Authority Monitoring Report

Leicester City Council

1st April 2017 – 31st March 2019



Leicester
City Council

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1. Executive Summary

1.1. This Authority Monitoring Report is prepared under the regulations of the Planning and Compulsory Purchase Act 2004. The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Development) (England) Regulation 2012 set the requirements for the contents of an Authorities Monitoring Report. The regulation describes that every authority has to prepare a report providing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Plan documents are being achieved.

1.2. The purpose of the report is to monitor the progress of development in the city of Leicester since the previous Local Development Scheme was published, and progress of meeting the timetable is set out in the LDS. The report also monitors the local planning authority's contribution towards delivering sustainable development, through the use of environmental, economic and social indicators identified locally and nationally.

1.3. This LDS (2019) supersedes previous versions and sets out a planning work program for the Council over a three-year period from May 2019 to May 2021. It will be regularly reviewed to keep it up to date. This Authority Monitoring Report covers the 1st April 2017 to 31st March 2019.

1.4. The current Development Plan Documents for Leicester are the Leicester LDF Core Strategy (adopted originally Nov 2010 revised 2014), the saved Leicester Local Plan (2006) and the Leicester and Leicestershire Waste Development Framework Core Strategy & Development Management Policy Document (2009).

2. Progress since the last AMR

The City Council is in the process of developing a new Local Plan to replace the adopted 2014 Core Strategy. Two publications have been carried out so far (see Appendix C – Local Development Scheme Timetable (2019-2021)

The Leicester Local Plan is will be the development plan for the city which sets out the vision and framework for future development for the plan period up to 2036. The new plan will contain, strategic policies, development management policies, waste policies, site allocation policies and a new policies map. It is expected that this will be adopted in 2021.

The Leicester Local Plan has been informed by the aims of other city-wide plans and strategies. This includes:

- Economic Action Plan
- Health and Wellbeing Strategy
- Air Quality Strategy
- Cycling Strategy
- Local Transport Plan
- Leicester Tourism Action Plan
- Leicester Food Plan
- Emergency Climate Change Action Plan

2.1. Links to other Strategies

It is important that the Local Plan links to other strategies which shares the same vision and objectives of sustainable development.

2.1.1. Core Strategy

The core strategy was adopted in July 2014 and sets out the spatial planning strategy for the city and objectives and policies for new development. The production of the core strategy involved joint working with the County Council and the District Councils in Leicestershire. All these councils make up the Housing Market Area (HMA) and jointly they commissioned the Strategic Housing Market Assessment, which provides evidence for the core strategy. Joint studies have been carried out also on the need for employment land (HMA Employment Land Study), an HMA Growth Infrastructure Assessment, an Affordable Housing Viability Assessment and a Gypsies and Travellers' Accommodation Needs Assessment.

2.1.2. The Leicester and Leicestershire Strategic Growth Plan

The eight local authorities in Leicester and Leicestershire together with Leicestershire County Council and the Leicester & Leicestershire Local Enterprise Partnership (LLEP) prepared a Strategic Growth Plan that sets out the aspirations for delivering growth in the Leicester and Leicestershire HMA. It sets out, in broad terms, the amount and location of future growth (housing, economic, infrastructure) the Leicester and Leicestershire HMA will be expecting to accommodate until 2050.

To ensure that the Leicester and Leicestershire HMA housing and employment OAN is fulfilled up to 2031, a Statement of Common Ground (SoCG) and Memorandum of Understanding will be produced and signed by each local authority within the Leicester and Leicestershire HMA.

These will set out how the Leicester and Leicestershire HMA employment and housing OAN will be delivered; including how any unmet need within individual local authorities will be dealt with.

2.1.3. Supplementary Planning Documents (SPDs)

The following SDPs are adopted by Leicester City Council and whilst these documents do not form part of the statutory development plan, they are material considerations in assessing planning applications.

Title	Date of adoption
Student Housing	June 2012
Green Space	April 2011 (Revised 2013)
Affordable Housing	March 2011
City Centre Car Parking Strategy	March 2011
Climate Change	January 2011
Residential Amenity	February 2008
Employment Land	December 2007
Abbey Meadows	April 2007
Waterside	August 2016

2.1.4. Leicester and Leicestershire Waste Development Framework Core Strategy and Development Control up to 2021 (2009)

Leicester City Council and Leicestershire County Council worked together to deliver the joint Waste Development Framework Core Strategy and Development Control. The Strategy sets out the key principles to guide the form of waste management development and the criteria against which planning applications will be considered.

2.2. Preparation of other relevant documents

An updated Statement of Community Involvement (SCI) which takes into account the recent changes within the NPPF & associated legalisation will be adopted in 2019.
The City Council has yet to make a decision on whether it will adopt a Community Infrastructure Levy (CIL) so will wait till the adoption replacement Local Plan before a formal decision either way is made. In addition, the City Council is also preparing a new Waste and Minerals Local Plan.

The Local Development Scheme (LDS)

The 2019 Local Development Scheme sets out a planning work program for the Council over a three-year period from 2019 till 2021. The council will keep this document under review as per the relevant planning legislation.

A timetable for the preparation of the new Local Plan is as follows:

1) The Replacement City of Leicester Local Plan.

Stage	Dates
Issues and Options	October 2014 to Jan 2015

Emerging Options consultation	July to December 2017
Draft local plan stage (preferred options)	March 2020 to June 2020
Pre-Submission Consultation	Summer 2020
Submission	Autumn 2020
Adoption	Summer 2021

In addition to the current timetable, there is a new revised timetable for the Leicester Local Plan due to Covid-19 (see appendix D).

2) Replacement Waste Local Plan

Stage	**Dates**
Issues & Options and Call for Sites	September 2021
Draft Plan	September 2022
Pre-Submission	May 2023
Submission	August 2023
Adoption	End of 2023

A detailed Gantt chart showing a timetable for the preparation of all proposed planning documents can be found in the appendices.

3. Duty to co-operate

The requirement for 'duty to cooperate' is set out in the Localism Act 2011. It requires local authorities to work together on matters of strategic cross boundary importance. The purpose of this is to produce effective and deliverable policies on strategic matters.

Leicester City Council has actively engaged with the other districts and boroughs within Leicestershire. The Members Advisory Group, Development Plans Forum and the Planning Officers Forum meet regularly to promote improved co-ordination and cooperation in planning and development across the Housing Market Area (HMA). This has ensured a proactive, focussed and continuous approach to strategic planning during the development of the new Local Plan. There has been regular ongoing co-operation relating to, in particular the Councils work on the Housing and Economic Development Needs Assessment (HEDNA); the HMA wide housing land supply; retail and employment studies; climate change guidance; gypsy and traveller accommodation; sustainable urban extensions and the adopted Strategic Growth Plan (SPG).

This has successfully enabled the Council and its neighbours to recognise and work together on cross boundary issues and identify the need or otherwise for joint or individual policy responses.

4. Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out how and when the public and other stakeholder will be involved in both the plan making process, and the determination of planning applications. The new Statement of Community Involvement will be adopted by the end of 2019 and will replace the previous 2014 SCI.

The Duty to Cooperate is acknowledged within the Councils Statement of Community Involvement, adopted 2019.

5. Neighbourhood Development Plans

Neighbourhood planning was introduced through the Localism Act 2011and provides the opportunity for communities to decide the future of the places where they live and work by producing a Neighbourhood Plan. Any neighbourhood Plan should be aligned with the National Policy Planning Framework (NPPF) and Leicester's development plan.

Leicester City has one defined neighbourhood area & associated forum covering an area within the Knighton Ward of Leicester. Further information regarding this including progress of the plan can be found the Leicester City Council website https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/planning-and-development/neighbourhood-planning/.

6. Core Output Indicators

Due to the changes to the regulations Local Authorities do not now have a requirement to monitor the Core Output Indicators. Instead, the council has defined a new set of indicators that cover a range of key economic, social and environmental issues will be used to assess the implementation and effectiveness of local development policies. The indicators selected highlight important local issues and trends in Leicester.

The data presented within this report provides an indication of how well Leicester performing in relation to local policy. However, as local development operates in a wider context, the AMR is only a reflection of the combination of factors that shape Leicester.
In light of this it is important that policy is regularly reviewed to assess how well its performing and whether any changes are required.

The next section of the report has been divided into the sub sections identified below:

- Housing
- Employment
- Retail
- Planning Obligations
- Transport
- Climate Change & Environment and Biodiversity.
- Historic Environment
- Minerals and Waste

6.1. Housing

Adopted Housing Policies:
Core Strategy: CS1, CS4, CS5, CS6, CS7, CS8, CS9, CS12
Saved Local Plan: H01, H03, H05, H07, H10, H16, PS06, PS07, PS08, PS09

6.1.1. The country as a whole needs to build more new homes each year to reflect the growing population and need.

6.1.2. Delivering high-quality supply of sustainable housing is a key priority for the Council. It is important to ensure that new housing is of a suitable type and in a suitable location. The Council needs to identify the size, type, tenure and range of housing that is required in Leicester. Monitoring and evaluating housing developments will provide a useful tool both to assess the success of the delivery of housing developments and to identify future housing objectives and needs

6.1.3. Leicester's annual housing target during the Core Strategy plan period (2006-2026) was 1,280 homes a year, a total of 25,600 over the 20-year period. However, a new objectively assessed housing need for the city was established in 2017, by the Leicester & Leicestershire Housing and Economic Needs Assessment (HEDNA), of 1,692 homes per year or a total of 33,840 dwellings for the period 2011-2031. Leicester's housing target for the period covered by this AMR is therefore calculated as 17,876, comprising 10 x 1,280 (for the years 2006-2016) and 3 x 1,692 (for the years 2017-2020). Since 2006 around 11,000 net new dwellings have been delivered in Leicester. Whilst completions have fallen short of the target so far, it should be recognised that the majority of this has been in a time of unprecedented nationally low house building and a depressed housing market. It should be noted that the HEDNA requirement has now itself been superseded because the Government has introduced a standard methodology for all local planning authorities to calculate the housing requirements of their area. For Leicester, the standard methodology (using 2014 mid-year population estimates produced by the Office for National Statistics) produces a new annual requirement for 1,712 homes. This will be the basis for calculating housing need arising in the city in the new Local Plan.

6.1.4. The figures below are the ones that have been submitted to the Government each year. Also, from the Government's Housing Delivery Test published we have not been identified in the list of authorities that have to prepare an Action Plan as we've delivered more than our requirement as below.

	2016-17	2017-18	2018-19	Total
Number of homes required	1,154	1,280	1,280	3,714
Number of homes delivered	1,560	1,954	1,437	4,951
Housing Delivery Test: 2019 measurement	133%			
Housing Delivery Test: 2019 consequence	None			

6.1.5. In 2018-19, 887 new builds were completed in Leicester and a further 552 residential properties were added to the local stock through conversions. Two properties were demolished during the year, meaning that net additions to dwelling stock came out at 1,437.

6.1.6. Net additions rose year-on-year for four years between 2015-16 and 2018-19, and the 2017-18 figure of 1,954 was the highest recorded for many years. Local records indicate that around 14% of new homes were completed on sites of more than 10 homes in 2017-18. However, as illustrated below, in 2018-19 the net addition of housing was lower than in the previous two years.

6.1.7. In 2018-19 a total of 224 affordable homes were delivered. This exceeded the target set for the year at 150 and represented a near – threefold increase compared with the figures from 2017-18 (81) and 2016-17 (133). Since 2004/05, a total of 2,802 affordable homes have been delivered, representing an average of 187 properties per year.

6.1.8. The council produced a Strategic Housing Land Availability Assessment (SHLAA) and five-year land supply statement in 2017. This includes a housing trajectory setting out projected future housing potential in the city. The SHLAA is available to download from the Council's website and will be updated soon.

6.1.9. The overall percentage of housing completions on brownfield sites has seen an increase in recent years, with the highest point of 94% in 2018/19. Development on brownfield sites can result in environmental improvements and help to regenerate urban areas. However, the supply of brownfield land is not inexhaustible, and it is likely that in future years the proportion of development delivered on greenfield land will have to increase. No new gypsy and traveller sites have been permitted in the monitoring period 2017 to 2019. However, 2 new gypsy and traveller sites opened in 2015, which provided a total of 16 pitches.

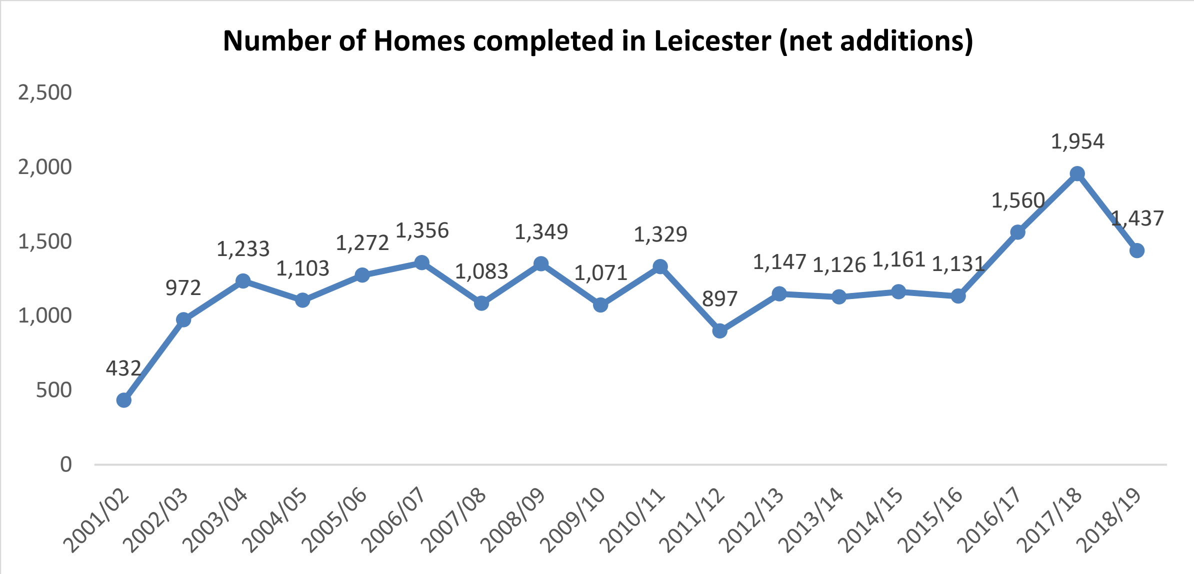
Plan Period and Housing Targets

Plan Period 2006-2026	Dwellings Per Year	Total Dwellings Required in Plan Period
Target	1,280	25,600

Total Housing Completions

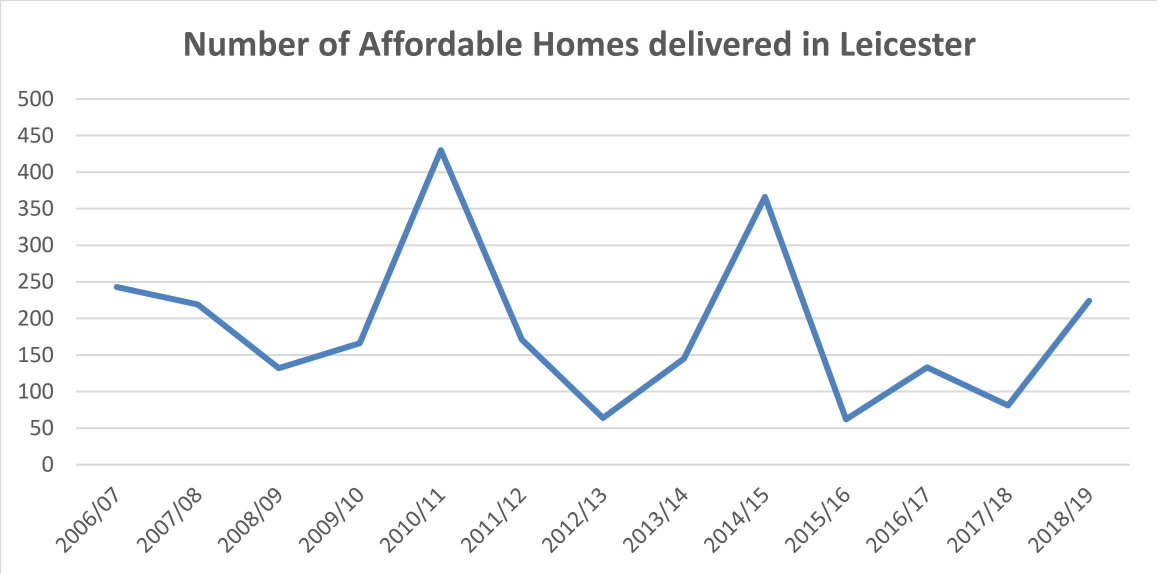
Year	Gross Completions (exc student flats)	Housing Losses: Demolitions	Housing Losses: Conversions	Net Completions (exc student flats)	Student Flats	Net Total (inc student flats)
2006/07	1,296	4	18	1,274	65	1,339
2007/08	1,039	38	32	969	9	978
2008/09	1,214	10	35	1,169	46	1,215
2009/10	836	12	30	794	37	831
2010/11	1,033	5	22	1,006	182	1,188
2011/12	828	7	27	794	183	977
2012/13	564	1	31	532	615	1,147
2013/14	490	14	16	460	666	1,126
2014/15	646	1	17	628	534	1,162
2015/16	803	4	40	759	372	1,131
2016/17	916	2	76	1.560	N/A	2,554
2017/18	1,284	3	93	1,957	N/A	3,337
2018/19	887	2	80	1,437	N/A	2,406
Total	**8,749**	**96**	**268**	**8,385**	**2,709**	**11,094**

Source: Housing Flows Reconciliation (HFR)



Brownfield/Greenfield Housing Completions

Year	Brown	Green	Total	% on Brownfield	On residential garden	% on residential garden
2006/07	983	378	1361	72	29	2.1
2007/08	712	336	1048	68	36	3.4
2008/09	885	375	1260	70	32	2.5
2009/10	676	197	873	77	7	0.8
2010/11	961	254	1215	79	25	2.1
2011/12	837	174	1011	83	6	0.6
2012/13	1120	59	1179	95	1	0.1
2013/14	1092	64	1156	94	5	0.4
2014/15	1002	178	1180	85	2	0.2
2015/16	1046	129	1175	89	16	1.4
2016/17	1645	103	1748	89	N/A	N/A
2017/18	2124	132	2256	94	N/A	N/A
2018/19	1181	320	1503	78	N/A	N/A
Total	14264	2699	16965	83	159	1.4



Updated annually: Source: local records (Janet Callan / Pardeep Singh)

6.2 Employment

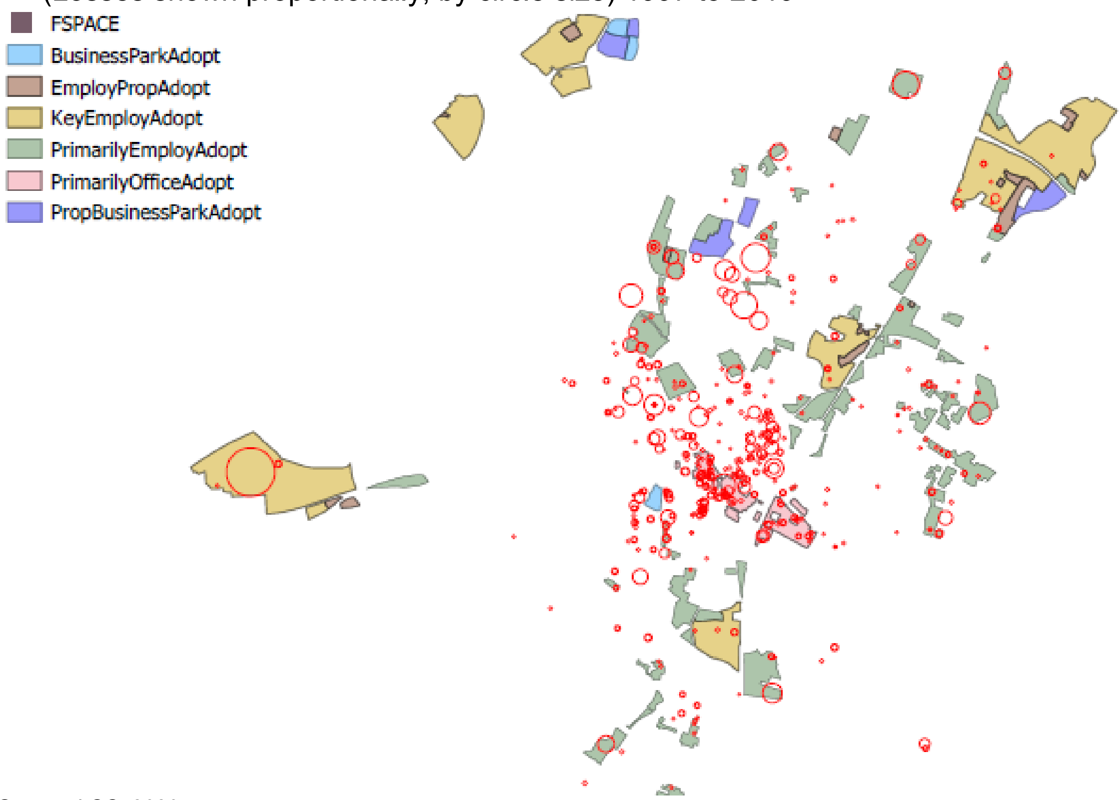
Adopted Economy Policies: Core Strategy: CS1, CS4, CS10, CS11, CS12 Saved Local Plan: E02, E03, E04, E05, E06, E15, PS05, PS08, SPA03, SPA05

Regeneration

6.2.1 Since the introduction of the policies to enable regeneration in the 2006 Local Plan, Leicester has been and is still undergoing large-scale redevelopment, to enable this regeneration to take place, particularly in and around the City Centre (i.e. in the CLLP "Strategic Regeneration Area"), also with the aim of boosting the local economy.

6.2.2 During this monitoring period there has therefore been overall, a very significant loss in the total amount of employment floor space in the city. This is because of the change of use, or demolition of the old, former industrial uses. But this loss is predominantly (60%) from outside the designated employment land and it has been estimated to have provided several thousand dwellings in the last 10 years, as a result of this regeneration. (see detailed figures in the Housing chapter above and Figure 29 in the EDNA's chapter 9).

Figure 1- Loss of B class Floorspace v Employment Designations
(Losses shown proportionally, by circle size) 1997 to 2019



Source: LCC, 2020

Jobs

6.2.3 The Economic Development Needs Assessment (EDNA, final report 2020) has provided updated information on Local Economic Activity. (See paragraphs 3.13 onwards, of EDNA). The city accommodates some 163,500 jobs, with the largest percent of Leicester's workforce employed in a combination of 'Public Administration', 'Education' and 'Health', in 2018 (of 36%). This reflects the city's strengths in 'Health' and 'Education', which will include the local hospitals and universities.

6.2.4 'Wholesale and Retail Trade' provides the next largest level of employment, at 14.5%, with 24,500 in employment. Leicester also retains a strong local manufacturing sector at 12%, which employed 20,000 in 2018. This sector has experienced a strong increase of 5.26 percent over recent years.

6.2.5 Leicester City Council aims to consolidate, strengthen and diversify the local economy. Improving the economic performance and profile of Leicester, whilst also providing business and labour market opportunities is a high priority.

6.2.6 Leicester City Council is now working with its partners to bring forward various initiatives in an economic recovery plan, to support the City's economy, following the Covid-19 pandemic.

6.2.7 The use class order categorises employment land into the following use classes:

- B1 – Business (Offices, research and development & light industry)
- B2 – General Industrial (Industrial process other than falling within class B1)
- B8 – Storage and Distribution (Including open air storage)

Industrial Land and Floorspace

6.2.8 The Economic Development Needs Assessment (EDNA, final report 2020) has reviewed all the (2006 CLLP) existing employment designations and recommended which employment land should be retained. Since 2006, redevelopment has also been completed on over 65ha of the designated employment land, for non-employment uses, (in addition to that in the SRA, as is outlined above) which should therefore now be excluded from the employment designations in the New Local Plan.

6.2.9 The reasons for this redevelopment and proposed exclusion include (in size order) Retail; Housing; Locally Listed buildings; Sui Generis Motor Trade / Car Sales; D1/D2 Use Class; Comprehensive Regeneration, plus sites which flood and/or affected on Biodiversity grounds. It also excludes sites which are small i.e. below 0.5ha. These sites are now proposed to be excluded from the designated employment land, in order to be able to defend more robustly what remains around it. (These findings will be included in the proposed Local Plan consultation, September 2020).

6.2.10 Industrial floorspace in the City is 96.4 percent occupied, pointing to a lack of choice in supply for businesses (EDNA 2020). Due to this increasing shortage of supply, industrial rents have been steadily increasing over the last 10 years.

Offices & their Availability

6.2.11 Companies such as Hastings Direct, IBM, PPL-PRS (in the former Leicester Mercury building) and Mattioli Woods, relocating to large office developments within the city, have together provided several hundred new office jobs. Stakeholders report (in EDNA 2020) strong shortages of supply of all types and sizes of office accommodation within the city, but particularly of the larger suites, Grade A space and freehold options. The second-hand stock which remains available is trading well, with the New Walk office area is a focus for both local and national businesses.

6.2.12 The Leicester office market progressively improved over the past 2 years post-recession (period to 2018). Prior to this during the recession the market suffered, like all other cities, with occupiers hesitant to move due to uncertainty in the market and lack of availability.

6.2.13 According to Co Star, Leicester's vacancy rate for Q1 2019 was at 3.6% compared to the UK average of 4.9%, again indicating that there is a shortage in supply. In addition, the average annual rental growth sat at 3.2% which is above the national average at 2.8%. It could be said that occupier demand weakened from 2015–17 following several years of healthy net absorption, however with low levels of available space limiting occupier choice occupiers are staying put and refurbishing existing accommodation as an alternative.

6.2.14 The low vacancy rate and a recent dearth of new stock have put further upward pressure on average rents, which have recovered to around £12 per sq. ft (for Grade B stock). Leicester's Grade A space, compared with other East Midlands cities 'core cities', only lies behind Nottingham in terms of rents in the East Midlands. New build office properties across at Waterside, are now quoting higher levels.

6.2.15 Innes England report that there is a severe shortage of availability in the city office market, both in and out of town. Interestingly, availability remained broadly the same from end of 2017 to end of 2018 with 348,000 sq. ft within the city centre, with the majority of that within the Grade B category. There has been a slight increase in Grade A availability in the out of town market, but there still remains a minimal amount of Grade A within the city centre - with a further 10,000 sq. ft recently let.

6.2.16 At January 2019, Innes England report that the majority of available space sits in the smaller brackets of sub 10,000 sq. ft as typically that is where the demand is driven in the local market. In addition, just 6% of all available space falls within Grade A category (c20,000 sq. ft).

Loss of Offices to permitted development

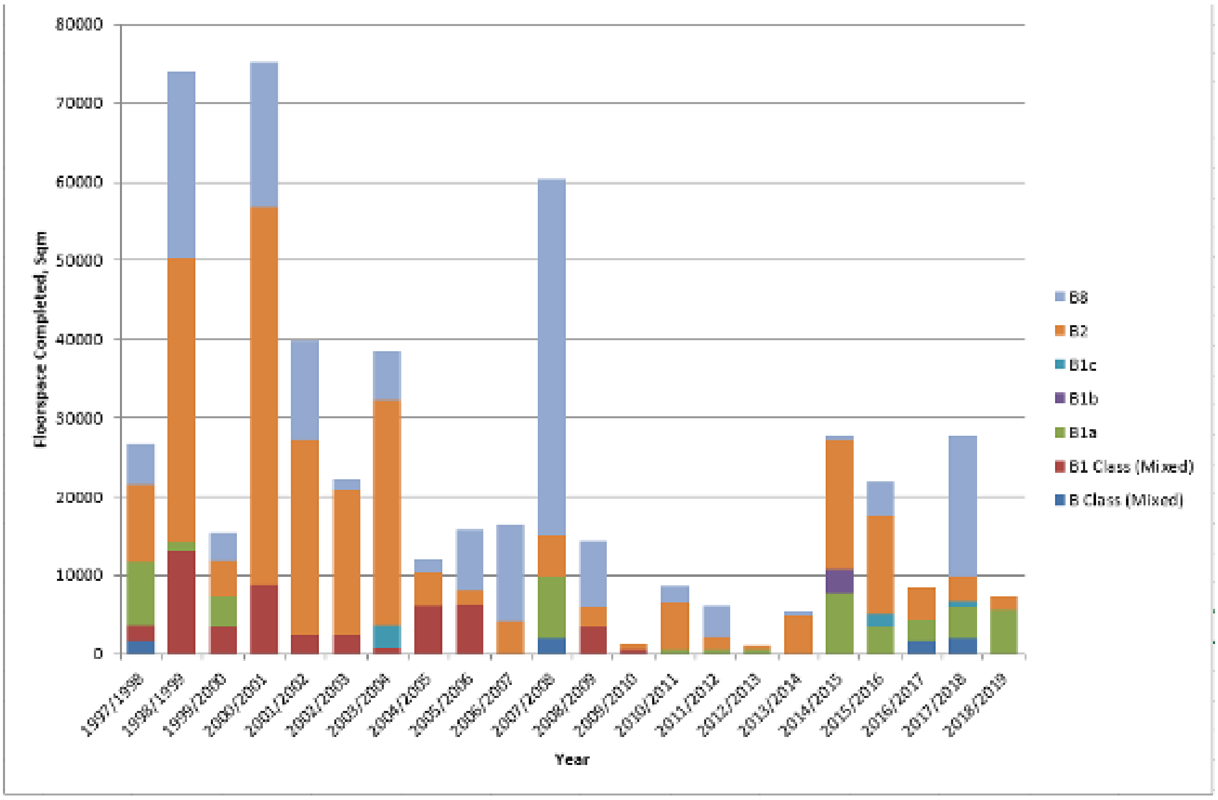
6.2.17 Since the General Permitted Development Order was introduced it is estimated that 500,000 sq. ft of office space has been lost in Leicester City Centre alone. A number of those buildings were no longer fit for purpose. Properties surrounding the inner Ring Road such as Allied Place and Abbey House, 1960s/1970s multi-storey office blocks situated on main road frontages with minimal parking and smaller floor plates are no longer ideal for offices mainly due to location but do work for residential conversions. Innes England has calculated that approximately 150,000 sq. ft of office accommodation was taken out of the market to alternative uses during 2018 alone. Other than the sale of New Albion House and Wellesley House for education use, all other properties will be converted into either private residential or student accommodation. Some of the main properties lost in the city in recent years include:

- Wellington House, Wellington Street 52 673 sq. ft
- Renaissance House, 20 Princess Road West 11,430 sq. ft
- Insurance House, Burleys Way Multi-storey office
- Allied Place, Abbey Street 23,760 sq. ft
- Abbey House, Burleys Way c25,000 sq. ft

Summary of Employment losses and gains

Gain/Loss of employment floor space by type							
		B1a	B1b	B1c	B2	B8	Total
2010/11	GAIN Sqm	513			5978	2103	8594
	Lost Sqm	-5392		-1755	-41908	-110	-49165
	Net Change Sqm	-4879		-1755	-35930	1993	-40571
2011/12	GAIN Sqm	889			1363	3949	6201
	Lost Sqm			-1380	-29723	-1150	-32253
	Net Change Sqm	889		-1380	-28360	2799	-26052
2012/13	GAIN Sqm	500			655		1155
	Lost Sqm	-8524		-4310	-49428	-670	-62932
	Net Change Sqm	-8024		-4310	-48773	-670	-61777
2013/14	GAIN Sqm	314			4406	637	5357
	Lost Sqm	-10422		-3257	-42837	-23570	-80086
	Net Change Sqm	-10108		-3257	-38431	-22933	-74729
2014/15	GAIN Sqm	7794	3072		16465	500	27831
	Lost Sqm	-43335		-1822	-17383	108	-62432
	Net Change Sqm	-35541	3072	-1822	-918	608	-34601
2015/16	GAIN Sqm	-405		1654	10832	8212	20293
	Lost Sqm	-28632			13167	-31004	-46469
	Net Change Sqm	-29037		1654	23999	-22792	-26176
2016/17	* Currently unable to update previous 2 years data, due to limited access to data due to home working due to covid.						
2017/2018	* Currently unable to update previous 2 years data, due to limited access to data due to home working due to covid.						
2018/19	GAIN Sqm	5675			1719		7394
	Lost Sqm	-3799		-3681	-3879	-818	-19993
	Net Change Sqm	1876		-3681	-2160	-818	-4783

Leicester's Employment Floorspace Take-Up 1997-2019 (Completions greater than 500 sqm in Size)



Source: LCC, 2019

Between 2012 and 2016, with the exception of just 67sqm (12% of the B8 floorspace built in 2013/14), ALL new employment development in the City was built on land which had previously been developed.

Since then, another 10 ha of new employment land had been allocated on a greenfield site at Ashton Green in the Core Strategy (2014). Subsequently, both the developments within the Ashton Business Park on Ashton Close and the Bradgate Bakery on Bennion Road (5ha site) were developed on greenfield sites. The remainder of all employment development in the city were on land which had previously been developed.

Total Employment Land Available						
Employment Land Available (Hectares)	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**
	18.59	24.07	24.06	19.27	18.44	17.83

As at 31st March 2019:

Extant consents Total: 11.54 Ha
Allocations remains total: 3.74 Ha
Together, these show 15ha available at that date.

6.3 Retail

Adopted Retail Policies:
Core Strategy: CS11
Saves Local Plan: R02, R03, R05

Applications Determined between 1st April 2017 to 31st March 2018

6.3.1 In the monitoring period between 1st April 2017 and 31st March 2018 23 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of class A1 floorspace. It should be noted the council only monitors losses or gains of retail floor space greater than 200sqm.

A1 Gain

6.3.2 Of the 23 applications that were granted planning permission, 5 applications would result in a net gain of class A1 floorspace.

6.3.3 This totalled 2,153sqm of class A1 floorspace. Of the 2,153sqm class A1 floorspace permitted, 1,655sqm was granted permission for a flexible use that included class A1. This means that another use other than class A1 may be built.

6.3.4 3 of the 5 applications were in-centre locations. The other two application were both out-of-centre locations. One was on St Georges Retail park (20172298) and the other 20170634 was a mixed residential and commercial use scheme, which could include 410sqm of class A1 floorspace

A1 Loss

6.3.5 Of the 23 applications that were granted planning permission, 18 applications would result in a net loss of class A1 floorspace. These applications total 22,509sqm of floorspace. The majority of this floorspace is accounted for in the following applications:

- 20172684 – 10 Kemble square Haymarket shopping centre – Change of use of first floor from retail (class A1) to sexual health clinic (Class D1).
- 20172645 – 36 Market Street, Former Fenwick building – Change of use of 1st to 3rd floors from retail (class A1) to 92 service apartments (class C1); installation of mezzanine floor at 2nd floor; 3rd floor infill extension; construction of bar (class A4) and terrace at 4th floor and associated works.
- 20171786 – Highcross Unit MSU12/ 24-28 East Bond Street – Change of use from retail (Class A1) to leisure/ climbing centre (class D2)
- 20171282 – 52-54 Gallowtree Gate – Change of use of the basement from retail (class A1) to gym. This is in the former BHS unit.
- 20170879 – 3 Highcross House of Fraser Unit – subdivision and reconfiguration of units to create two retail units (class A1), three retail units (class A1/ A3/ A4), three retail units (class A1/ A3/ A4 and A5), and one leisure unit (class D2) at lower ground, upper ground and new mezzanine level; removal of retail floorspace on levels 1 and 3 to create 130 car parking spaces.

6.3.6 Of the 22,509sqm class A1 floorspace permitted, 3,345sqm was granted permission for a flexible use that included class A1. This mean that some of this floorspace could remain in class A1 use or result in a loss of A1 use depending on the final occupier.

6.3.7 15 of the 18 applications were in-centre locations. 3 were in edge of centre locations.

Applications Determined between 1st April 2018 to 31.03.2019

6.3.8 In the monitoring period between 1st April 2018 and 31st March 2019 18 planning applications were granted permission that would result in either a net gain or net loss of 200sqm or more of class A1 floorspace.

A1 Gain

6.3.9 Of the 18 applications that were granted planning permission, 7 would result in a net gain of class A1 floorspace. This totalled 11,887sqm of class A1 floorspace. The majority of this floorspace (8,961sqm) came from application 20181372 Belgrave Road, Site of former Sainsburys, which is a mixed-use scheme for retail, leisure and residential floorspace.

6.3.10 It is worth noting that of the 11,887sqm class A1 floorspace permitted, 9,631sqm was granted permission for a flexible use that included class A1. *This means that another use other than class A1 may be built.*

6.3.11 5 of the 7 application were in-centre locations. The other two application were in an edge of centre and out of centre locations. The out of centre location involved the installation of a mezzanine floor to shop (class A1) at St Georges Retail Park.

A1 Loss

6.3.12 Of the 18 applications that were granted planning permission, 11 applications would result in a net loss of class A1 floorspace. These applications total 13,379sqm of floorspace. The majority of this floorspace (9,050.9 Sqm) is accounted for by two applications. One of which is the former Fenwick building, 36 Market Street (20182478) and the other is 17-25 East Street (20181026). The East Street is the former Dunelm store which had been a long-term vacant building. Planning permission was granted for Assembly and Leisure use (Class D2).

6.3.13 Of the 13,379sqm class A1 floorspace permitted, 1,915sqm was granted permission for a flexible use that included class A1. This mean that some of this floorspace could remain in class A1 use or result in a loss of A1 use depending on the final occupier.

6.3.14 8 of the 11 applications were in-centre locations. 2 were in edge of centre locations and one was an out of centre location.

Fosse Park

6.3.15 This site is outside the City's boundary but due to the fact that Leicester city centre and Fosse Park have similar catchment areas it is worth mentioning in this AMR.

6.3.16 In the monitoring period 2016 to 2017 Blaby District Council approved planning application 15/0577/ful on the Castle Acres site next to Fosse Park shopping centre. Permission was granted for the demolition of the existing brewery buildings and the erection of a commercial shopping extension to Fosse Park. The approved floorspace was split between 26,758 sqm (gross) of retail and 1,571sqm of class A3.

6.3.17 Since this application was approved there have been a number of applications for this site including non-material amendments and discharge of conditions. Application 18/0550/ful was approved in August 2018. This involved the redevelopment of the existing food court, including the demolition of existing food court and erection of new building that would include both A1 and A3 uses, pedestrian link to the current Fosse Park, landscaping and associated works.

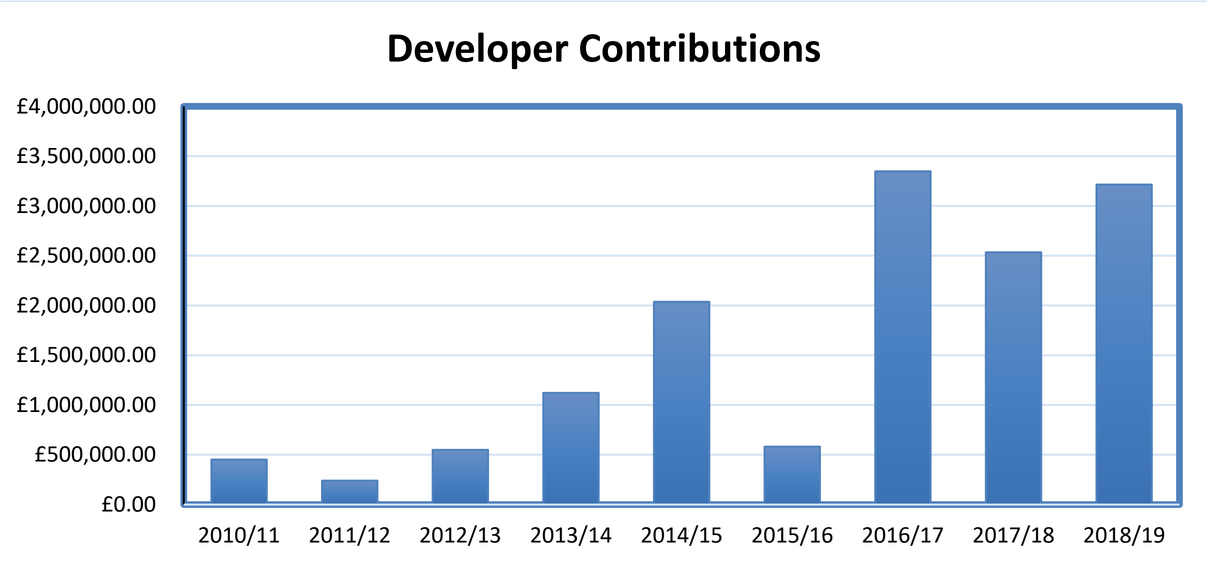
Net gain of sqm of class A1 floorspace	
Year	**Sqm**
2017/18	2,153
2018/19	11,887
Total floorspace	**14,040**

Loss of sqm of class A1 floorspace	
Year	**Sqm**
2017/18	22,509
2018/19	13,379
Total floorspace	**35,888**

6.4 Planning Obligations

Adopted Developer Contributions Policies: Core Strategy: CS19 Saved Local Plan: N/A

6.4.1 Planning obligations, commonly known as Section 106 Agreements (S106) are a mechanism which can make a development proposal acceptable in planning terms. Section 106 agreements focus on site specific mitigation of the impact caused by development. These agreements are often used to secure affordable housing, specify the type and timing of this housing or secure financial contributions to provide infrastructure. The total amount of developer contributions received from S106 agreements from 1st April 2010 to 12th January 2019 is £14,077,426.34.



Total Amount of Developer Contributions

Year	Total Amount
2010/11	£451,581.96
2011/12	£240,296.18
2012/13	£549,575.68
2013/14	£1,121,821.43
2014/15	£2,036,753.60
2015/16	£581,949.35
2016/17	£3,347,465.48
2017/18	£2,533,732.62
2018/19	£3,214,250.04
Total	**£14,077,426.34**

6.5 Transport

Adopted Transport Policies:
Core Strategy: CS14, CS15
Saved Local Plan: AM01, AM02, AM05, AM11, AM12,

6.5.1 Leicester City Council aims to increase the proportion of people who use public transport, cycle or walk. Walking and cycling initiatives aim to create a cleaner, safer and more attractive environment. Over recent years Leicester has benefitted from some excellent transport schemes such as Belgrave Gate and London Road Improvement Scheme to name a few.

6.5.2 The 2011 Census data provides an indication of how people travel to work in Leicester. The influence of car ownership is clearly reflected in how people travel to work. In 2001 55.2% of workers used a car or van to drive to work. By 2011 the number decreased to 54.5%. (Source: NOMIS: CT0325; QS701EW)

6.5.3 In general, the modal share in the city centre is divided in three modes of transport in 2019: cars (34,870), busses (33,529) and pedestrian (39,770). The number of cars decreased in 2019 in comparison to 2017 (38,607) and 2018 (40,662) which could be caused by a bad counting day based on an annual one-day LCC survey. The number of pedestrians decreased from 2017 (42,037) to 2018 (38,285) and increased afterwards again. The number of buses is almost the same as in 2017 (33,648). Within Leicester, 25% of all car journeys are under 2km and the average trip in Leicester is 5km. 93% of Leicester's households are within 400 m of a bus stop generally offering around 30 minutes journey time by bus into the city centre (based on the October 2017 network).

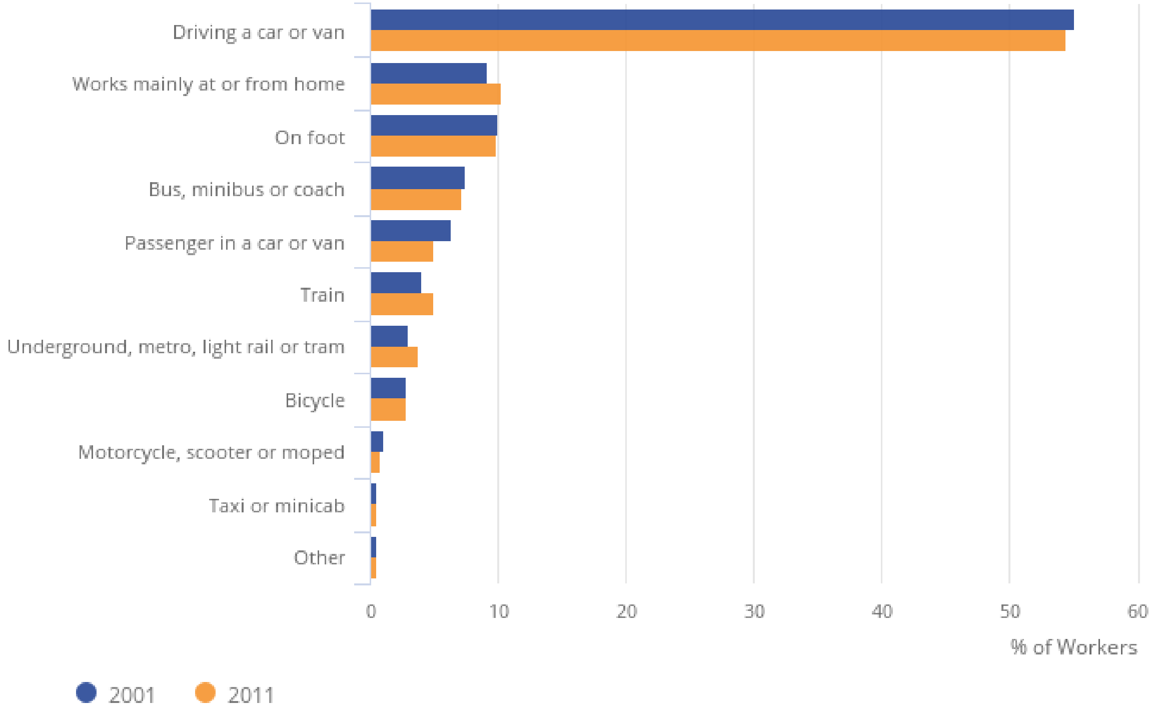
6.5.4 Buses are the main form of public transport within the administrative area of Leicester with around 90% of routes commercially provided. Bus accessibility varies across the city. Access by bus into the City Centre is better than orbital services around Leicester which are partial and infrequent. The City Centre is very accessible by bus during the daytime but less so during evenings and on Sundays.

6.5.5 The number of trips starting or ending in Leicester has declined by 9%, or 2.6m since 2011/12. There are several reasons for the decline as e.g. economic pressures bus fares have risen in real terms and subsidisation of less profitable routes as Local Government funding has been cut. A similar 8% decline was recorded in England as a whole (not including London) over the same period. Nottingham saw a 3% decline over the same period, or 1.5m. Nottingham had nearly double Leicester's trips in 2017/18 – 47.3m compared with 26.1m. In the same year a total of 33,648 passengers were travelling by bus. There are several possible reasons for this decline. As well as economic pressures bus fares have risen in real terms. Subsidisation of less profitable routes has declined as Local Government funding has been cut. Bus companies may be concentrating on their most profitable routes – mileage in the East Midlands fell 14% between 2008/09 and 2017/18 (Source: DfT BUS0206a) Concessionary fares in 2018/19 were 8.6m or 32% of trips.

6.5.6 Rail usage at Leicester has grown by 4.8m (2012) to 5.4m (2017). Combined arrivals and departures at Leicester railway station fell notably at the start of the recession in 2008/09 and have slowly recovered over time.

6.5.7 Leicester has been directed by the Secretary of State to take steps to reduce air pollution levels in the city. The NO2 concentrations have fallen by between 16% and 38% from 2011 to 2018, but more work is required to get these levels below the legal limit on the Inner Ring Road and at Glenhills Way / Soar Valley Way (A563).

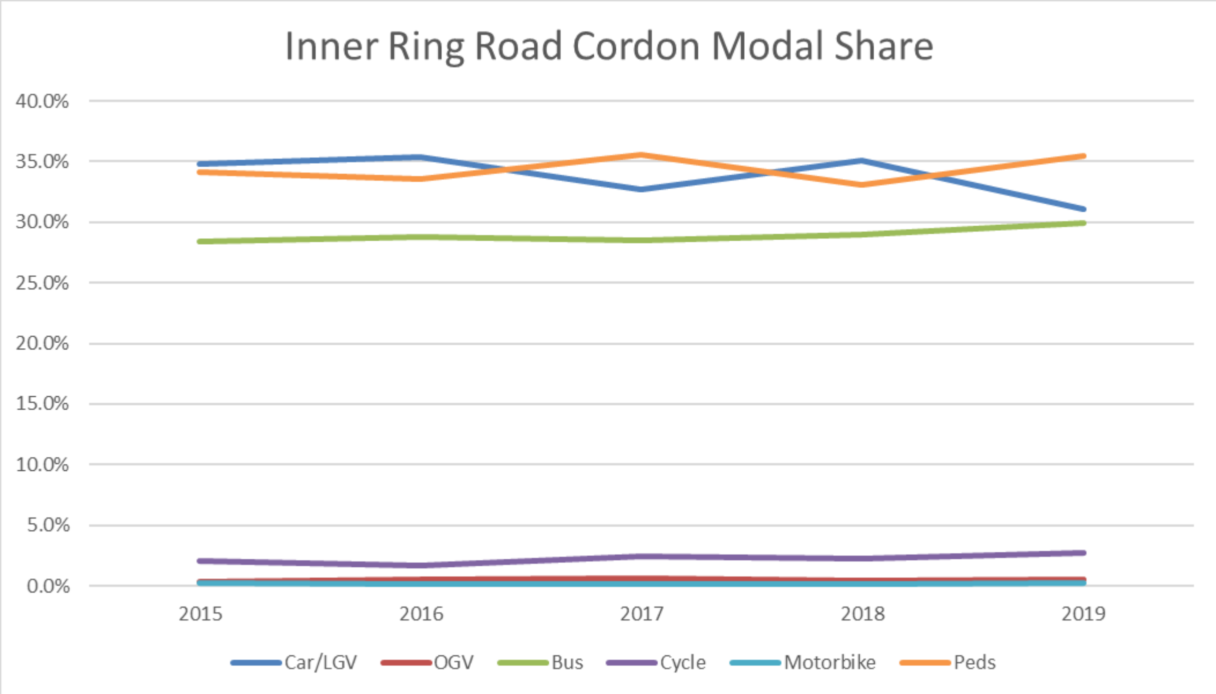
Mode of Travel to Work



Source: Census – Office for National Statistics 2011

Modal Share

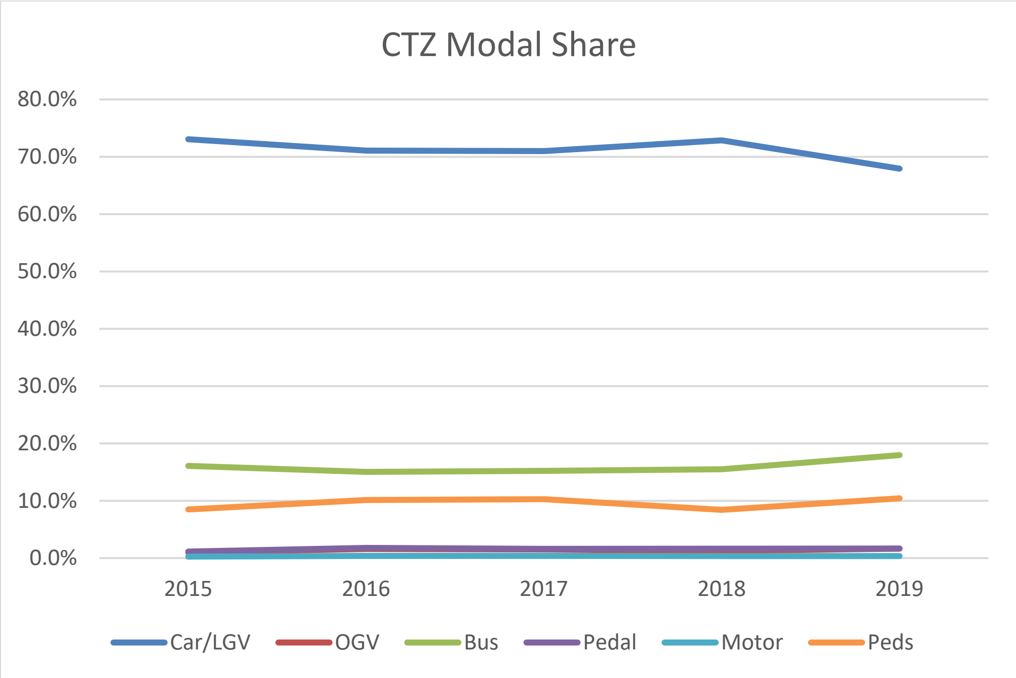
City centre (Inner Ring Road) Modal Share (based on annual one-day LCC surveys)



Modal Share			
Inner Road Centre (IRC)	**2017**	**2018**	**2019**
Car/LGV	38,607	40,662	34,870
Bus	33,648	33,489	33,529
Pedestrian	42,037	38,285	39,770
OGV	698	468	595
Pedal Cycle	2,903	2,637	3,106
Motor Cycle	230	227	252
Total	118,123	115,678	112,122

Source: Leicester City Council Transport Performance Overview November 2019

Central Transport Zone (CTZ) Modal Share (based on annual one-day LCC surveys)
12 hour CTZ Inbound Modal Share 2019

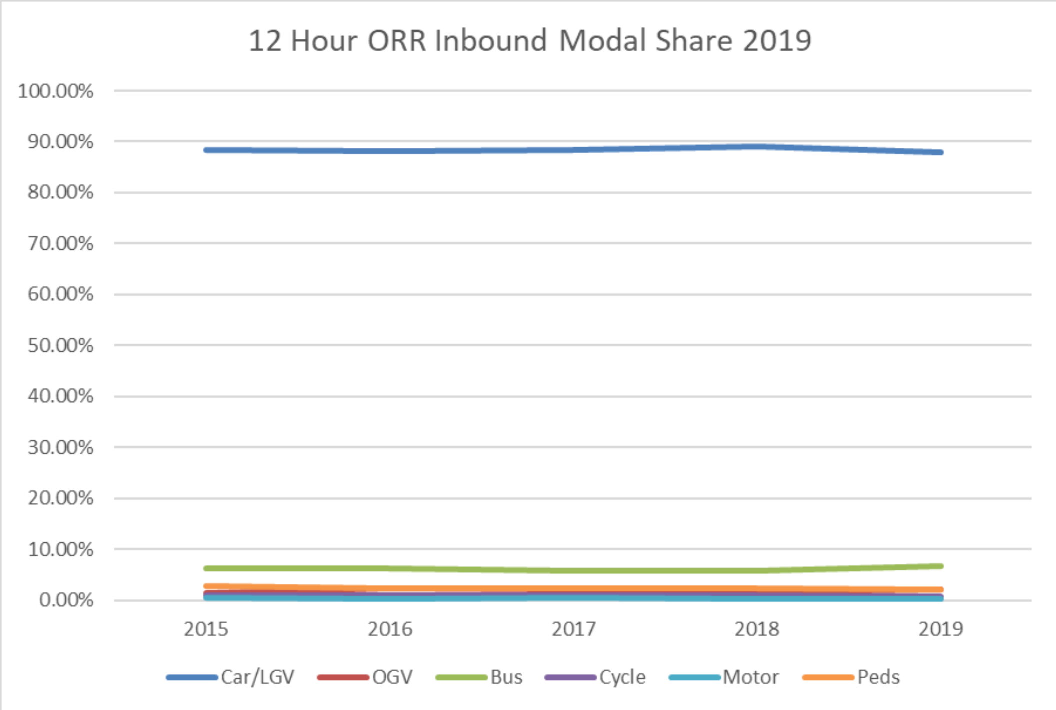


Method of Travel to Work

Central Transport Zone (CTZ)	2017	2018	2019
Car/LGV	170,866	161,858	158,728
Bus	36,604	34,418	41,974
Pedestrian	24,714	18,692	24,356
OGV	3,615	2,760	3,846
Pedal Cycle	3,877	3,621	3,884
Motor Cycle	943	776	858
Total	240,619	222,125	233,646

Source: Leicester City Council Transport Performance Overview November 2019

Outer Ring Road (ORR) Modal Share (based on annual one-day LCC surveys)
12 hour ORR Inbound Modal Share 2019

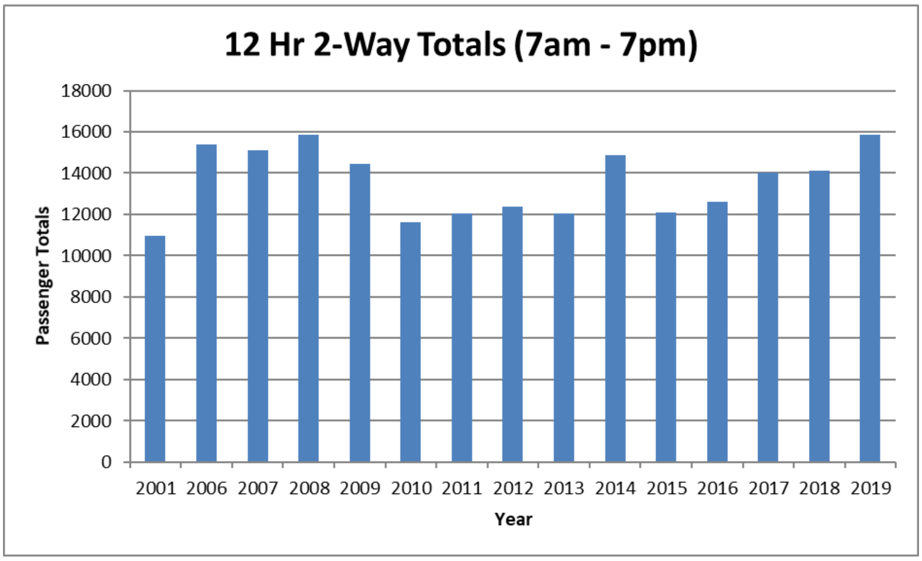


Method of Travel to Work

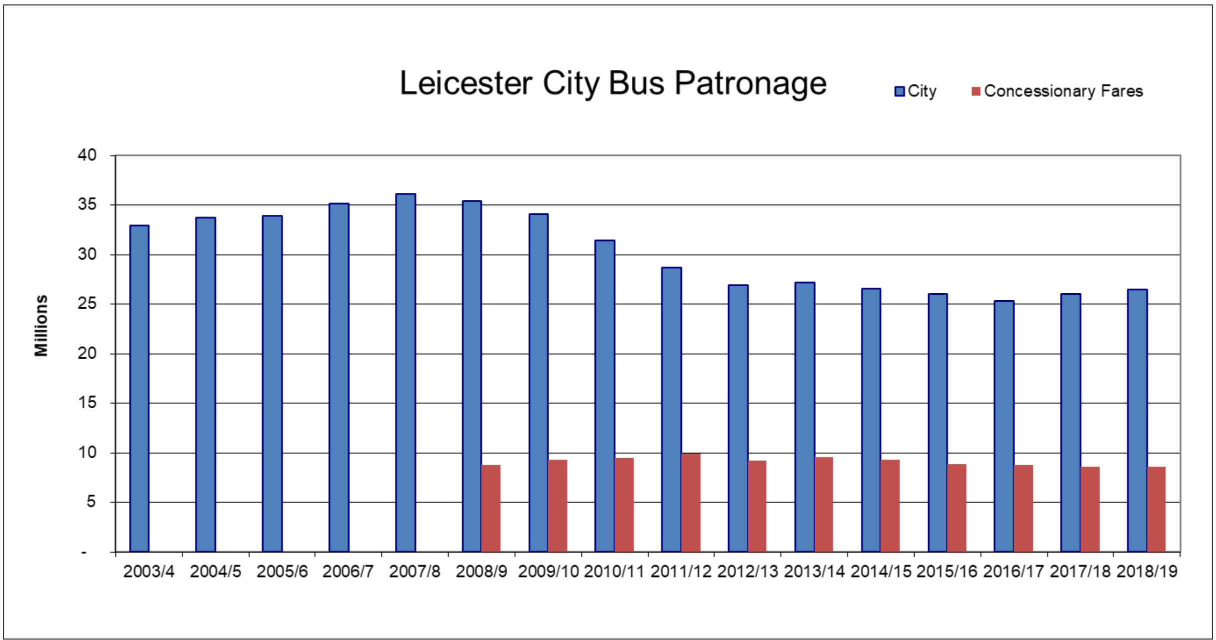
Outer Ring Road (ORR)	**2017**	**2018**	**2019**
Car/LGV	240,358	233,946	239,940
Bus	15,882	15,223	18,063
Pedestrian	6,380	5,806	5,926
OGV	5,860	4,427	5,981
Pedal Cycle	2,555	2,418	2,319971
Motor Cycle	1,256	882	
Total	272,291	262,702	273,200

Source: Leicester City Council Transport Performance Overview November 2019

Rail Patronage

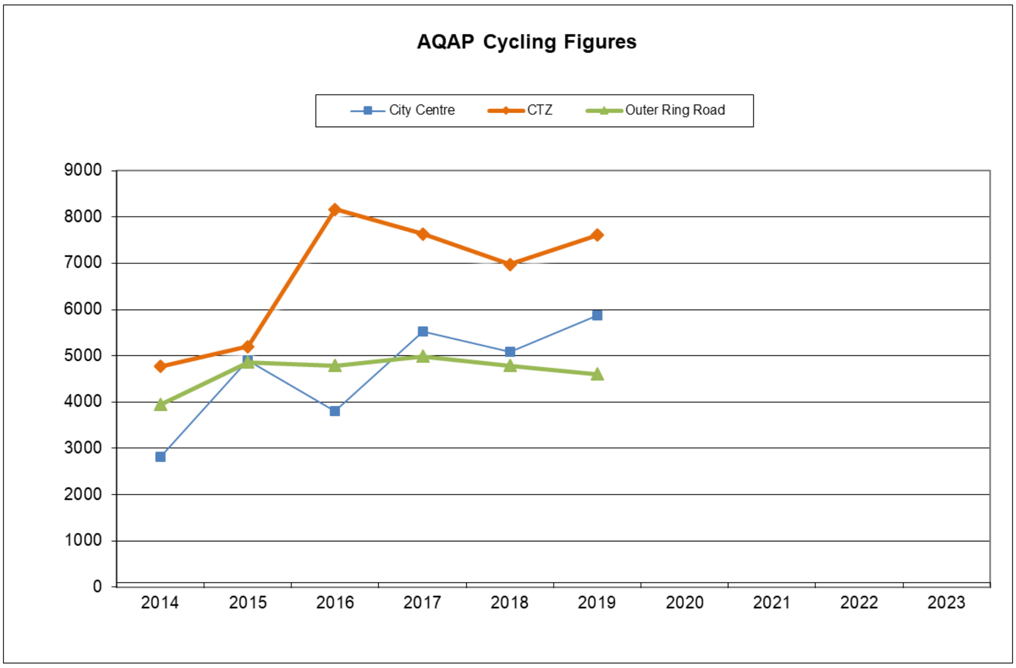


Source: Annual One Day Surveys



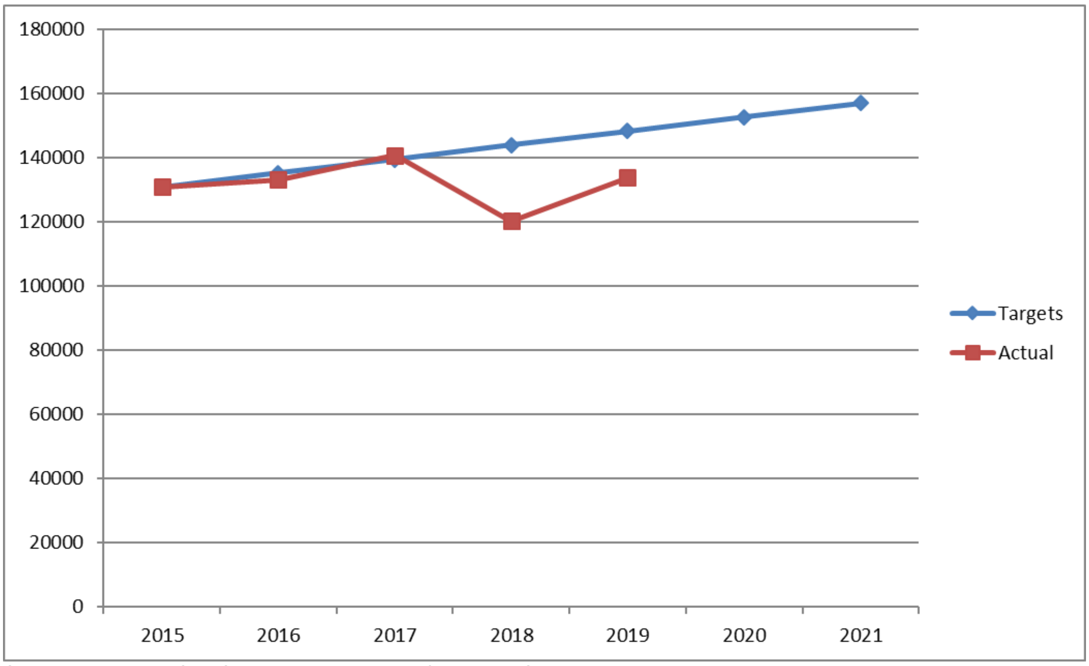
Source: Leicester City Council Transport Performance Overview November 2019

Cycling Figures



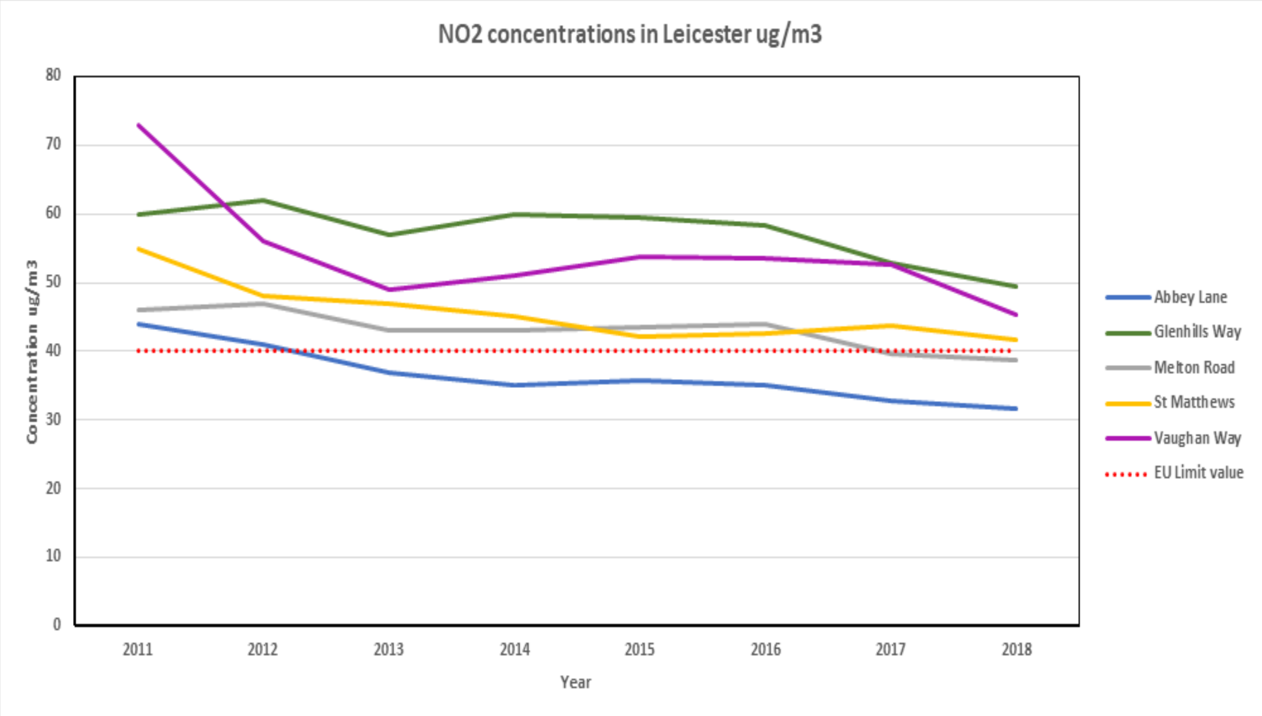
Source: Leicester City Council Transport Performance Overview November 2019

Walking counts



Source: Leicester City Council Transport Performance Overview November 2019

Air Quality / Pollution



Source: Leicester City Council Transport Performance Overview November 2019

6.6 Climate Change & Environment and Biodiversity

Adopted Climate Change Policies: Core Strategy: CS2, CS13, CS17 Saved Local Plan: BE16, BE20, UD06, GE01, GE02, GE03, GE06, GE09, GE16, GE17, GE18, GE19

6.6.1 Climate change is the greatest environmental challenging facing the world today. The planning system aims to tackle climate change by helping to mitigate its effects, reduce harmful emissions and encourage the development of renewable energy.

6.6.2 Leicester City Council consults the Environment Agency on planning applications where possible flooding issues are relevant. During this monitoring period, the Environment Agency made initial objections to 28 planning applications. This was on the basis of flood risk and water quality. The local planning authority worked with applicants and the Environment Agency to resolve the issues identified before a final decision was made. Of these planning applications, those decided between April 1st 2017 and March 31st 2019 were all approved in line with the Environment Agency's advice.

6.6.3 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. During this monitoring period, 30 Tree Protection Orders were made, bringing the total to 504.

6.7 Historic Environment

Adopted Historic Environment Policies:
Core Strategy: CS18
Saved Local Plan: N/A

6.7.1 Leicester City Council has produced fifth heritage action plans during this period, the most recent covering the period 2018-2023. The plan identifies key priorities and reflects on what has been successful or unsuccessful. Public realm improvements to the historic core, linking the new public spaces through Greyfriars THI area to the city centre have been particularly successful.

6.7.2 12 buildings are currently on the National Heritage Risk Register, two more than in 2018/2019, with both Iron Gates in garden at Rear of Skeffingtion House, the Newarke and Newarke Wall (Along north west end of Gardens of Newarke Houses Museum), the Newarke. Since 2018/2019 there has been no change in the total number of conservation areas and the amount on the risk register remains at four. There have been 9 new listings within Leicester since 2010.

6.7.3 Leicester City Council published 2018 the last update of the Local Heritage Asset Register. The register recognises local heritage assets within Leicester that may not meet the strict requirements of national designations, but nonetheless make a significant contribution to the historic environment. Furthermore, in July 2018 a number of Article 4 Directions have been applied to many of these sites, removing permitted development rights (such as demolition) to further protect these non-designated heritage assets.

Total Number of Heritage Assets at Risk

	Number of Heritage Assets on the Risk Register	Number of Conservation Areas on the Risk Register
2011/12	8	6
2012/13	10	4
2013/14	8	4
2014/15	10	4
2015/16	10	4
2016/17	12	4
2017/18	13	4
2018/19	12	4

Total Number of Conservation Areas

	2010	2014	2016	2017	2018	2019	Gain/Loss
Number of Conservation Areas	24	24	24	24	24	24	0

Total Number of Listed Buildings

	2010	2014	2016	2017	2018	2019	Gain/Loss
Number of Conservation Areas	388	396	402	403	399	397	+9

Total Number of Local Heritage Assets							
	2010	**2014**	**2016**	**2017**	**2018**	**2019**	**Gain/Loss**
Number of Conservation Areas	298	385	380	379	394	394	+96

6.8 Minerals and Waste

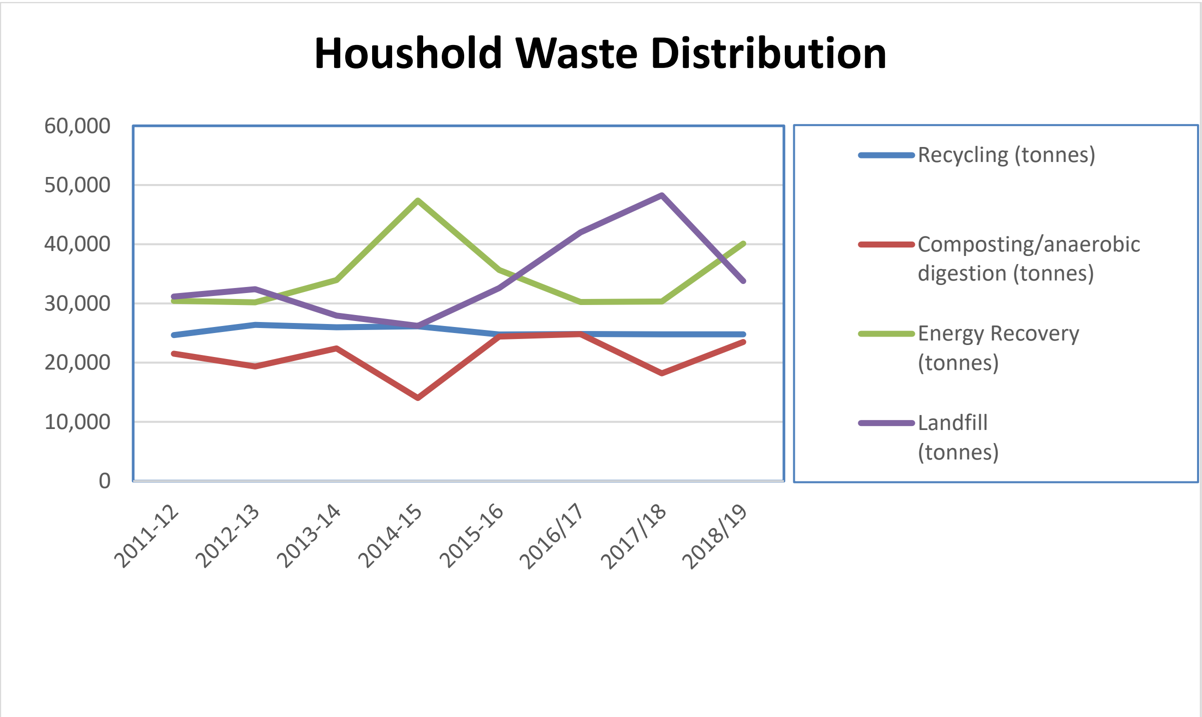
Adopted Waste and Minerals Policies: Core Strategy: N/A Saved Local Plan: E16 Leicester City Council and Leicestershire County Council Joint Waste Development Framework (WDF)

6.8.1 Leicester City Council and Leicestershire County Council Joint Waste Development Framework (WDF), adopted in 2009, defines the vision, objectives and policies for the spatial aspects of waste reduction, re-use and treatment. It also sets out development control policies that would apply to new development facilities to treat, recycle and manage all types of waste. The Leicester City Council is currently preparing a new Waste and Minerals Local Plan.

6.8.2 Since the last monitoring report, the council opened a new household waste site at Gypsum close with an approved capacity of 50,000 tonnes per annum.

6.8.3 The amount of household waste produced within the city has increased with over 125,000 tonnes generated in 2018/19. The end destinations following management and treatment of the household waste are given in the table and graph below, which show how 59% was disposed of to landfill or energy recovery and 39% was either recycled or composted.

6.8.4 There are no workable mineral sites currently identified within the city and therefore there is no primary aggregate production with the administrative boundary. The production of secondary and recycled aggregates is currently unknown.



Household Waste Distribution					
	Recycling (tonnes)	**Composting/anaerobic digestion (tonnes)**	**Energy Recovery (tonnes)**	**Landfill (tonnes)**	**Annual Total**
2011-12	24,658	21,515	30,437	31,167	107,777
2012-13	26,391	19,365	30,193	32,402	108,351
2013-14	25,980	22,402	33,958	27,945	110,285
2014-15	26,140	14,035	47,379	26,221	113,775
2015-16	24,753	24,426	35,656	32,605	117,440
2016/17	24,852	24,825	30,242	42,009	122,797
2017/18	24,788	18,195	30,327	48,267	123,059
2018/19	25,331	23,507	40,120	33,783	125,733

The Production of Primary Land Won Aggregates 2010-2019		
Primary Won Aggregates	**Crushed Rock**	**Sand and Gravel**
	0	0

7 Monitoring

Overall, it is considered the Local Plan and the core strategy is achieving most of its key objectives.

This 2017 to 2019 annual Authority Monitoring Report provides the latest available data for a set of indicators identified in the Core Strategy and represents a significant refresh of the indicator set from previous AMRs. A new Leicester Local Plan is currently under preparation.

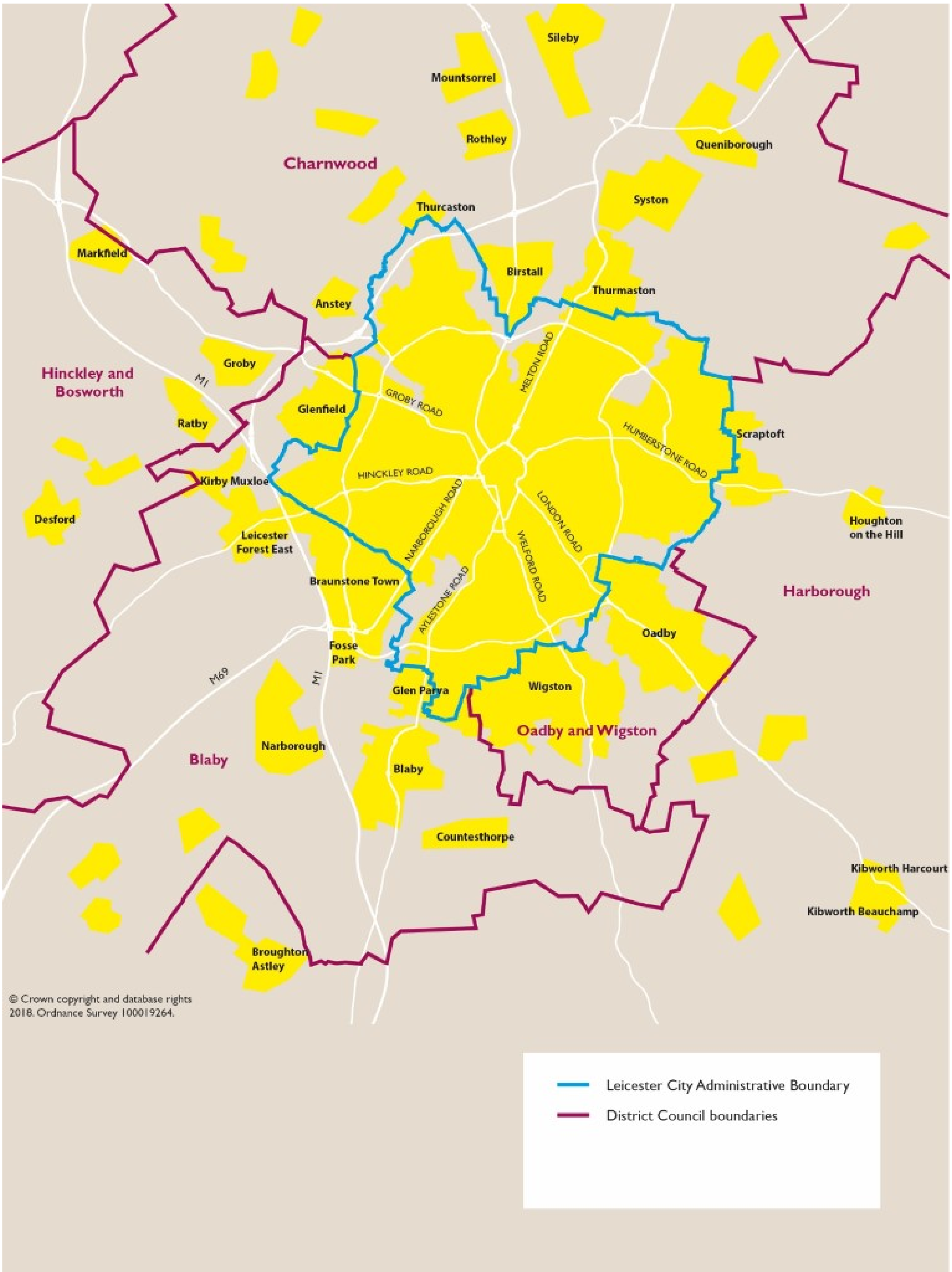
This report indicates that there have been positive developments during that period and changes in the law and regulations which need to be addressed through the new local plan. The links to these particular policies can help to ensure that future planning policies achieve sustainable development.

The Authority Monitoring Report considers the success of individual Core Strategy policies, as well as progress towards the broader objectives of both the Core Strategy and the Sustainability Appraisal framework This gives an indication of whether the plan is delivering the spatial vision for the city.

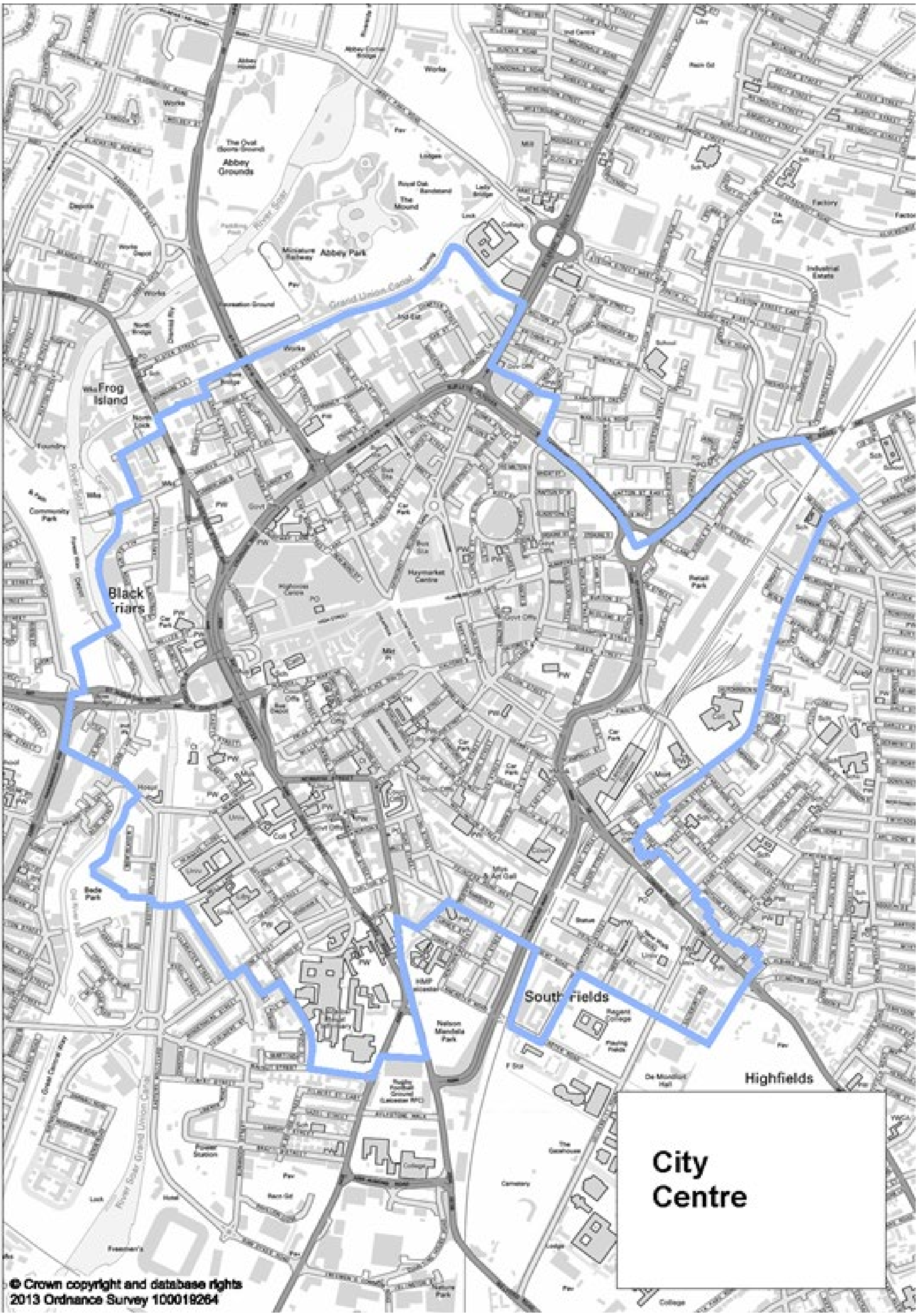
The objectives of developing and enhancing Leicester to a sustainable, vital and viable city is being maintained. Further monitoring needs to be put in place to ensure that future aims will be achieved and improved.

Appendices

Appendix A - Map of Leicester in context of Leicester urban area



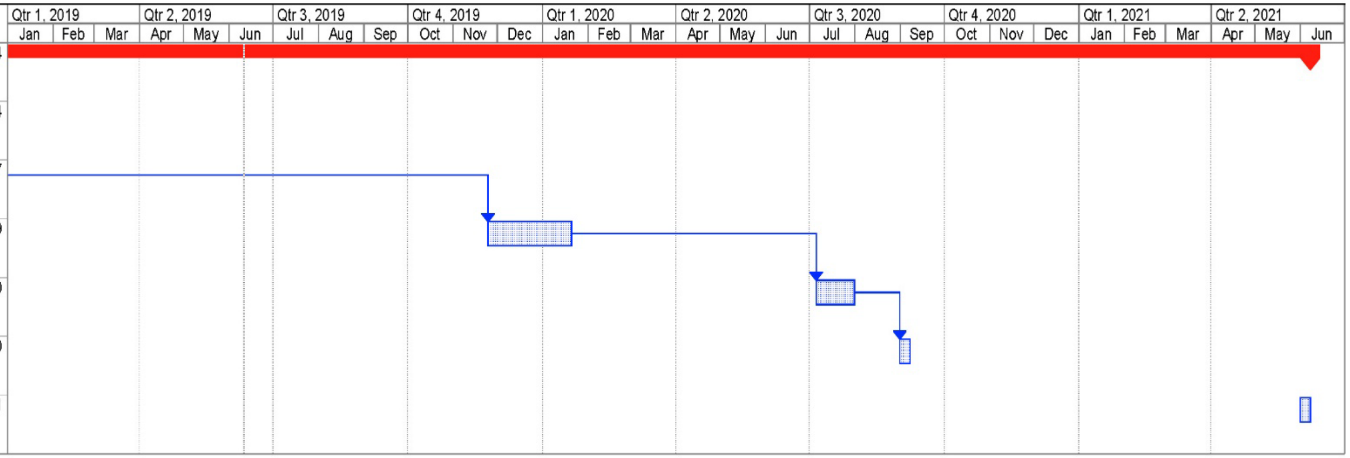
Appendix B – City Centre



Appendix C – Local Development Scheme Timetable (2019-2021)

Chart showing all Planning Policy documents to be produced by Leicester City

ID	Task Name	Start
1	**Replacement Local Plan**	**Wed 01/10/14**
2	Issues and Options	Wed 01/10/14
3	Emerging Otions	Mon 03/07/17
4	Draft Plan (Preferred Options)	Mon 25/11/19
5	Pre Submission Consultation	Mon 06/07/20
6	Plan Submission	Tue 01/09/20
7	Adoption	Tue 01/06/21



Appendix D – Local Development Scheme Timetable (2019-2021)

New Leicester Local Plan – Revised Timetable due to Covid-19.

	Current Timetable in LDS (July 2019)	Revised Timetable*
Issues and Options Consultation	January 2015	January 2015
Emerging Options Consultation	December 2017	December 2017
Draft Local Plan (Regulation 18)	November 2019 to Jan 2020 **– Moved to March 2020**	September 2020** (Full Council and Scrutiny meetings were held February 2020)
Pre-Submission Consultation (Regulation 19)	June/ July 2020 **-Moved to September 2020**	July 2021 (Full Council and Scrutiny Meetings June 2021)
Submission	September 2020 **-Moved to November 2020**	November 2021 (Full Council and Scrutiny Meetings October 2021)
Adoption	June 2021 **-Moved to October 2021**	August 2022 Full Council (August 2022)

- *See letter to MHCLG
- ** Planning Reforms could impact on timetable

Appendix E

Leicester City Core Strategy and saved Leicester Local Plan policies forming the statutory Leicester Development Plan.

<u>Leicester City Core Strategy (2014)</u>

Core Principles

CS1 Location of Development

CS2 Addressing Climate Change and Flood Risk

CS3 Designing Quality Places

Creating Sustainable Communities

CS4 Strategic Regeneration Area

CS5 Ashton Green

CS6 Housing Strategy

CS7 Affordable Housing

CS8 Existing Neighbourhoods

CS9 Gypsy and Traveller and Showpeople Accommodation

CS10 Employment Opportunities

CS11 Retail Hierarchy

CS12 City Centre

CS13 Green Network

CS14 The Transport Network

CS15 Managing Demand for Car Use

CS16 Cultural Strategy

Conserving the Environment

CS17 Biodiversity

CS18 Historic Environment

Management and Delivery of Development

CS19 Infrastructure and Developer Contributions

Leicester Local Plan (2006)

Plan Strategy

PS01 The Plan Strategy

PS02 Regeneration and comprehensive Development

PS03 Integrated Planning and Transport Strategy

PS04 Strong City Centre Core

PS05 Central Office Core (New Business Quarter)

PS06 St. George’s Residential and Working Community

PS07 Waterside

PS08 Science and Technology Based Business Park and Environs – Abbey Meadows

PS09 Potential Development Areas (PDAs)

PS09a Proposed PDA Uses Within the Strategic Regeneration Area

PS09b Proposed Uses Outside the Strategic Regeneration Area

PS10 Residential Amenity and New Development

PS11 Protection from Pollution

Urban Design

UD06 Landscape Design

Special Policy Areas

SPA03 Offices for Financial and Professional Services

SPA04 Food and Drink Uses (Classes A3, A4 &A5) in the Central Shopping Core

SPA05 Development of Non-Retail Key City Centre Uses and Facilities

SPA09 Riverside Development

Access and Movement

AM01 The Impact of Development of Pedestrians and People with Limited Mobility

AM02 Cycling and Development

AM05 Buses and Development

AM11 Parking Provision with Non-residential Development

AM12 Residential Car Parking Provision

Housing

H01 New Housing Development Proposals

H03 Density

H05 Loss of Housing

H07 Flat Conversions and New Build Flats

H10 Retention of Larger Residential Properties

H16 Hotels, Hostels and Residential Institutions in Restricted Zones

Employment

E02 Key Employment Areas

E03 Primarily Employment Areas

E04 Business Parks

E05 Major Office Areas

E06 Primarily Office Areas

E15 Abbey Lane Research Business Park

E16 Sunningdale Road Waste Facility Site

Retailing

R02 Planning Conditions: Main Food Shop Development

R03 Local and District Shopping Centres

R05 Development for Food and Drink Purposes

Built Environment

BE10 Shopfront Design

BE11 Shopfront Security

BE16 Renewable Energy

BE20 Floodrisk

BE22 Outside Lighting

Green Environment

GE01 Sites of Special Scientific Interest

GE02 Sites of Importance for Nature Conservation, Local Nature Reserves and Regionally Important Geological Sites

GE03 Biodiversity Enhancement Sites

GE06 Protection of the Green Wedges

GE09 Green Space

GE16 Blackbird Road Playing Fields Policy Area

GE17 Powergen Land at Raw Dykes Road and Aylestone Road Sports Ground

GE18 Aylestone Policy Area

GE19 Allotments

GE20 St. Mary’s Policy Area

Appendix F – Document List

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

Other Documents

City of Leicester Local Plan 2006

Leicester City Council Core Strategy 2010

Local Development Scheme (2019-2021)

Waste core strategy and development control policies up to 2021 (October 2009)

Economic Development Needs Assessment (EDNA) 2020

Housing and Economic Development Needs Assessment (HEDNA) 2017

Strategic Housing Land Availability Assessment (SHLAA) 2017

Statement of Community Involvement (SCI) (2014, reviewed 2019)

Supplementary Planning Documents (SPDs):

Student Housing (June 2012)

Affordable Housing (March 2011)

Green Space (April 2011 – revised 2013)

City Centre Car Parking Strategy (March 2011- no longer existing)

Climate Change (January 2011)

Residential Amenity (February 2008)

Employment Land (December 2007)

Abbey Meadows (April 2007)

Waterside (August 2016)