



MELTON ANNUAL MONITORING REPORT 2009



December 2009

Executive Summary

The Melton Annual Monitoring Report 2009 (MAMR) is the Council's fifth annual monitoring report that has been prepared under Section 35 of the Planning and Compulsory Purchase Act 2004. The MAMR includes:

- A summary of progress towards milestones set out in the Melton Local Development Scheme; and
- A set of indicators that monitor the performance and effects of spatial planning policy.

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF).

The fire at the Council Offices on Friday the 30th of May 2008 has had a significant impact on the local development framework programme. Seven milestones were planned for 2008/9. The loss of data, information and the physical loss of the authority's offices coupled with the necessary legal steps that were required to proceed with the local development framework (having lost much of our background information) resulted in a significant delay. Melton Borough Council is currently in the process of producing a revised MLDS to take into account the implications of the fire. Whilst this procedural work is ongoing we have also been preparing our Core Strategy (Submission) DPD for publication and begun early work on the Masterplanning and land allocations process for the housing and employment extensions to Melton Mowbray.

A Framework of Indicators

The Melton Annual Monitoring Report 2009 provides information for several indicators:

Contextual indicators

Contextual indicators describe the background against which local development framework policies operate. The MAMR includes information taken from the Melton Core Strategy (Preferred Options) that provides a contextual background for policy formulation in the MLDF. A small set of specific and appropriate contextual indicators will also be identified which are capable of providing the basis for considering key characteristics and issues relevant to the Borough. This small set of indicators will be influenced by the MLDF sustainability appraisal (SA) process and related policy areas. However, the SA process has not yet reached a stage where indicators can be adopted.

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Output indicators

Output indicators assess the performance of policies and consist of Core Output Indicators and Local Indicators. The Core Output Indicators are a requirement set by the Government to ensure there is a consistent assessment of LDF performance at the regional level. Local Indicators address the outputs of policies not covered by the Core Output Indicators and are particular to local circumstances and issues. A summary of the Output Indicators is given below:

Business Development and Town Centres Core Indicators

Indicator description		Information provided
Business D1	To show the amount and type of completed employment floorspace (gross and net).	The following gross and net change employment use development occurred in the borough during 08/09: <ul style="list-style-type: none"> • B1a gross 335, net 335; • B1b gross 0, net 0; • B1c gross 137.5, net 137.5; • B2 gross 3638, net 2430 and; • B8 gross 8910, net 4037.
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	47.87% of employment development was on previously developed land during 2008/2009.
Business D3 (i)	To show the amount and type of employment land available in sites allocated for employment uses in DPD's.	32.4 ha of employment land is available in the borough for development.
Business D3 (ii)	To show the amount and type of employment land available in sites for which planning permission has been granted for employment uses, but not included in DPD's.	5.634 ha of land exists which has been granted planning permission for employment use but has not been completed.
Business D4 (i)	Amount of employment land available in town centre areas.	There has been 583 sq m of gross development for town centre uses in Melton Mowbray, but only a 192 sq m net increase.
Business D4 (ii)	Amount of employment land available in the local authority area.	There has been 4260.5 sq m of gross development for town centre uses in the borough, but only a 2969.5 sq m net increase.

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Business Development and Town Centres Core Indicators Summary

40.88 ha of employment land is available from land allocated for employment uses and from outstanding planning permissions for employment uses. In accordance with the East Midlands Regional Plan employment land is to be made available in accordance with local need. The Core Strategy (Preferred Options) has identified a provision of up to 30 ha of employment land as part of an extension to Melton Mowbray.

Housing Core Indicators

Indicator description		Information provided
Housing H1	To show the planned housing period and provision. Through the identification of the housing target used in the housing trajectory and the total amount of housing delivered over the period.	The average annual completion rate between 2006 and 2009 is 240 dwellings per annum. This significantly exceeds the annual requirement of 170 as set out in the East Midlands Regional Plan.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2001).	From 2006 to 2009 approximately 720 dwellings have been delivered in the borough.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 08/09 284 dwellings were completed.
Housing H2 (c)	To show likely future levels of housing delivery. Through the level of net additional housing expected to come forward up to the end of the plan period.	The housing projection shows a further 2682 dwellings coming forward during the plan period.
Housing H2 (d)	To show how likely levels of future housing are expected to come forward taking into account the previous years performance.	The likely levels of annualised future delivery can be seen in the housing trajectory table in the housing section.
Housing H3	To show the number of gross new dwellings being built upon previously developed land (PDL)	Between 2001 and 2009, 65.8% of dwellings were completed on previously developed land. 51.2% of houses completed during 08/09 were on PDL.
Housing H4	To show the number of Gypsy and Traveller pitches delivered.	There have been no Gypsy and Traveller pitches delivered in the monitoring year 08/09.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there has been 114 affordable housing completions.
Housing H6	The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the building for Life criteria.	It has not been possible to monitor housing sites that are completed against the Building for Life criteria for the year 08/09. As a result an assessment has been undertaken of how information can be collected and analysed in order to provide this information for the year 09/10.

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The Melton Local Development Framework will release additional land to meet the strategic housing requirement to 2026. The proportion of completions on previously developed land since 2001 exceeds the 60% target set out in PPS3. There has been a significant increase in the output of affordable housing stock in the borough.

Environmental Quality Core Indicator

Indicator description		Information provided
E1 Number of Planning Permissions granted contrary to Environment Agency on flooding and water quality grounds.	To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.	There have been no planning permissions granted contrary to Environment Agency on flooding and water quality grounds for the year 08/09.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	Information regarding this indicator is provided by Leicestershire County Council and has not been made available for this monitoring year.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	In 2008/09 the following renewable energy generation types were installed in the borough providing the following capacity in kilowatts (Kw). <ul style="list-style-type: none"> • Wind: onshore 11 (Kw)
Environmental Core Indicators Summary No development has been granted contrary to the Environment Agency advice, thus contributing towards minimising the need for artificial flood defences in line with the advice in PPS25. Renewable energy generation data has now been monitored for three years and there appears to be a preference for wind energy in the borough.		

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Housing Local Indicator

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 1996 and March 2009, 56.78% (67.69% in 2009) of dwelling completions were in the town of Melton Mowbray. The remainder were completed in the rural area; monitoring by settlement category is as follows: Category 1 (18.46%), Category 2 (18.09%) and Category 3 (6.67%).
Housing L2	Density of residential completions in the borough	22.22% of houses built in the borough during 08/09 have been on sites developed at densities less than 30 dwellings a hectare.
Housing L3	Number of unauthorised Gypsy and Traveller caravans recorded in the borough.	There have been 40 unauthorised caravans recorded in the borough during 08/09.
Housing Local Indicator Summary To meet the findings of the Gypsy and Traveller Accommodation Needs Assessment we will need to provide 2 small residential sites of between 5 to 10 pitches and one transit site of 10 pitches. The Core Strategy (Preferred Options) indicates that a transit site and 1 small residential site should be accommodated as part of any housing extension to Melton Mowbray. Housing Local Indicator 2 shows there have been 40 unauthorised caravans recorded in the borough for 08/09. This indicator has been included in order to support Housing Core Indicator 4 to assess the extent to which policies in the MLDF are succeeding to meet the needs of gypsy and traveller accommodation.		

Town Centre Local Indicators

Indicator description		Information provided
Local Indicator TC1	Percentage of town centre businesses saying that sales turnover has increased over the last year	36% of business owners who responded to the 2009 Town Centre Business survey had experienced an increase in turnover compared with 2008.
Local Indicator TC2	Percentage of vacant commercial units in Melton Mowbray Town Centre	The number of vacant commercial units in Melton Mowbray town centre has risen to 6.9% in 2008/09 from 5.7% in 2007/08.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	Pedestrian surveys in 2009 showed increased movements in, Nottingham St, Sherrard St and King St on both Tuesdays and Thursdays compared with 2008.

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Local Indicator TC4	Number of public car park tickets issued in Melton Mowbray	The Number of public car park tickets issued in Melton Mowbray rose in 08/09.
Town Centre Local Indicators Summary The indicators suggest that the performance of the centre is mixed. The majority of town centre business owners surveyed in 2009 had seen their turnover increase. However the vacancy rate has risen for the second year running.		

Transport Local Indicators

Indicator description		Information provided
Transport TR1	Access to services by public transport	83.05% of properties completed during 2008/09 were built in a location within 30 minutes public transport travel time of the key services.
Transport Local Indicator Summary The high percentages of houses located within 30 minutes travel time by public transport time reflects the proportion of dwellings that have been built in Melton Mowbray.		

Purpose of Local Development Framework Monitoring

The Government wants the planning system to be based upon robust and effective monitoring. A systematic and dynamic monitoring framework will help local planning authorities to understand the wider social, environmental and economic issues affecting their areas. In particular, 'survey, monitoring and review' are considered crucial to the successful delivery of the spatial vision and objectives of local development frameworks. Monitoring of local development frameworks should be undertaken on a continuous and pro-active basis.

By identifying outputs and trends, local planning authorities will be able to build a comprehensive evidence base against which local development document policies and implementation mechanisms can be assessed.

Section 35 of the Planning and Compulsory Purchase Act 2004 requires each local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State. The AMR must cover the period from 1 April to 31 March for the relevant year and must be produced within nine months of the end of the period (Regulation 48(1)). In simple terms this means the AMR must be submitted by 31 December.

The Annual Monitoring Report should consider:

- i. whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met or progress is being made towards meeting them, or where they are not being met or not on track to being achieved, the reasons why;
- ii. whether policies and related targets in local development documents have been met or progress is being made towards meeting them, or where they are not being met or not on track to being achieved, the reasons why;
- iii. what impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by (ii) above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver new housing in their area;
- iv. what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
- v. whether the policies in the local development document need adjusting or replacing because they are not working as intended;

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- vi. whether the policies need changing to reflect changes in national or regional policy;
- vii. the extent to which any local development order, where adopted, or simplified planning zone is achieving its purposes and if not whether it needs adjusting or replacing; and
- viii. if policies or proposals (including the local development order or simplified planning zone scheme) need changing, and the actions needed to achieve this.

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF). The MLDS 2007 was adopted in June 2007 and extends the programme to cover the period to September 2009. The MLDS 2007 identifies the documents that will make up the MLDF and the timescales for the preparation and adoption of each one. It also sets out consultation arrangements, key milestones and the resources required for preparing the documents.

Table 1 (overleaf) sets out the detailed work programme for the MLDS 2007.

On Friday 30 May 2008, Melton Borough Council's offices on Nottingham Road, Melton Mowbray were devastated by fire. About two-thirds of the Council Offices were badly damaged and have since been demolished. Virtually all of the paper records relating to the Melton Local Development Framework and previous development plans were destroyed.

We are currently preparing a second revision of the Melton Local Development Scheme. This will incorporate revisions to the programme that have arisen because of the fire and will cover the period April 2008 to March 2011. The Melton Local Development Scheme Second Revision will also respond to the latest changes to the plan making system introduced by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

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TABLE 1: Melton Local Development Scheme

Name of local development document	Status		Issues and Options	Preferred Options	Submission to S o S	Adoption	Comments	Changes required to the MLDS
Core Strategy	DPD	Target	April 2006	January 2008	August 2008	October 2009	The Council Office fire has resulted in a significant loss of material and a delay to the programme. A revised LDS is being prepared and is anticipated to be adopted in November 2009.	Yes
		Actual	April 2006	January 2008				
Land Allocations	DPD	Target	April 2008	November 2008	June 2009	August 2010		Yes
		Actual						
Core Policies and Settlement Boundaries	DPD	Target	April 2008	November 2008	June 2009	August 2010		Yes
		Actual						
Town Centre Area Action Plan	DPD	Target	March 2009	October 2009	May 2010	July 2011		Yes
		Actual						
Affordable Housing SPD	SPD	Target	(Draft) October 2007			May 2008		Yes
		Actual	(Draft) October 2007					
Statement of Community Involvement	LDD	Target	February 2005	July 2005	January 2006	August 2006	All stages completed on time except final adoption	
		Actual	February 2005	July 2005	January 2006	October 2006		

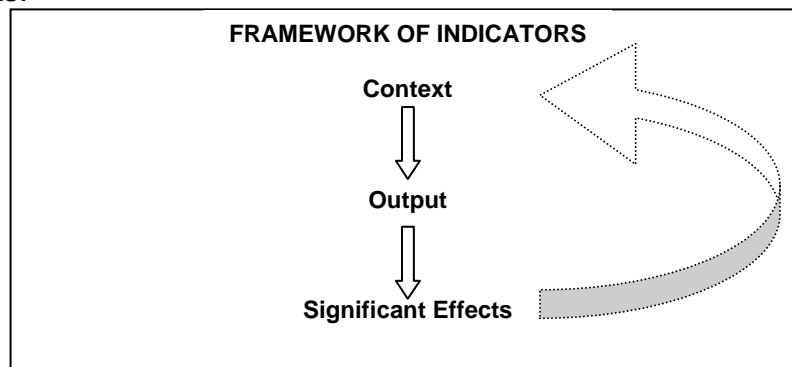
Local Development Documents: Policies and related targets

Work on the preparation of the development plan documents (DPDs) identified in the MLDS is at an early stage. In view of this it is not possible at present to monitor policies and progress towards meeting any targets that may be set by the DPDs although an attempt has been made to align indicators with the Core Strategy where possible. Where there is clear relationship between existing and emerging policy and the Indicators set out in the MAMR, we use the results of our monitoring to inform policy development and monitor progress towards the spatial vision and objectives.

Work on local indicators is also at an early stage and will be informed by the sustainability appraisal (SA) process. A SA Baseline and Scoping study has been prepared and has informed the choice of objectives in the Core Strategy. An initial SA of the Core Strategy (Issues and Options) has been undertaken and an SA of the Core Strategy (Preferred Options) has also been completed. However, the SA has not yet reached a stage where indicators can be selected. This will be addressed by future versions of the MAMR as and when detailed baseline data, DPD targets and local indicators are developed.

Annual Monitoring Report - A Framework of Indicators

Three types of indicators are proposed for monitoring local development frameworks.



Contextual indicators

Contextual indicators describe the wider social, environmental and economic background against which local development framework policies operate. Specific contextual indicators appropriate to the MLDF will be determined by the SA process and by assessing which are relevant to policies contained in the DPDs.

Output indicators

Output indicators assess the performance of policies. They will comprise of Core Output Indicators and Local Indicators. The Core Output Indicators will provide a consistent data source for assessing the performance of local development frameworks at the regional level. A set of Core Output

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Indicators for AMRs has been provided by the Government. Local Indicators can be developed to address the outputs of policies not covered by the Core Output Indicators and should be particular to local circumstances and issues.

Significant Effects Indicators

Significant Effects Indicators assess the significant social, environmental and economic effects of policies. These indicators will be linked to the sustainability appraisal objectives and indicators to allow a comparison between predicted and actual effects of planning policy. Some of the Core Output and Local Indicators will serve as Significant Effects Indicators.

Contextual Indicators

Work on the SA has been started but is not yet at a stage where appropriate Contextual Indicators can be identified. We consider that a small set of specific and appropriate Contextual Indicators should be identified which are capable of providing the basis for considering key characteristics and issues relevant to Melton. This small set of indicators will be included in the future when the SA process has advanced to the stage where indicators can be selected.

Where possible we will draw Contextual Indicators from the SA process and related policy areas including best value, other strategy indicators (i.e. local transport plan), quality of life indicators and local area agreements. This element of the MLDF is not yet sufficiently advanced. However, work on the Core Strategy (Preferred Options) document has provided a contextual background for the Borough that has been used in the AMR.

Melton Borough Profile

Location:

Melton Borough is an attractive rural area in the north-east part of Leicestershire and at the heart of the East Midlands. The main activities of the Borough are centred on the single market town of Melton Mowbray which has a population of about 25,500. There are some 70 small villages within the surrounding rural area.

Area:

48,138ha

People and society:

Population is 49,200 (2007)
17.28% of the population are aged 0 to 14
10.98% of the population are aged 15 to 24
25.8% of the population are aged 25 to 44
29% of the population are aged 45 to 64
17.28% of the population are aged to 65+

Housing:

21, 669 households (HIP est. 2009).
Average household size 2.44 persons

Accommodation type	
detached	40.96%
semi-detached	37.31%
terraced	14.67%
flat or apartment	6.85%

Dwelling Stock (2008):

Local authority	8.94%
Other Public	0.30%
RSL	2.09%
Private	88.67%

Average house prices (2009):

detached	£221,407
semi-detached	£136,411
terraced	£120,047
apartments	£140,000

Accessibility and transport:

The Borough is crossed by the A606 Nottingham to Oakham road and the A607 Leicester to Grantham road. The A52 Nottingham to Grantham road runs through the Borough at the north edge. The M1 Motorway is about 25 minutes drive time to the west of Melton Mowbray, the A1 Trunk road is about 30 minutes drive time to the east, and Nottingham East Midlands Airport is about 30 minutes drive time to the north. Melton Mowbray station is on the Birmingham to Norwich railway line. Bottesford station is on the Nottingham to Skegness line.

Jobs and prosperity:

The employment rate for residents of the borough is 80.40% (Dec 2008)
2.35% of the working age population claim income support (Nov 2008)
2.9% of the working age population are currently unemployed (June 2009)
There are 2,120 businesses in the borough (2008)
The average residence based (mean) gross weekly earnings are £452.60 (2008)
22.37% of the workplace population commute to work outside the borough (2001)

Environment:

703 listed buildings
44 conservation areas
16 Sites of Special Scientific Interest
34 Scheduled Ancient Monuments
67.81% of river length assessed as good biological quality
84.24% of river length assessed as good chemical quality
22.13% of household waste recycled
24.94% of household waste composted
Average annual domestic consumption of electricity 5421kWh
Approximately 1328 properties are at risk during a 1 in 100 year flood event.

Health and care:

72% of the population reported their selves as being in good health whilst, 6.27% reported they where not in good health in the borough (2005-2007). Average life expectancy in the borough is 88.88 (2005-2007). The Melton Borough has a health score of 101.43.

Deprivation:

As of 2007 the Melton Borough is ranked 294 out of 407 local authorities (where 407 is the least deprived) based on average deprivation scores. In 2007 the Melton Borough had a childhood poverty score of 0.1% and an older person poverty score of 0.12%.

Students, education, skills and training:

97.3% of primary school pupils live and attend schools within the Borough. 95.4% of secondary school pupils live and attend schools within the Borough. The average primary school pupil/teacher ratio is 22.93. The average secondary school pupil/teacher ratio is 17.86. Melton Borough is scored 167 out of 407 authorities in terms of the skills and qualifications base of its residents.

Safety and protection:

Offences recorded by the police (2008/09):

robbery	12
burglary	229
theft from a vehicle	273

This profile uses a range of available datasets. Further information is available online at www.leics.gov.uk/melton_community_profile.

Core Output Indicators

The following section contains the Core Output Indicators as provided by the Government's guidance on monitoring local development frameworks. The indicators are set out by theme with information for the period 1 April 2008 to 31 March 2009.

Business Development and Town Centres

The East Midlands Regional Plan was adopted in March 2009 and together with the Saved Policies of the Melton Local Plan provides part of the development plan for the Borough. The Regional Plan provides a broad development strategy for the East Midlands up to 2026. However, it does not specify an employment land requirement for the district authorities. Instead employment studies are to be undertaken at the Housing Market Area (HMA) level and the amount of employment land to be delivered is to be set out in the Core Strategy. The Melton Core Strategy (Preferred Options) has identified a requirement for up to 30 ha of employment land to be made available as a sustainable extension to Melton Mowbray. However more recent guidance available through a sub-regional employment land study suggests that around 12Ha of employment land is needed to 2026 and this will need to be tested as we progress the Core Strategy.

Business – D1 Amount and type of completed employment floorspace and Business – D2 Amount and type of completed employment floorspace on PDL 2009

		2008						2009					
		B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
BD1	gross (m ²)	11048.2	55	0	1791.25	303.1	13197.6	335	0	137.5	3638	8910	13020.5
	net (m ²)	10548.2	55	-161	1791.25	-1679.9	10553.6	335	0	137.5	2430	4037	6939.5
BD2	gross development on PDL (m ²)	9351.2	55	0	1425.25	303.1	11134.55	25	0	0	3308	2900	6233
	% of gross on PDL	84.60%	100%	0%	79.50%	100%	84.30%	7.46%	100%	0%	90.92%	32.54%	47.87%

Source: MBC

Amount of floor space developed for employment by type

Use Class	Completions (sq metres)			
	2006	2007	2008	2009
B1a	0	0	11048.2	335
B1b	0	820	55	0
B1c	200	2223	0	137.5
B2	0	1408	1791.25	3638
B8	0	1700	303.1	8910
All B uses	200	6151	13197.55	13020.5

Source: MBC

The table above shows the amount of gross new employment floor space development by use class that has been developed from 2006 to 2009.

Table D3 below identifies the amount of employment land that is currently available for B uses in the local authority area in both land allocated in development plan documents (DPD) and the amount remaining to be developed from outstanding planning permissions and other commitments. The land allocations DPD has yet to be prepared, so any allocations reported are taken from the saved Melton Local Plan.

Business – D3 (i) Amount and type of employment land available in sites allocated for employment uses in DPD's and (ii) Amount and type of employment land available in sites for which planning permission has been granted for employment uses not included in DPD's 2009

BD3	B1a	B1b	B1c	B2	B8	Mixed	Total
Sites allocated for employment uses in Development Plan Documents in (Ha)	0	0	0	0	0	0	0
Sites allocated through Saved Local Plan Policies and development briefs*						32.4	32.4
Sites with outstanding planning permission for employment uses in (Ha)	2.252	0	0.22	0.419	0.118	2.625	5.634
Total (Ha)	2.252	0	0.22	0.419	0.118	35.025	38.034

Source: MBC

* figures include **15.0 Ha at Holwell works** which is a saved allocation by Direction of the SoS and should be read in conjunction with that Direction; **16.0 Ha at Asfordby Business Park** which is promoted through a development brief as an exception to the development plan

Town Centre Development

The Government's key objective for town centres is to promote their vitality and viability. Planning Policy Statement 6: Planning for Town Centres says that local planning authorities should promote growth and manage change in town centres. PPS6 says that local planning authorities should:

- plan for growth and development of existing centres; and
- promote and enhance existing centres, by focusing development in such centres and by encouraging a wide range of services in a good environment accessible to all.

Melton Mowbray town centre provides the focus for new retail, office and leisure uses in the Borough. The Core Output Indicators for local services assess the proportion of retail, office and leisure development in town centres.

Business – D4 (i) Total Amount of floorspace available in 'town centre uses' within Melton Mowbray town centre 2009

BD4 (i)		2008					2009				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within Melton Mowbray (m ²)	Gross	1897.4	0	163	0	2060.4	348	235	0	0	583
	Net	1812.4	-1961	163	0	14.4	-43	235	0	0	192

Source: MBC

Business – D4 (ii) Total Amount of floorspace available in 'town centre uses' within the local authority area 2009

BD4 (ii)		2008					2009				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within the local authority area (m ²)	Gross	2173.6	85	263	2919	5440.6	825.5	235	335	2865	4260.5
	Net	1888.6	-1876	-237	2919	2694.6	65.5	235	335	2465	2969.5

Source: MBC

Tables BD4 (i) and BD4 (ii) above show the amount of town centre uses developed both gross and net within the local authority area and within Melton Mowbray town centre. Table BD4 (i) reveals that the amount of town centre

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uses developed within 2009 has dropped significantly compared to 2008. Table BD4 (ii) shows that for the second year running a large amount of leisure uses have been developed outside of the town centre. This is again due to development for equestrian uses which are expected to take place in the rural area.

This is the second year that data relating to retail, office and leisure development has been available in this form. Core Indicator BD4 (i) along with Local Indicators TC1 to TC4, contributes to the measurement of the vitality and viability of Melton Mowbray town centre.

PPS6 states that local authorities should look to focus development in town centres. Regular monitoring of this indicator and TC1 and TC4 will be important in making an assessment of the health of the town centre as well as providing early signs of change so that appropriate action can be taken.

Outcomes	Actions
At present the Development Plan does not include figures for employment or town centre development at the district level.	→ Proceed with work on the MLDF in order to provide an adopted figure for employment and town centre development for the authority.
Most new 'town centre' uses floorspace completed during 2009 was outside Melton Mowbray town centre.	→ This is only the second year that it has been possible to monitor retail, leisure and office space in this form. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.
The indicator set do not measure the type and quality of employment development that is available	A set of local indicators need to be developed to assess the contribution that employment and business development is making to the achievement of the emerging spatial vision and objectives set out in the Core Strategy.

Five Year Land Supply Statement 2008

Background

Planning Policy Statement 3 requires Local Planning Authorities to identify and maintain a 5 year supply of deliverable sites for housing through their Local Development Framework. This is commonly referred to as the 'five-year land supply'.

To ensure there is a continuous 5 year supply, authorities should monitor the supply of deliverable sites on an annual basis, through their Annual Monitoring Reports (AMR). Monitoring of 'five-year land supply' is undertaken in accordance with National Indicator NI159 'Supply of Deliverable Sites'. This indicator has a close relationship with our Strategic Housing Land Availability Assessments.

NI159 monitors the total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period. The indicator provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period. So, for AMRs submitted in December 2009, the 5 year period will be April 2010 to March 2015.

This 'Five Year Land Supply' statement is included within the Annual Monitoring Report 2009 in order to assess the extent to which the adopted Melton Local Plan fulfils the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. The outcome of this assessment is closely linked to our housing trajectory and helps to inform our approach to Plan, Monitor, Manage as we prepare our local development framework with a view to the full plan period to 2026. However, the statement will also have consequences for the planning application process, as set out in PPS3, paragraphs 69 to 74.

How much housing should be available for a 5 year supply?

The Planning Inspectorate has published guidance on demonstrating a 5 Year supply of deliverable sites. The guidance suggests that we should identify the level of housing provision to be delivered over the following 5 years, having regard to the development plan (The RSS).

The East Midlands Regional Plan (RSS) sets out an average annual target for housing delivery in the Borough of 170 dwellings (Policy 13a). Over the plan period 2006 to 2026 this equates to a total housing provision of 3400 new dwellings. The cumulative annual provision over a 5 year period amounts to 850 dwellings.

The Planning Inspectorate has published guidance suggesting that the housing provision should be adjusted to take into account completions that have taken place.

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The table below shows the amount of houses completed and/or expected to be completed since 2006. Actual completions for the period to 31st March 2009 (as reported in Core Indicator x) do not bridge the gap to the 'forward look' expected which starts on 1st April 2010. An indicative figure has been provided for anticipated completions during the monitoring year 1st April 2009 and 31st March 2010.

	2006/7	2007/8	2008/9	2009/10
Completions	199	237	284	204*
RSS Target (annualised)	170	170	170	170
Under/overprovision	+29	+67	+114	+34
RSS Target (cumulative)	170	340	510	680
Completions (Cumulative)	199	436	720	924
Under/overprovision	+29	+96	+210	+244

The table tracks housing completions in Melton against the housing provision set by East Midlands Regional Plan Policy 13a. The Regional Plan requires 3400 dwellings to be delivered in Melton between 2006 and 2026. The Regional Plan annualises this amount at 170 dwellings per year.

A good supply of ready to develop sites has seen the rate of housing completions consistently exceed the Regional Plan annualised requirement, despite the downturn in the housing market. By 31st March 2009 completions stood at 210 houses over the cumulative requirement from the Regional Plan. We anticipate that completions will stand at 244 dwellings over the cumulative total by the end of the monitoring year 31st March 2010.

A forward looking five year land supply assessment covers the period 1st April 2010 to 31st March 2015. The housing requirement during this period amounts to a further 850 dwellings (5 years at 170 dwellings a year). By maintaining an annualised housing requirement during the plan period a total of 1530 houses should be delivered by the end of the 5 year supply period (170 dwellings year, 2006/7 to 2014/15 inclusive). If cumulative completions stand at 924 dwellings at the 31st March 2010, an additional 606 dwellings will need to be provided to remain on target against an annualised housing requirement at 31st March 2014/15.

The planned housing provision required for the 5 year period = 606 dwellings

How much housing development is available?

Only those sites which have the potential to deliver housing during the following five years should be identified.

Potential sites include:

- those that are allocated for housing in the development plan,

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- those that have planning permission (outline or a full planning permission that has not been implemented) and
- specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.

Guidance on five year land supply has been produced by the Department for Communities and Local Government and the Planning Inspectorate. Only those sites which are considered to be Deliverable, having regard to the guidance set out in Paragraph 54 of PPS3 should be included within the 5 year supply. Deliverable sites should be available, suitable and achievable.

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Site	Original ref	Outstanding Yield at 1st April 2010	Yield for year ending 31st March					Available	Suitable	Achievable
			2011	2012	2013	2014	2015			
Loughborough Rd, Asfordby	07/00745/FUL	65	30	35	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. There are no known physical or environmental constraints.	No market or delivery constraints. Developer expressed viability at appeal.
Land adjacent 18 Grantham Rd, Bottesford	06/00311/OUT	7	7	0	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. Dwellings are under construction.	Active development site under construction
Land Rear 88 Dalby Rd (Swale Close), Melton Mowbray	Allocation	30	15	15	0	0	0	Land owner has expressed intention to sell	Planning permission recently refused on grounds of design. Suitable design is possible.	No market, cost or delivery constraints
Police Station, Leicester Rd, Melton Mowbray	03/00905/REM	21	21	0	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. Dwellings are under construction.	Active development site under construction
Craven Lodge, Burton Road, Melton Mowbray	05/00798	25	0	12	13	0	0	Housing developer has expressed an intention to develop	Development has planning permission. The Lodge is a listed building but is suitable for conversion.	Some cost factors associated with economic downturn but strong local market suggests development within 5 years

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Site	Original ref	Outstanding Yield at 1st April 2010	Yield for year ending 31st March					Available	Suitable	Achievable
			2011	2012	2013	2014	2015			
Six Elms, Asfordby Road	05/01059/FUL	19	0	19	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. The site topography is a challenge but the scheme overcomes this	Some cost factors associated with economic downturn but strong local market suggests development within 5 years
Doctors Lane, Melton Mowbray	04/00950/OUT	18	18	0	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. Dwellings are under construction.	Active development site under construction
Windsor House, Windsor St, Melton Mowbray	05/00496/FUL	0	0	0	0	0	0	Site is being pursued for alternative scheme	Development has planning permission and has commenced. A revised planning application has been received to alter the scheme to a hotel.	Site is being pursued for alternative scheme
The Crescent, Melton Mowbray	05/01082/OUT	79	25	25	29	0	0	Housing developer has expressed an intention to develop	Development has planning permission but revised scheme is pending approval. No known physical or environmental constraints.	Developer intending to commence on site due to grant funding conditions
Kipling Drive, Melton Mowbray	06/00112/OUT	6	6	0	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. Dwellings are under construction.	Active development site under construction

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Site	Original ref	Outstanding Yield at 1st April 2010	Yield for year ending 31st March					Available	Suitable	Achievable
			2011	2012	2013	2014	2015			
War Memorial Hospital, Melton Mowbray	07/00733/FUL	108	0	40	40	28	0	Landowner has expressed intention to sell and developer has expressed intention to develop.	Development has resolution to grant planning permission. The hospital is a listed building but is suitable for conversion.	Negotiations ongoing to consider viability issues
Silver Dale, Scalford Rd, Melton Mowbray	08/00249/OUT	12	6	6	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. There are no known physical or environmental constraints.	Developer intending to commence on site due to grant funding conditions
Scalford Road, Melton Mowbray	08/00650/OUT	60	0	0	0	25	35	Housing developer has expressed an intention to develop	Resolution to grant planning permission pending S.106 agreement.	Some cost factors associated with economic downturn but strong local market suggests development within 5 years
Beeby's Yard, Melton Mowbray	08/00326/FUL	11	0	6	5	0	0	Land owner has expressed intention to sell	Resolution to grant planning permission pending S.106 agreement.	No market, cost or delivery constraints
Burmese Cat, Melton Mowbray	09/00850/FUL	19	0	10	9	0	0	Housing developer has expressed an intention to develop	Planning application pending. No known physical or environmental constraints.	Developer wishes to commence on site due to grant funding conditions

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36-42, Thorpe End, Melton Mowbray, Melton Mowbray	08/000380/FUL	12	0	0	0	0	12	Land owner has expressed intention to sell	Resolution to grant planning permission pending S.106 agreement.	No market or delivery constraints but land owner wishes to continue current operation in short term.
TOTALS			128	168	96	53	47			

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Guidance published for undertaking SHLAAs refers to 'Broad Locations'; areas outside existing settlements (such as possible urban extensions) and areas within settlements where planning policy seeks to promote housing development. Unidentified windfall development should not be included in the 5 year supply assessment. However, when development is expected to take place it does not meet the definition of a windfall.

The Melton Core Strategy (Preferred Options) intends to provide for housing development in the Borough to 2026 and identifies 3 possible 'Broad Locations' for a Sustainable Urban Extension (SUE) of 1,000 houses to Melton Mowbray. To achieve the housing requirement in the RSS, there will be a need to develop only one of the 'Broad Locations'. The Council has selected the northern SUE as its preferred option.

The consortium pursuing the Council's preferred option has suggested that it is their intention to see the first dwellings delivered within two years (2011). No yield for the SUE has been included within the 5 year supply of sites as the Council considers that further work, including land allocations and masterplanning is required. However, there is a realistic prospect that development could take place.

The Melton Local Plan identifies settlement envelopes where infill development is expected to take place and positively contribute towards housing delivery. The historic small site completion rate is around 70 dwellings a year. Small site permissions currently amount to 329 dwellings. This figure is generally consistent with the number of dwellings expected to come forward when taking into account the trend ($70 \times 5 \text{ years} = 350$).

On this basis the number of dwellings coming forward annually on small sites is considered to be consistent with the number of planning permissions that are capable of being developed within 5 years. This provides a realistic and a consistent approach to assessing the number of dwellings that are likely to be delivered on small sites in settlement envelopes. Small sites data is set out in the table below.

Small Sites (developments under 10 dwellings)

Settlement	Site Address	Planning Permission	Dwellings Remaining to be built
Ab Kettleby	14, Wartnaby Road	07/01341/FUL	2
Ab Kettleby	Home Farm, Wartnaby Road	07/00266/OUT	7
Asfordby	39, Main St	06/00761/FUL	2
Asfordby	5, Brook Lane	07/01358/FUL	1
Asfordby	7, Regency Road	07/01261/OUT	1
Asfordby	Rear of 51 Main St	07/00570/OUT	5
Asfordby	13, Pump Lane	04/00358/FUL	1
Asfordby	19 The Crescent	08/00434/COU	2

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Asfordby Hill	The Grange Garden Centre, Melton Rd	06/00302/FUL	1
Asfordby Hill	24, Glebe Road	07/01028/FUL	1
Barkestone	Manor Farm, Jericho Lane	06/01202/FUL	1
Barkestone	16, Middle Street	07/00751/FUL	1
Barkestone	Old School Hall, New Causeway	08/00534/FUL	1
Barkestone	21, New Causeway	07/00666/OUT	1
Bottesford	14, Grantham Road	05/00159/FUL	2
Bottesford	4, Station Road	07/00317/FUL	1
Bottesford	Ian Smith Electrical, Rectory Lane	05/00381/FUL	1
Bottesford	5, Nottingham Rd	08/00634/REM	4
Bottesford	6, Belvoir Rd	06/00557/FUL	1
Bottesford	Adjacent 9, Nottingham Rd	06/00414/OUT	1
Bottesford	The Scout Hut, Albert St	06/00488/FUL	1
Bottesford	72, Grantham Rd	06/00026/FUL	3
Bottesford	Fettlers Croft 80 Grantham Road	08/00270/OUT	3
Bottesford	Land Rear Of 28 Queen Street	08/00567/OUT	4
Bottesford	Pharmacy 4 Albert Street	08/00592/FUL	1
Branston	Lings Haven,adj 5 Waltham Road	06/01197/FUL	1
Branston	11, Main Street	07/00493/FUL	2
Branston	27, Main St	06/00874/FUL	1
Branston	20, Main St	06/00722/OUT	3
Branston	Glenfields Main St	06/00565/FUL	1
Branston	5, The Rock	06/01257/FUL	1
Burton Lazars	Adj The Elms, Cross Lane	06/00644/REM	1
Burton Lazars	Burton Hall, Hall Drive	07/00884/FUL	2
Buckminster	Blossoms 36 Main Street	08/00801/COU	1
Cold Overton	Church Farm 18, Main Street	05/01071/FUL	1
Cold Overton	28, Main Street	04/00527/FUL	2
Croxton Kerrial	Harston Lodge, Grantham Road	04/01061/FUL	1
Croxton Kerrial	26, Church Lane	07/00242/FUL	1
Croxton Kerrial	Land between 14 and 20, Church Lane	05/00767/FUL	1
Croxton Kerrial	Town End House, 12 Chapel Lane	08/00496/FUL	1
Eastwell	Land adj. 26, Scalford Road	03/00693/FUL	1
Eastwell	Lodge Farm Stathern Road	08/00405/FUL	1
Edmondthorpe	Edmondthorpe Hall, Main Street	05/00046/FUL	1
Freeby	Ivy House, Main Street	07/00236/FUL	1
Frisby	26, Water Lane	07/00634/FUL	1

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Frisby	1, Water Lane	07/00504/COU	1
Frisby	17, Well Field Lane	07/00472/FUL	1
Frisby	The Yews 21 Main Street	08/00247/FUL	1
Gaddesby	Banbury Farm, Ashby Road	07/00747/FUL	1
Gaddesby	7 Park Hill	08/00364/FUL	1
Goadby Marwood	Manor Farm, Towns Lane	08/00019/FUL	3
Goadby Marwood	Paddock House, 28 Main St	06/00717/FUL	1
Goadby Marwood	1 Main St	06/00727/FUL	1
Goadby Marwood	27, Main St	07/00938/FUL	1
Great Dalby	13, Burrough End	07/00709/FUL	1
Great Dalby	Plot 2, adj Highfield House, Main Street	01/00474/REM	1
Great Dalby	Manor Farm, 32 Main St	06/00245/FUL	1
Great Dalby	Ford Farm, 5 Nether End	07/00030/COU	1
Great Dalby	Brook Farm 8 Nether End	08/00448/FUL	2
Great Dalby	Glebe Farm 21 Nether End	08/00655/FUL	4
Great Dalby	Dairy Farm 8 Burrough End	08/00941/FUL	1
Great Dalby	Brookfield Cottage, 12 Nether End	08/00036/FUL	1
Grimston	Nook Farm, 4, Shoby Lane	07/00107/FUL	1
Grimston	31, Main Street	07/01194/OUT	1
Grimston	Grimston Lodge Stud	07/01249/OUT	5
Harby	24 Main Street	09/00036/FUL	4
Harby	Village Hall 40, School Lane	07/00387/OUT	2
Harby	Willow Farm, Waltham Lane	07/01364/FUL	1
Harby	3, Langar Lane	07/01289/FUL	1
Harby	Land off Gas Walk	06/00322/FUL	1
Harby	Home Farm Cottages, Main Street	08/00200/FUL	1
Harby	Elder House, 2 Boyers Orchard	06/00552/FUL	1
Harby	Oakhurst 4 Burden Lane	08/00576/FUL	1
Hoby	40, Main Street, Hoby	07/00481/FUL	1
Hose	The Black Horse, Bolton Lane	08/00474/FUL	1
Hose	Holmleigh 31 Bolton Lane	08/00170/FUL	4
Hose	Church Hall, 3, Church Close	07/00739/FUL	1
Hose	Rutland House, 4 Dairy Lane	06/00996/FUL	1
Hose	Ferndale, 41 Bolton Rd	08/00491/FUL	1
Hose	The Paddocks, 9 Bolton Lane	08/00520/FUL	1
John O Gaunt	John O Gaunt House, 4 Station Road	08/00147/FUL	1
Kirby Bellars	The Bungalow, Sanham Farm, Great Dalby Road	06/01077/FUL	1
Kirby Bellars	The Nursery, Main Street	07/01372/FUL	1

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Kirby Bellars	36, Main Street	07/00591/COU	1
Kirby Bellars	Land Rear Of 53 Main Street	08/00167/FUL	1
Kirby Bellars	Field 1758 Thorpe Satchville Road	08/00959/FUL	1
Little Dalby	Gartree Hill Farm, Gartree Hill Road	07/00726/FUL	1
Long Clawson	8 East End	08/00298/OUT	1
Long Clawson	Elms Farm, East End (Plot 1)	07/0132/FUL	1
Long Clawson	Brunts Farm, East End	07/01336/FUL	8
Long Clawson	Elms Farm, East End (Plot 2)	07/00480/FUL	1
Long Clawson	Land To The Rear 55 East End	06/00818/FUL	1
Long Clawson	19, Melton Road	07/00320/FUL	4
Long Clawson	40, East End	06/00291/FUL	1
Long Clawson	52, Church Lane	03/00929/FUL	1
Long Clawson	62, Church Lane	07/00451/OUT	1
Long Clawson	Barkers Farm 54, Church Lane	06/01003/REM	1
Long Clawson	64, Church Lane (Plots 1 & 2)	07/00648/FUL - 07/00649/FUL	2
Long Clawson	21-23, Melton Road	07/00857/FUL	3
Long Clawson	The Shires 26 Church Lane	08/00703/OUT	4
Long Clawson	Land Adjacent 1 Hickling Lane	08/00862/REM	1
Melton Mowbray	41, Scaford Road (rear)	07/01167/FUL	2
Melton Mowbray	20, Waverley Court	06/01255/FUL	1
Melton Mowbray	62, Burton Road	07/00987/OUT	6
Melton Mowbray	75, Sandy Lane	07/01105/FUL	1
Melton Mowbray	9, The Crescent	07/01100/OUT	1
Melton Mowbray	1, Arden Drive	06/00145/FUL	1
Melton Mowbray	26, Gartree Drive	06/00550/OUT	1
Melton Mowbray	14, Sysonby St	07/00795/FUL	1
Melton Mowbray	43, Shepherds Croft	07/00118/OUT	1
Melton Mowbray	120 Welby Lane	05/00251/OUT	1
Melton Mowbray	Rose Caravan, 2 Park Avenue	06/00882/FUL	1
Melton Mowbray	12a, Granville Rd	06/00011/FUL	3
Melton Mowbray	7A, High Street	07/00829/COU	1
Melton	14-15, Market Place	07/01210/FUL	4

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Mowbray			
Melton Mowbray	2, Charnwood Drive	07/00934/FUL	1
Melton Mowbray	Riverside Riding Stables Riverside Road	08/00388/FUL	6
Melton Mowbray	43, Blyth Avenue	07/00972/REM	3
Melton Mowbray	41, Victoria Street	07/00727/OUT	2
Melton Mowbray	Meeting Hall, Rosebery Avenue	06/00866/FUL	1
Melton Mowbray	46, Rudbeck Avenue	07/00579/FUL	1
Melton Mowbray	131-133, Sandy Lane	07/00578/OUT	5
Melton Mowbray	50, Limes Avenue / 114 Kings Road	06/01184/COU	1
Melton Mowbray	241, Nottingham Road	07/01186/FUL	1
Melton Mowbray	1, Abingdon Road	07/01370/FUL	1
Melton Mowbray	152, Burton Road	07/00903/OUT	1
Melton Mowbray	2 Beechwood Avenue	08/00918/OUT	1
Melton Mowbray	41 Scafford Road	08/00424/COU	4
Melton Mowbray	19 Leicester Street	08/00830/FUL	2
Melton Mowbray	33 Market Place	08/00987/FUL	2
Melton Mowbray	43 Sherwood Drive	08/00290/OUT	1
Melton Mowbray	218 Burton Road	08/00758/FUL	1
Melton Mowbray	35 Sussex Avenue	08/00353/FUL	1
Melton Mowbray	46 Stirling Road	08/00775/OUT	1
Melton Mowbray	Owens And Cox 2 Brook Street	08/00827/FUL	5
Melton Mowbray	12 Elmhurst Avenue	08/00324/FUL	5
Muston	Red House, 3 The Green	08/00694/FUL	1
Nether Broughton	23, Middle Lane	07/00263/OUT	1
Nether Broughton	8, Church End	06/00347/FUL	1
Normanton	Elm Farm, 12 Main Street	07/00705/FUL	6
Old Dalby	adjacent Primary School, Longcliffe Hill	08/00012/OUT	1
Old Dalby	1, The Green	07/00564/FUL	3
Old Dalby	Woodbine Cottage, 7 Church	08/00632/FUL	1

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	Lane		
Pickwell	Pickwell Manor, 5 Somerby Road	07/00131/FUL	1
Plungar	4, Granby Lane	07/00245/FUL	1
Plungar	Land Adjacent to The Wagon Hovel 1 Highgate Lane	07/01027/FUL	1
Plungar	5 Frog Lane	05/00268/FUL	1
Plungar	20 Frog Lane	08/01021/FUL	1
Plungar	18, Frog Lane	06/01065/FUL	3
Redmile	1, Belvoir Road	07/00866/FUL	3
Rotherby	Rear of Post Office Farm, Main St.	05/01020/FUL	1
Rotherby	The Nook 37 Main Street	08/00894/FUL	1
Saltby	The Old Post Office, 7 Stonesby Road	05/00286/FUL	1
Saltby	15, Back Street	07/00600/FUL	1
Saltby	Hawthorn, 12 Back St	06/00653	1
Saltby	9, Main St	07/00199/FUL	1
Scalford	42, King Street	07/01227/FUL	1
Scalford	2, Sandy Lane	08/00050/FUL	2
Scalford	Clayfield Farm 21 King Street Scalford	06/00294/FUL	1
Scalford	Corona Cottage 11, Sandy Lane	08/00148/FUL	1
Scalford	9, King St	06/00297/FUL	1
Scalford	8, South St	06/00368/FUL	1
Scalford	The Plough Inn 45 Church Street	08/00475/FUL	5
Scalford	High Garth 8 Church Street	08/00678/FUL	1
Sewstern	54 Main Street	07/00636/FUL	1
Somerby	2, Town End	03/00990/REM	1
Somerby	Manor Farm, 2, Manor Lane	05/01025/OUT	3
Somerby	28, The Field	08/00039/OUT	1
Somerby	The Three Crowns Inn, 39 High Street	07/00712/FUL	6
Somerby	Builder's Yard, The Field	04/00760/OUT	4
Somerby	19, Town End	07/00652/OUT	1
Somerby	8, Church Lane	07/00377/FUL	1
Somerby	Church View, 14 High Street	06/01086/FUL	1
Somerby	Storage Burrough Road	08/00481/FUL	1
Sproxtton	Hillside Cottage, 20A School Hill	07/00035/FUL	1
Stathern	1, Crescent	04/00374/FUL	1
Stathern	27, Church Lane	07/01017/FUL	1
Stathern	35, Main St	06/00429/FUL	1
Stathern	Stathern Methodist Church Chapel Lane	08/00574/COU	1
Stonesby	Manor Farm, 17 Main St	06/00628/FUL	3

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Thorpe Arnold	Tollgate House, Lag lane	04/00573/FUL	1
Thorpe Satchville	Hermitage Farm, Klondyke Lane	07/00647/FUL	1
Thorpe Satchville	36, Main Street	07/00310/FUL	2
Thorpe Satchville	The Laurels, 1 Main Street	06/01240/FUL	1
Thorpe Satchville	Stable Cottage The Elms 11 Church Lane	08/00769/FUL	1
Twyford	2, Ashby Road	07/00224/OUT	1
Twyford	2, Thorpe Satchville Road	07/00883/OUT	1
Twyford	Hollands Nursery, Tilton Rd	08/00525/OUT	1
Twyford	Six Gables 23 Main Street	08/00305/FUL	1
Twyford	Field OS 1095 Main Street	08/00727/OUT	1
Waltham On the Wolds	9 High Street	08/00386/FUL	1
Waltham On the Wolds	33, Main Street	07/01049/FUL	1
Waltham On the Wolds	Field 3848, Melton Rd	07/00691/FUL	1
Waltham On the Wolds	5 Burgins Lane	06/01144/REM	1
Waltham On the Wolds	17 Melton Road	03/00967/FUL	1
Waltham On the Wolds	Church Farm 10 Melton Road	08/00551/FUL	5
Waltham On the Wolds	Cresswell Spring Farm 19 High Street	08/00141/FUL	1
Wymondham	9, Sycamore Lane	07/00326/FUL	1
Wymondham	The Grange, Glebe Road	05/00182/FUL	1
Total			325

Five Year Land Supply Summary

Source	Number of dwellings
Deliverable Sites (large sites)	492
Small site planning permissions/ Settlement Envelopes	325
Total	817

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Five Year Land Supply Conclusion

The Supply of ready to develop housing sites is calculated using the NI159 Calculation Formula:

$$\left(\frac{x}{y}\right) * 100$$

X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)
Y = the planned housing provision required for the 5 year period (net additional dwellings)

X=817

Y=606

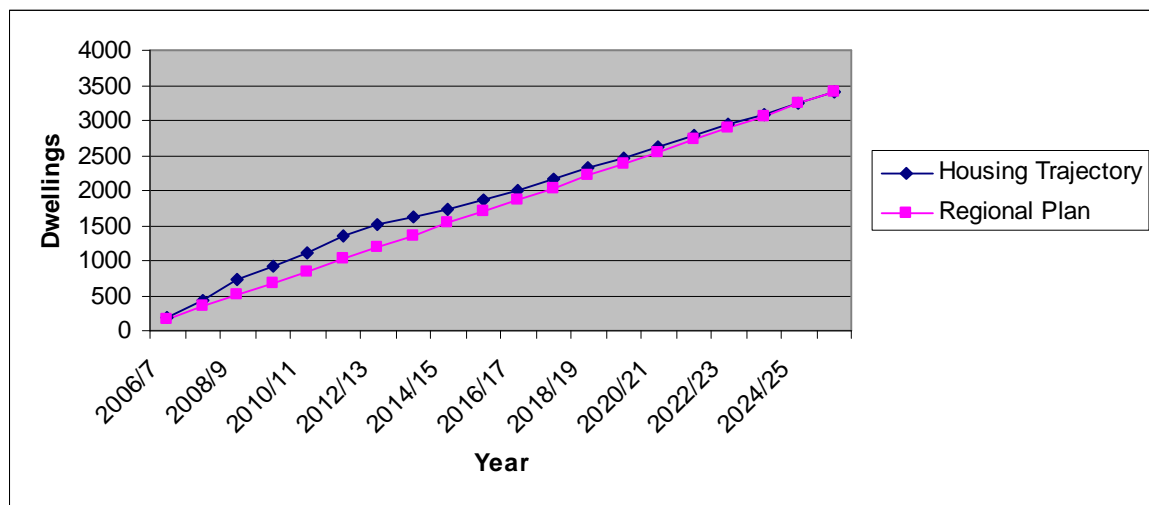
NI159= 134.8

The amount of dwellings with a reasonable prospect of being delivered in the next five years constitutes in excess of a 5 year supply.

Housing

This section provides information on housing development within the Borough. In accordance with the Plan, Monitor, Manage process advocated by Planning Policy Statement 3 Housing, this section provides information on the number of dwellings completed, the amount of residential development available and our projections for when new dwellings will be completed.

Housing Trajectory 2006 to 2026



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Housing Trajectory Table 2009

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Completions	199	237	284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	720
Allocated sites	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Large Site Planning permissions @ 31st March 2009 & Identified brownfield sites (SHLAA)	0	0	0	139	113	153	96	53	47	0	0	0	0	0	0	0	0	0	0	0	601
Broad locations: Policy OS1/ Settlement Boundaries	0	0	0	65	65	65	65	65	65	45	45	45	45	45	45	45	45	45	45	45	885
Broad locations: Sustainable Urban Extension	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100	1000
Core Strategy: Affordable Housing	0	0	0	0	0		0	0	0	66	0	0	0	0	0	0	0	0	0	0	66
Long Term Identified brownfield sites (SHLAA process)	0	0	0	0	0		0	0	0	0	10	10	10	10	10	10	10	10	10	10	100
TOTAL	199	237	284	204	193	233	161	118	112	111	155	155	155	155	155	155	155	155	155	155	3402

Housing – H1 Planned housing target and annual provision

The housing trajectory reveals the total amount of housing to be delivered over the plan period in conjunction with the identified requirement set out in the East Midlands Regional Plan.

Housing – H2 (a) Recent levels of housing provision over the plan period

The housing trajectory 2009 reveals the amount of housing to be delivered annually over the plan period. 720 dwellings have been built in the Borough since the start of the plan period in 2006.

Housing – H2 (b) Level of housing delivery for the reporting year

284 net additional dwellings were delivered during 2008/2009.

Housing – H2 (c) Level of net additional housing expected to come forward up to the end of the plan period

This aspect of the trajectory illustrates the level of net additional housing expected to come forward up to the end of the plan period. The projection reveals that a further 2682 dwellings will come forward over the life of the plan period.

Housing – H2 (d) Likely levels of future housing expected to come forward taking in account the previous years performance

The anticipated levels of future delivery can be seen in the housing trajectory table above.

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Housing – H3 Number of gross new dwellings built upon PDL

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	Total
Completions on previously developed land (PDL)	37	120	136	90	92	178	147	152	805
All other completions	78	55	32	22	65	21	90	145	418
Completions on PDL as a % of all completions	32.20%	68.60%	80.90%	80.40%	58.60%	89.40%	62%	51.2%	65.8%
Total number of completions	115	175	168	112	157	199	237	297	1223

Source MBC.

Planning Policy Statement 3 'Housing' sets a national target that requires 60% of all new housing to be provided on previously developed land. Completions on previously developed land (PDL) have been monitored since 2001. The table above shows that 952 dwellings out of a total of 1223 have been built on PDL between 2001/02 and 2008/09. This represents 65.8% of development on PDL since 2001.

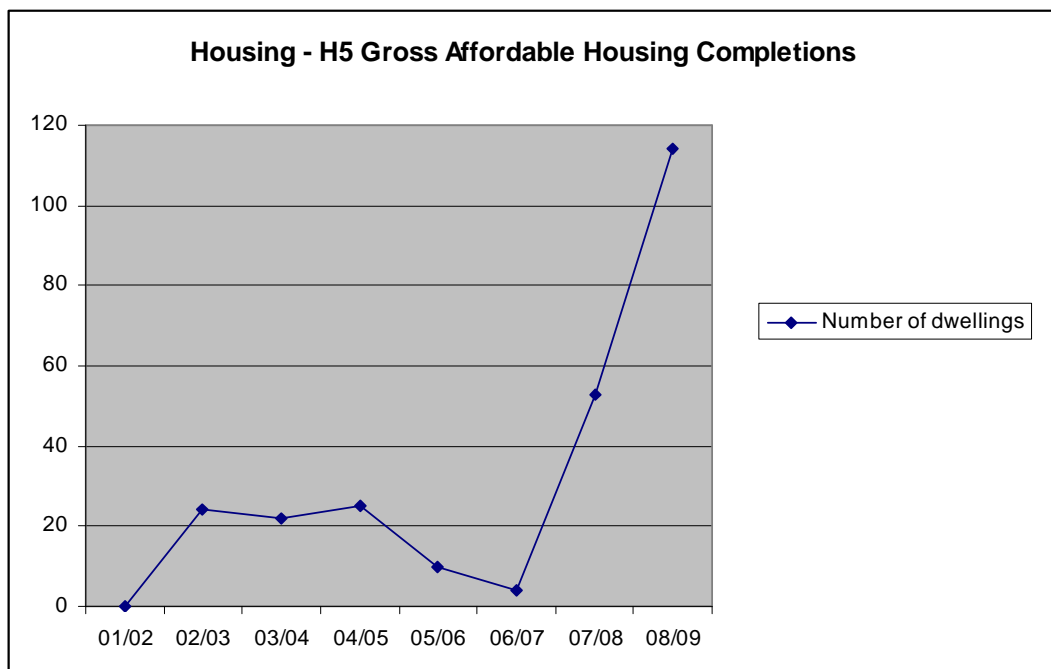
Housing – H4 Number of Gypsy and Traveller Pitches Delivered

	07/08	08/09
Number of Gypsy and Traveller Pitches Delivered	0	0

Source Leicestershire County Council.

Policy 16 of the East Midlands Regional Plan contains a minimum additional pitch requirement for the Melton Borough of up to 6 pitches plus 5 transit pitches. The Leicester, Leicestershire & Rutland Gypsy and Traveller Needs Accommodation Assessment 2006-2016 provides a figure of 8 pitches for the Melton Borough. The Melton Core Strategy (Preferred Options) states that to meet the Gypsies and Traveller Needs Assessment we will provide for 2 small residential (between 5 and 10 pitches each) and one transit site (10 pitches). This year is only the second year the number of gypsy and traveller pitches delivered in the borough has been monitored. Core Indicator H4, along with Local Output Indicator L2, will assess the extent to which policies in the MLDF succeed in meeting the needs of gypsy and traveller accommodation in the borough.

Housing - H5 Gross Affordable Housing Completions



Source MBC

This year 114 net dwellings were added to the affordable housing stock. Graph H5 above shows that this is a significant increase in the output of affordable housing stock in the borough. However this figure is still significantly below the 185 identified in the Housing Needs Survey 2006.

Outcomes		Actions
The number of affordable houses being brought online is still significantly below the annual need of 185 according to the Housing Needs Survey 2006.	→	Policies need to be developed through the LDF process in order to better meet affordable housing needs.
There have been no Gypsy and Traveller pitches delivered in 08/09.	→	Policies need to be developed through the LDF process in order to better meet Gypsy and Traveller accommodation.

Environmental Quality

Flooding

The Government's advice on flooding and water quality is set out in Planning Policy Statement 25 'Development and Flood Risk'. The central aims of PPS25 are to avoid inappropriate development in areas at risk of flooding and to direct development away from high risk areas.

Core Indicator E1 monitors planning permissions which have been granted contrary to the advice on the environment agency.

E1 Number of Planning Permissions granted contrary to Environment Agency on Flooding and Water Quality Grounds

Flood Protection and Water Quality	Apr 08 – Mar 09
Number of Planning Permissions granted contrary to Environment Agency on Flooding and Water Quality Grounds	0

source: MBC

The table above shows that there have been no planning permissions granted in Melton that are contrary to the advice of the Environment Agency. This contributes towards minimising the need for artificial flood defences in line with the advice in PPS25.

Outcomes	Actions
No development has been permitted against the advice of the Environment Agency during the four years of AMR monitoring.	Monitoring of the location of development will contribute to the Council's attempts to adapt to and mitigate against the potential impact of climate change.

Biodiversity

The importance that the Government attaches to conserving and enhancing biological diversity is set out in Planning Policy Statement 9 'Biodiversity and Geological Conservation'. In general the document seeks to promote minimal impacts from planning, construction, development and regeneration on biodiversity, and to enhance biodiversity wherever possible. This aim is reiterated in 'Planning for Biodiversity and Geological Conservation' A good practice guide.

Core Indicator E2 along with Local biodiversity indicator B1 look at changes in areas and populations of biodiversity importance. The Leicestershire County Council are responsible for monitoring biodiversity for Leicestershire and the Council relies on their work to return statistical information for Core Indicator E2.

E2 Changes in areas of biodiversity importance

Monitoring of this indicator provides an opportunity to assess the improvement or decline of biological diversity in the Borough so that appropriate action can be taken if necessary. Unfortunately Leicestershire County Council, have not been able to provide us with data relating to Core Indicator E2 this monitoring year.

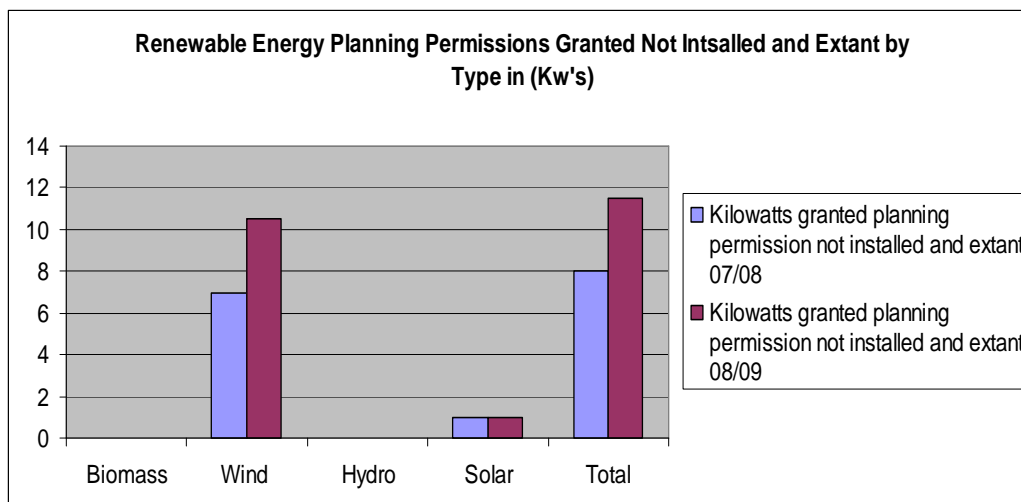
Outcomes	Actions
Biodiversity data has not been made available from Leicestershire County Council.	Consider how biodiversity can be robustly monitored in light of difficulties obtaining appropriate information.

Renewable Energy

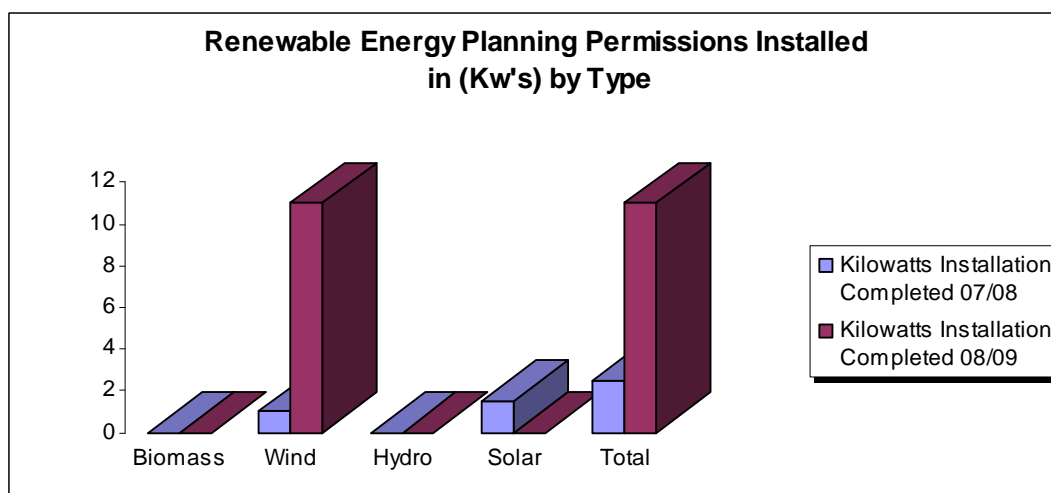
The Government's energy policy is set out in the energy white paper 'Meeting the Energy Challenge'. One of the targets set out in the white paper is to generate 10% of UK electricity from renewable energy by 2010 with an aspiration to double this by 2020. Further advice on how the planning system can contribute towards this is set out in Planning Policy Statement 22 'Renewable Energy'. PPS22 says that the development of renewable energy should reduce the reliance on energy created from fossil fuel sources which contribute to carbon dioxide emissions. Renewable energy types include bio-fuels, onshore wind, water, solar and geothermal-energy. The Melton Local Plan includes a policy that presumes in favour of renewable energy developments subject to certain criteria. The Melton Local Development Framework will also consider how to provide renewable energy development to 2026.

Core Indicator E3 tracks the amount and type of renewable energy being installed in the Borough.

E3 Renewable energy generation capacity installed by capacity and type



Source: MBC



Source: MBC

1

There have been no planning permissions received in the borough to generate electricity from hydro and biomass sources to date. Development generating 11 Kilowatts of energy from onshore wind was installed during 08/09. Planning permissions for renewable energy development capable of producing 11.5

¹ We are aware of an application for a wind turbine at Belvoir High School, Bottesford reference 08/00307/CM. The application was for the production of Sustainable energy and reduction of CO2 in line with the County Council Sustainable Policy. As such it has not been included in the figures for the Melton Borough.

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Kilowatts in the borough remain extant. The above bar graphs reveal that onshore wind development is the most popular source of renewable energy development in the borough.

Outcomes	Actions
There is a general trend revealing a preference from renewable energy applicants for onshore wind development in the borough.	Ensure that the LDF considers how planning policy can encourage renewable energy capacity.
11 (Kw's) of energy has been installed in the borough in 08/09. 11.5 (Kw's) of extant planning permissions exist.	

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Local Indicators

Local indicators address the outputs of policies not covered by the Core Output indicators. Appropriately defined Local Indicators can provide further assessment of policy implementation. They should be closely related to local policy as well as reflect the availability of resources including the availability and quality of relevant data.

The current MAMR contains only a small set of local indicators. We are currently preparing a monitoring and implementation strategy for the local development framework which will allow specific monitoring of the spatial vision and objectives for future annual monitoring reports.

Housing

H1 Completions in the Borough by settlement category (gross)

	1996-2006	2006-2007	2007-2008	2008-2009	Total	Total %
Melton Mowbray	913	133	163	188	1397	56.78
Category 1	366	26	23	39	454	18.46
Category 2	345	21	40	39	445	18.09
Category 3	118	6	11	29	164	6.67
Total	1742	186	237	295	2460	100.00

Source: MBC

The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Statement 3 'Housing' and Planning Policy Guidance 13 'Transport' which encourages the location of new development in the most sustainable locations. The accessibility of new development to jobs, shops and services by public transport is central to achieving sustainable development. Local Indicator H1 reports the completions of dwellings in the Borough by Settlement Category. This provides an opportunity to monitor the sustainability of local policies in the borough in their local context. Local Output Indicator TR1 also relates to this planning objective.

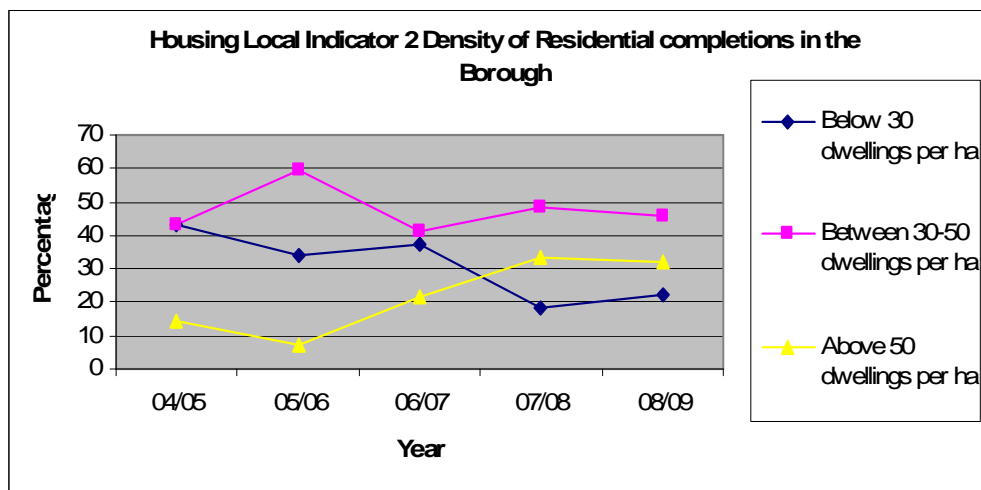
During the period 1996 to 2009 about 57% of new houses developed in the Borough were built in Melton Mowbray. The Melton Core Strategy (Preferred Options) says that the town should be the main location for new development. It also categorises villages in the Borough depending on their sustainability.

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Category 1 villages are those which meet the criteria to be defined as rural centres. In the event that it is necessary to allocate land for housing outside of Melton Mowbray these villages would be looked at first. Category 2 villages have a limited range of facilities and public transport and would only be suitable for infill development. Category 3 villages have a poor range of facilities and would not be suitable for further development.

Although the MLDF is in the early stages of preparation, the monitoring of new dwelling completions according to the categories will help to assess the proportion of development occurring in the most sustainable locations.

Housing Local Indicator 2 Density of Residential completions in the borough



Source: MBC

Planning Policy Statement 3 'Housing' states that local planning authorities should avoid developments which make inefficient use of land; setting 30 dwellings per ha (dph) net as a national indicative minimum. The East Midlands Regional Plan reiterates the national guidance. The graph above shows that 22.22% of development in the borough in 2009 has been below 30 dwellings a hectare. This represents a slight rise from the figure of 18.56% recorded in 2008.

Housing L3 Number of unauthorised Gypsy and Traveller caravans recorded in the borough

Housing L3	2007/08	2008/09
No. of unauthorised Gypsy and Traveller caravans recorded in the borough	43	40

Source Leicestershire County Council.

Indicator L3 records unauthorised Gypsy and Traveller encampments in the Borough. In tandem with Core Indicator H4, which monitors the provision of pitches, L3 helps to assess the extent that policies in the MLDF are succeeding to meet gypsy and traveller accommodation needs.

The indicator reveals that there have been 40 incursions of unauthorised caravans in the borough during 2009. Despite revealing a slight decrease of unauthorised incursions in the borough, the figures still reveal a need for gypsy and traveller accommodation in the district.

Town Centre

The Government's key objective for town centres is to promote their vitality and viability. Planning Policy Statement 6 'Planning for Town Centres' says that local planning authorities should promote growth and manage change in town centres.

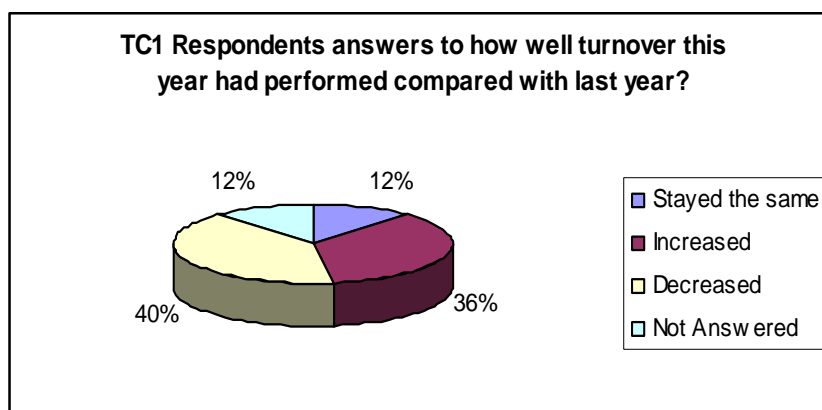
Enhancing the vitality and viability of Melton Mowbray is a key objective of the Melton Core Strategy 'Preferred Options'. Whilst Core Output Indicator BD4 reflects this objective to an extent the opportunity has been taken to undertake further monitoring which reflects the local context.

The following local indicators have been collected annually and are used to assess the performance of the town centre. This work is now being benchmarked with our sub-regional partners. Whilst comparisons will be made with neighbouring market towns in future years, we will also be able to consider the dynamics of retail and service provision over time. The MLDF sustainability appraisal may also recommend that these local indicators are used as significant effects indicators.

TC1 Percentage of town centre businesses saying that sales turnover had increased over the last year.

In 2009 a survey of town centre businesses was undertaken. 440 surveys were sent out to all town centre businesses, of these 41 were returned.

Town centre businesses turnover



Source: MBC

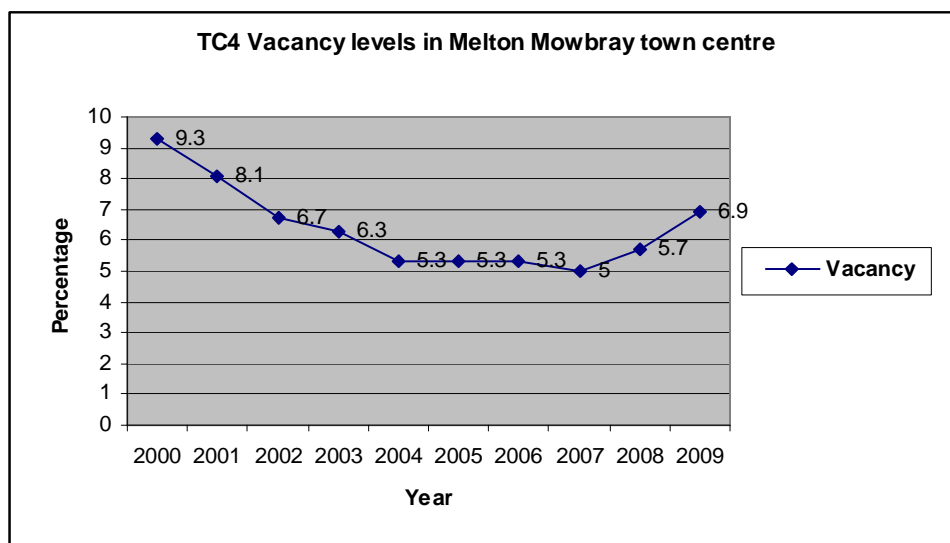
The views of town centre traders are monitored annually to gain their views on the health of their business which allows us to assess the cumulative impact on the vitality of the town centre. Table TC1 above reveals that 36% of business owners who responded to the 2009 survey had experienced an increase in turnover. This figure represents a 2% decrease compared with 2008.

Vacant commercial units in Melton Mowbray Town Centre

The vacancy rate is a particularly important indicator of the vitality and viability of a shopping centre. Vacancy can occur for a number of reasons that include redevelopment, relocation or business closure. Low vacancy rates do not necessarily indicate a healthy economy. However, over a period of time vacancy levels can identify weaknesses in a centre whether due to location criteria, high rent levels or strong competition from other centres.

The number of vacant commercial units in Melton Mowbray town centre has risen to 6.9% in 2009 from 5.7% in 2008.

TC2 Commercial vacancy levels in Melton Mowbray Town Centre



Source: MBC

Pedestrian flows in Melton Mowbray Town Centre

Pedestrian flows or footfall indicators provide the most basic measure of the number of visitors to a shopping centre. The number of visitors may be translated into potential economic transactions although this is not an exact science. However, the indicator gives some idea of the vitality of a place. Measuring pedestrian flows at certain locations within a centre at particular times allows a reasonable assessment to be made and compared year on year.

TC3 Pedestrian flows in Melton Mowbray Town Centre 2006-2009

Location	Tuesday (persons / minute)					Thursday (persons / minute)				
	2006	2007	2008	2009	Average 2006/2009	2006	2007	2008	2009	Average 2006/2009
High Street	21	15	33	30	24.75	12	8	14	20	13.5
King Street	7	10	6	8	7.75	3	5	4	5	4.25
Burton Street	3	5	3	7	4.5	4	3	4	4	3.75
Sherrard St	26	37	29	30	30.5	21	15	14	20	17.5
Market Place	58	77	57	42	58.5	29	31	27	31	29.5
Nottingham St	52	53	18	58	45.25	20	18	7	32	19.25
Bell Centre	13	9	6	17	11.25	8	4	2	10	6

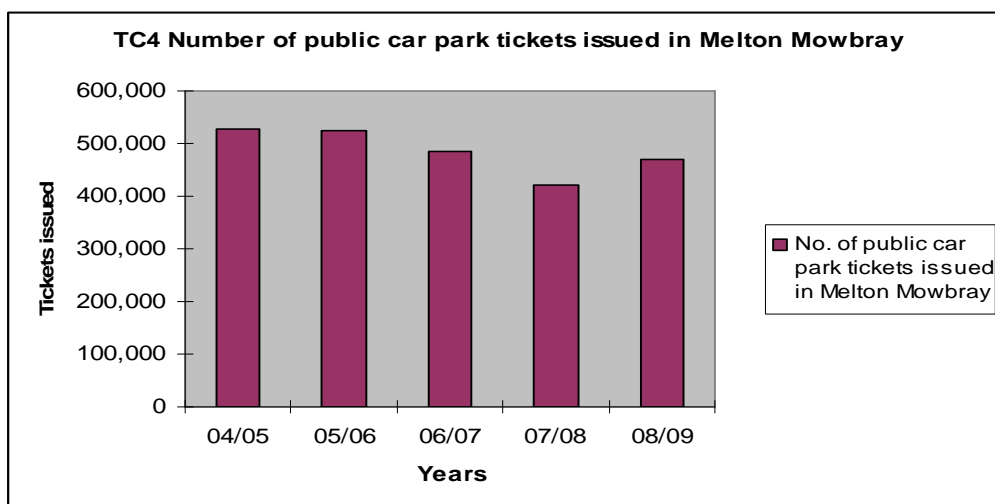
Source: MBC

Pedestrian flows are monitored each year during the first quarter of the year on a Tuesday (market day) and a Thursday.

Use of public car parks

The indicator TC4 gives an indication of the number of visitors to Melton Mowbray town centre by car. Although this does not reflect national guidance on reducing the dependence on the car, it is possible to use the indicator in conjunction with TC6 (footfall) to give some idea of the number of visitors to the centre. Through a combination of these indicators it should be possible to assess visitor numbers despite any potential move away from car dependence. The relationship between public transport nodes and pedestrian routes to the town centre could potentially identify the number of visitors switching to public transport.

TC4 Parking tickets issued in Melton Mowbray



Source: MBC

The table above shows that the number of public car park tickets issued in Melton Mowbray has risen for the first time this year.

Access to services by public transport

The Government is committed to achieving sustainable development. This goal is reflected in the objective of locating new development in places where people can travel to jobs and services by public transport, walking or cycling so that they do not have to use their cars as much. The Local Indicator TR1 Access to services by public transport attempts to monitor the location of new development in relation to key facilities. The results for Melton are set out below.

TR1 - Access to services by public transport

Location of new dwellings	04/05	05/06	06/07	07/08	08/09
Within half an hour public transport time of all six services	61 (54.46%)	126 (80.25%)	172 (86.00%)	189 (79.74%)	245 (83.05%)
More than half an hour public transport time of all six services	51 (45.54%)	31 (19.75%)	27 (14.00%)	48 (20.26%)	50 (16.95%)

Source – Completions on MBC residential land database compared to door to door planner on www.transportdirect.info.

The table above shows that 68.08% of properties completed during 2009 were built in a location within 30 minutes public transport travel time of the key services identified by Local Transport Indicator TR1 (i.e. GP surgery, hospital, primary school, secondary school, employment and retail centres). The high percentages of houses located within a half hour public transport time over the last four years reflect the proportion of dwellings that have been built in Melton Mowbray.

The table below provides a breakdown of the Local Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility indicator. For dwellings completed during 2009, both an employment and a retail centre appear to be the least accessible services.

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	GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Number of dwellings within half hour public transport time	294	250	294	260	267	269
Number of dwellings not within half hour public transport time	1	45	1	35	28	26
% of dwellings within half an hour public transport time	99.66%	84.75%	99.66%	88.14%	90.50%	91.19%

Source – Completions on MBC residential land database compared to door to door planner on www.transportdirect.info

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If you wish to find out more about the Local Development Framework process, or its content please contact:



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