

# CHARNWOOD BOROUGH COUNCIL

## ANNUAL MONITORING REPORT Local Development Framework

1st April 2004 to 31st March 2005

December 2005

# Annual Monitoring Report

1st April 2004 – 31st March 2005

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## Gujarati

આ દસ્તાવેજના સમાવેશમાથી જો તમને કોઈ પણ ભાગની તમારી ભાષામા સમજણ જોઈતી હોયતો, મહેરબાની કરી અને 01509 634769 પર ફોન કરશો.

## Bengali

আপনি যদি এই দলিলের (document) যেকোন বিষয়ের ব্যাখ্যা আপনার নিজস্ব ভাষায় পেতে চান, তাহলে অনুগ্রহ করে 01509 634769 নাম্বারে টেলিফোন করুন।

## Hindi

यदि आप चाहते हैं कि आपको इस दस्तावेज के किसी भी भाग का विवरण आपकी अपनी भाषा में बताया जाए, तो कृपया 01509 634769 पर फ़ोन कीजिए।

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## I Summary

1.1 This is the first Annual Monitoring Report (AMR) prepared by Charnwood Borough Council and monitors the period from 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005. It has been prepared under the Regulations of the Planning and Compulsory Purchase Act 2004.

1.2 The report has three main chapters within it, which relate to:

- The progress on the Local Development Scheme;
- Obtaining information for the Core Output Indicators set by the Government, which are used to monitor the delivery of sustainable development; and
- Assessing the extent to which the adopted Local Plan is achieving its targets.

### **Progress on the Local Development Scheme**

1.3 Apart from slight slippage in the programme for some Supplementary Planning Documents we have met the milestones outlined in the revised Local Development Scheme. In particular production of the Statement of Community Involvement progressed to Preferred Options stage in the monitoring year and has subsequently been through independent examination and is cleared for adoption.

### **Analysis of Core Output Indicators**

- Out of the 206 hectares of employment land required to be provided by the Borough by 2016, 86.19 hectares have been provided.
- 3610m<sup>2</sup> of employment land has been completed within this monitoring year with a further 96721m<sup>2</sup> permitted.
- 100% of employment land has been completed on previously developed land.
- Completed residential development in this monitoring year has not been developed on employment sites, however 7.45 hectares of permitted residential development, not yet built, has been allowed on employment land.
- Charnwood exceeds the target of developing 60% of residential development on previously developed land.
- Over half of all residential development is built at an average of between 30-50 dwellings per hectare, complying with national guidance.
- 36 affordable dwellings were built in this monitoring year, which is low, however on average the council is achieving its targets of 90 affordable dwellings per year due to higher numbers in previous years.
- 61% of non residential development does not comply with the maximum car standards set out in the Regional Plan
- 97.7% of retail, office and leisure development has been completed outside designated centres
- No applications have been granted contrary to the advice of the Environment Agency

### **Analysis of the Adopted Local Plan**

1.5 The Local Plan was adopted in January 2004. It is considered the Local Plan is achieving its objectives.

## 2 Introduction

- 2.1 As required by the Planning and Compulsory Purchase Act 2004, Charnwood Borough Council is producing the Charnwood 2021 Local Development Framework (LDF) to replace the adopted Borough of Charnwood Local Plan. One of the requirements of the Act is to produce an Annual Monitoring Report (AMR), to report on the implementation of the Local Development Scheme and the extent to which policies set out in local development documents are being achieved. The first AMR covers the period 1st April 2004 to 31st March 2005.
- 2.2 The AMR is a Local Development Document (LDD), which forms part of the Local Development Framework (LDF). It is the first AMR that has been produced by the Borough, which will now be produced annually.

### **Why Prepare An AMR**

- 2.3 Review and monitoring are key aspects of the Government's plan, monitor and manage approach to the planning system. Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against policies and targets to determine what needs to be done. Monitoring helps to address questions like:
- Are policies achieving their objectives and in particular are they delivering sustainable development?
  - Have policies had unintended consequences?
  - Are the assumptions and objectives behind policies still relevant?
  - Are the targets being achieved?

### **The Format of this AMR**

- 2.4 The Borough Council are at the very first stages of producing some of the LDDs and it is envisaged that it will not be until 2008 that the LDDs will start to replace the policies in the adopted Borough of Charnwood Local Plan. The Borough of Charnwood Local Plan was adopted in January 2004 and covers the period from 1991 - 2006. Therefore, since no LDDs have been prepared, the only appropriate document that requires to be monitored is the adopted Local Plan. Therefore, the scope of the AMR will be to assess the policies of this adopted Local Plan.
- 2.5 This AMR has regard to the following:
- Adopted Borough of Charnwood Local Plan
  - The Town and Country planning (Local Development) (England) Regulations 2004.
  - Planning Policy Statement 12: Local Development Frameworks (September 2004)
  - Local Development Framework Monitoring: A Good Practice Guide (March 2005)

### 3 Background to Charnwood

- 3.1 Charnwood Borough is located in north Leicestershire. It extends over 108 square miles and has a population of some 153,462, which is at a density of 6 people per hectare. 76,318 of the population are males and 77,144 are females.
- 3.2 The Borough sits centrally between the three cities of Nottingham, Derby and Leicester. It extends from the main County town of Loughborough in the north to the edge of Leicester in the south. The settlements of Loughborough, Shepshed, Syston and Birstall account for the majority of the Borough's inhabitants, which are around the fringes of Leicester and along the connecting river valleys of the Wreake and Soar. Just over third of the population live in the thriving university town of Loughborough, which is an important centre for business, commerce and retailing.
- 3.3 The west sides of the Borough forms part of Charnwood Forest, which has a distinctive landscape of wooded upland areas with rocky outcrops. This area draws many visitors particularly to Bradgate Park.
- 3.4 Due to Loughborough's location, close to the three cities, the housing market is fairly buoyant. Over the last 10 years new housing development has been concentrated in Loughborough and Shepshed and the larger Soar and Wreake valley settlements. However, much of the Borough experiences real problems of affordability. The average house price within the monitoring year were as follows:
- Detached - £251,260
  - Semi Detached - £145,906
  - Terraced - £124,661
  - Flat/maisonette - £112,437
  - Overall - £167,049
- 3.5 Recent research to inform the Regional Housing Strategy found that across much of the Borough house prices were more than 4 times the average incomes. 77.78% of all houses within the Borough are owner occupied, with 12.05% rented from the Council or housing association, 7.52% privately rented and 0.5% other.
- 3.6 Whilst Charnwood is a fairly affluent borough and ranked as one of the least deprived local authority areas within England, with  $\frac{3}{4}$  of the Borough ranked as in the 50% least deprived in England, there are pockets of deprivation where communities suffer from poor access to jobs, poor housing and lack of facilities. This problem affects both the more rural and urban communities where 12,411 people are considered to be income deprived. Parts of Loughborough Shelthorpe Ward is ranked within the 10% most deprived in England and Loughborough Hastings, Loughborough Lemyngton, Loughborough Dishley and Loughborough Storer wards are ranked within the 20% most deprived.
- 3.7 Levels of health deprivation in Charnwood are relatively low. The life expectancy of males and females living in the Charnwood area is higher than other areas in the East Midlands and the rest of the UK. However, Loughborough Hastings ward, is ranked within the 10% most deprived in England. It is also the area, which has the highest levels of health deprivation in the country.

- 3.8 82.8% of the working age population is economically active which is higher than the regional average at 79.0% and the national average at 78.5%. A high concentration of these people are employed in distribution industries, public administration, education and health and the manufacturing sector. However 6,011 people in the Borough are unemployed. Almost 10% of 16-74 year olds in Charnwood engage in full time education compared to 5% nationally. A high proportion of this 10% accounts for the Students at Loughborough University, where their permanent home is more often than not, outside of Charnwood. Overall levels of crime deprivation are low in Charnwood.
- 3.9 The Borough has excellent transportation links and is easily accessible from the M1 where J23 is located at Loughborough, Midland Mainline between Sheffield and London and the nearby Nottingham East Midlands Airport. The A6 links Loughborough with Leicester, the A60 to Nottingham and the A46 to Newark are the main trunk roads in the area. Whilst there are good local roads, and reasonable bus and rail services to larger settlements based on services between Loughborough, Leicester and Nottingham, accessibility is an issue for those wishing to travel away from these main routes or living in the more rural areas. There are problems of congestion in the peak hours on the main A6 and A60 approaches to Loughborough and the A6 and A46 towards Leicester in the south of the Borough. A number of rural communities, particularly the Wolds villages of Wymeswold and Burton on the Wolds suffer from the impact of heavy goods vehicles using the east – west route from the A46 towards the M1. Car ownership is fairly high within the Borough with 44.98% of households owning one car and 38.73 owning two cars. 19.35% of households have no car

**4 Local Development Scheme**

- 4.1 The first Local Development Scheme, setting out the project plan for the production of the various documents that will make up the Local Development Framework was published in May 2005. A revised scheme amending the timetable for production of a number of documents was published in October 2005.
- 4.2 Table I looks at progress against the milestones set out in the latest version of the Local Development Scheme over the monitoring period April 2004 to March 2005 (red box). It also looks at progress since April 2005.

**Table I:**  
Progress of documents against milestones set out in the LDS over the period April 2004-March 2005

	2004												2005											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Statement of Community Involvement																								
LDS Program										P			S					E						
Progress to Date										P			S								R			
Core Strategy																								
LDS Program						C							I											
Progress to Date	C												I											
Loughborough Science Park DPD																								
LDS Program						C																		
Progress to Date	C																							
Student Housing Provision SPD																								
LDS Program										C											A			
Progress to Date										C								C		A				
Burton on the Wolds Village Design Statement SPD																								
LDS Program																		C		A				
Progress to Date																		C		A				
Loughborough University East Park																								
LDS Program										C			A											
Progress to Date										C			A											
Leading in Design and Shopfronts																								
LDS Program										C			A											
Progress to Date										C					A									
Affordable Housing																								
LDS Program																				A				
Progress to Date																				A				

- 4.3 The following provides a brief commentary on progress for the main Local Development Documents.
- 4.4 **Statement of Community Involvement (SCI)** - milestones for the preparation of the SCI have been met. Key stakeholders were invited to comment on issues for the SCI and an initial draft document in October 2004. Consultation on the Preferred Options took place from the 28<sup>th</sup> January to 11<sup>th</sup> March 2005. These representations were considered by Cabinet on the 31<sup>st</sup> March and the submission version of the SCI was approved by Council on the 25<sup>th</sup> April. The SCI was formally submitted to the Secretary of State on the 19<sup>th</sup> May. A six week period of consultation took place between 27<sup>th</sup> May and 8<sup>th</sup> July. Representations on the submission document were reported to Cabinet on the 22<sup>nd</sup> September. The independent examination took place by written evidence and the Inspector's report was received on the 17<sup>th</sup> November 2005. It is intended that the SCI will be approved for adoption in January 2006.
- 4.5 **Core Strategy and Science Park DPDs** - work on the Core Strategy and Science Park DPDs commenced in May 2004 with the publication of an Issues Paper which was circulated to key stakeholders. An Issues and Options Paper was published for consultation in June 2005. It is intended that consultation on the Preferred Options papers will commence in February in accordance with the milestones set out in the most recent LDS.
- 4.6 **Student Housing SPD** - preparation of the Student Housing SPD has progressed in accordance with the milestones set out in the most recent LDS. Consultation on a first draft of the SPD took place in February / March 2005. Responses to this consultation were considered by Cabinet on the 21<sup>st</sup> July 2005 when the Preferred Option was approved for a second period of consultation between 30<sup>th</sup> September and 28<sup>th</sup> October. Responses to this second consultation were considered by Cabinet on the 24<sup>th</sup> November when the SPD was approved for adoption.
- 4.7 **Burton on the Wolds Village Design Statement SPD** - preparation has progressed in accordance with the milestones set out in the most recent LDS. Consultation took place between 12<sup>th</sup> September and 10<sup>th</sup> October 2005. Responses to the consultation were considered by Cabinet on the 3<sup>rd</sup> November when the SPD was approved for adoption.
- 4.8 **Affordable Housing SPD** - consultation on the draft SPD took place in May/ June 2005. Responses to the consultation were considered by Cabinet on the 1<sup>st</sup> September when the SPD was approved for adoption.
- 4.9 **Leading in Design and Shopfronts SPDs** - consultation on these documents took place in February/ March and the documents were approved for adoption in July, a slippage of two months from the original program. This slight slippage was due to the challenging program set for the production of various SPDs.
- 4.10 **Loughborough University East Park SPD** - consultation also took place in February/ March 2005 and the document was approved for adoption in May.

- 4.11 **Sustainability Appraisal** – A sustainability appraisal scoping report for the Core Strategy and Science Park DPDs was published in July 2005 for consultation with stakeholders including the Consultation Bodies. Sustainability Appraisal reports will be published alongside the Core Strategy and Science Park Preferred Options Papers in February 2006. Preparation of the SPDs preceded guidance on undertaking sustainability appraisals. Appraisals were published alongside the consultation versions of the SPDs and stakeholders were invited to comment of the scope of these appraisals at that time.
- 4.12 In summary the Council has met the targets set out in the revised LDS and is on target to meet its key milestones, in particular the publication of Core Strategy and Science Park Preferred Options papers. The LDS was revised in September to reflect a more realistic assessment of timescales in relation to the next stages of DPD production. No further amendment to the LDS is required at this stage.

## 5 Core Output Indicators

- 5.1 Local Planning Authorities are required to monitor a set of Local Development Framework Core Output Indicators, which have been established by the ODPM and are set out in the document "Local Development Framework Monitoring: A Good practice Guide, (ODPM, 2005)". As a consistent data source, the findings from these indicators can be used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their AMRs. They are closely aligned with the core indicators for regional planning. This is to help ensure a consistent and cost effective approach to monitoring implementation of key national objectives and targets at the regional and local levels.
- 5.2 The Core Output Indicators aim to measure quantifiable events that are directly related to and are a consequence of the planning policies in the adopted Local Plan. They cover a key range of economic, environmental and social indicators that are linked to the aims of sustainable development.
- 5.3 The Core Output Indicators monitored address:
- Business Development (Core Output Indicator 1)
  - Housing (Core Output Indicator 2)
  - Transport (Core Output Indicator 3)
  - Local Services (Core Output Indicator 4)
  - Flood Protection and Water Quality (Core Output Indicator 5)
  - Biodiversity (Core Output Indicator 6)
  - Renewable Energy (Core Output Indicator 7)

### **Business Development (Core Output Indicator 1)**

- 5.4 Appendix I lists the data relating to the Business Development Core Output Indicator.

#### Amount of Floorspace Developed For Employment by Type (1a)

- 5.5 The Structure Plan requires Charnwood to provide 206 hectares of employment land between 1996-2016. At the end of March 2005, the Borough had secured 86.19 hectares of this employment land through permissions and allocations.
- 5.6 24 planning applications have been received within this annual monitoring year, which relate to employment development. However, only 9 have been completed within the monitoring year. Employment development is defined by the Town and Country Planning (Use Classes) 2005 Order as B1(a) B1(b) and (c), B2 and B8. The definitions of these terms referred to are:
- B1(a): Offices
  - B1(b): Research and development laboratories and studios,
  - B1(c): Light industry
  - B2: General industry, other than which is classified in B1(c)
  - B8: Storage or distribution

- 5.7 The amount of land developed for employment use in this monitoring year has been defined in terms of completed gross internal floorspace m<sup>2</sup> and is illustrated in Table 2. Gross floorspace is the entire area inside the external walls of a building but excludes external walls.
- 5.8 It should be noted that BIa uses also form part of Core Output Indicator 4a, Local Services.

Table 2:  
Land developed for employment

Use	Completed floorspace in m <sup>2</sup>
BI (a): Offices	3430
BI (b): Research and Development	0
BI (c): Light Industry	0
B2: General Industrial	146
B8: Storage or Distribution	1827
<b>Total</b>	<b>5403</b>

- 5.9 A total of 5403m<sup>2</sup> has been developed for employment land within this monitoring year. However, a further 96721m<sup>2</sup> has been permitted but not yet completed, which is shown in Appendix I. The Council's aim is to identify sufficient land over the local plan period, primarily through the retention and extension where appropriate of existing employment areas within the Borough to ensure the maintenance, expansion and diversification of investment and employment opportunities in the interests of sustaining a healthy local economy. This helps encourage a sustainable economy and make a significant contribution to improving the economy of the Borough. The main employment use completed within this monitoring year has been for storage and distribution development.
- 5.10 To meet the requirements of the Structure Plan, an additional annual requirement of 10.3 hectares up to 2016 is required, which translates to 103000m<sup>2</sup> annually. In this monitoring year, there has been 102124m<sup>2</sup> of land permitted for employment uses, which equates to about 10 hectares of land.

Amount of Floorspace Developed for Employment by Type, in Employment or Regeneration Areas (Ib)

- 5.11 The Local Plan does not define areas as Development or Regeneration Areas. The Local Plan however, defines areas as Primarily Employment Areas, Business Areas and employment allocations, which is land that is to be used only for employment uses, unless material considerations indicate otherwise. Therefore, this will be used for this indicator. Table 3 illustrates the amount of completed land developed for employment in m<sup>2</sup> gross floorspace developed within these areas.

Table 3:  
Amount of employment developed in primarily employment areas,  
business areas and employment allocations

Types of Area	Amount of completed floorspace in m <sup>2</sup>
Primarily Employment Area	5212
Business Area	0
Allocations of Employment Land	0
Not in These	191
<b>Total</b>	<b>5403</b>

- 5.12 PPG4 – ‘Industrial and Commercial Development and Small Firms’ emphasises the need to achieve sustainable development by weighing the importance of industrial and commercial development against that of maintaining and improving environmental quality. It is recognised that the locational demands of business should be a key factor in the preparation of local plans, and that this is closely related to transport issues.
- 5.13 The majority of employment development has been built on Primarily Employment Areas in this monitoring year. Primarily Employment Areas comprise the main employment areas in the plan area where business, industry and warehousing remain the dominant activities. This helps to meet the requirements of PPG4 by putting employment land on designated sites as the majority of these sites are well placed to provide for modern business needs with a range of land and buildings appropriate to contemporary requirements. In addition to this the land is brownfield land, which will help retain greenfield land. It is also dispersed throughout the Borough, which is in close proximity to residential housing and can help reduce the distances to travel by car.

Amount of Floorspace by Employment Type, which is on Previously Developed Land (1c)

- 5.14 Previously developed land is defined as land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built up and rural settings, the definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.
- 5.15 Table 4 below illustrates all employment development completed within this monitoring year has been built on previously developed land. This coincides with the government’s aims of effectively reusing land, which minimises the use of greenfield sites.

Table 4:  
Amount of employment floorspace built on previously developed land

Types of Area	Amount of completed floorspace built on previously developed land in m <sup>2</sup>	Percentage of completed floorspace on previously developed land
Primarily Employment Area	5212	100%
Business Area	0	0%
Allocations of Employment Land	0	0%
Not in These	191	100%
<b>Total</b>	<b>5403</b>	<b>100%</b>

Employment Land Available by Type (1d)

- 5.16 Table 5 indicates the amount of employment land supply available for employment use in terms of land, which is measured in hectares. The table indicates those sites that have been defined and allocated in the Local Plan for employment uses where no permission has been granted and sites that have outline or detailed planning permission but where development has not been completed. This also incorporates those allocated sites that have planning permission.

Table 5:  
Amount of employment land available

Type of planning permission or allocation	Use Classes Order of permitted and allocated planning permissions and land respectively (Hectares)						
	B1a	B1b	B1c	B2	B8	Use Not Known	Mixed Use incorporating B1, B2 or B8
Allocated Site						20	
Outline Planning Permission	6	5.75		3.43			10.55
Detailed Planning permission	0.63	0.5		1.85	0.17		8.18

- 5.17 There are a number of committed sites for employment that have not been developed over the monitoring year. This consists of 57 hectares of land, which is either an allocated site, which has not yet received planning permission, or a site that has planning permission but not yet completed.
- 5.18 The allocated site committed for development is land at Dishley Grange, north of Loughborough. This is the only allocated site that has not received a planning permission. Negotiations are currently underway concerning development on this land.
- 5.19 These committed sites for employment land will help towards providing new job creation in conformity with the requirements of the Structure Plan to ensure the provision of a range of sites for employment development. These committed sites for employment development help to improve the economy of the Borough and make it more sustainable.

Losses of Employment Land in Employment /Regeneration Areas and Local Authority Area (1e)

- 5.20 Table 6 indicates the amount of land in hectares, which was available for employment in the previous monitoring year, but has been lost to completed non employment uses in this monitoring year, which is within the Borough and within employment or regeneration areas.

Table 6:  
Employment land lost to non employment uses

Where the loss of employment land is	How much employment land has been lost
Primarily Employment Land Developed for Non Employment Uses	0.11ha
Not allocated as Employment Land	0ha

- 5.21 The data indicates that only 0.11 hectares of employment land has been developed for non employment uses in this monitoring year. However, planning permission has been granted within this monitoring year for 7.5 ha of sites for non-employment uses on employment land. This is the first annual monitoring year where employment completions have been monitored. In previous years only permissions have been monitored. Therefore, the permissions granted previously to April 2004, which have been completed within this monitoring year, have not been illustrated in the data.

- 5.22 Between 1991 and March 2005, some 52.59 hectares of employment land has been lost to other uses. 27.72 hectares have been lost since 1991. The majority of this has been lost to housing which helps meet the government targets of providing a minimum of 60% of residential development on previously developed land. However the balance between the need for brownfield housing and catering for the needs of employment uses must be considered carefully when making decisions.
- 5.23 The Local Plan seeks to protect Primarily Employment Land from uses that are not employment uses unless it can be demonstrated that significant environmental or community benefits would be achieved. However a number of primarily employment sites are being lost to uses not related to employment, with the main use being for residential. These sites are mainly within the urban settlements of the Borough, where it was considered the sites were no longer suitable for employment uses. However, it is important to retain these sites if there is a viable market for employment on them as they can employ a significant number of people and often provide a good source of work, which is easily accessible to the community without independent means of transport. Losing the occasional site to housing may not have a visible negative impact but losing many of them could cause serious problems and even necessitate the release of greenfield land for employment use.
- 5.24 It is likely that the remaining older employment sites located in the urban settlements in the Borough will come under increasing pressure for redevelopment in the future. However, if Charnwood continues to lose this amount of land annually there are insufficient new allocations to meet the requirements of the Structure Plan, which makes the position of retaining protected employment land even more critical.

Amount of Employment Land Lost to Residential (If)

- 5.25 The employment land lost to non-employment uses that have been completed in this monitoring year have not been developed for housing. 7.45 hectares of employment sites in the Borough have planning permission for residential development, however, these sites have not been completed within this monitoring year. This may be apparent in next year's monitoring report.

**Housing (Core Output Indicator 2)**

- 5.26 Appendix 2 lists the data relating to the Housing Core Output Indicator.

Housing Trajectory (2a)

- 5.27 As part of the annual monitoring report we are required to include information on housing policy and performance, particularly in terms of the net additional dwellings provided in the area. The purpose is to demonstrate progress in delivering additional housing against strategic requirements. This information is presented as a housing trajectory which provides information on past and future housing completions.
- 5.28 An initial draft of the housing trajectory was prepared in August 2005 and discussed with key stakeholders including the development industry. Three responses were received on the draft trajectory. Comments raised included:
- Concerns about the robustness of assumptions about the future potential supply from urban capacity;
  - Similar concerns about the small site allowance;

- Site specific comments about assumed build rates and lead in times;
- The need to utilise Regional Plan rather than Structure Plan figures;
- The need to demonstrate a 10 year supply;
- Concerns about a reducing contribution from previously developed land.

- 5.29 In the light of these comments assumptions underpinning the housing trajectory have been revisited. It is considered that the small site and urban capacity allowances provide a robust assessment of future potential. Analysis of completion data 1991-2005 indicates that there were an average of 156 completions on windfall sites and 86 completions on small sites each year. The trajectory now covers the period 2001-2021 to be consistent with the Regional Plan period.
- 5.30 For this first annual monitoring report two housing trajectories have been prepared. The first looks at the time period for the adopted Borough of Charnwood Local Plan 1991-2006 and progress in achieving the strategic target for that period of 8,350 dwellings.
- 5.31 The second trajectory looks at the current Regional Plan period 2001 to 2021. The adopted Regional Plan does not include housing requirements for districts. The review of the Regional Plan will establish future housing requirements on a district by district basis for the period up to 2026. The Options for Change paper recently published for consultation by the East Midlands Regional Assembly outlines a range of growth scenarios. The adopted Structure Plan also outlines housing requirements over the period to 2016. It sets out an overall annual requirement for Charnwood of 470 new homes a year. This requirement is split between South Charnwood (falling within the Central Leicestershire Policy Area) and North Charnwood.
- 5.32 For the purposes of the Core Strategy Preferred Options paper we have made some assumptions about the likely scale of growth for Charnwood over the period 2001-2021 based on the Regional Plan Options for Change Paper. This applies the current Structure Plan figure of 470 new homes a year and the distribution between North and South Charnwood for the period from 2001 to 2008-when it is expected that the revised Regional Plan will be adopted.
- 5.33 For the period 2008 to 2021 we have applied the trend growth / urban concentration and regeneration scenario set out in the Options for Change Paper. However we do not support the annual housing figure for Charnwood outlined in the paper. We consider the derivation of district housing figures to be overly mechanistic. We will be encouraging the East Midlands Regional Assembly to develop more robust assessments of future housing requirements for Charnwood and other districts which produce housing figures more consistent with the most recent ODPM projections.
- 5.34 In the absence of this more robust assessment, for the purposes of the Annual Monitoring Report, we have applied the trend growth/ urban concentration and regeneration figure of 590 homes a year from the Options for Change paper to give an indication of the possible future housing requirement over the period to 2021. This results in an annual requirement of 548 homes per year over the 20 year period 2001-2021. This has been distributed between North and South Charnwood in accordance with the Structure Plan.

- 5.35 These trajectories are set out in Appendix 2. For the adopted Local Plan the trajectory shows that for most of the plan period the delivery of new homes fell short of the cumulative provision required in the Structure Plan. It is only in the last couple of years that higher completions have meant that we now expect to achieve and marginally exceed the strategic requirement of 8,350 dwellings by 2006. By the end of the monitoring year the majority of the Local Plan allocations had planning permission and development had commenced on a number of them including land south of Loughborough.
- 5.36 Looking forward to 2021, based on the assumptions used to inform the Core Strategy Preferred Options consultation, the trajectories indicate a predicted shortfall of around 2,300 dwellings by 2021. The trajectory indicates that from 2009/10 there will be an increasing gap between expected annual completions from existing sources of supply and the completion rate required to meet the forecast strategic requirement. To address this shortfall there is a need to bring forward additional land allocations to meet requirements towards the end of the plan period. The Local Development Scheme programmes the production of the Allocations DPD for adoption in February 2009. This would mean that with normal lead in times development on allocated sites would commence in 2011/2012. To address the predicted future shortfall the Core Strategy Preferred Options Paper proposes additional housing as part of sustainable urban extensions west of Loughborough and on the edge of Leicester east of Thurmaston and north of Hamilton.

Percentage of new and converted dwellings on previously developed land, percentage of new dwellings at the stated densities and affordable housing completions (2b, 2c, 2d)

- 5.37 Table 7 illustrates that 64% of new residential has been developed on brownfield land, which accords with national guidance which states 60% of all new residential development should be built on previously developed land. The development of this previously developed land helps to reduce the need to build on greenfield sites minimising the urbanisation of the countryside.

Table 7:  
Housing data

% of New and Converted Dwellings on Previously Developed Land	64%
% of New Dwellings Completed at:	
less than 30 dwellings/ha	6%
between 30 and 50 dwellings/ha	59%
above 50 dwellings/ha	35%
Number of Affordable Housing Completions	36

- 5.38 The density of this housing development accords with national guidance as it has an average of between 30-50 dwellings per hectare, which makes efficient use of the land and also helps to minimise the release of greenfield sites for development.
- 5.39 Government guidance states that “a community’s need for a mix of housing types, including affordable housing, is a material planning consideration, which should be taken into account in formulating development plan policies and on deciding planning applications involving housing”. The Local Plan acknowledges the need for affordable housing for those members of the community who are unable to compete in the open housing market. The Local Plan specifies the amount of affordable housing that should be provided on allocated sites for development and windfall sites. The 36 affordable housing completions have been as a result of development on windfall sites. The allocated sites have not yet been completed and therefore have not been included within the housing completions. Annually there is a target of achieving 90 completed affordable dwellings per year. The 36 dwellings

completed within this monitoring year is below this target. However, in the previous year, 2003/2004, the Council built 171 affordable homes and in the next monitoring year, 2005/2006, there is expected to be around 140 affordable homes completed. Therefore, whilst the affordable housing completions in this monitoring year is below the Council's target, overall as an average we are achieving the target of 90 dwellings completed per year. To help clarify the position on Affordable Housing, a Supplementary Planning Document has been produced, which gives greater clarity and expands on the policy associated with affordable housing in the Local Plan.

### **Transport (Core Output Indicator 3)**

5.40 Appendix 3 lists the data relating to the Transport Core Output Indicator.

#### Percentage of Completed Non Residential Development Complying with Car Parking Standards set out in the Regional Plan (3a)

5.41 Table 8 illustrates the amount of completed non residential development complying with car parking standards set out in the Regional Plan. The Regional Plan has been used as it is more up-to-date than the Local Plan.

Table 8:  
Completed non residential development complying with parking standards

Amount of non residential Development Complying with car parking standards	9	39%
Amount of non residential development not complying with car parking standards	14	61%

5.42 The data illustrates that 61% of non residential development does not comply with the maximum parking standards set out in the Regional Plan.

5.43 Not all non residential applications could be monitored as data was missing from the application that was unobtainable for this monitoring year and so the calculations were not able to be processed. However, within the next year's monitoring report this will hopefully be resolved.

5.44 Existing national planning policy guidance stresses the need for land use planning policies, which reduce the need for travel. The availability of car parking has a major influence on the choice of means of travel and therefore appropriate car parking policies are necessary. National guidance and regional guidance stress the fact that parking standards are based on maximum parking provision.

#### Percentage of New Residential Development within 30 Minutes Public Transport time of Services (3b)

5.45 Table 9 compares, in percentage terms, the amount of completed residential schemes within 30 minutes public transport time of certain key basic services and jobs against the total number of completed residential schemes.

Table 9:  
Amount of completed residential schemes within 30 minutes  
public transport time key basic services and jobs

Key basic services and jobs	% of completed residential schemes within 30 minutes public transport time of the key basic services and jobs
GP	100 %
Hospital	91 %
Primary School	100 %
Secondary School	100 %
Employment	100 %
Major retail centre	100 %

- 5.46 A key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling. This is important for all the community, especially those who do not have regular use of a car and to promote social inclusion.
- 5.47 PPG3 requires Local Planning Authorities to build in ways which exploit and deliver accessibility by public transport to jobs, education, health facilities, shopping, leisure and local facilities. The location of new housing developments should be considered in relation to their location and accessibility to jobs, shops and services by modes of transport other than the car. The data above illustrates that residential housing development in Charnwood is in line with this guidance and is providing housing development in close proximity to a range of services and facilities by modes of transport other than the car, enabling social inclusion and a more sustainable development.

#### Local Services (Core Output Indicator 4)

- 5.48 Appendix 4 lists the data relating to the Local Services Core Output Indicator.

#### Amount of Completed Retail, Office and Leisure Development (4a)

- 5.49 Table 10 indicates the amount of completed retail, office and leisure development as defined by the Use Classes Order as B1a, A1, A2 and D2. The definitions of these terms referred to are;
- B1a: Offices other than in a use within Class A2 (Financial and Professional Services)
  - A1: Shops, Retail sale of goods to the public
  - A2: Financial and Professional Services
  - D2: Assembly and Leisure
- 5.50 The data is given in m<sup>2</sup> gross internal floorspace, (GIF), which includes all internal areas but excludes external walls. A1 is given as the net and gross internal floorspace. Net internal area is measured as the amount of tradable sales space which customers have access to (excluding areas such as storage) in m<sup>2</sup>. Appendix 4 lists this data.

Table 10:  
Amount of completed Local Services

B1a	A1	A2	D2
GIF	Net	GIF	GIF
3430.37 m <sup>2</sup>	5810.53 m <sup>2</sup>	252.47 m <sup>2</sup>	0

5.51 Sustainable development is the core principle underpinning planning. The planning system has a key role in facilitating and promoting sustainable and inclusive patterns of development including the creation of vital and viable town centres. The government is committed to developing and supporting successful, thriving safer and inclusive communities. The table above illustrates the provision of uses in Charnwood which helps to improve consumer choice by providing a wide range of leisure, shopping and local services for the whole community.

Percentage of Completed Retail Office and Leisure Development respectively in Town Centres (4b)

5.52 Table 11 indicates the percentage of retail, office and leisure development within town centres as defined in the Local Plan measured against the total gross completed local services development.

5.53 The Local Plan has four definitions for centres depending on the size of the settlement. The list below indicates the different definitions

- District Centres: Applies to Syston, Thurmaston, Birstall, Sileby
- Local Centres: Applies to smaller settlements such as Quorn, Mountsorrel,
- Loughborough Town, Centre, Core Area: Applies to central Loughborough
- Loughborough Town Centre, Outer Area: Applies to the area around central Loughborough

Table 11:  
Percentage of local services within town centres

Type of Town Centre	Amount of floorspace m <sup>2</sup>	Percentage (%)
District Centres	50.05	0.4
Local Centres	46.01	0.4
LTC Core Area	0	0
LTC Outer Area	172.75	1.5
Not within an Area	11551.11	97.7

5.54 The Government's key objectives for town centres is to safeguard their vitality and viability. The emphasis is on focussing retail, office and leisure development in town centres where there are a wide range of shops and services, which are closely located to each other and to facilitate ease of access by a choice of means of transport.

5.55 The data indicates that in the monitoring year some 11,500 square metres of retail/ office / leisure uses were completed in locations outside the defined town, district and local centres. These developments are detailed below.

Table 12:  
Retail uses completed outside designated areas

Application Reference	Proposal	Location	B1a	A1	A2	D2
			GIF	GIF	GIF	GIF
04/02571	Change of use from offices (B1) to carpet retail showroom (A1)	The Bridge Works, Leicester Road, Anstey		7700 m <sup>2</sup>		

Application Reference	Proposal	Location	B1a	A1	A2	D2
04/786	Change of use from ground floor flat to office	65 Forest Road, Loughborough	35.6 m <sup>2</sup>			
04/1825	Erection of 3 office blocks incorporating 13 units totally (Reserved Matters 00/1128 refers)	Charnwood Business Park, North Road, Loughborough	1462 m <sup>2</sup>			
04/03586	Extension to retail showroom to form additional display and store areas	The Octagon Building, Duke Street/Clarence Street		129.4 m <sup>2</sup>		
04/03998	Change of use from Class B1a to Class A2, Accountancy/tax office	Ground floor, 17 Derby Road, Loughborough			52.94 m <sup>2</sup>	
02/03275	Erection of three storey offices	Astra Zeneca R and D Charnwood, Bishop Meadow Road	1793.6 m <sup>2</sup>			
04/1717	Change of use to shop (A1) with ancillary refreshment at ground floor and to offices (B1) on first and second floors	89-91 Loughborough Road, Mountsorrel	110.09 m <sup>2</sup>	113 m <sup>2</sup>		
04/01477	Change of use of shop and dwelling to office	8 The Green, Syston			125.41 m <sup>2</sup>	
05/0288	Two storey extension to side of surgery as ground floor office and first floor staff room/storage and roof extension	2 Manor Road, Thurmaston	29.08 m <sup>2</sup>			

5.56 This indicates that 67% of this floorspace involved the development of a carpet showroom at Anstey. This site is on the edge of the District Centre. The local company relocated from an out of centre site after a fire destroyed their property. This has resulted in a more sustainable location for the business in a location well related to Anstey District Centre.

5.57 A number of the remaining permissions involve office floorspace on existing employment sites designated Primarily Employment Land, which is in compliance with the Local Plan.

Percentage of Eligible Open Spaces Managed to Green Flag Award Standard (4c)

5.58 The Green Flag Award Scheme is the national standard for parks and green spaces across England and Wales. The Borough Council are currently seeking Green flag status for the Outwood's, Queen's Park and Southfield's Park. However, at present Charnwood's green spaces do not conform to this standard.

**Flood Protection and Water Quality (Core Output Indicator 5) (7)**

5.59 Appendix 5 lists the data relating to the flood protection and water quality Core Output Indicator.

5.60 No planning permissions were granted contrary to the advice given by the Environment Agency on grounds of flood defence or water quality. Overall the Environment Agency commented on 18 planning applications, of which 3 were withdrawn and 4 refused. 11 were granted planning permission. The applications refused did not have flooding as a reason for refusal. The Environment Agency identified that some applications would have a detrimental impact unless conditions were attached to the permission, to mitigate the possible effects of flooding.

5.61 The Government's policy is to reduce the risk to people and the developed and natural environment from flooding. It therefore looks to Local Planning Authorities to ensure that flood risks are properly taken into account in the planning of developments to reduce risk of flooding and the damage, which floods cause.

### **Biodiversity (Core output Indicator 6)**

5.62 Appendix 6 lists the data relating to the biodiversity Core Output Indicator.

#### Change in priority habitats and species (by type) (8i)

5.63 Table 13 indicates the change in priority habitats and species where the change has been considered in terms of approved development. The measurement includes additions and subtractions to biodiversity priority habitats and numbers of priority species types. 4 planning applications within this monitoring year have contributed towards creating additions of biodiversity habitats. 2 of these sites have been for residential development. A large proportion, around 24 hectares was created at the Wanlip Meadows. Appendix 6 lists this data.

Table 13:  
Change in priority habitats and species

Number of Priority Species Types	0
Additions of biodiversity priority habitats	29.63 ha
Subtractions of biodiversity priority habitats	0 ha

#### Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub regional or local significance. (8ii)

5.64 For this first monitoring report information on changes in designated areas is not available. Areas of environmental value are currently being monitored. This will be a continuous process and future reports will provide updates on the extent and value of designated areas on the basis of the most recent monitoring information. Information is available on SSSIs and other Sites of Importance for Nature Conservation (SINCs). As at August 2005 there were 172 SINCs totalling 937 ha and 34,551 m linear habitat. Details of these sites are attached at Appendix 6.

### **Renewable Energy (Core Output Indicator 7)**

5.65 Appendix 7 lists the data relating to the renewable energy Core Output Indicator.

Renewable Energy Capacity Installed by Type (9)

- 5.66 Table 14 illustrates renewable energy capacity installed by type. Renewable energy types include bio fuels, onshore wind and solar energy. Installed means completed and available for operation. The permissions only relate to wind energy. Solar energy panels may have been developed. However, depending on their size and location may not require planning permission and therefore it is extremely hard to monitor. Appendix 7 lists this data.

Table 14:  
Renewable energy capacity installed by type

Renewable Energy Type	Number completed in year
Wind Energy	1

- 5.67 The Government aims to cut its carbon monoxide emissions by some 60% by 2050. Therefore increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy.
- 5.68 The Borough Council has adopted a Climate Change Strategy to guide the Council's response to the issues of global warning. In March 2005 the Council signed up to the Nottingham Declaration on Climate Change as a sign of its commitment to reduce its own impact on climate change and to help raise awareness of the issues locally. The strategy sets out a series of actions to seek to tackle the local implications of climate change.
- 5.69 Development at Hallam Fields for a mixture of uses including residential and office building has incorporated energy efficient measures into the design of the buildings.

## 6 Planning Policy in the Local Plan

6.1 The adopted Borough of Charnwood Local Plan covers the period 1991 - 2006. There are 7 main chapters in the adopted Local Plan, where this report will assess their effectiveness. The Structure of this section will be divided thematically in accordance with the chapters of the Local Plan, which are;

- Environment
- Population and Housing
- Employment and Business
- Rural Land and Economy
- Transport and Traffic Management
- Central Areas and Shopping
- Recreation and Tourism
- Community Facilities

6.2 Within this annual monitoring year, there have been 2,074 planning applications decided of which 1,745 were granted planning permission and 324 were refused. The discrepancy of 5, are applications that were related to other Planning Related Decisions, which includes Certificates of Lawfulness Use. These were included in the total of applications received but not in the number granted or refused. Of those applications refused, 25 appealed the decision of the Borough Council with only 7 being allowed.

6.3 Appendix 8 lists the major planning applications that have been allowed within this monitoring year to help give guidance as to whether the policies are achieving their aims.

### Environment

#### Local Plan Objectives:

- Pursue an overall strategy which generates sustainable patterns of development and remains generally compatible in scale and character with its location and is adequately supported by existing or proposed service, amenities and infrastructure;
- Conserve protect and enhance those features of the natural, historic and built environment which are particularly valued by the community and encourage patterns of development which minimise the emission of pollutants and promote the conservation of energy; and
- Improve the quality of the environment through the achievement of defined standards of design, layout and landscaping of all new development together with the promotion of selected enhancement schemes in areas of renewal, refurbishment or special attention.

6.4 **Design (EVI)** - The policy aims to seek to ensure a high standard of design in all new developments. The policy is effectively implemented.

6.5 **Built Heritage (Policies EV/2-EV10)** - Policies seek to protect the historic environment including areas of archaeological interest, listed buildings and conservation areas. On the whole the policies have been successful in safeguarding the historic interests in the Borough. 21 planning applications were received for conservation area consent where 2 were refused and 3 withdrawn. The reasons for refusal were both associated with the detrimental and harmful impact the loss of the building would have to the character and appearance of the conservation area. 75 Listed Building applications

have been submitted, with 60 approved, 7 refused and 8 withdrawn. Those refused were considered to adversely affect the character, appearance and setting of the Listed Building.

- 6.6 **Advertisements (Policies EV/11-EV/15)** - The policies aim to control advertisements, which may cause damage to the character of the environment through the introduction of unsightly signs, which are unsympathetic in scale, character and architecture. 45 out of 83 advertisements consents submitted to the Council were granted advertisement consent in the monitoring year. This accounts for 60% of all advertisement consents. The 40% of advertisement consents that were refused were mainly on visual grounds and was thought that the advertisement would have a visually detrimental impact on the appearance and character of that area by way of things such as their height, size, design and luminance.
- 6.7 **Access and Safety (Policies EV/16-EV/17)** - These policies have helped to ensure that new developments make appropriate provision for access for people with disabilities and that issues of safety are considered in new development.
- 6.8 **Open Spaces of Character (Policy EV/18)** - The policy aims to protect important areas of open land, which contribute to the character of a settlement.
- 6.9 **The Natural System (Policies EV/19-EV/26)** - These policies aim to protect and enhance sites where there is biodiversity or species interest.
- 6.10 **Water and Flood Defences (Policies EV/27-EV/30)** - Policies seek to protect areas likely to be at risk from flooding and the suitability of any flood protection or mitigations measures which are designed to be compatible in scale and use of materials with the ecological and scenic value of the river valleys and do not increase the risk of flooding elsewhere.
- 6.11 **Sewage Disposal Facility (Policies EV/31-EV/32)** - These policies aim to ensure the quality of natural resources, such as water, are safeguarded.
- 6.12 **Ground Water Protection (Policy EV/33)** - The policy aims to protect ground surface water resources from development which would pollute this.
- 6.13 **Nuisances from Sewage Works and Agriculture (Policy EV/34)** - The policy aims to prevent nuisances from sewage works and agriculture away from new development as smells and other nuisances will have a detrimental impact on it.
- 6.14 **Landfill Disposal Sites (Policies EV/35-EV/36)** - Policies seek to ensure that any built development built in close proximity to a landfill site takes appropriate protection measures to ensure there are no detrimental impact for the development.
- 6.15 **Telecommunication (EV/37-EV/38)** - Policies aim to facilitate the growth of telecommunication systems.
- 6.16 **Pollution (EV/39-EV/40)** - Policies aim to assess the impact of potentially polluting development in considering whether it would have an unacceptable impact on the environment.

- 6.17 **Renewable Energy (EV/41-EV/42)** - The policy aims to develop renewable energy resources. There are few applications submitted within the year for renewable energy. However, those that are submitted have been permitted and reflect these policies.
- 6.18 **Art (EV/43)** - This policy seeks to provide public art in major developments. Larger developments are encouraged to incorporate art into the development, which is also reinforced in the SPD Leading in Design. There have been a few individual public art schemes that have been completed within this monitoring year which consist of a Sheep Sculpture at Halcroft in Shepshed which was completed in July 2004, a Wet Woodland Sculpture at Birstall for the Biodiversity Action Plan Art Programme, The Signaller at the Rushes in Loughborough, Song Thrush Eggs Sculptures at Barrow upon Soar which was completed in summer 2004 and a Mountsorrel Marshes Sculpture Style Marsh Marigold Style completed in summer 2004.

#### Summary

- 6.19 The concept of sustainable development is the fundamental principle. It ensures that adequate provision is made to meet development needs in balance with the need to protect the natural and built environment for the benefit of future generations.

#### **Population and Housing**

##### Local Plan Objectives:

- Promote the beneficial use of all vacant, derelict and underused land;
- Identify sufficient land, in appropriate locations consistent with the Structure Plan to provide for projected housing needs in the Borough over the period up to 2006 on sites of various size capable of producing the wide range of types and styles which the market requires including elements of rented, shared ownership or low cost housing for those of limited means and access housing specifically designed for the needs of an ageing population.

- 6.20 The Structure Plan requires the provision of approximately 8,350 additional dwellings over the period 1991-2006 in Charnwood, which consists of an annual requirement of 556.5 dwellings. In this annual monitoring year a total of 1078 dwellings have been permitted. This consisted of 585 on allocated sites and 493 on windfall sites.
- 6.21 A number of the major applications permitted within this year shown in Appendix 8 relate to residential developments.
- 6.22 **Housing Provision (Policies H/1-H/2)** - These policies allocate sites for housing development on greenfield and brownfield sites where the approximate number of dwellings to be located on these sites is stated in the detailing of the policy. Five allocated greenfield sites have received planning permission in this monitoring year and three applications at the end of the monitoring year were currently pending a decision. The remaining greenfield site was refused planning permission and the appeal was under consideration. The appeal decision was given in August 2005, which is outside this monitoring year, and was allowed. The only brownfield site to have received planning permission is Land off Nottingham Road, Barrow Upon Soar. No planning applications have been received for the remaining two brownfield sites. The housing trajectory for 1991-2006 indicates that the Structure Plan requirement for this period will be met.
- 6.23 **Density (Policy H/3)** - The policy aims to develop at high density to make efficient use of the land. It is considered the policy is effectively implemented as nearly 60% of all new housing developments

are built at a density of between 30-50 dwellings per hectare. Government guidance strives for a minimum density of 30 dwellings per hectare.

- 6.24 **Affordable Housing (Policies H/4-H/6)** - The policies aim to provide a proportion of affordable housing to ensure there is an appropriate mix of types of housing within areas. The affordable housing targets specified in the policies seek to ensure an element of affordable housing is provided in those areas of identified need and where there is an existing limited stock of affordable housing, which enables the community to have a chance of a decent home. The affordable housing within this monitoring year has been achieved through windfall sites as the majority of the housing allocations have not yet been completed. The Council has a target of completing 90 affordable dwellings per year. However, in this monitoring year only 36 affordable dwellings have been completed which accounts for 3.9% of all completed dwellings. Whilst this figure is low, in the previous year, 2003/2004, 171 affordable homes were completed and next year, 2005/2006, 140 affordable homes are expected to be completed, which as an average meet the Council's target of 90 completed affordable dwellings annually.
- 6.25 An Affordable Housing Supplementary Planning Document has been produced to clarify the Council's policies relating to affordable housing and to help everyone involved in the process to understand how these policies can be implemented successfully. It aims to give an overview of housing need in Charnwood, to explain where and when the Council will seek affordable housing and to describe how it will be secured.
- 6.26 **Access Housing (Policy H/7)** - This policy seeks to provide dwellings specifically designed as mobility or wheelchair housing on new housing developments.
- 6.27 **Traveller's Sites (Policies H/8-H/10)** - Policies seek to allow sites for gypsies and travelers subject to a list of criteria. Policy H/8 specifies that the Transit Site, Railway Terrace, Loughborough is allocated for a 10 pitch transit site for caravans occupied by gypsies and travellers. No planning application has been submitted. We are working with other Leicestershire districts to commission an assessment of the accommodation needs of Gypsies and Travellers.
- 6.28 **Houseboats (H/11)** - Policy seeks to help provide permanent moorings for houseboats. No planning applications submitted this annual monitoring year.
- 6.29 **Student Halls of Residence (Policy H/12)** - The policy seeks to provide accommodation within Loughborough for student housing subject to a list of criteria. Three applications have been permitted within this monitoring year for the provision of student accommodation and it is considered the policy is effectively implemented.
- 6.30 **Houses in Multiple Occupation (Policy H/13)** - The policy recognises that the existing housing stock offers opportunities to provide more accommodation for small households in flats, or for people living in a property sharing facilities. It aims to allow conversion of properties into Houses in Multiple Occupation (HMOs) subject to a range of criteria set out in the policy. A large proportion of HMOs in Loughborough are lived in by students. Therefore, a Student Housing Supplementary Planning Document has been produced to expand upon policy in the Local Plan and provide further details to this policy in the Local Plan.
- 6.31 **Care in the Community (Policy H/14)** - The policy aims to provide nursing, residential, care and rest homes and sheltered housing for the community.

- 6.32 **Self contained Residential Annexes (Policy H/15)** - Policy aims to provide self contained accommodation in the form of granny annexes to existing dwellings for people who wish to retain some independence whilst being close to their family.
- 6.33 **Design and Layout of New Housing Developments (Policy H/16)** - The policy aims to ensure that new housing is accommodated without harming the local character and identity of a settlement or locality. The policy is effectively implemented.
- 6.34 **Extensions (Policy H/17)** - Policy seeks to ensure that development remains in keeping with the original property and the surrounding area without injury to the amenity of residents. This is a well used policy, which is effectively used. The majority of application submitted relate to householder applications and are for extensions to a residential property.
- 6.35 **Non Residential Uses in Primarily Residential Areas (Policy H/18)** - The policy seeks to accommodate uses other than residential in established houses where the opportunities arise.
- 6.36 **Residential Development at Locations within Limits to Development but outside Primarily Residential Areas (Policy H/19)** - Policy seeks to allow housing which is located in areas where employment is prominent, to modify or replace the housing element, provided the proposed development would safeguard the character and amenity of the area and provide an acceptable living environment.
- 6.37 **Ridgeway Area of Rothley (Policy H/20)** - The policy aims to control development of infill dwellings unless they meet specified criteria, which is listed in the policy. This is an effective policy which has safeguarded the area from inappropriate development.

Summary

- 6.38 The provision of an adequate and continuous supply of land for housing is a key function of the planning system, which this chapter addressed. Provision has been made within the Local Plan to provide 12 allocated sites for housing to help meet the requirements of the Structure Plan. 5 of these allocated sites have planning permission and are in the process of being developed and one site has been completed. At March 2005, 3 other sites had submitted a planning application. In addition, to the allocated sites a number of windfall sites have been released which have enabled the Council to be on target to providing the required amount of housing to help meet the social requirements of the community.

**Employment and Business**

Local Plan Objectives:

- Identify sufficient land, primarily through the retention and extension where appropriate of existing employment areas within the Borough in locations consistent with the Structure Plan to ensure the maintenance, diversification and expansion of investment and employment opportunities in the interests of sustaining a healthy local economy.

- 6.39 The Structure Plan required provision to be made for 95 hectares of employment land in Charnwood over the period 1991 to 2006. Between 1991 and March 2005, take up of employment land measured in starts showed that some 73 hectares of employment land had been provided and some 48 hectares was available through outstanding commitments in the form of planning consents and allocations in the Local Plan. Against the annual average implied by the Structure Plan of 6.3 hectares per annum, this take up has averaged 5.2 hectares per annum. Over the same period more than 27

hectares of existing employment land was lost to other development- mainly housing. The current Structure Plan (1996-2016) requires the provision of some 206 hectares of employment land in Charnwood over the period to 2016, including the provision of a Science Park of up to 50 hectares close to Loughborough University. These additional requirements will be identified through the Core Strategy, Science Park and Allocations Development Plan Documents.

- 6.40 **Planning Criteria for Employment Developments (Policy E/1)** - The policy seeks to provide quality employment development.
- 6.41 **Storage of Hazardous Substances (Policy E/2)** - Policy aims to protect the environment and community from hazardous substances and will only allow consent to be granted when it meets a list of criteria.
- 6.42 **Allocation of Employment Land (Policies E/4-E/5)** - Policies seek to allocate employment land to provide the Borough with an adequate supply of employment land and help meet the requirements of the Structure Plan. At 1<sup>st</sup> April 2005, 49 ha of employment land allocations had planning permission out of 69 ha available within the Borough, which illustrates that all employment land allocations are progressing well. Dishley Grange, north of Loughborough, which has a site size of 20 hectares, is the only allocated site without planning permission. However negotiations are ongoing.
- 6.43 **Future Use of the Dishley Grange Farmstead (Policy E/6)** - This policy seeks to establish recreation/leisure/tourism/education facilities at Dishley Grange Farmstead. The site is linked to the employment land allocation at Dishley Grange, where there has been no progress.
- 6.44 **Control of Employment Uses in Primarily Employment Areas (Policy E/7)** - The policy seeks to maintain business, industry and warehousing as the dominant uses in the Primarily Employment Areas. The Council consider this policy is being implemented effectively.
- 6.45 **Safeguarding Employment Sites (Policy E/8)** - Policy E/8 aims to safeguard sites allocated in the Local Plan as Primarily Employment Land. However, throughout this annual monitoring year 21 planning applications have been granted permission for the loss of employment floor space in the Borough, which has resulted in a loss of 7.72 hectares of land. 4.1 hectares of employment land lost is on Primarily Employment Land, where it is unclear if it has met the required criteria in the policy, which indicates if it is acceptable to be lost. 7.4 hectares of employment land has been permitted for housing development, which causes concern about the continuing scale of loss of employment land, which if continued could cause serious problems and even necessitate the release of greenfield land for employment use.
- 6.46 **Sales Areas for Cars, Caravans and Other Vehicles (Policy E/9)** - This policy seeks to provide areas for the sale areas for vehicles, which are excluded from Loughborough's core retail area. It is considered this policy is implemented effectively
- 6.47 **Progress on Opportunity Sites (Policies E/10-E/11)** - The Local Plan allocates Land between Burder Street and Midland Main Line as a Regeneration Opportunity Site, which is a key regeneration scheme in Loughborough. In this annual monitoring year there has been progression for development on this site where three developers have been selected and asked to work up initial schemes to meet the broad aims of the brief, which is to provide a link road between Meadow Lane and Nottingham Road, to make provisions for improvements to the transport interchange at the railway station for buses, cyclists and pedestrians and car parking, to consider the integration with the recently

completed Sidings Park and Ark Business centre and to provide a regeneration proposal and development that minimises the financial costs to the Partners. This will provide a range of employment opportunities enabling a continuous supply of employment land which is accessible to residential areas, enabling people to reduce their travel times to work or go by public transport. Planning permission for this is expected to be in March 2006

#### Summary

6.48 The Structure Plan aims to ensure the provision of a range of sites for employment development. The Local Plan therefore allocated a number of employment sites that could provide employment opportunities. Of these allocated sites, a large number have been brought forward for development. Dishley Grange is the only allocated site that has not received planning permission. In addition, there are a few allocated sites that have planning permission but have not been developed. Development on these allocated sites has helped to sustain and enhance the Borough's economic performance. It has helped develop industries and businesses and provide vibrant prospects and job opportunities to local residents. However this provision has not achieved the annual average take up implied by the Structure Plan.

6.49 Whilst the allocated sites have been brought forward for development a number of smaller employment sites are being lost, mainly to residential uses. It appears the majority of these old employment sites are located within existing urban areas on vacant derelict and underused sites. This is primarily due to the decline of manufacturing. These sites are located in existing settlements in close proximity to residential dwellings, which can provide employment opportunities for the local community. Whilst the use of this land for housing accords with the government's aims of using previously developed land before the use of greenfield sites, there has been a significant loss of employment land which needs to be provided elsewhere within the Borough, which could be on greenfield sites. Appendix 2 details the employment sites granted for housing development in this monitoring year

### **Rural Land and Economy**

#### Local Plan Objectives:

- Identify areas of Green Wedge and other open land necessary to preserve the separate identity of settlements and to ensure that as urban development takes place, undeveloped links to the countryside extending outwards from the urban areas are retained;
- Protect the character and appearance of the countryside for its own sake, especially within areas of particularly attractive countryside and other areas of local landscape value
- Ensure that considerable weight is given to the protection of the best and most versatile agricultural land, which represents a national resource; and
- Facilitate the diversification of the rural economy, including the promotion of the national forest.

6.50 **Areas of Countryside, Green Wedge and Local Separation (Policies CT/1-CT/4)** - These policies strictly control development outside the Limits to Development. There is a presumption within these areas against inappropriate development so that these areas can retain their openness and character. These policies are implemented effectively and development that would be detrimental to these areas is refused. Approximately 56 applications have been received which are located in the countryside, outside the limits to development. 10 of these applications were refused

with one of the main reasons being that the development was located in open countryside where there is a presumption against inappropriate development.

- 6.51 **Local Separation – The Ridgeway Area of Rothley (Policy CT/5)** - This policy seeks to control development in the Ridgeway area of Rothley. This is an effective policy, which has safeguarded the area from inappropriate development.
- 6.52 **Planning Criteria for Development in Areas of Countryside, Green Wedges and Local Separation (Policy CT/6)** - Where development is acceptable in principle in the countryside the policy sets out a list of criteria that need to be met. This is an effectively used policy.
- 6.53 **Rural Policies (CT/7-CT/8)** - Policies seek to allow development, which would not detract from the landscape and damage the character of the area.
- 6.54 **Environmental Improvement of the Countryside, Green Wedge and Areas of Local Separation (Policy CT/9)** - Policy seeks to secure environmental improvements compatible with existing land use activities. Policy not used much in applications.
- 6.55 **Rural diversification (Policy CT/10)** - Policy allows diversification of the rural economy provided the criteria are met. It continues to be effective for controlling rural diversification.
- 6.56 **New Dwellings for Farm and Forestry Workers (Policy CT/11)** - Policy seeks to allow new dwellings for farm and forestry workers subject to a number of conditions. Continues to be effective.
- 6.57 **Removal of Restriction on Occupancy of Dwellings (Policy CT/12)** - No applications have been received within this annual monitoring period, which relate to this policy.
- 6.58 **Riding Stables, Kennels and Similar Establishments (Policy CT/13)** - This policy is a well used policy which has been effective for permitting and refusing the uses.
- 6.59 **Replacement, Conversion and Extension of Dwellings and Buildings (Policies CT/14-CT/17)** - Policies seek to control the replacement, conversion and extension of dwellings and buildings in the countryside so there is no detrimental impact caused. Policies appear to be effective.
- 6.60 **Safeguarding Agricultural Land (Policy CT/18)** - Policy aims to safeguard agricultural land, which is effective.
- 6.61 **Intensive Livestock Units (Policy CT/19)** - The policy aims to allow intensive livestock units only in locations where they would not harm the character and appearance of a locality, where there would be minimal potential for conflict between neighbouring uses and the potential nuisance and pollution risk is minimised. It is considered this is an effective policy.
- 6.62 **National Forest (Policies CT/20-CT/21)** - Policies seek to secure planting in the National Forest. No applications have been received within this annual monitoring period, which relate to this policy.

Summary

- 6.63 The Local Plan recognises the importance of safeguarding the countryside for its own sake whilst providing for development to support the rural economy. Through the implementation of the policies in the adopted local plan, areas of particularly attractive countryside, areas of local landscape value, green wedges, areas of local separation and the best most versatile farmland have been safeguarded by inappropriate development, which helps restrict the coalescence of settlements. This also means that urban settlements are in close proximity to open spaces of land, which provide leisure and recreational opportunities for the local community. This helps to improve the environmental and social benefits for the community enabling people to have access to the countryside and open space.

**Transport and Traffic Management**

## Local Plan Objectives:

- Promote an integrated land use and transportation strategy with the aim of enabling the provision of appropriate infrastructure so as to reduce the need for dependence upon the private car and support the viability of existing and proposed public transport services in the interests of encouraging sustainable development and in support of the transport choice strategy;
- Support the Government's proposed motorway and trunk road improvements and the highways Authorities LTPs with a view to securing the implementation within the plan period of particularly those programmed schemes which offer wider benefits through the relief of heavy traffic flows in environmentally sensitive locations; and
- Provide for the management of traffic and the extension of traffic calming measures in the interests of particular of pedestrians and cyclists.

- 6.64 **The Specified Road Network (Policy TR/1)** - No development has been allowed which would prejudice this policy's function. The A6 was detrunked through Leicester in 2004 where the County Council are now responsible. Rothley Lodge has been permitted within this year, which was considered a suitable site for development.
- 6.65 **Road and Highway Improvement Schemes (Policies TR/2-TR/4)** - Policy seeks to provide provision of new roads within the Borough. For a number of the specified roads, there has been little progress. Some have been built, such as the Epinal Way, however, this was outside the annual monitoring year.
- 6.66 **Transport Standards for New Development (Policy TR/5)** - This is a development controls policy, which is being applied effectively.
- 6.67 **Traffic Generation for New Development (Policy TR/6)** - This is considered to be working as if it was not, it would result in unsafe highways.
- 6.68 **Improving Bus Services and Facilities (Policy TR/7)** - Proposal seeks to control development, which would not secure high quality bus services. Some improvements have been made to services 11/12 and 125/127. No progress has been made on some other routes.
- 6.69 **An Improved Bus Station in Loughborough (Policy TR/8)** - Provision of a replacement bus facilities is under consideration as part of the Town Centre Master Plan due to be prepared by Spring 2006.

- 6.70 **Bus/Rail Interchange next to Loughborough Station (Policy TR/9)** - This will be covered by the Eastern Gateway redevelopment Scheme. An objective of this scheme to make provision for improvements to the transport interchange at the railway station for busses, taxis, cyclist and pedestrians together with additional car parking. Planning permission is expected in March 2006.
- 6.71 **Safeguarding Areas for New Railway Stations (Policy TR/10)** - The Local Transport Plan for Leicestershire no longer includes proposals for stations. The provisional LTP (2005) makes no provision for a station at Thurmaston. The provision of a station is therefore dependent on new development schemes or other sources funding the station.
- 6.72 **Safeguarding the Midland Mainline and Leicester to Peterborough Railway Corridors (Policy TR/11)** - Eastern Gateway is under consideration, which is located outside Loughborough station and includes some former railway sidings no longer required for operational requirements.
- 6.73 **Safeguarding the Great Central Railway Corridor (Policy TR/12)** - Policy is effective in safeguarding the Great Central Railway corridor.
- 6.74 **Access for Cyclists and Pedestrians (Policy TR/13)** - The policy aims to develop a strategy for a network of pedestrian and cycle routes. The Policy proposes 19 routes for cycle measures. A number are in place, whilst some have no provision at present.
- 6.75 **Safeguarding Disused Linear Routes for Transport Purposes (Policy TR/14)** - Continues to be effective for routes designated.
- 6.76 **Public Rights of Way (TR/15)** - Applies as appropriate to safeguard existing routes in new development.
- 6.77 **Traffic Calming (TR/16)** - Standard practice. New development reduces speeds and creates safer environments for people living and visiting the area.
- 6.78 **The Impact of Traffic on Minor Rural Roads (TR/17)** - County Council may consider a by pass for Wymeswold in the longer term. The village cannot be included from weight limit restrictions but suffers badly from HGVs.
- 6.79 **Car Parking (Policies TR/18-TR/21)** - Policies seek for adequate car parking in new development, in Loughborough town centre and in district and local centres. Design of the car park needs to meet a list of criteria, which is well designed. The use of maximum parking standards is now standard in planning considerations.
- 6.80 **Park and Ride (Policies TR/22-TR/23)** - Provision is made for sites for park and ride facilities on land adjacent to the A46/A6 Junction, Wanlip and for bus and rail park and ride provision adjacent to Loughborough and Leicester urban areas. As part of the park and ride site at the A46/A6 junction, 535 car parking spaces have been secured through a section 106 agreement which Jelsons, the developer of Hallam Fields will provide. The number of car spaces aims to be increased which will be provided with the help of Leicestershire County Council, however this is dependant on funding.
- 6.81 **Loss of Parking and Garaging Areas (Policy TR/24)** - Circumstances have not arisen in this annual monitoring year. There are no relevant cases.

- 6.82 **Heavy Goods Vehicle Operations (Policy TR/25)** - The policy aims to ensure the proposal will be acceptable in terms of highway safety and environmental impact. Few applications are submitted for this, however it is considered that the policy is effective.
- 6.83 **Parking of Commercial Vehicles at Residential Properties (Policy TR/26)** - The policy aims to not permit any applications, which would create significant environmental problems or other nuisance.
- 6.84 **Provision of Servicing, Loading and Unloading Facilities in Non Residential Developments (Policy TR/27)** - This is a standard approach used on applications.
- 6.85 **Loss of Servicing, Loading and Unloading Facilities (Policy TR/28)** - This is a standard approach used on applications.
- 6.86 **Roadside Service Area of land Adjacent to the A6/A46 Junction, Wanlip (Policy TR/29)** - This site is proposed for a roadside service area as part of a comprehensive development area proposed on land north of Birstall and west of the A6. A detailed planning application is currently under consideration.
- 6.87 **Planning Criteria to Assess Proposals for Roadside Service Areas (TR/30)** - The policy sets out the range of criteria to be taken into account when considering proposals for roadside facilities. No recent applications to test this policy.

Summary

- 6.88 The Council have tried to facilitate the use of rail and bus services and encouraged cycling and walking through the development plan policies. These objectives are consistent with the approach to sustainable development. However, road traffic will continue to grow and therefore improvements to roads have been created throughout the plan.
- 6.89 The overall strategy acknowledges the need to enable efficient traffic movement but also aims to foster a safe, healthy and attractive living environment for the benefit of the more vulnerable road users and the occupiers of adjacent properties.

**Central Areas and Shopping**

<p>Local Plan Objectives:</p> <ul style="list-style-type: none"> <li>▪ Sustain and enhance the role of Loughborough as the principle centre within the borough for shopping and allied services; and</li> <li>▪ Maintain the vitality and viability of established town, district and local centres throughout the Borough with additional provision of shops and services to contemporary standards in areas of need.</li> </ul>
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- 6.90 **Designated Shopping Uses in Central Areas, Loughborough Core Area and Outer Area (Policies CA/1-CA/3)** - Policies aim to restrict certain uses outside and inside the Core areas in Loughborough and in designated district centres and local centres to help maintain a vibrant and buoyant economy in the town centre. Planning permission was permitted outside Anstey District Centre for a retail carpet showroom but this was located on the edge of the centre. Although this was not strictly in accordance with the Local Plan, material considerations indicated otherwise. Overall it is considered these policies are effectively implemented.

- 6.91 **Progress on Opportunity Sites (Policies CA/4(a) and CA/4(b))** - Policies aim to redevelop shopping areas within Loughborough, which include Devonshire Square, Fennel Street, Baxter Gate and Leicester Road. Only Fennel Street has been completed to provide 10 retail units, fitness centre, four units for A3 use including converted school premises, 29 residential units, two level car park, servicing, landscaping and infrastructure works.
- 6.92 **Restriction of Uses in the Town Centre Business and Commercial Areas (Policies CA/5-CA/6)** - Policies aim to restrict uses within certain areas. These policies are implemented effectively.
- 6.93 **Pedestrian Preference in Loughborough Town Centre (Policy CA/7)** - No measures have been implemented within this monitoring year. Consultation for the Biggin Street Area was carried out in autumn 2004. However it was not until 18<sup>th</sup> July 2005 that work began on the project, which is outside of this monitoring year.
- 6.94 **Acceptable Uses in District and Local Centres (Policies CA/8-CA/9)** - Policies seek to control uses in district and local centres to maintain the vibrancy of these areas. These policies are effectively being implemented with permission in the district and local centres only being developed for the acceptable uses listed in the policies. Planning permission was granted within this monitoring year for the development of 10502 sq.m of land for A Class Uses at Thurmaston District Centre. This has helped to provide social benefits to the community in the southern part of Charnwood where facilities and amenities have been provided.
- 6.95 **New Local Centres (Policy CA/10)** - Land South of Hazel Drive, Loughborough has planning permission for residential development with recreational open space, a local centre, a linear park and a road link to the Epinal Way extension. Part of this site has been built.
- 6.96 Land north of Harrowgate Drive, Wanlip was granted planning permission in 2000. Planning permission has been granted at this site for a mixed use development comprising 900 dwelling, business park, fire station, primary school, local centre and formation of public open space.
- 6.97 **Use of Upper Floors (Policy CA/11)** - The policy aims to indicate the positive use of upper floors for residential uses, which can often be left vacant or underused. The use of upper floors can have economic, environmental, social and financial benefits. No planning applications have been permitted which are contrary to Policy CA/11.
- 6.98 **Shop Front Design and Security (Policies CA/12-CA/13)** - Poorly designed and unsympathetic shops fronts and security can have a damaging impact to the character and appearance of shopping areas. The policies aim to prevent this happening. Four planning applications have been received within this annual monitoring year where two have been approved and two refused with the reasons for refusal specifically relating to policy CA/13. A Supplementary Planning Document has been provided to provide greater clarity and expand on policy on the Local Plan. This guidance sets out the general principles that should be followed in order to achieve good shop sign and shop front design.
- 6.99 **Amusement Centres (CA/14)** - The policy aims to control the location of amusement arcades and only permit them in areas of mixed commercial development where noise and disturbance generated by it will not result in nuisance to neighbouring residential or institutional premises. No planning applications have been received within this annual monitoring year relating to Amusement Centres

- 6.100 **Farm Shops (CA/15)** - This policy aims to carefully control farm shops as they can give rise to excessive traffic movements on rural roads. No planning applications have been received within this annual monitoring year, which relate to this policy.

Summary

- 6.101 The objectives for town centres is to promote their vitality and viability by focusing development in the town centres which will ensure services and facilities are accessible through various transport options and to ensure that consumer choice of services and facilities are available.
- 6.102 Loughborough town centre is the main shopping centre within the Borough where the central area consists of an inner and outer core, which controls development to protect and enhance the centre without prejudice to the overall ability of the centre to diversify in response to changing trends in the market. In addition, the larger urban areas in the Borough designate their shopping centres as either district or local centres. The Local Plan policies aim to sustain and enhance these central areas, particularly Loughborough, through allowing only certain uses within the designated centres, which are considered to promote their vitality and viability. It is considered these policies are effectively being implemented.
- 6.103 The Local Plan seeks to ensure retail developments are located in existing larger urban areas, which are accessible to a range of people. In selecting suitable sites for development national guidance states that we should ensure that the scale of opportunities identified are directly related to the role and function of the centre and its catchments. From the list of major planning applications, permission has been granted at Thurmaston District centre for a large retail scheme which will develop its existing centre. Due to its size and location, adjacent to ASDA, it will attract a large number of people. This will promote Thurmaston District Centre and encourage a wide range of services within a good environment.

**Recreation and Tourism**

Local Plan Objectives:

- Protect and improve urban open spaces for sport, recreation and amenity in accordance with defined standards together with the enablement of new outdoor and indoor facilities for recreation and entertainment in current areas of deficiency and in association with new development; and
- Develop and support tourist facilities and attractions appropriate in scale and character to their location for the purposes of diversifying the rural economy and bringing about environmental improvements for the benefit of both residents and visitors to the area.

- 6.104 **Facilities Provision (Policies RT/1-RT/2)** - These policies seek to provide for facilities within built up areas and on the fringes of built up areas.
- 6.105 **Open Spaces in New Development (Policies RT/3-RT/7)** - These policies seek to provide open space and recreational facilities in new development. It is considered they are effective policies used by development control.
- 6.106 **Specified Land Designated for Recreation (Policies RT/8-RT/10)** - These policies seek to secure land in designated development sites for recreation. Policy RT/8 is associated with the allocated employment site at Dishley Grange (Policy E/5 (c)) and will be incorporated into this development, Policy RT/9 was allocated as part of a housing allocation site, which was deleted before

the Local Plan was adopted and unlikely to receive planning permission, and policy RT/10 was implemented before this annual monitoring year.

- 6.107 **Retention and Provision of Open Space (Policies RT/11-RT/12)** - These policies seek to retain natural green space and provide additional open spaces in the development of sites allocated in the local plan. These policies are considered effective policies.
- 6.108 **Allsopps Lane, Loughborough - Recreation and Amenity Area (Policy RT/13)** - The policy aims to landscape and provide recreation and amenity purposes on the former domestic refuse tip off Allsopps Lane. The northern part of the site contains a refuse tip where money has been spent recently on upgrading it.
- 6.109 **Linear Recreation Routes (Policy RT/14)** - There are a number of linear routes in the Borough that provide opportunities for recreational and low key tourism development. The policy aims to allow development, which would enable informal recreational and tourism use of the sites listed in this policy.
- 6.110 **Allotments (Policy RT/15)** - This policy seeks to retain allotments within the Limits to Development unless it meets a set of criteria. It is considered this is an effective policy.
- 6.111 **Water Recreation (Policy RT/16)** - This policy seeks to ensure that the recreational potential of the water areas in the Borough, which include the River Soar and Wreake, the Grand Union Canal and areas of open water, is realised whilst at the same time safeguarding their special environmental character.
- 6.112 **Watermead Country Park (Policy RT/17)** - The policy aims to develop land at Watermead Country Park for a leisure and recreational facility. An application was received in March 2005 for the erection of information centre with ancillary shop, café and offices; two bedroom flat for respite accommodation; car and coach parking and associated landscaping. The application was permitted in July 2005, which is outside this annual monitoring year.
- 6.113 **Wanlip Country Club (Policy RT/18)** - Planning permission will be granted for the development on the Wanlip Country Club for recreation and tourism uses specified in the policy. A planning application was received in 2004 for the erection of a hotel complex, comprising reception suite, guest room block, fitness suite, sports hall/business suite, park pavilion, grounds man workshop/store, boathouse and ferry terminal with associated access landscaping, parking and infrastructure. Planning permission was granted in August 2005, which is not within this monitoring year.
- 6.114 **Noise and Sport (Policy RT/19)** - The policy seeks to carefully locate noise generating sports, to ensure problems of visual intrusion, noise and other nuisances are minimised.
- 6.115 **Tourism (RT/20)** - This policy seeks to ensure that new tourism facilities are provided without having an unacceptable impact on the special character of Charnwood.
- 6.116 **Grand Union Canal Opportunity Site (Policy RT/21)** - This policy identifies the land around the Grand Union Canal, Loughborough as a major opportunity site for redevelopment. A range of compatible uses will be allowed on the site. A planning application was received in 2003 for a mixed-use development comprising 102 dwellings, office, 2 café bars amenity space and canal facilities. The application however is still pending consideration.

- 6.117 **Tourist Caravan and Camping sites (RT/22)** - The policy aims to balance the need for further tourist provision against the need to safeguard the landscape character. No planning applications have been received within this monitoring year relating to this policy.
- 6.118 **Soar Valley Centre, Mountsorrel (RT/23)** - This policy allocates land to the rear of Mountsorrel Memorial Hall for the development of a recreation and community centre. Planning permission was granted in 2002 for a leisure centre with swimming pool, sports hall and associated parking, servicing and external works including floodlit all weather pitch. The development has been completed.

#### Summary

- 6.119 This chapter helps to tackle identified deficiencies in green space provision in the Borough. Through the provision of green space it helps to improve the health and well being of the local people and improve their quality of life.
- 6.120 Tourist allocations have been provided within the Local Plan where planning permission has been granted. This can make a major contribution to the local economy and act as a positive force for environmental protection and enhancement for the benefits of both residents and visitors.

### **Community Facilities**

Local Plan Objective:
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| <ul style="list-style-type: none"> <li>▪ Facilitate the provision of the full range of buildings and amenities for education, health, public services, community centres and places of worship necessary for the social and cultural well being of the whole community.</li> </ul> |
|--|

- 6.121 **Community Facilities (Policies CF/1-CF/2)** - These policies seek to retain and provide community facilities. Policies have been effective in retaining community facilities and within this monitoring year, there have been 4 applications, which relate to new community facilities.
- 6.122 **Education (Policies CF/3-CF/4)** - The Local Plan policies seek to provide space for educational buildings and provide broad guidance on the range of uses that can be accommodated within Loughborough University Campus. There is some concern that recent development on the University Campus have been somewhat piecemeal. The Council has therefore produced a Loughborough University East Park Supplementary Planning Document to provide a framework of future redevelopment proposals in accordance with Policy CF/4 of the Local Plan.
- 6.123 **Loughborough Hospital, Epinal Way (Policy CF/5)** - The policy acknowledges the redevelopment potential of the Baxter Gate site for the Loughborough Hospital. The policy helps with the aim of consolidating the hospital facilities in Loughborough in modern purpose built premises off Epinal Way. Planning permission was received in 2001 for the erection of a hospital extension. The development has been completed.
- 6.124 **Cemeteries (Policies CF/6-CF/7)** - These policies seek to safeguard cemeteries from development which would damage their special character, or which would harm the amenity of neighbouring land uses and also enabled them to expand where there impact would not damage the amenities of the area, nor the general character and appearance of the locality. It is considered the policies are effectively implemented. One planning application has been received within this monitoring year for a change of use of land from agricultural to provide extension to cemetery in the Parish of Barkby. Planning permission was granted conditionally.

- 6.125 Fire Station Site (Policy CF/8) - The policy allocates land at the A6/A46, Wanlip for the development of a fire station. This site has received outline planning permission for it. It forms part of the a large mixed use site comprising 900 dwellings, business park, fire station, primary school, local centre and formation of public open space.

Summary

- 6.126 For communities to be protected and developed a range of facilities are required. The Local plan has helped to retain and provide service and amenities, which are necessary for the cultural well being of the whole community. In addition, it has allocated and permitted a number of facilities in suitable locations to accord with sustainable development, which meet the requirements of the community.

## **7 Conclusion**

- 7.1 Overall, it is considered the Local plan is achieving its objectives. In this monitoring year a number of allocated sites have been granted planning permission and some major planning applications, which together, have been used to help illustrate the Local Plan is achieving its objectives.
- 7.2 This report has indicated that a large majority of the major applications submitted relate to housing enabling the Borough to meet the requirements of the Leicestershire Structure Plan 1991-2006. Within this annual monitoring year 5 out of the 12 allocated housing sites have been granted planning permission. A number of windfall sites have also been brought forward for development where the majority have been permitted on employment land, which was considered no longer suitable for employment uses. Development of such land helps meet the targets of national government of achieving over 60% of housing development on previously developed land. However, much of this employment land has not been replaced and if this rate of loss continues there could be a serious short fall of employment land within the Borough.
- 7.3 The Council's target of producing an average of 90 affordable dwellings per year is being achieved. However, in this monitoring year only 36 affordable houses have been built. Increasing house prices has meant that affordability issues increasingly are affecting communities in Charnwood, which need to be addressed. An Affordable Housing SPD has been produced to help address this issue.
- 7.4 Charnwood is a fairly healthy and diverse local economy with all allocated employment sites progressing well, with the exception of Dishley Grange, where discussions are ongoing. Through the development of these allocated sites, Charnwood is continuing to provide a range of jobs and employment to the local economy. The Borough Council is also successfully managing to draw up proposals with developers to redevelop the Eastern Gateway, which will provide additional employment land and housing. A planning application is expected in 2006. However, there is a large loss of employment land within existing urban settlements to housing, which is not being replaced. Overall there has been a loss of around 52 hectares since 1991, which if continues will cause serious problems and even necessitate the release of greenfield land for employment use.
- 7.5 Development Control policies have enabled the main centres in the Borough to continue to provide vitality and vibrancy to its residents by permitting acceptable uses in these locations. A large carpet showroom was permitted outside a district centre but on the edge of it which although was not strictly in accordance with the Local Plan, material considerations indicated otherwise.
- 7.6 A major retail application has been granted in Thurmaston District centre. This has helped to provide social benefits to the community in the southern part of Charnwood where facilities and amenities have been provided.
- 7.7 Outside the Limits to Development land has been safeguarded against inappropriate development, which provides open space and recreational opportunities to the community, which improves the quality of life in the Borough.

### **Limitations**

- 7.8 This is the first AMR the Borough has prepared and therefore compiling some information has resulted in some difficulties and has led to a few gaps in some of the data. The limitations the

Borough has encountered have consisted of compiling information relating to Chapter 3 - The Core Indicators. These limitations consist of:

- Information is often missing from planning application forms when they are submitted for example, the floorspace for a change of use;
- Monitoring the Gross Internal Floorspace and the Gross External Floorspace causes difficulties as applications for change of use do not always submit floor plans. The applications have included a location plan, which is unable to be measured to obtain the relevant information;
- Measuring the Gross Internal and External Floorspace is fiddly and may not always be accurate;
- Some large planning applications are granted permission for a number of Use Classes and not specifically one. It is therefore unclear which Use it will fall within and this is not always clear when the development is completed;
- In previous years the council has only collected employment data and housing data. Housing data has been based on permissions and completions, however employment data has only been based on permissions. No data has been collected previously for the other core output indicators. Therefore, as the data is based on completions within this monitoring year, the data has only shown the permissions in the year that have been completed and have missed out those applications permitted in the past five years, which have been completed in this monitoring year;
- The housing data collected in previous years has been based on permissions and completions rather than planning permissions. However, this is the first year where completions have been collected for employment data as previously it was entirely permissions. Therefore there may be some inconsistencies in the data if compared. This will be rectified in years to come as completions are now being recorded for all data collected; and
- Gathering information relating to Core Output Indicator 3 – Transport and non residential uses which complies with the car parking standards set out in the regional plan has some unknown data. For a large number of planning applications submitted, this data was not in the application and was therefore unobtainable. Therefore, there are some gaps in this data. However, this will be rectified in future AMRs.

### **How we will improve monitoring**

- 7.9 Work on this first AMR has highlighted the need to improve our monitoring framework. There are opportunities to make more effective use of existing IT systems, including the Development Control database and Geographic Information System to track progress on applications from initial consent to build. This will require improvements to the way data is recorded on receipt of planning applications and clearer links between our planning and building control systems.
- 7.10 We will look to improve our monitoring of permission and completion data, particularly for employment, retail and other non residential developments.

### Appendix I: (Data for Core Output Indicator I – Business Development)

Table 15:  
Employment land monitoring gains

Application Number	Proposal	Location	BI(a)	BI(b)	BI(c)	B2	B8	Mixed Use	Employment Land	Built on Previously Developed Land	Development Completed
04/0245	Erection of two blocks of 11 industrial and warehouse units (Classes B1, B2 and B8) (6484sq.m). (Reserved matters - outline planning permission 93/3059/2 and P/99/1985/2 refer)	Units N-Y, Castle Business Park, Loughborough						6484	Primarily Employment Land	No	No
03/03784	Erection of five buildings for use within classes B1 (Business - 4,367m <sup>2</sup> ) B2 (General Industrial - 20,066m <sup>2</sup> ) and B8 (warehousing - 38,274m <sup>2</sup> ) with associated plot access, servicing, parking and landscaping.	Rothley Lodge Farm, Leicester Road, Mountsorrel	4,367			20,066	38,274		Allocated Site	No	No
04/1164	Demolition of part of building and erection of industrial/warehouse unit (mixed Classes B2 and B8).	Rearsby Ltd, Gaddesby Lane, Rearsby	1083					10,689	No	Yes	No
04/02613	First floor extension of unit for storage and offices (162sqm)	Unit 15, Queniborough Industrial Estate, 489 Melton Road, Queniborough						162	Primarily Employment Land	Yes	No
04/02736	Demolition of building and erection of warehouse unit (690 sq.m)	Land r/o 1487 Branston House, Melton Road, Queniborough						606	Primarily Employment Land	Yes	U/C
04/03662	Erection of an industrial/warehouse building (1,950sq.m), with associated car parking, access road, service area and landscaping. (reserved matters P/03/2270/2 refers)	Land off Chamwood Edge, Cossington				1950			Primarily Employment Land	No	No
04/03549	Erection of scientific research building (5410sqm). (Reserved matters - P/99/0468/2, as amended P/01/3062/2)(Revised details P-04/0042/2 refers)	Astra Chamwood, Bakewell Road, Loughborough,		5410					Primarily Employment Land	Yes	No

Application Number	Proposal	Location	B1(a)	B1(b)	B1(c)	B2	B8	Mixed Use	Employment Land	Built on Previously Developed Land	Development Completed
04/04159	Change of use of redundant agricultural building for uses within classes B1, B2 and B8 with parking area	Whatoft Lodge, Woodhouse Road, Quorn						251	No	Yes	No
05/0246	Erection of steel framed building for warehouse/industrial	Earls Way Industrial Estate, Knights Close, Thurmaston					900		Primarily Employment Land		No
02/01345	Erection of warehouse extension	Fisher Scientific					1600		Primarily Employment Land	Yes	Yes
04/01509	Change of use of enclosed yard to south and east of industrial unit for storage of finished timber products manufactured at premises	Unit 1, Former Anstey Lane, Sewage Works, Anstey Lane, Thurmaston					16		No	Yes	Yes
04/01237	Change of use to mail order distribution centre and vehicular sales area with associated repair workshop and accessory/spares sales	Unit 8, Prince William Way, Loughborough					211		Primarily Employment Land	Yes	Yes
04/02366	Extension to rear of industrial building	63 Ashby Road, Shepshed				146			Primarily Employment Land	Yes	Yes
04/02284	Change of use of barn from office, playroom and garage to mixed use comprising two holiday homes (C1) and office (B1) with the erection of an external staircase	Barn adj Bybrook Lodge, Leicester Lane, Swithland	16.06						No	Yes	No
04/0786	Change of use from ground floor flat to office	65 Forest Road, Loughborough	35.6						No	Yes	Yes
04/01825	Erection of 3 office blocks incorporating 13 units totally (Reserved Matters 00/1128 refers)	Charnwood Business Park, North Road, Loughborough	1462						Primarily Employment Land	Yes	Yes
04/02099	Erection of 1 single storey industrial unit (B1)	Land off Duke Street, Loughborough	244.25						Primarily Employment Land	Yes	No
04/02554	Erection of two storey detached office building with associated car park and landscaping	FKI Industrial Drives, Meadow Lane, Loughborough	932.64						Primarily Employment Land	Yes	No

Application Number	Proposal	Location	BI (a)	BI (b)	BI (c)	B2	B8	Mixed Use	Employment Land	Built on Previously Developed Land	Development Completed
04/04053	Erection of 2 buildings for outside unit and toilet block	Chainbridge Close, Loughborough	5141.7						Primarily Employment Land	Yes	No
04/04260	Change of use of groundfloor from shop (A1) to offices (BI)	11 Great Central Road, Loughborough	102.59						No	Yes	No
04/01717	Change of use to shop (A1) with ancillary refreshment at groundfloor and to offices (BI) on first and second floors	89-91 Loughborough Road, Mountsorrel	110.9						No	Yes	Yes
04/02027	Change of use from a hairdressing salon (A1) to an office (BI)	3 Barrow Road, Sileby	41.44						No	Yes	No
02/03275	Erection of three storey offices	Astra Zeneca R and D Charnwood, Bishop Meadow Road	1793.6						Yes	Yes	Yes
05/0288	Two storey extension to side of surgery as ground floor office and first floor staff room/storage and roof extension	2 Manor Road, Thurmaston	29.08						No	Yes	Yes

**Table 16:  
Employment Losses**

Application Number	Proposal	Location	Approved Use	Employment Land	Site size (sq m)	Previously Developed Land	Development Completed
04/0646	Demolition of engineering works building and section of gable wall to commercial premises and erection of 4 one bedroom flats	25 Britannia Street, Shepshed	Housing	No	553.88	Yes	No
03/0656	Conversion of warehouse to 13 dwellings and erection of 20 flats and 4 houses.	Land North of 28-54 Queens Road, Loughborough	Housing	Primarily Employment Land	5639.63	Yes	No
04/02411	Change of use from office (B1) to 4 residential flats (C3) including first floor extension to side and two storey rear extension to rear	10 Brook Street, Shepshed	Housing	No	458.67	Yes	No
04/02490	Demolition of factory and erection of three storey building for 13 one bedroom flats and car parking (revised scheme P/03/2658/2 refers)	Land between 10-36 Staddon Road, Anstey	Housing	No	661.71	Yes	No
04/02571	Change of use from offices to carpet retail showroom	The Bridge Works, Leicester Road, Anstey	Retail	Primarily Employment Land	1093.23	Yes	Yes
04/01769	Demolition of factory and erection of 41 flats. (revised scheme planning permission P/03/2332/2 refers)	27 Wanlip Lane, Birstall	Housing	No	3561.62	Yes	U/C
04/02558	Demolition of industrial buildings and erection of two and three storey building to form 13 two bedroom flats (Revised scheme P/04/1211/2 refers)	2-10 Gladstone Street, Anstey	Housing	No	768.74	Yes	No
04/03663	Change of use from storage (B8) to industrial training centre (D1)	Unit 3, Windmill Road Industrial Estate, Windmill Road, Loughborough	Non residential institutions	Primarily Employment Land	334.16	Yes	No

Application Number	Proposal	Location	Approved Use	Employment Land	Site size (sq m)	Previously Developed Land	Development Completed
02/02975	Conversion and third floor extension of 3 storey industrial building to form 40 one bedroom and three two bedroom flats and demolition of factory unit at rear to provide 39 car parking spaces	Towles Building, corner Nottingham Road and Clarence Street, Loughborough	Housing	Primarily Employment Land	2024.38	Yes	No
05/0232	Demolition of industrial premises and erection of a three storey building for 9 flats with associated car parking and ancillary accommodation	66 High Street, Syston	Housing	No	771.98	Yes	No
05/0212	Change of use from offices to retail	703 Melton Road, Thurmaston	Retail	No	253.35	Yes	No
04/1731	Erection of 32 dwellings and construction of access road, car parking and landscaping	Syston Fencing, Melton Road	Housing	Primarily Employment Land	9000	Yes	U/C
03/02084	Erection of 13 dwellings	Land off Little Lane, Mountsorrel	Housing	No	2800	Yes	U/C
04/1221	Erection of a detached dwelling to the rear and change of use of number 187 Mountsorrel Lane to a dwelling and erection of a detached garage	187 Mountsorrel Lane, Rothley	Housing	No	4300	Yes	U/C
02/1846	Demolition of factory and erection of 10 detached houses, 2 detached bungalows, 21 terraced houses and 20 flats	Former Charles W Factory, Church gate Forest Street and The Lant, Shepshed	Housing	No	9000	Yes	No
04/04013	Variation of condition 3 of outline planning permission 02/2887 to relate to amend site layout plan and erection of 24 dwellings and associated work	Albion Road, Sileby	Housing	No	5000	Yes	U/C
04/02716	Erection of 34 apartments, 2, 3 and 4 storeys with associated roads, sewers and ancillary works	Former Brabazon Works, off King Street, Sileby	Housing	Primarily Employment Land	3000	Yes	U/C
03/01995	Erection of 24 two bedroom apartments in three blocks, including access, car parking and landscaping	18-20 Brook Street, Syston	Housing	No	4000	Yes	No

Application Number	Proposal	Location	Approved Use	Employment Land	Site size (sq m)	Previously Developed Land	Development Completed
04/0514	Erection of 15 self contained apartments	748 Melton Road, Thurmaston	Housing	No	1000	Yes	No
04/03649	Demolition of industrial building and site for erection of 24 flats in two blocks with access and car parking	10 Hadrian Road, Thurmaston	Housing	No	2000	Yes	No
03/02271	Site for residential development	Land off Sandiacre Drive, Thurmaston	Housing	Primarily Employment Land	20000	Yes	No
03/1257	Conversion and addition of three floors to building to facilitate use for 88 managed student flats and retail A1 and or office A2 use of ground floor	Schofield Centre, Greenclose Lane, Loughborough	Student Housing	No	1166	Yes	No
04/02544	Change of use from offices to bar	10 South Street, Loughborough	Bar (A3)	No	0.04	Yes	No

**Table 17:  
Allocations and commitments for sites**

Site	Commitments			Use Permitted
	Allocation	Outline pp	Detail pp	
The Warren, East Goscote		5.40		B1, B2, B8
Science Park, Ashby Road		5.75		B1 (b)
Loughborough Industrial Park		3.43		B2
Dishley Grange	20			?
Burder Street Regeneration			0.90	B2
Watermead Business Park		5.15		B1, B2, B8
Harrowgate Drive, Wanlip		6.00		B1a
North Road			0.75	B2
Castle Business Park			0.65	B1, B2, B8
Rothley Lodge Farm			6.3	B1a, B2, B8
Rearsby Ltd, Gaddesby Lane			1.2	B1a, B8
Queniborough Industrial Estate			0.02	B8
Melton Road, Queniborough			0.06	B8
Land off Charnwood Edge			0.2	B2
Astra Charnwood			0.5	B1b
What Off Lodge, Quorn			0.03	B1, B2 and B8
Earls Way Industrial Estate			0.09	B8
Barn adj Bybrook Lodge, Swithland			0.002	B1a
Land off Duke Street, Loughborough			0.024	B1a
FKI Industrial Drives			0.09	B1a
Chainbridge Close, Loughborough			0.5	B1a
11 Great Central Road, Loughborough			0.01	B1a
3 Barrow Road, Sileby			0.004	B1a

**Appendix 2: (Data for Core Output Indicator 2 - Housing)**

**Table 18:  
BOROUGH HOUSING TRAJECTORY 1991-2006**

	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	TOTAL
Total Past Completions	475	466	551	678	559	410	758	514	365	442	450	366	904	912		7850
Projected Completions from Large Site Commitments															554	554
Projected Completions from Remaining Allocations															14	14
Projected Small Site Allowance															65	65
Projected Windfall Allowance															80	80
Total Projected Completions															713	713
Cumulative Completions	475	941	1492	2170	2729	3139	3897	4411	4776	5218	5668	6034	6938	7850	8563	
PLAN - Strategic Allocation (annualised)	557	557	557	557	557	557	557	557	557	557	557	557	557	557	557	8355
Cumulative Allocation	557	1114	1671	2228	2785	3342	3899	4456	5013	5570	6127	6684	7241	7798	8355	
MONITOR - No. dwellings above or below cumulative allocation	-82	-173	-179	-58	-56	-203	-2	-45	-237	-352	-459	-650	-303	52	208	
MANAGE - Annual requirement taking account of past/projected completions	557	563	570	572	562	562	579	557	563	596	626	671	772	706	500	

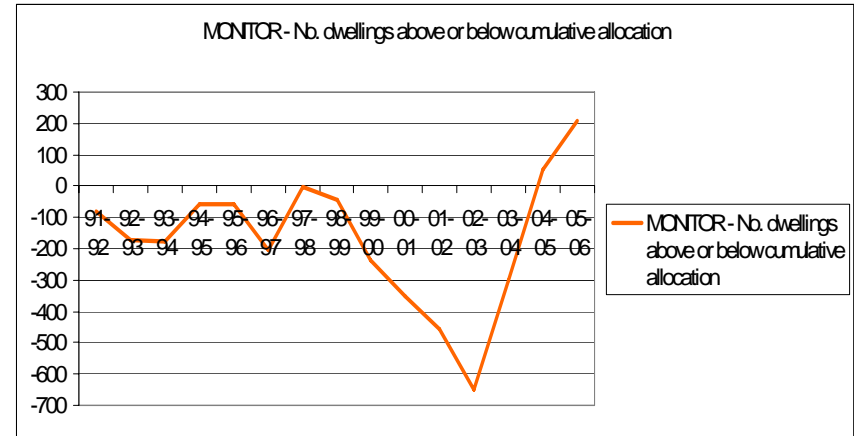
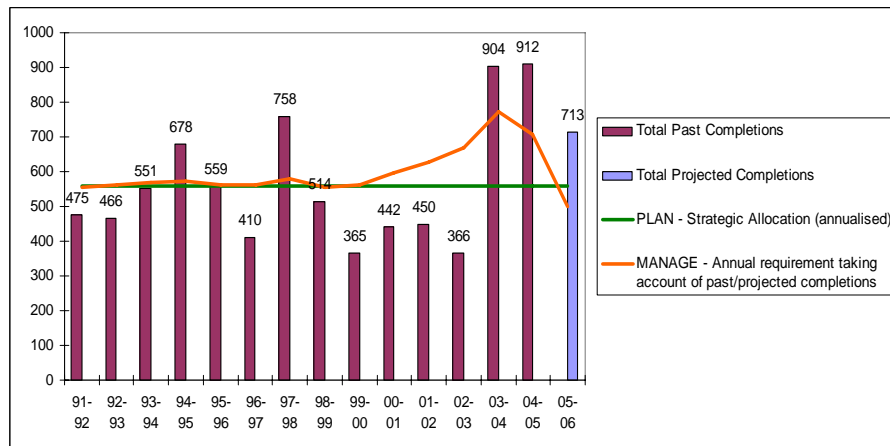
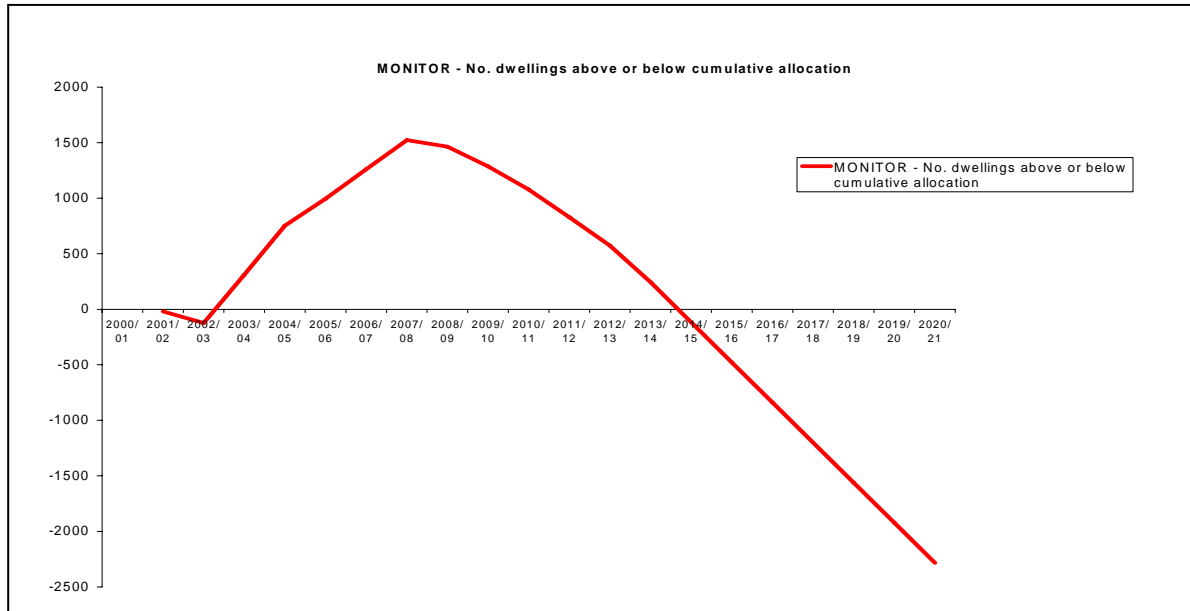
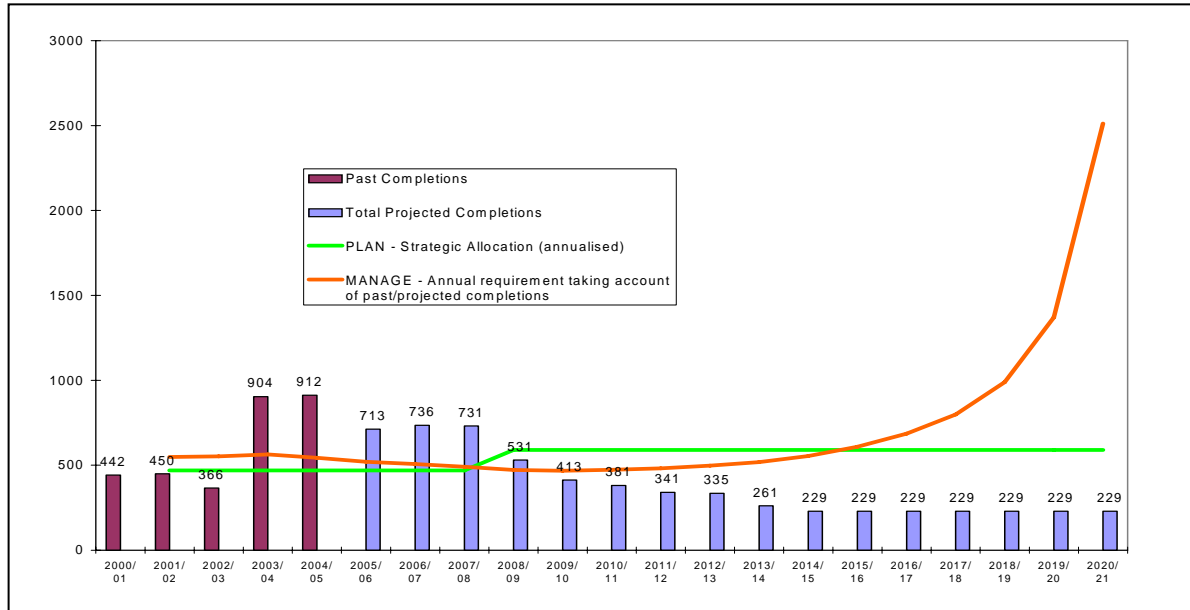


Table 19:  
BOROUGH HOUSING TRAJECTORY 2001-2021

Borough	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	Total	
Past Completions	442	450	366	904	912																	2632	
Projected Completions from Large Site Commitments						554	492	434	252	183	180	140	140	116	84	84	84	84	84	84	84	3079	
Projected Completions from Remaining Allocations						14	99	152	134	85	56	56	50									646	
Projected Small Site Allowance						65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	1040
Projected Windfall Allowance						80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1280
Total Projected Completions						713	736	731	531	413	381	341	335	261	229	229	229	229	229	229	229	6045	
Cumulative Completions		450	816	1720	2632	3345	4081	4812	5343	5756	6137	6478	6813	7074	7303	7532	7761	7990	8219	8448	8677		
PLAN - Strategic Allocation (annualised)		470	470	470	470	470	470	470	590	590	590	590	590	590	590	590	590	590	590	590	590	590	10960
Cumulative Allocation		470	940	1410	1880	2350	2820	3290	3880	4470	5060	5650	6240	6830	7420	8010	8600	9190	9780	10370	10960		
MONITOR - No. dwellings above or below cumulative allocation		-20	-124	310	752	995	1261	1522	1463	1286	1077	828	573	244	-117	-478	-839	-1200	-1561	-1922	-2283		
MANAGE - Annual requirement taking account of past/projected completions		548	553	564	544	521	508	491	473	468	473	482	498	518	555	610	686	800	990	1371	2512		



## NOTES ON HOUSING TRAJECTORIES

The housing trajectories show progress in meeting the strategic housing requirement for the periods 1991-2006 and 2001-2021. They show past completions and future expected completions. They show expected completions from large sites with planning permission and from remaining sites allocated in the Borough of Charnwood Local Plan. They also include an allowance for contributions from small sites and urban capacity or windfall sites.

The **PLAN** row shows the annual strategic requirement.

The **MONITOR** row tracks progress against the overall strategic requirement and shows the number of dwellings above or below this cumulative requirement.

The **MANAGE** row shows the annual completion rate needed to deliver the strategic requirement taking account of past completions.

The graphs illustrate the key elements of the trajectories.

For the 2001-2021 trajectory the graphs show the expected shortfall in provision towards the end of the plan period. The widening gap between the projected completions and the manage line from 2009/2010 highlights the predicted gap in supply.

**Appendix 3: (Data for Core Output Indicator 3 – Transport)**

Table 20:  
Non residential development and the car parking standards achieved

Date of Decision	Application Number	Proposal	Location	Number of car spaces	Existing floorspace in sq m	Floorspace after development in sq. m	Floorspace per car parking spaces	Complies with parking Standards	Development Completed
15-Sep-04	P/04/2571/2	Change of use from offices (B1) to carpet retail showroom (A1).	The Bridge Works, Leicester Road, Anstey	28	1093.2	1093.23	39	Yes	Yes
12-Jan-05	P/04/3901/2	Conversion of 4 terrace houses and shop to 5 flats and 4 shops, including new shop fronts, dormer windows to front and staircases to rear. Formation of car parking area to rear. (Revised scheme - P/03/2904/2 refers).	10-18 Cropston Road, Anstey	5	65.0	159.00	32	Yes	No
14-Feb-05	P/04/4340/2	Change of use to MOT testing with associated car repairs.	247 Sibley Road, Barrow On Soar, Loughborough, Leicestershire, LE12 8LP	5	232.3	232.25	46	Yes	No
2-Aug-04	P/04/1971/2	Change of use of land to provide replacement public house car parking.	Rear of The Greyhound Public House, St Philips Road, Burton on the Wolds	50	680.0	680.00	14	No	No
17-Aug-04	P/04/2284/2	Change of use of barn from office, playroom and garage to mixed use comprising two holiday homes (Class C1) and office (B1), with the erection of an external staircase.	Barn adj. Bybrook Lodge, Leicester Lane, Swithland.	3	93.5	93.50	31	Yes	No
24-Aug-04	P/03/3578/2	Change of use of part of surgery premises to a shop (Class A1 - possible pharmacy for existing and enlarged surgery premises).	Doctors Surgery, Cross Street, Hathern, Loughborough, Leicestershire, LE12 5LB	8	32.0	32.00	4	No	No

Date of Decision	Application Number	Proposal	Location	Number of car spaces	Existing floorspace in sq m	Floorspace after development in sq. m	Floorspace per car parking spaces	Complies with parking Standards	Development Completed
7-Apr-04	P/04/0540/2	Single storey extension to rear of veterinary surgery.	20 Forest Road, Loughborough, Leicestershire, LE11 3NP	4	265.0	301.00	75	Yes	No
29-Apr-04	P/04/0786/2	Change of use from ground floor flat to office (B1)	65 Forest Road, Loughborough, Leicestershire, LE11 3NW	7		37.00	5	No	Yes
11-May-04	P/04/0758/2	Change of use from existing vacant unit to tool hire centre & formation of new door opening.	Unit 4 Weldon Road Loughborough	12	525.0	525.00	44	Yes	No
24-May-04	P/04/1237/2	Change of use to mail order distribution centre and vehicular sales area with associated repair workshop and accessory/spares sales.	Unit 8, Prince William Way, Loughborough	6	232.0	232.00	39	No	Yes
25-May-04	P/04/1096/2	Single storey extension to rear of public house.	Priory Hotel, Nanpantan Road, Nanpantan, Loughborough, Leicestershire, LE11 3YD	67	355.0	398.00	6	No	No
2-Jul-04	P/04/1582/2	Erection of music building with associated car parking spaces.	7 Burton Walks, Loughborough, Leicestershire, LE11 2DU	47		1886.00	40	Yes	No
12-Jul-04	P/04/1474/2	Single storey extension to rear of showroom to form retail unit (Class A1).	11 The Rushes, Loughborough, Leicestershire, LE11 5BE	8	130.0	166.00	21	Yes	Yes
26-Aug-04	P/04/2099/2	Erection of 1 single storey industrial unit (Use Class B1).	Land off Duke Street, Loughborough	3		106.00	35	No	No
10-Sep-04	P/04/2554/2	Erection of two storey detached office building (1025sq.m) with associated car park and landscaping.	F K I Industrial Drives, Meadow Lane, Loughborough, Leicestershire, LE11 1NB	56		978.00	17	No	No
22-Oct-04	P/04/3180/2	Extension of retail unit with canopy. (105sq.m)	Aldi Foodstore Ltd, Belton Road West, Loughborough, Leicestershire, LE11 5TR	90	1165.0	1268.00	14	Yes	Yes

Date of Decision	Application Number	Proposal	Location	Number of car spaces	Existing floorspace in sq m	Floorspace after development in sq. m	Floorspace per car parking spaces	Complies with parking Standards	Development Completed
7-Jan-05	P/04/3998/2	Change of use from Class B1(a) Office to Class A2 Accountancy/Tax office.	Ground Floor, 17 Derby Road, Loughborough	2	55.0	55.00	28	Yes	Yes
1-Nov-04	P/04/3349/2	Change of use of part of shoe showroom to a chiropody clinic.	Rohde Shoes Warehouse, Fosse Way, Syston, Leicester, Leicestershire, LE7 1NL	20	232.4	232.40	12	No	Yes
22-Mar-05	P/05/0057/2	Erection of replacement health centre and detached pharmacy unit with associated car parking and landscaping.	Syston Health Centre, Melton Road, Syston, Leicester, Leicestershire, LE7 2EQ	30	850.0	1900.00	63	Yes	No
27-Jan-05	P/04/4057/2	Change of use from class A1 to A3 takeaway and pizza delivery to include installation of fume extraction system and air conditioning units.	9 - 11 Humberstone Lane, Thurmaston	3	121.0	121.00	40	Yes	
21-Mar-05	P/05/0288/2	Two storey extension to side of surgery as ground floor office and first floor staff room/ storage and roof extension.	2 Manor Road, Thurmaston, Leicester, Leicestershire, LE4 8AG	6	156.6	50.84	8	No	Yes
23-Mar-05	P/05/0246/2	Erection of steel-framed building for industrial/warehousing.	Earls Way Industrial Estate, Knights Close, Thurmaston, Leics.	6		900.00	150	Yes	No
16-Dec-04	P/04/3662/2	Erection of industrial/warehouse building (1,950sqm) with associated car parking, access road, service area and landscaping. (Reserved Matters - P/03/2270/2 refers).	Land off Charnwood Edge, Cossington	90		1950.00	22	No	No
20-Jul-04	P/04/1825/2	Erection of 3 no. office blocks incorporating 13 units totalling (2860m2). (Reserved Matters P/00/1128/2 refers).	Charnwood Business Park, North Road, Loughborough, Leics.	113		2860.00	25	No	Yes

### Appendix 4: (Data for Core Output Indicator 4 – Local Services)

Table 21:  
Retail Gains

Application Reference	Proposal	Location	Parish	Town Centre	Bla		A1			A2		D2		Completed Development
					GIF	CGF	Net	GIF	CGF	GIF	CGF	GIF	CGF	
04/02571	Change of use from offices (B1) to carpet retail showroom (A1)	The Bridge Works, Leicester Road, Anstey	Anstey	No			5467	7700	8000					Yes
04/03901	Conversion of 4 terrace houses and shop to 5 flats and 4 shops, including new shop fronts, dormer windows to front and staircase to rear.	10-18 Cropston Road	Anstey	DC			84.15	137.96	160.5					No
04/01414	Change of use from a shop (A1) to solicitors office (A2)	93 Sibson Road, Birstall	Birstall	DC						50.05	52			Yes
04/02284	Change of use of barn from office, playroom and garage to mixed use comprising two holiday homes (C1) and office (B1) with the erection of an external staircase	Barn adj Bybrook Lodge, Leicester Lane, Swithland	Cropston	No	16.06	22.44								No
03/03578	Change of use of part of surgery premises to a shop (A1)	Cross Street, Hathern	Hathern	No			28	46.87	63.05					No
04/786	Change of use from ground floor flat to office	65 Forest Road, Loughborough	Loughborough	No	35.6	37								Yes
04/1474	Single storey extension to rear of showroom to form retail unit (class A1)	11-12 The Rushes, Loughborough	Loughborough	Outer Area			121.65	172.75	179.13					Yes
04/1825	Erection of 3 office blocks incorporating 13 units totally (Reserved Matters 00/1128 refers)	Charnwood Business Park, North Road, Loughborough	Loughborough	No	1462	1617								Yes
04/03586	Extension to retail showroom to form additional display and	The Octagon Building, Duke	Loughborough	No			106.8	129.4	155.3					Yes

Application Reference	Proposal	Location	Parish	Town Centre	B1a		A1		A2		D2		Completed Development
					GIF	CGF	Net	GIF	CGF	GIF	CGF	GIF	
	store areas	Street/Clarence Street											
04/02099	Erection of 1 single storey industrial unit (B1)	Land off Duke Street, Loughborough	Loughborough	No	244.25	253.75							No
04/02554	Erection of two storey detached office building with associated car park and landscaping	FKI Industrial Drives, Meadow Lane, Loughborough	Loughborough	No	932.64	1005.42							No
03/1257	Conversion and addition of three floors to building to facilitate use for 88 managed student flats and retail A1 and/or office A2 use if ground floor	Schofield Centre, Greenclose Lane, Loughborough	Loughborough	Outer Area			304.58	304.58	329.73				No
04/03755	3 storey extension to side and conversion of former public house to 3 retail units (Classes A1-A3), 2 flats and 3 bed sits at first floor and 1 flat and 3 bedsits at second floor and conversion of outbuildings to 1 bedsit (revised scheme planning permission 04/0686 refers)	Barley Mow, Market Street, Loughborough	Loughborough	Inner Area			176.29	176.29	236.16				U/C
04/03998	Change of use from Class B1a to Class A2, Accountancy/tax office	Ground floor, 117 Derby Road, Loughborough	Loughborough	No						52.94	55		Yes
04/04053	Erection of 2 buildings for outside unit and toilet block	Chainbridge Close, Loughborough	Loughborough	No	5141.7	5342							No
04/04260	Change of use of ground floor from shop (A1) to offices (B1)	11 Great Central Road, Loughborough	Loughborough	No	102.59	106.58							No
02/03275	Erection of three storey offices	Astra Zeneca R and D Chamwood,	Loughborough	No	1793.6	1932							Yes

Application Reference	Proposal	Location	Parish	Town Centre	B1a		A1			A2		D2		Completed Development
					GIF	CGF	Net	GIF	CGF	GIF	CGF	GIF	CGF	
		Bishop Meadow Road												
04/03180	Extension of retail unit with canopy	Aldi Foodstore, Belton Road West	Loughborough	LC			21.94	21.94	22.5					Yes
03/03784	Erection of 5 buildings for use within classes B1, B2 and B8 with associated plot access, servicing, parking and landscaping.	Rothley Lodge Farm, Leicester Road, Mountsorrel	Mountsorrel	No	1207.5	1239								No
04/1717	Change of use to shop (A1) with ancillary refreshment at groundfloor and to offices (B1) on first and second floors	89-91 Loughborough Road, Mountsorrel	Mountsorrel	No	110.09	128.95	93.14	113	130.79					Yes
04/1483	Change of use of shop (A1) to estate agency office (A2)	46 Market Place, Mountsorrel	Mountsorrel	LC						24.07	25			Yes
04/596	Change of use from restaurant (A3) to two retail units (A1)	10-12 high Street, Quom,	Quom	LC			97.4	122.15	141.85					No
04/04159	Change of use of redundant agricultural building for uses within Classes B1, B2 and B8 with parking area	Whatoff Lodge, Woodhouse Road, Quom	Quom	No	241.6	251								No
04/02027	Change of use from a hairdressing salon (A1) to an office (B1)	3 Barrow Road, Sileby	Sileby	DC	41.44	43.05								No
04/01477	Change of use of shop and dwelling to office	8 The Green, Syston	Syston	No						125.4	128.71			Yes
03/03696	Site for the erection of 10502sq.m. of floorspace for Class A1, A2 and A3 use together with car parking, access and service works following demolition of cooperative superstore, adjoining retail units and petrol filling station	Thurmaston District Centre, Barkby Thorpe Lane, Thurmaston	Thurmaston	DC			6519	9181	10502					No

Application Reference	Proposal	Location	Parish	Town Centre	B1a		A1			A2		D2		Completed Development
					GIF	CGF	Net	GIF	CGF	GIF	CGF	GIF	CGF	
05/0212	Change of use from offices (Class B1) to retail (Class A1)	703 Melton Road, Thurmaston	Thurmaston	No			46.4	64.4	66.9					No
05/0288	Two storey extension to side of surgery as ground floor office and first floor staff room/storage and roof extension	2 Manor Road, Thurmaston	Thurmaston	No	29.08	33.57								Yes

### Appendix 5: (Data for Core Output Indicator 5 – Flood Protections and Water Quality)

Table 22:  
Planning applications consulted by the Environment Agency on flood protection and water quality

Application Reference	Description	Advice from the Environment Agency on either flood defence or water quality	Decision of application	Conditions attached to mitigate the cause	Application in the floodplain	Overall contrary to advice
04/02551	Residential - Minor	Flooding	Approve	Yes	No	No
04/03387	Retail - major	Flooding	Approve	Yes	No	No
03/03663	Residential - Minor	Flooding	Refused - Application was not refused due to a reason associated with flooding	N/A	No	No
04/0686	Mixed use - Major	Flooding	Approve	The Environment Agency withdrew its previous objection to the application on the basis that the ground levels at the site are sufficiently high so as not to pose a flood risk.	Yes	No
04/01021	Residential - Minor	Flooding	Approve	No	No	Yes
04/01440	Retail - Minor	Flooding	Refused - Application was not refused due to a reason associated with flooding	N/A	Yes	No
04/01672	Residential - Minor	Flooding	Withdrawn	N/A	Yes	N/A
04/01871	Residential - Major	Flooding	Approve	Yes	Yes	No
04/02113	Offices/Light Industry - Minor	Flooding	Refused - Application was not refused due to a reason associated with flooding	N/A	Yes	No
04/02223	Residential - Major	Flooding	Approve	No	No	Yes

Application Reference	Description	Advice from the Environment Agency on either flood defence or water quality	Decision of application	Conditions attached to mitigate the cause	Application in the floodplain	Overall contrary to advice
04/02227	Mixed Use - Minor	Flooding	Refused - Application was not refused due to a reason associated with flooding	N/A	Yes	No
04/02388	Retail - Minor	Flooding	Approve	Yes	Yes	No
04/03469	Education - Minor	Flooding	Approve	Yes	No	No
04/03534	Residential - Major	Flooding	Approve	Yes	No	No
04/03620	Residential - Major	Flooding	Withdrawn	N/A	No	N/A
04/04234	Recreational Schemes - Minor	Flooding	Approve	Yes	Yes	No
04/04255	Residential - Minor	Flooding	Approve	Environment Agency stated no objections to proposed development as submitted. Therefore no conditions were attached.	Yes	No
05/0271	Residential - Minor	Flooding	Withdrawn	N/A	Yes	N/A

## Appendix 6: (Data for Core Output Indicator 6 – Biodiversity)

Table 23:  
Biodiversity Applications

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
02/2683	Withdrawn 28/04/04	Y Bat survey requested		No Bat survey carried out before determination				
02/2887	Permitted 02/04/04	Y Bat survey requested		No Bat survey submitted prior to determination		Y Mitigation measure as condition		
02/2975	Permitted 07/03/05	P Bat survey requested		Informative only				
02/3354	Withdrawn 05/04/04	Y Bat survey requested		No Bat survey carried out prior to determination				
03/0656	13/07/04	N Bat survey requested						
03/1748	Withdrawn 21/02/05	Y Bat survey requested		No Bat survey & mitigation measures				

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
				submitted prior to determination				
03/3282	Permitted 07/07/04	P Landscaped buffer zone/ Retention of hedgerows and restoration of pond			Y			Y Landscape buffer zone 0.56 ha Pond restoration
03/3302	Permitted 02/09/04	Y Amendments to application			Y Planning condition			
03/3371	Withdrawn 19/04/04	Y Bat mitigation measures		No Bat survey & mitigation measures submitted prior to determination of previous application				
03/3456	Permitted 03/09/04	Y		No Ecological report submitted in support of application's Design Statement	Y	Y	Y	Y Area of POS 4.80 ha
03/3482	Refused 03/09/04	Refused on other grounds						

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
04/0081	28/04/04	Y Amendments to application + condition	No			Y Mitigation measure as condition		
04/0214	07/04/04	Y Choice of species					Y	
04/0576	Raise no objections to LCC 14/04/04	Y Support application for amended aftercare scheme			Y			Y Wet woodland and wetland habitats created 24 ha
04/0699	Refused 17/06/04	Y Bat survey requested		No Bat survey submitted prior to determination				
04/0972	15/09/04	Part Retention of buffer zone, hedgerows and woodland			Y		Y	Y Woodland and most of hedgerow retained 1.20 ha
04/1111	Refused 28/10/04	Refused on other grounds						
04/1259	Withdrawn 04/06/04	Y Bat survey requested		No Bat survey submitted prior to revised application				

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
04/1356	Raise no objections to LCC 07/06/04	? Comments passed on to LCC (No data on outcome)						
04/1387	Raise no objections to Melton DC 21/06/04	Comments passed on to Melton No data on outcome	?					
04/1697	Permitted 22/06/04	Y Amendments to application	No			Y Conditions		
04/1982	Withdrawn 20/07/04	N Bat survey requested						
04/2506	Withdrawn 28/01/05	N/A						
04/2697	Refused 20/09/04	Y I of reasons for refusal	No					
04/2715	Permitted 17/12/04	Y Bats & breeding birds		No Ecological report prior to start of development		Y Conditional upon ecological survey and implementation of mitigation measures		
04/2815	Permitted 12/04/05	Y Bat survey requested		No Bat survey prior to start of development		Y Conditional upon bat survey & implementation of mitigation measures /Informative on breeding birds		
04/2899	Withdrawn 11/10/04	Y Badger survey &		No Badger survey				

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
		mitigation measures		& mitigation measures submitted prior to determination of revised application				
04/3022	Refused 12/11/04	Y 1 of reasons for refusal (no ecological survey provided)		No				
04/3028	Permitted 20/10/04	P Bat survey requested		Informative only				
04/3043	Withdrawn 07/10/04	N/A Bat survey requested						
04/3188	Permitted 22/11/04	No	Minor encroachment onto Parish Level Site					
04/3240	13/12/04	Part Vegetation clearance & breeding birds / retention of hedgerow & tree		Nothing on breeding birds				
04/3594	Permitted 10/12/04	Y Bat & bird survey requested		No Protected species survey submitted prior to determination		Y Conditional upon implementation of mitigation measures		

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
04/3636	Permitted 07/12/04	P Bat survey requested		Informative only				
04/3637	Permitted 07/12/04	P Bat survey requested		No TPO				
04/3674	Permitted 14/12/04	Y Bat survey requested		No Bat survey submitted prior to determination		Y		
04/3845	Withdrawn 20/12/04	N/A Timing of site clearance						
04/4234	Permitted 28/02/05	Y Revision of proposals & positive management and reinstatement	No Revised location of development		Y	Y	Y	Y Hedgerow reinstatement 246 m / pollarding of willow 0.27 ha
04/4239	Permitted 03/02/05	No comments						
04/4299	Raise objections to DTI 21/01/05	Y Amendments to route of pipeline & hedgerow reinstatement	No Revised route		Y	Y		Y Hedgerows to be reinstated according to agreed methodology
04/4333	Permitted 03/03/05	Y Retention of hedgerows and mature trees / survey of breeding birds	No Retention of important hedgerows &	No Ecological report submitted	Y	Y Mitigation measures re breeding birds	Y Management of hedgerow and ridge & furrow	Y Area of ridge & furrow grassland retained 0.85 ha

Ref. no.	Decision	Comments successfully taken on board & implemented by changing the application or as conditions (Yes/Partly/No)	Loss of SSSI or Local Wildlife Site to development	Permission causing harm to protected species	Permissions with planning conditions or agreements used to secure a net gain	Permissions with conditions or agreements used to secure i) compensation ii) mitigation where harm would otherwise occur to designated site or protected species	No. of permissions securing long-term nature conservation management	Area of land of importance for BAP created/restored from positive development measures
		/ amendments to application re retention of ridge & furrow grassland	veteran trees	prior to determination + survey of breeding birds & prior development			grassland	
04/4387	Permitted 15/02/05	N Bat survey requested						
05/0042	Permitted 03/03/05	Y Revised application	No			Y		

**Table 24:  
SINCs & Charnwood BAP Habitats**

172 SINCs at 31 March 2005, totalling 937 ha and 34,551 m linear habitat.

SINC Criteria	Charnwood BAP Habitats	(bold = primary) (plain = secondary)
<b>1. Woodland</b>		
▪ Ancient woodland inventory	Ancient semi-natural woodland	244.2 ha 21 sites
▪ Naturally regenerated > 5ha		54.5 ha 3 sites
▪ Bluebell colonies		22.5 ha 9 sites
▪ Naturally regenerated > 1ha		23.5 ha 5 sites
Dominated by willow & alder	Wet woodland	17.3 ha 15 sites
<b>2. Scrub</b>		
		21.8 ha 1,491 m 12 sites
<b>3. Hedgerows</b>		
	Hedgerows	3,359 m 11 sites 1,536 m 5 sites
<b>4. Mature trees</b>		
	Lowland wood pasture, parkland & mature trees	76 trees 25 sites (incl. 3 sites where sole criteria)
<b>5. Heathland</b>		
	Lowland heathland	ha 1 site
<b>6. Early successional habitats</b>		
	Post-industrial land	2 sites
<b>7. Rocks &amp; built structures</b>		
	Rock & stone-built structures	1 site + 2 sites
<b>8. Grassland</b>		
▪ Mesotrophic grassland	Lowland hay meadow/neutral grassland	171.2 ha 1,736 m 45 sites 2.2 ha 1 site
▪ Mesotrophic & mixed	Lowland hay meadow/neutral grassland	103.9 ha 28 sites
▪ Wet grassland	Fens/marsh/swamp/wet grassland	54.15 ha 13 sites
▪ Mesotrophic & wet		2.0 ha 1 site
▪ Wet & mixed		4.3 ha

		2 sites
▪ Acid grassland	Lowland heathland	36.7 ha 9 sites
▪ Acid & mixed grassland	Lowland heathland	13.9 ha 6 sites
▪ Mixed grassland		136.9 ha + 9,748 m 31 sites 6.4 ha 5 sites
9. Wetland		
▪ Streams & rivers (order <4)	Streams & ditches	16,439 m 30 sites 242 m 1 site
▪ Large rivers (order >4)	Rivers & canals	
▪ Standing water bodies, swamps & fens:		
Sphagnum, Potamogeton, or Myriophyllum		2 sites
Stand of Carex or Typha	Fens/swamps	4.64 ha 15 sites
Phragmites reed bed	Reedbed	0.32 ha 2 sites
Stand of emergent vegetation		0.8 ha 2 sites
Unmodified woodland spring		2 sites
Spring-fed flush		2 sites
Permanent or temporary field pond	Eutrophic standing waters	68 sites
Red Data Book Species		31 sites
Species Assemblages		14 sites
Community Criteria		17 sites

**Table 25:  
SSSIs & BAP Habitats**

Name	Habitat	Area (ha)
Barrow Gravel Pits	22.0 ha neutral grassland 13.7 standing open waters and canals	35.9
Beacon Hill, Hangingstone & Outwoods	90.7 ha broadleaved & mixed woodland 56.8 ha dwarf shrub heath 0.0 ha (5 no.) earth heritage	140.8
Benscliffe Wood	9.8 ha inland rock	10.1
Blackbrook Reservoir	33.2 ha standing open water & canals 6.1 ha broadleaved & mixed woodland	38.6
Bradgate Park & Cropston Reservoir	65.3 ha standing open water & canals 97.6 ha broadleaved & mixed woodland 228.5 acid grassland 7.9 ha. earth heritage	392.6
Buddon Wood & Swithland Reservoir	2.3 ha acid grassland 46.7 ha broadleaved & mixed woodland 82.4 standing open water & canals 54.7 ha earth heritage	190.7
Cotes Grassland	3.3 ha neutral grassland	3.5
Loughborough Meadows	60.5 ha neutral grassland	63.5
Main Quarry, Mountsorrel	14.6 ha earth heritage	14.2
Newhurst Quarry	9.5 ha earth heritage	9.1
One Barrow Plantation	1.9 ha earth heritage	1.9
Roecliffe Manor Lawns	1.3 ha acid grassland	1.3
Sheet Hedges Wood	21.7 ha broadleaved & mixed woodland	22.6
Shepshed Cutting	5.9 ha inland rock	6.1
Swithland Wood & The Brand	73.8 ha broadleaved & mixed woodland 6.4 ha acid grassland 7.7 ha earth heritage	86.2
Twenty Acre Piece	8.1 ha neutral grassland	8.0
Ulverscroft Valley	50.6 ha neutral grassland 37.4 broadleaved & mixed woodland 14.7 acid grassland	105.7

**Table 26:**  
**List of SINCs in Charnwood**

**172 SINCs at 31 March 2005, totalling 937 ha and 34,551 m linear habitat.**

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 4518/ 1	Blackbrook Hill Farm/ Brook Spinney	2.6 ha ancient woodland 0.4 ha acidic grassland 0.6ha mixed grassland 545 m streams & rivers 1 ha scrub 3.7 ha woodland 1 no rock & built structure Community criteria	10.2 Linear 545 m	SK459186	9/01
W 4518/ 3	Ringing Hill	1.5 ha woodland (bluebells) 1 no. rock & built structure 2 no. temporary ponds	1.5	SK 452183	3/03
W 4519/ 1	Hookhill Wood	8.9 ha ancient woodland	8.9	SK455192	9/01
W 4617/ 6	Blackbrook Reservoir Fields	1.50 ha acid & mixed grassland 4.80 ha mixed grassland 465 m streams & rivers 1 no. rock outcrop	6.3 Linear 465 m	SK 467170	3/03
W 4618/ 1	White Horse Wood	9.3 ha ancient woodland	9.3	SK469185	9/01
W 4619/ 1	Black Brook Meadow 2	1.0 ha mesotrophic & mixed grassland 203 m streams & rivers	1.0 Linear 203 m	SK 464194	3/03
W 4620/1	Harborough Pit Farm Roadside Verges	788 m mesotrophic grassland	Linear 788 m	SK 464206	3/05
W 4716/ 3	Lubcloud Alder Woodland	1.2 ha wet woodland standing water (springs in woodland) 340 m streams & rivers	1.2 Linear 340 m	SK 475163	3/03
W 4716/ 8	Charley Road Fields	2.2 ha mixed grassland 515 m streams & rivers	2.2 Linear 515 m	SK 472168	3/03
W 4716/ 9	Little Garendon	5.9 ha mesotrophic & mixed grassland 400 m streams & rivers	5.9 Linear 400m	SK 470169	3/03
W 4717/ 1	Morley Quarry	0.8 ha acid grassland 1.3 ha acid & mixed grassland	2.1	SK476178	3/02

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
		Early successional habitat 1 no. field pond with species assemblage RDB species Community criteria			
W 4717/ 2	Morley Lane Field	1.9 ha acid grassland	1.9	SK477178	3/02
W 4717/ 6	Iveshead	15.2 ha acid grassland 7.8 ha acid & mixed grassland 3.3 ha mixed grassland > 1.0 ha scrub RDB species	27.3	SK 475171	3/03
W 4717/ 7	Little Garendon Oaks	2 no. mature trees	Two Trees	SK 470170	3/03
W 4720/ 1	Black Brook Meadow 1	0.7 ha wet woodland 1.1 ha mesotrophic & mixed grassland 373 m streams & rivers RDB species	1.8 Linear 373 m	SK 477178	3/03
W 4810/ 1	Fields South of Ulverscroft Wood	5.1 ha mesotrophic grassland 6.2 ha mesotrophic & mixed grassland 1 no. standing water body (spring fed flush)	11.3	SK489109	9/01
W 4812/ 1	Copt Oak Farm	3.4 ha mesotrophic & mixed grassland 1 no. mature tree 2 no. field ponds RDB species	3.4	SK485128	3/01
W 4812/ 4	Copt Oak Wood Fields	2.3 ha ancient woodland	2.3	SK484129	9/01
W 4812/ 5	Highfield	0.8 ha mesotrophic & mixed grassland	0.8	SK488124	3/02
W 4812/7	Coalbourn Wood	9.7 ancient woodland RDB species	9.7	SK 488122	3/05
W 4813/ 1	Copt Oak Wood	6.7 ha ancient woodland	6.7	SK484130	9/01
W 4910/ 2	Home Farm	3.4 ha mixed grassland 0.3 ha acid & mixed grassland 24.3 ha mesotrophic grassland 1.3 ha woodland (bluebells) 1 no. field pond	29.3	SK495108	9/01
W 4910/ 4	Cover Cloud Field	17.9 ha mesotrophic & mixed grassland 263 m hedgerow RDB species	17.9 Linear 263 m	SK 498106	3/03
W 4910/ 5	Field North of Leicester Road	1.4 ha mesotrophic & mixed grassland	1.4	SK491104	3/01
W 4910/ 7	Cover Cloud Wood	8.2 ha ancient woodland	8.2	SK498102	9/01

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 4910/ 8	Stinking Wood	7.5 ha ancient woodland 663 m stream	7.5 Linear 663 m	SK499109	9/01
W 4911/ 13	Chitterman Hill Wood	3.4 ha ancient woodland	3.4	SK494115	9/01
W 4911/ 14	Bushy Field Wood	5.8 ha ancient woodland 1 no. field pond	5.8	SK497112	9/01
W 4911/ 15	Ulverscroft Wood	9.9 ha ancient woodland	9.9	SK491112	9/01
W 4911/ 8	Oldstone	0.8 ha mesotrophic & mixed grassland 0.5 ha mesotrophic grassland 0.8 ha mixed grassland	2.1	SK 491118	3/03
W 4912/ 5	Poultney Farm	6.0 ha mesotrophic & mixed grassland 3 no. mature trees	6.0	SK498127	9/01
W 4917/ 1	Longcliffe Golf Course	3.3 ha acid grassland 39.9 ha mixed grassland 14.7 ha woodland (naturally regenerated) 10 no. mature trees 1.1 ha heathland RDB species	59.0	SK 495173	3/03
W 4920/1	Hermitage Estate	1.7 ha wet woodland 1.1 ha standing water 0.22 ha reedbed 2.3 ha mesotrophic grassland 475 m hedgerow 5.2 ha woodland	10.5 Linear 475 m	SK 496200	3/05
W 5010/ 1	Brown's Hay Fields	2.7 ha mixed grassland ? ha swamps & fens (sedge bed) (area n/a) 818 m stream	2.7 Linear 818 m	SK 507108	3/03
W 5010/ 3	John's Lee Wood	12.8 ha ancient woodland	12.8	SK506105	9/01
W 5010/ 6	Cover Cloud Hedges	630 m hedgerow	Linear 630 m	SK 500104 – SK503107	3/03
W 5010/ 7	Stinking Wood Meadow	0.7 ha mixed grassland	0.7	SK 503109	3/03
W 5010/ 8	Brown's Hay Hedge	181 m hedgerow	Linear 181 m	SK507107 – SK 507108	3/03
W 5010/10	Heyday Hayes Wood	2.8 ha woodland (bluebells)	2.8	SK 503102	3/05
W 5011/ 7	Field W. of Ulverscroft Valley SSSI	0.3 ha mixed grassland 0.1 ha wet woodland	0.4 Linear 174 m	SK 508111	3/03

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
		174 m stream			
W 5012/ 9	Nowell Spring Wood	3.8 ha ancient woodland 1 no. standing water (springs in woodland)	3.8	SK502121	9/01
W 5016/ 1	Buck Hill Knoll	1.2 ha woodland (bluebells)	1.2	SK 508165	3/03
W 5016/ 2	Buck Hill	12.7 ha acid grassland 0.3 ha acid & mixed grassland 1,085 m streams & rivers 6.9 ha woodland 2.3 ha scrub 1 no. field pond	22.2 Linear 1,085m	SK 507163	3/03
W 5016/ 6	Home Farm Wood	1.8 ha woodland (bluebells)	1.8	SK 500166	3/03
W 5016/7	Nanpantan Hall Wood	3.8 ha woodland 1.4 acid grassland	5.2	SK 501169	3/05
W 5018/ 2/ 6	Holywell Wood	6.7 ha ancient woodland	6.7	SK506183	3/01
W 5017/4	Burleigh Wood	8.5 ha ancient woodland 1 no. pond with RDB species Community criteria	8.5	SK508177	3/01
W 5019/ 1	Booth Wood	4.2 ha woodland Community criteria	4.2	SK508194	3/01
W 5020/ 1	Stonebow Washlands	6.9 ha mixed grassland 1 no. mature tree 627 m stream 3 no. ponds, 1 with species assemblage (0.5 ha) Community criteria	7.4 ha Linear 627 m	SK505204	3/02
W 5020/3	Black Brook West of Bailey's Plantation	491 m stream (order < 4)	Linear 491 m	SK 502207	3/05
W 5109/ 1	Groby Lane Fields	2.1 ha mesotrophic grassland 359 m hedgerow 1 no. mature tree 1 no. field pond	2.1 Linear 359 m	SK 518093	3/03
W 5109/ 3	Field South of Main Street	4.5 ha mesotrophic grassland 2 no. mature trees 1 no. pond	4.5	SK 518097	3/01
W 5109/ 5	Groby Lane	0.3 ha mesotrophic grassland Community criteria	0.3	SK 519095	3/02
W 5109/8	Hedgerow Opposite Cemetery	332 m hedgerow	Linear 332 m	SK 519002	3/05

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 5110/ 1	Christmas Tree Field	0.5 ha mixed grassland	0.5	SK516107	3/01
W 5110/8	Mill House	0.5 ha wet woodland 2.0 ha woodland 5.3 ha mesotrophic grassland 1,255 m streams order <4 1 no. pond 177 m hedgerow	7.7 Linear 1,255m Linear 177 m	SK 514108	3/05
W 5111/ 5	Blakeshay Wood Field	3.7 ha mesotrophic & mixed grassland	3.7	SK515112	3/01
W 5111/ 6	Strip Field (Sandhills Wood)	0.45 ha mesotrophic & mixed grassland	0.5	SK516111	3/01
W 5111/ 7	Leicester Hill Wood	3.1 ha ancient woodland	3.1	SK512111	9/01
W 5111/ 8	Blakeshay Wood	46.6 ha ancient woodland 2,140 m mixed grassland (linear habitat)	46.6 Linear 2,140m	SK513114	3/02
W 5112/ 1	Benscliffe Wood	61.9 ha ancient woodland 5,096 m mixed grassland (linear habitat) 1 no. standing water (Sphagnum dominated pool)	61.9 Linear 5,096m	SK513126	3/02
W 5112/2	Bell's Wood	9.5 ha woodland (natural regeneration)	9.5	SK 518129	3/05
W 5115/ 1	Blackbird's Nest	2.4 ha woodland (bluebells) 0.1 ha (?) acid grassland 1 ha (?) scrub	3.5	SK 513157	3/03
W 5115/ 2	North of Blackbird's Nest	0.9 ha (?)acid grassland 1 ha (?) scrub 1 no. field pond	1.9	SK 510158	3/03
W 5115/ 3	Blackbird's Nest Fields	2.1 ha mixed grassland 1.1 ha mesotrophic & mixed grassland 0.8 ha mesotrophic grassland 2 no. mature trees 1 no. field pond	4.0	SK 513155	3/03
W 5120/ 1	Gorse Covert	3.5 ha woodland RDB species Community criteria	3.5	SK512207	3/02
W 5209/ 1	Beech Farm	1.7 ha mesotrophic grassland 0.2 ha wetland (stand of emergent vegetation >0.1 ha) 1 no mature tree	1.9	SK521096	9/01
W 5209/ 5	Caravan Park Field	1.6 ha mesotrophic & mixed grassland 1 no. field pond	1.6	SK522095	3/01
W 5209/ 8	Beech Farm Oaks	2 no. mature trees		SK520096	9/01
W 5209/9	Newtown Linford West Field	0.9 ha mesotrophic grassland	0.9	SK 520096	3/05

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
		241 m hedgerow	Linear 241 m		
W 5210/ 1	Bradgate Trust Fields	5.6 ha mesotrophic grassland 5 no. mature trees	5.6	SK5211100	3/01
W 5211/4	Benscliffe Hay Meadow	1.3 ha mixed grassland 1 no. field pond with Potamogeton spp 238 m hedgerow 385 m hedgerow	1.3 Linear 623 m	SK 5211116	3/05
W 5217/ 1	Pignut Spinney Marsh	2.0 ha mesotrophic & mixed grassland 220 m streams & rivers RDB species Community criteria	2.0 Linear 220 m	SK524176	3/02
W 5221/ 3	Bishop Meadow	20.7 ha wet grassland RDB species	20.7	SK528218	3/01
W 5221/ 4	Dishley Pool	4.0 ha standing water with RDB species & species assemblage 2.2 ha mesotrophic grassland 1.3 ha scrub Community criteria	7.5	SK520215	3/01
W 5312/ 4	Roecliffe Manor Grassland	2.7 ha acid & mixed grassland RDB species	2.7	SK532125	9/01
W 5314/ 3	Field East of Main Street (1)	1.0 ha mesotrophic & mixed grassland 1 no. field pond	1.0	SK531147	3/01
W 5314/ 5	Field East of Main Street (2)	0.8 ha mesotrophic grassland	0.8	SK531147	3/01
W 5314/ 6	Lane End Cottage	0.4 ha mesotrophic & mixed grassland	0.4	SK535147	3/01
W 5314/ 7	Long Close	2.9 ha mesotrophic grassland	2.9	SK534146	3/01
W 5314/ 8	Field South of School Lane	0.6 ha mesotrophic grassland	0.6	SK537147	3/01
W 5314/ 9	Pond E. of School Lane	1 no field pond (with species assemblage)	0.5	SK539149	3/02
W 5316/ 1	Mucklin Wood	10.0 ha ancient woodland	10.0	SK538163	9/01
W 5321/2	Field at L'borough Big Meadow	0.8 ha mesotrophic grassland	0.8	SK 534214	9/04
W 5418/ 1	Charnwood Water Wood	2.5 ha wet woodland	2.5	SK549184	9/01
W 5418/ 2	Charnwood Water Marsh	2.0 ha mixed grassland 0.4 ha wet woodland 1 no. field pond	2.4	SK 549186	3/03
W 5418/ 3	Charnwood Water	8.1 ha standing water with species assemblage Community criteria	8.1	SK546183	3/02
W 5513/1	Hall Farm Paddock	2.0 ha mesotrophic & wet grassland 311 m streams & rivers	2.0 Linear 311 m	SK 557131	3/05

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 5515/ 4	Quorn Mill Fields	3.2 ha mixed grassland 1.3 ha mixed grassland 1,045 m stream	4.5 Linear 1,045m	SK556157	3/01
W 5515/ 5	The Coppice	6.1 ha woodland (bluebells)	6.1	SK 559156	3/03
W 5516/ 1	Tom Long's Meadow	0.6 ha wet grassland 0.7 ha swamps and fens (stand of sedge) Species assemblage Community criteria	1.3	SK557165	3/01
W 5516/ 2	Farley Way Lake	1.1 ha standing water with species assemblage	1.1	SK556170	3/01
W 5516/ 3	Quorn House Park	37.0 ha mixed grassland 0.5 ha wet woodland 6 no. mature trees	37.5	SK 559160	3/03
W 5516/ 4	The Grove and Quorn House Pond	0.9 ha wet woodland 1 no. field pond 0.6 ha 242 m stream	1.5 Linear 242 m	SK 558161	3/03
W 5516/ 5	Tom Long's Meadow Extension	0.6 ha wet woodland 0.1 ha swamps & fens (stand of sedge) 0.7 ha wet grassland	1.4	SK 556166	3/03
W 5518/ 1	Loughborough Moors	8.1 ha mesotrophic & mixed grassland 2.7 ha mesotrophic grassland	10.8	SK555189	3/02
W 5519/ 1	Field N. of Moor Lane	1.2 ha mesotrophic grassland	1.2	SK551195	3/02
W 5612/ 1	Swithland Hall Estate	1.75 ha mesotrophic & mixed grassland 9.5 ha mixed grassland 0.25 ha wet grassland 2.3 ha wet woodland 1,120 m streams & rivers	13.8 Linear 1,120m	SK563123	9/01
W 5612/ 2	Crow Wood	13.5 ha ancient woodland	13.5	SK561124	9/01
W 5614/ 6	Kinchley Lane Field	0.3 ha mixed grassland	0.3	SK 563143	10/03
W 5615/ 2	Rowhele Wood	3.0 ha ancient woodland 1.6 ha woodland (bluebells)	4.6	SK 564157	3/03
W 5617/ 1	Great Fenny Wood	2.5 ha wet woodland 0.1 ha (?) swamps & fens (stand of sedge)	2.6	SK 562174	3/03
W 5617/ 9	Pumping Station Wood Ash	1 no. mature tree	Single Tree	SK 560174	3/03
W 5618/ 1	Canal Meadow	5.3 ha mesotrophic & mixed grassland	5.3	SK560188	3/02
W 5618/ 2	Pilling's Lock	0.7 ha scrub	0.7	SK 564185	3/03
W 5618/ 6	Quorn Fields Farm Marsh	1.1 ha swamps & fens (stand of sedge)	1.1	SK5618/ 6	3/02

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 5618/ 7	Elms Farm Field	2.8 ha mesotrophic grassland 0.1 ha swamps & fens (stand of sedge) 9 no. mature trees 1 no. field pond	2.9	SK 563187	10/03
W 5618/ 8	Catsick Marsh	0.4 ha swamps & fens (stand of sedge)	0.4	SK 566182	10/03
W 5618/ 9	Railway Fields	1.6 ha mixed grassland 0.2 ha swamps & fens (stand of sedge)	1.8	SK 568180	10/03
W 5619/ 1	Fields N.W. of Ryecroft Farm	3.2 ha mesotrophic grassland 1.9 ha mixed grassland	5.1	SK562192	3/02
W 5714/ 1	Halstead Road	1.7 ha mesotrophic & mixed grassland 1.5 ha scrub 1 no. field pond RDB species Species assemblage Community criteria	3.2	SK573141	3/01
W 5716/ 1	Meadow View Farm (North)	4.0 ha mixed grassland 0.6 ha swamps & fens (emergent species) 1 no. mature tree	4.6	SK 573168	3/03
W 5716/ 2	Meadow View Farm (South)	3.0 ha mesotrophic grassland 1.1 mixed grassland 2 no field ponds	4.1	SK 573165	3/03
W 5716/8	Betty Henser's Lane Field	2.9 ha mesotrophic & mixed grassland 309 m hedgerow	2.9 Linear 309 m	SK 578167	3/05
W 5810/1	Great Central Railway Thurcaston to Birstall	1,587 m mixed grassland 1,491 m scrub Early successional habitat (no area)	Linear 3,078	SK 571117- SK 588085	3/05
W 5813/ 3	Farnham Bridge Marsh	1.2 ha wet grassland 0.3 ha swamps & fens (stand of sedge) 170 m streams & rivers	1.5 Linear 170 m	SK 589133	10/03
W 5814/ 2	Castle Hill	2.5 ha mixed grassland 1.3 ha scrub RDB species Community criteria	3.8	SK582148	3/02
W 5815/ 1	Mountsorrel Marshes	0.6 ha swamps & fens (stand of sedge) 5.0 ha wet grassland Community criteria	5.6	SK585152	3/02
W 5815/	The Old Osier Bed	1.2 ha wet grassland	5.2	SK580158	9/01

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
I2		0.4 ha swamps & fens (stand of sedge) 3.6 ha scrub			
W 5815/ I3	Mountsorrel Conveyor Fields (East)	2.8 ha wet & mixed grassland 2.6 ha wet grassland 0.07 ha swamps & fens (stand of sedge) 2 no. mature trees 3 no. field ponds	5.5	SK 583158	10/03
W 5815/ I4	Mountsorrel Conveyor Fields (West)	1.5 ha wet & mixed grassland 0.6 ha wet grassland 2 no. field ponds	2.1	SK 582158	10/03
W 5914/ 5	Field W. of Cossington Road	1.1 ha mesotrophic grassland	1.1	SK599147	3/02
W 5915/ 2	Field East of Slash Lane	3.0 ha wet grassland 1 no. field pond	3.0	SK590154	3/01
W 5915/ 3	Fields East of Slash Lane	2.0 ha mesotrophic grassland 2.5 ha mesotrophic & mixed grassland 2 no. field ponds	4.5	SK590158	3/01
W 5915/ 6	Quebec House Fields (2)	7.4 wet grassland	7.4	SK596157	3/01
W 5915/ 9	Herrick Close Pond	1 no. pond RDB + species assemblage	0.05	SK 477178	3/03
W 5916/ 2	Quebec House Field (1)	2.9 ha wet grassland 1 no. standing water (lake) 0.5 ha	3.4	SK592158	3/01
W 5921/ 1	Wymeswold Lane	608 m mesotrophic grassland	Linear 608 m	SK594217	3/02
W 5921/2	The Barley Close	1.0 ha mesotrophic grassland	1.0	SK 593214	9/04
W 5923/ 1	Fields off Rempstone Road	3.6 ha mesotrophic grassland 1 no. field pond	3.6	SK590283	9/01
W 5923/ 2	Field off Rempstone Road	1.4 ha mesotrophic grassland 1 no. field pond	1.4	SK592239	9/01
W 6010/2	Wanlip Meadows	8.0 ha wet grassland 210 m hedgerow	8.0 Linear 210 m	SK 602107	9/04
W 6012/1	River Wreake Oxbow	0.6 ha wet woodland 0.25 standing water (pond)	0.85	SK 609123	3/05
W 6014/ 5	Field W of Cossington Road	2.0 ha mixed grassland	2.0	SK600145	3/02
W 6023/ 1	Field West of Wymeswold Meadows	2.9 ha mesotrophic & mixed grassland 245 m streams & rivers	2.9 Linear 245 m	SK609232	9/01
W 6023/ 2	River Mantle, Wymeswold	450 m streams & rivers RDB species	Linear 450 m	SK604233 – SK608233	9/01

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
		Community criteria			
W 6024/ 1	Wayside	2.3 ha mesotrophic grassland 1 no. field pond	2.3	SK606244	9/01
W 6116/ 1	Hanover Lodge	1.3 ha mesotrophic grassland	1.3	SK 617163	10/03
W 6117/ 1	Hall Farm	10.6 ha ha mesotrophic grassland 3.4 ha mixed grassland 795 m streams & rivers 2 no. mature trees 3 no. field ponds (2 ponds with RDB species) (1 pond with species assemblage)	14.0 Linear 795 m	SK 617170	3/03
W 6117/ 4	Hall Farm Pond	0.1 ha swamps & fens (stand of sedge) 1 no. field pond with RDB species	0.1	SK 619173	3/03
W 6117/ 5	High Tor Fields	1.7 ha mesotrophic grassland 80 m streams & rivers 2 no. field ponds	1.7 Linear 80 m	SK 619178	3/03
W 6122/ 1	Harrow Farm	24.9 ha mesotrophic grassland 14.0 ha mesotrophic and mixed grassland 1,000 m streams & rivers 2 no. mature trees 4 no. field ponds 3 no. ponds with RDB species	34.9 Linear 1,000m	SK618223	3/01
W 6123/ 1	Wymeswold Meadows	4.7 ha mesotrophic grassland 480 m streams & rivers (stream with RDB species)	4.7 Linear 480 m	SK613231	3/02
W 6124/ 1	Field Farm	2.6 ha mesotrophic grassland	2.6	SK615245	9/01
W 6212/ 1	Syston Marsh	2.0 ha mixed grassland 0.3 ha swamps & fens (stand of sedge) 70 m hedgerow Community criteria	2.3 Linear 70 m	SK625123	3/02
W 6212/ 2	Crane's Hole	1 no. pond with RDB species	0.1	SK628126	3/02
W 6212/ 3	Syston Marsh Extension	0.8 ha wet woodland 0.3 ha swamps & fens (0.2 ha stand of sedge + 0.1 ha reed bed) ha mixed grassland 1 no. mature tree 0.4 ha mixed grassland RDB species	2.5	SK 624121	3/03

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
W 6217/ 1	Field S.W. of Park Hill Lane	1.4 ha mesotrophic grassland	1.4	SK625170	3/02
W 6217/ 2	Park Hill Verges	925 m mixed grassland	Linear 925 m	SK623173	3/02
W 6217/ 3	Fields off Berrycott Land	1.8 ha mesotrophic & mixed grassland 300 m streams & rivers 1 no. mature tree 1.1 ha scrub	2.9 Linear 300 m	SK 621177	3/03
W 6222/ 2	Narrow Lane Verge	340 m mesotrophic grassland	Linear 340 m	SK629225	3/02
W 6222/ 3	Wolds Farm	3.2 ha mesotrophic grassland 1 no. mature tree 1 no. field pond	3.2	SK 628222	3/03
W 6323/ 1	Eller's Gorse	278 m streams & rivers 3.8 ha scrub	3.8 Linear 278 m	SK 635236	3/03
W 6224/1	Black Lane Verge & Hedgerow	1.6 ha mesotrophic & mixed grassland 570 m hedgerows	1.6 Linear 570 m	SK 625249	3/05
W 6321/1	Lodge Farm Field	360 m hedgerow 0.3 ha mixed grassland 95 m hedgerow	0.3 Linear 455 m	SK 633218	3/05
W 6411/ 1	Mere Lane Field	0.8 ha mesotrophic grassland	0.8	SK 648118	10/03
W 6411/ 5	Ridgmere Lane Pond	1 no. field pond with RDB species	0.01	SK649110	3/02
W 6509/ 2	Pond N. of Barkby Holt Lane	1 no. field pond with RDB species	0.02	SK656099	3/02
W 6509/ 3	Pond S. of Barkby Holt Lane	1 no. field pond with RDB species	0.01	SK657093	3/02
W 6509/ 4	Pond S. of Barkby Holt Lane	1 no. field pond with RDB species	0.01	SK657096	3/02
W 6510/ 1	Plantation Pond N. of Barkby Holt Lane	1 no. field pond with RDB species	0.01	SK654104	3/02
W 6510/ 2	Pond N. of Barkby Holt Lane	1 no. field pond with RDB species & species assemblage	0.01	SK652103	3/02
W 6511/ 1	Queniborough Brook Fields (1)	9.7 ha mesotrophic grassland 812 m streams & rivers 4 no. mature trees 1 no. spring-fed flush	9.7 Linear 812 m	SK657118	3/01
W 6511/ 2	Queniborough Brook Fields (2)	3.2 ha mesotrophic grassland 225 m streams & rivers	3.2 Linear 225 m	SK659118	3/01
W 6516/ 1	Hoby Road	2 no. mature trees 1 no. field pond (pond with species assemblage) Community criteria	0.06	SK650160	3/02
W 6709/ 1	Barkby Holt	30.3 ha woodland (secondary)	32.5	SK 672095	3/03

Site Code	Name	Habitat	Area (ha)	Grid Reference	Date Approved
		12 no. mature trees 2.2 ha scrub			
W 6712/ 1	Barrowcliffe Field	2.1 ha mesotrophic grassland	2.1	SK669124	3/01
W 6810/ 2	Three Turns Lane Pond	1 no. field pond with species assemblage + RDB species	0.02	SK689107	3/02
W 6810/ 3	Gothic Farm Field	2.0 ha mesotrophic grassland	2.0	SK 689103	10/03
W 6909/ 1	Queniborough Brook Fields (3)	18.4 ha mesotrophic grassland 0.3 ha mixed grassland 954 m streams & rivers 2 no. mature trees 2 no. field ponds	18.7 Linear 954 m	SK 695097	3/03
W 6910/ 11	Pond off Main Street	1 no. field pond with species assemblage	0.03	SK698103	3/02
W 6910/ 7	Fields South of Twyford Road	6.6 ha mesotrophic & mixed grassland 1.8 ha mesotrophic grassland 5 no. field ponds (4 no. ponds with RDB species)	8.4	SK 698105	10/03
Total SINC	172		937 ha + 34,551 m linear habitat		

### Lost SINC

The following SINC

s were designated as SINCs, but have since been de-selected as they no longer meet the criteria.

Site Code	Name	Area (ha)	Grid Reference	Date Approved
W 5618/ 5	Borrow Pit Fields	0.8	SK562188	3/02
W 6013/ 1	Church Meadow	2.6	SK600135	3/02

### Appendix 7: (Data for Core Output Indicator 7 – Renewable Energy)

Table 27:  
Renewable energy applications

Application reference	Description	Type of Renewable Energy	Location	Parish	Decision	Completed
04/02084	Erection of single wind turbine	Wind	Dewind, Nottingham Road	Loughborough	Approved	Yes
04/02542	Erection of 2m high wind generator on roof of test house	Wind	Advantica Technologies Ltd, Ashby Road	Loughborough	Approved	No
05/0103	Installation of wind turbine on front elevation of unit	Wind	Unit 15, Dukes Close	Thurmaston	Approved	No

## Appendix 8: Major Planning Applications

**Table 28:**  
Major planning applications received in this monitoring year

Parish	Application Number	Description	Location	Type of Application	Decision
Anstey	P/04/2490/2	Demolition of factory and erection of three-storey building for 13 one-bed flats and car parking.(Revised scheme P/03/2658/2 refers)	Land between 10-36 Staddon Road, Anstey	Full	Grant Conditionally
Anstey	P/04/2571/2	Change of use from offices (B1) to carpet retail showroom (A1).	The Bridge Works, Leicester Road, Anstey	Full	Grant Conditionally
Anstey	P/04/2558/2	Demolition of industrial buildings and erection of two and three storey building to form 13 two-bedroom flats. (Revised scheme P/04/1211/2 refers)	2-10 Gladstone Street, Anstey	Full	Grant Conditionally
Anstey	P/04/1211/2	Demolition of factory/offices and site for the erection of 13 flats (2.5 storey).	2-10 Gladstone Street, Anstey	Outline	Refuse
Birstall	P/04/1769/2	Demolition of factory and erection of 40 flats.(Revised scheme planning permission P/03/2332/2 refers).	27 Wanlip Lane, Birstall, Leicester, Leicestershire, LE4 4JU	Full	Grant Conditionally
Burton on the Wolds	P/03/3282/2	Site for residential development. (2.65ha)	Land at Melton Road & Brook Street, Burton on the Wolds	Outline	Grant Conditionally
Loughborough	P/04/0138/2	Demolition of factory premises and erection of 10 no. two-storey residential developments.	30-32 Salisbury Street, Loughborough	Full	Refuse
Loughborough	P/01/2499/2	Erection of 9 six-bedroom student flats, parking and associated services	Rosina, Radmoor Road, Loughborough	Full	Grant Conditionally
Loughborough	P/03/0656/2	Conversion of warehouse to 13 dwellings and erection of 20 flats and 4 houses.	Land north of 28 - 54 Queens Road, Loughborough	Full	Grant Conditionally
Loughborough	P/04/2099/2	Erection of 1 single storey industrial unit (Use Class B1).	Land off Duke Street, Loughborough	Full	Grant Conditionally
Loughborough	P/04/3326/2	Erection of 8 1-bedroom and 6 2-bedroom flats in a three-storey building.	26 Hudson Street, Loughborough	Full	Refuse
Loughborough	P/04/3755/2	3-storey extension to side and conversion of former public house to 3 retail units (Classes A1-A3), 2 flats and 3 bedsits at first floor and 1 flat and 3 bedsits at second floor and conversion of outbuildings to 1 bedsit. (Revised scheme Planning Permission	Barley Mow, Market Street, Loughborough, Leicestershire, LE11 3ER	Full	Grant Conditionally
Loughborough	P/03/1257/2	Conversion and addition of three floors to building to facilitate use for 88 managed student flats and retail A1 and or office A2 use of ground floor.	Schofield Centre, Greenclose Lane, Loughborough	Full	Grant Conditionally
Loughborough	P/04/3456/2	Erection of 41 sheltered bungalows and common room with	Land at Beacon Road Playing Field, off	Full	Grant Conditionally

Parish	Application Number	Description	Location	Type of Application	Decision
		wardens flat over, access road, landscaping and one four bedroom detached house between Nos. 55 & 59 Beacon Road. (Renewal of planning permission P/99/02344/2).	Forest Road, Loughborough		
Loughborough	P/04/3754/2	Expansion of residential training and conference centre to provide a main entrance and reception, 86 bedrooms, improved leisure and fitness centre, an enlarged lounge area, replacement training rooms, link corridor and associated car parking and landscaping	Burleigh Court, Loughborough University, Loughborough, LE11 3TD	Full	Grant Conditionally
Loughborough	P/02/2975/2	Conversion and third floor extension of 3-storey industrial building to form 40 one-bedroom and 3 two-bedroom flats and demolition of factory unit at rear to provide 39 car parking spaces.	Towles Building, corner Nottingham Road & Clarence Street, Loughborough	Full	Grant Conditionally
Mountsorrel	P/04/2715/2	Erection of 3 houses, 7 houses with roof accommodation and 7 garage blocks. (Revised scheme - P/04/1002/2)	Land off The Osiers, Mountsorrel	Full	Grant Conditionally
Mountsorrel	P/04/1002/2	Erection of 14 two and three-storey dwellings and 5 garage blocks.	Land off The Osiers, Mountsorrel.	Full	Refuse
Mountsorrel	P/03/2084/2	Erection of 13 dwellings.	Land off Little Lane, Mountsorrel	Full	Grant Conditionally
Mountsorrel	P/03/3780/2	Erection of 10 dwellings.	Former playing field, 91 - 97 Boundary Road, Mountsorrel	Full	Grant Conditionally
Mountsorrel	P/04/2890/2	Site for the erection of 15 dwellings (0.276 hectares)	Land fronting Granite Way, Mountsorrel (showman's winter storage site)	Outline	Refuse
Queniborough	P/04/2736/2	Demolition of building and erection of warehouse unit. (690sq.m)	Land r/o 1487 Branston House, Melton Road, Queniborough	Full	Grant Conditionally
Quorn	P/04/1809/2	Change of use from residential home for the elderly (C2) to 12 residential apartments (C3).	3 Soar Road, Quorn, Loughborough, Leicestershire, LE12 8BN	Full	Refuse
Quorn	P/04/3544/2	Change of use from residential home for the elderly (C2) to 12 residential apartments (Revised scheme - P/04/1809/2)	Riverdale, Soar Road, Quorn.	Full	Grant Conditionally
Rothley	P/04/4361/2	Conversion, extension and alterations of hotel to form 13 one and two-bedroom dwellings, associated parking and revised access onto Mountsorrel Lane. (Revised scheme Planning Refusal P/04/3399/2 refers)	The Limes Hotel, Mountsorrel Lane, Rothley	Full	Grant Conditionally
Shepshed	P/04/1819/2	Erection of 30 one-bedroom flats, with associated car parking and communal gardens.	33 - 35 Britannia Street, Shepshed	Full	Grant Conditionally
Shepshed	P/03/3471/2	Erection of two 32 bedroom elderly persons nursing homes, day care/social centre and ancillary facilities, together with 11 elderly persons bungalows.	Land adj to Parema Ltd, Sullington Road, Shepshed	Full	Grant Conditionally
Shepshed	P/04/3475/2	Erection of 3 three-storey blocks of flats to provide 18 2-bedroom apartments and associated car parking. (Revised scheme P/03/2889	The Foresters Arms P.H, Charnwood Road, Shepshed	Full	Grant Conditionally

Parish	Application Number	Description	Location	Type of Application	Decision
		refers).			
Sileby	P/03/2002/2	Erection of 2 semi-detached bungalows, 1 detached bungalow with integral garage, 8 detached dwellings with integral garages, 2 semi-detached dwellings, a detached dwelling with detached garage, and erection of detached garage to rear of no. 106 Seagrave R	Plots 1 - 14, Land off Springfield Road, Sileby	Full	Grant Conditionally
Sileby	P/04/2716/2	Erection of 34 apartments, 2, 3 and 4 storeys with associated roads, sewers and ancillary works. (Revised scheme, withdrawn Planning application P/04/1334/2 refers)	Brabazon Works, off King Street, Sileby	Full	Grant Conditionally
Sileby	P/02/2887/2	Site for the erection of 24 dwellings. (0.5 hectares)	William Whitehead Ltd, Albion Road, Sileby	Outline	Grant Conditionally
Syston	P/04/0637/2	Demolition of house and erection of 12 apartments, 7 houses and associated garaging and car parking.	Land at 1008 Melton Road, Syston	Full	Grant Conditionally
Syston	P/03/1995/2	Erection of 24 two-bedroom apartments in three blocks, including access, car parking and landscaping.	18a - 22 Brook Street, Syston	Full	Grant Conditionally
Syston	P/01/2462/2	Erection of 340 dwellings and associated open space, landscaping and surface water balancing and new access road to the Ridgemere Centre.	Land to the north and south of Barkby Road, Syston. (Adjacent to the Ridgemere Centre).	Full	Grant Conditionally
Thurmaston	P/04/0514/2	Erection of 15 self-contained apartments (Resubmission after withdrawal - P/03/3219/2)	748 Melton Road, Thurmaston, Leicester, Leicestershire, LE4 8BD	Full	Grant Conditionally
Thurmaston	P/03/2271/2	Site for residential development (2.0 ha.).	Land off Sandiacre Drive, Thurmaston	Outline	Grant Conditionally
Thurmaston	P/03/3696	Site for the erection of 10,502 sq.m of floor space for Class A1 (retail), A2 (financial and professional services) & A3 (food and drink) use together with car parking, access and service works, following demolition of co-operative superstore	Charles Street Buildings (Leicester) Ltd	Outline	Grant Conditionally
Thurmaston	P/04/3649/2	Demolition of industrial building and site for erection of 24 flats in two blocks (2/3 storeys high) with access and car parking.	10 Hadrian Road, Thurmaston, Leicester, Leicestershire, LE4 8DU	Outline	Grant Conditionally
Woodhouse	P/04/0699/2	Demolition of residential nursing home and site for the erection of four storey residential units with accommodation in roofspace using the same footprint.	Bradgate Park Nursing Home, Brand Hill, Woodhouse Eaves, Loughborough, Leicestershire, LE12 8SS	Outline	Refuse