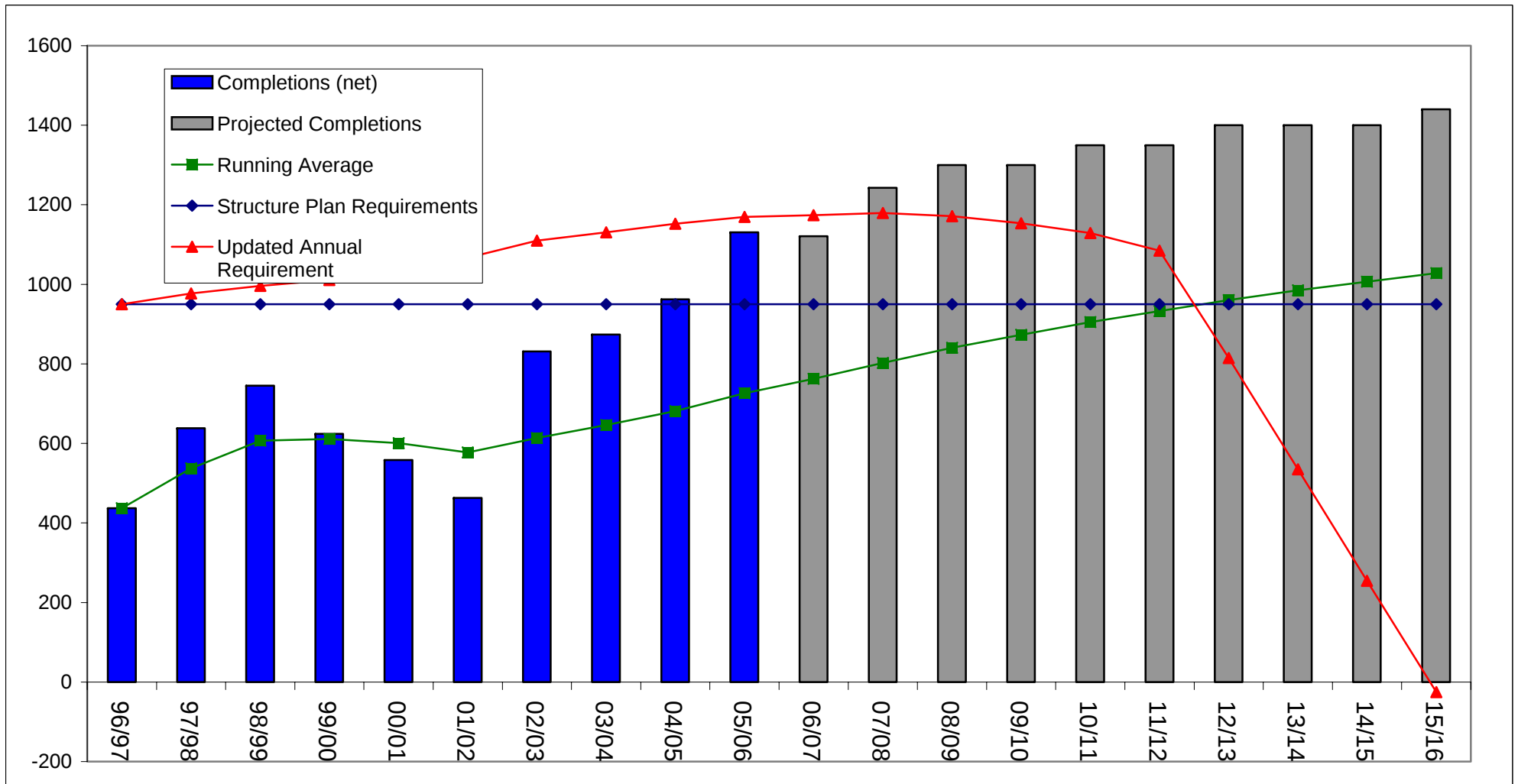
Local Plan Policy	Links to Indicators		Status of Policy	
	Local Plan Indicators	Core output indicator	Comments	Meeting desired outcome?
IMP01. Planning Obligations			During the monitoring period various financial agreements have been sought where it has been necessary or feasible. An all member working party was formed during the monitoring period, which has concluded that a dedicated section 106 officer should be created, and this should be recruited to, next year. However understandably due to requiring a catalyst in Leicester to kick-start the regeneration process, certain requirements have been waved to facilitate development, which would not of been possible with an added financial burden.	

	Policy has a positive outcome
	Neutral Policy outcome
	Policy has a negative outcome
	Unable to determine outcome

8 Data Quality and Future Annual Monitoring Reports

- 8.4 This is only the second time that Leicester City Council have produced an annual monitoring report and therefore although a far higher proportion of both local plan and core indicators have been reported on there are still some of the indicators which have incomplete data. Some of the data gaps also relate to areas where the information is currently only available at national or regional level. Future AMRs will monitor a greater set of indicators once these problems have been overcome.
- 8.5 Future AMRs will be able to establish trends over time, which will give a clearer picture of whether planning policies are working effectively and as intended. These will be assessed in light of the strategic planning aims of the city.
- 8.6 The council is currently undertaking studies into employment land and open space provision in the city. Also a Housing Market Area Assessment is planned for Leicester, while a Housing Land Availability Assessment is to be commissioned as part of the 3 Cities new growth point. The findings and outcomes of these studies may provide topics to be included in subsequent AMRs.
- 8.7 Good practice guidance encourages consultation with key stakeholders in the preparation of AMRs. In view of the very tight timescale it has not been possible to seek comment on this first AMR. The Council intends to consult stakeholders on future AMRs prior to submission to the Government.

Appendix 1 – Housing Trajectory and Data (March 2006)



Data table for Housing Trajectory

	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Past Completions (net)	437	638	745	624	558	463	831	874	962	1131										
Projected Completions											<i>1,131</i>	<i>1,243</i>	<i>1,300</i>	<i>1,300</i>	<i>1,350</i>	<i>1,350</i>	<i>1,400</i>	<i>1,400</i>	<i>1,400</i>	<i>1,440</i>
Running Total	437	1075	1820	2444	3002	3465	4296	5170	6132	7263	8394	9637	10,937	12,237	13,587	14,937	16,337	17,737	19,137	20,577
Running Average	437	538	607	611	600	578	614	646	681	726	763	803	841	874	906	934	961	985	1007	1029
Updated Annual Requirement	950	977	996	1011	1035	1067	1110	1131	1153	1170	1174	1180	1172	1153	1129	1085	815	535	255	-25

(Figures in *italics* from 06/07 onwards are projected)

Completions (net) – This shows net completions for each year from 96/97 to 05/06.

Projected Completions – This is an estimated projected figure for future completions. The table on the next page shows how this figure has been calculated for each year from 05/06 to 15/16. This takes into account allowances for windfall developments, potential urban capacity, Local Plan allocations (as set out in the Local Plan) as well as dwellings that have planning permission or are currently under construction.

Running Total – Total completions in Leicester since 96/97

Running Average – This shows the average completions in Leicester.

Structure Plan Requirements – This figure (950) shows how many dwellings Leicester should on average build to meet the structure plan target of 19000 dwellings over the plan period.

Updated Annual Requirement – This shows how many dwellings need to be completed if the structure plan target is to be met. It takes into account under provision and over provision from previous years.

PROJECTED COMPLETIONS	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	TOTAL
Small site Windfalls	150	150	150	150	150	150	150	150	150	150	1500
Outstanding Permissions and Dwellings Under Construction	500	594	600	600	600	600	600	600	600	600	5894
Local Plan Housing Allocations (as stated in H01)	150	230	250	250	300	300	350	350	350	390	2920
LRC Intervention area Allocation (as stated in PS06, PS07, & PS08)	331	269	300	300	300	300	300	300	300	300	3000
TOTAL PROJECTED COMPLETIONS	1,131	1,243	1,300	1,300	1,350	1,350	1,400	1,400	1,400	1,440	13,314

Trajectory Commentary

The trajectory shows that whilst house-building levels in Leicester have historically been below the structure plan target of 950 per annum, it is expected that the next few years will see an increase in building levels above this target. The justification for this is that a number of large-scale residential schemes are expected to be developed, mainly in the LRC regeneration areas and the wider city centre, as well as at suburban sites such as Hamilton and Ashton Green. It is anticipated that completions will slightly exceed the Structure Plan requirement by 2016.

Appendix 2 – Housing Supply (March 2006)

Housing Supply (Large Sites)

	Brownfield	Greenfield	TOTAL
Local Plan Allocations	740	2180	2920
Outline Permission	1396	989	2385
Detailed Permission	4516	802	5318
Under Construction	559	335	894
TOTAL	7211	4306	11517

Housing Programme 1996-2016

Total completions 1996 - 2006	7263
Under construction	894
Outline permission	1000
Detailed permission	4000
Local Plan Housing Allocations (as stated in H01)	*2920
LRC Intervention area Allocation (as stated in PS06, PS07, & PS08)	*3000
Small windfalls	1500
Total	20,577
Structure plan requirement	19000
Balance remaining	-1,577

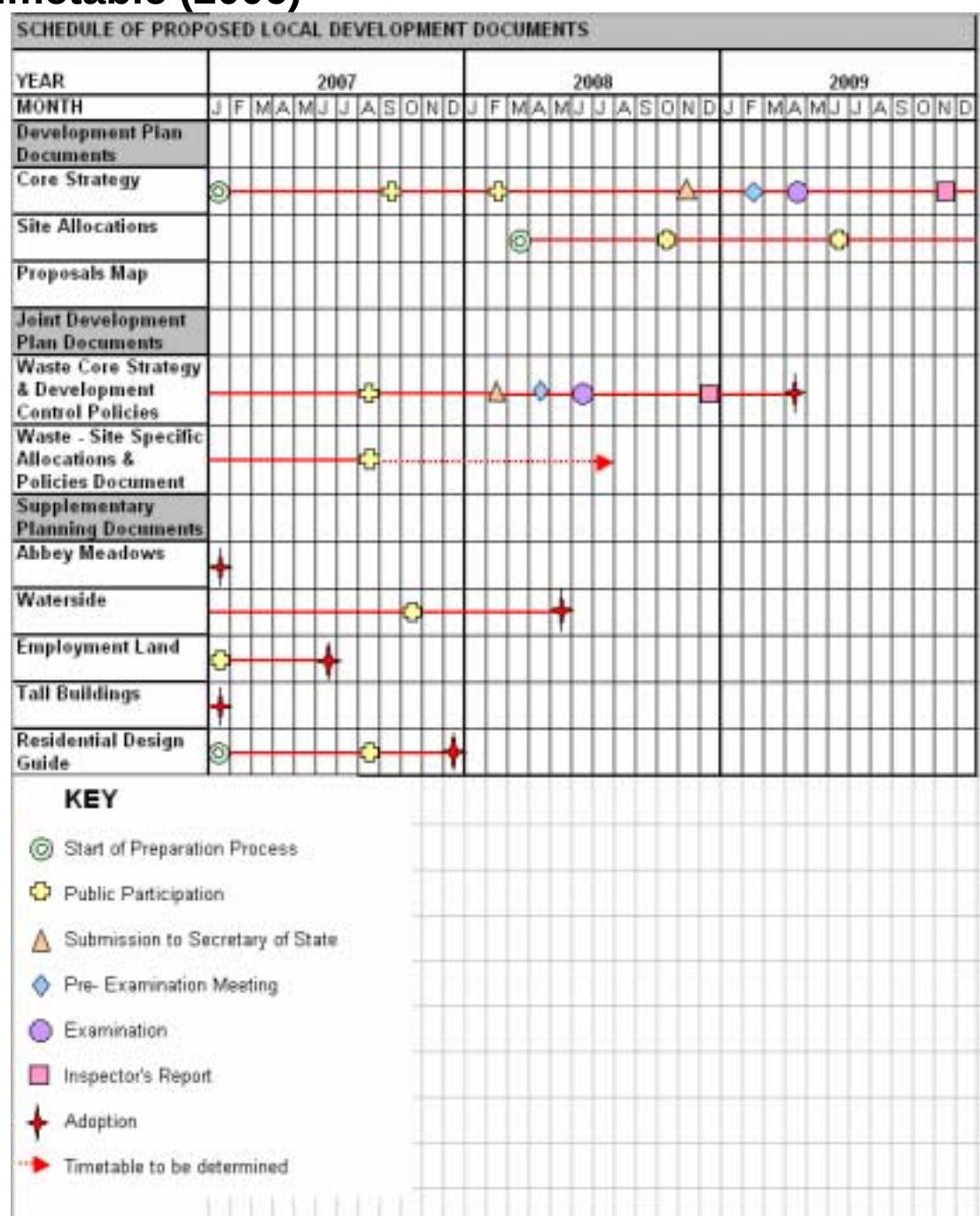
* Estimated capacity with local plan period – Further capacity post 2016.

Five-year supply of housing land

Structure plan allocation (1996-2016)	19000
Net dwellings completions (1996- 2006)	7263
Residual for plan period (2006-2016)	11737
Pro-rata annual requirement 2006-2016)	1174
5-year control level (2006-2011)	5870
Expected Completions 2006-2011	
Units under construction	894
Units with outline/detailed permission	2000
Local Plan allocated sites without planning permission	1180
LRC Intervention Area	1500
Small sites (150 units per annum)	750
Expected completions 2006-2011	6324
Five Year Calculation	
Expected completions	6324
5 year control level	5870
Surplus land balance	454
Surplus land balance in years	1.1
Land supply (in years)	6.1

Allocated sites are from the City of Leicester Local Plan.

Appendix 3 – Local Development Scheme Timetable (2006)



Appendix 4 SEA/SA Monitoring

Energy Efficiency and Renewable Energy Supplementary Planning Document – Adopted 30th November 2005

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Housing					
1). The SPD should promote reuse of previously developed land and encourage sustainable building design and help meet the 60% target for new homes to be built on previously developed land by 2016.	H03. Density	4. City Centre Housing 23. Proportion of new dwellings that meet lifetime homes standards	2b. Percentage of new and converted dwellings on previously developed Land.	Within the last monitoring period 88% of development was on previously developed land, which means that Leicester is on target to meet the 60% target by the end of the plan period in 2016. The SPD promotes a sustainable approach to building design by expecting the creation of on site renewable energy production. Recent schemes such as the MHT scheme at the former Leicester City Bus Depot, which commenced construction during the monitoring period, include large scale on site energy production in the form of both wind turbines, solar panels and a CHP scheme. The SPD has increased the responsibility on developers to provide at least fiscal justification for not supplying on site renewable on major development.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Resources and Waste					
2.) The SPD should help to encourage efficient use of resources, ensuring of facilities within new developments to reduce waste production. Increase reuse, recycling and recovery of energy from waste.	UD07. Waste Disposal	14. Percentage of Waste arising recycled	6a. Capacity of new waste management facilities by type 6b Amount of municipal waste arising and	Within the monitoring period the Bursom Ball mill started to work at full capacity, which has lead to an extra 35% of householder waste being recycled. The SPD strongly supports recycling of materials in both the construction of new materials, as well the reuse within new buildings.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Transport & Access					
3.) The SPD should aim to reduce the environmental impact of transport, particularly impacts on air quality and safety through encouraging a modal switch away from road based transport.	AM02. AM03. AM08,&A M09.	8.Increase in cycling as a transport mode	No relevant Indicator	The SPD helps promote the use of locally sourced materials, which will in turn mean that the general impact to air quality caused by long distance haulage will be cut. However no data currently exists on how successful this has been during the monitoring period.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
4.) The SPD will assist with future transport needs of the community and ensure that developments are in sustainable locations.	CL09. & AM05.	6. Use of Public transport to the City Centre (bus) 7. New developments over 100 dwellings to have bus access not in excess of 250m from 75% of the development.	3b Amount of new residential development within 30 minutes public transport time, of: A GP; a hospital; a primary school, a secondary school, areas of employment and a major retail centre(s)	No data yet exists on how successful the SPD has been in ensuring that development is with sustainable locations.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
<i>Regeneration and Employment</i>					
5.) SPD should assist with proposals for redevelopment of land that favours a sustainable approach to job creation and the local economy.	PS05, PS06, PS07, PS08, PS09, PS09a PS09b, UD04 & UD06.	10. Percentage of new housing built on previously developed land. 13. Percentage of new employment development on brownfield sites. 22. Development of sites as proposed in the 5 key project areas.	1a, Amount of floorspace developed for employment by type. 1c, Amount of floorspace by employment type, which is on previously developed land.	During the monitoring period only 48% of employment development was on previously developed land, which is considerably below the expected target of 60%. The SPD will promote a sustainable approach to building which will in turn promote sustainable use of land and job creation	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Pollution and Contamination					
6.) The SPD should assist with the aim to protect and improve the quality of natural resources air, freshwater resources, soil resources by reducing loss of resources and the spread of pollutants and providing remediation where necessary.	BE16, & BE18	6. Use of public transport to the city centre 8. Increase in cycling as a transport mode 19. Reduction in NO2 and PM10 particulates	7. Number of planning permissions granted contrary to the advice of the Environment agency on either flood defence grounds or water quality. 6b. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed. 9. Renewable energy capacity installed by type.	During the monitoring period no applications were approved which on the grounds of water quality and only one was approved against the advice the EA on flood defence reasons, while the levels of PM10s within Leicester are below the set indicator levels, while 50% of the NO2 monitoring stations are recording levels of below the set indicator levels.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
7.) The SPD considers the various environmental effects of the demand on utilities and relate resources of new development.	BE16, BE17, BE18, & BE19	14. Percentage of waste arising recycled. 19. Reduction in NO2 and PM10 particulates	9. Renewable energy capacity installed by type.	The levels of PM10s within Leicester are below the set indicator levels, while 50% of the NO2 monitoring stations are recording levels of below the set indicator levels, while the waste recycling centre at Bursom is increasing the amount of recycled waste, which is currently recycling 35% extra waste which would normally go to landfill. The SPD promotes the reuse of materials, and well as encourages developers to locally source materials.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Health					
8.) The SPD should promote health.	CL10.	No specific indicator	3b Amount of new residential development within 30 minutes public transport time of; a GP; a Hospital, A primary school, a Secondary School, areas of employment and a major retail centre(s).	It is currently unknown what impact the SPD has upon health.	

SEA/SA Implications	Links To Policies and Indicators			Status of SEA Implication	
	Local Plan Policies	Local Plan Indicators	Core output indicator	Comments	Meeting expected outcome ?
Climate Change					
9.) The SPD should help achieve long term cuts in greenhouse gas emissions and conserving energy.	BE16 & BE17,	19. Reduction in NO2 and PM10 particulates	9. Renewable energy capacity installed by type.	The levels of PM10s within Leicester are below the set indicator levels, while 50% of the NO2 monitoring stations are recording levels of below the set indicator levels. The SPD will contribute to the overall goal of lowering these levels as well as CO2 levels, by encouraging developers to use alternative energy productions methods, and other methods such as more energy efficient building methods.	
	Policy has a positive outcome				
	Neutral Policy outcome				
	Policy has a negative outcome				
	Unable to determine outcome				

Appendix 6 - Document List

Leicester City Council Documents. Available at www.leicester.gov.uk

City of Leicester Local Plan	2006
Leicester City Council Local Development Scheme	2006
Leicester Community Plan	2003
Leicester Corporate Plan 2003/2006	2004

Other Documents

DCLG Local Development Framework Monitoring: A Good Practice Guide Available at www.communities.gov.uk/planning	2005
Planning and Compulsory Purchase Act 2004 Available at www.opsi.gov.uk/acts/acts2004/20040005.htm	2004
The Town and Country Planning (Local Development) (England) Regulations 2004 Available at www.opsi.gov.uk/si/si2004/20042204.htm	2004

Census 2001 data available from <http://www.statistics.gov.uk/census2001>

Land Registry data available from www.landreg.gov.uk

NOMIS data available from www.nomisweb.co.uk

Waste Data from <http://www.wastedataflow.org/>