



MELTON ANNUAL MONITORING REPORT 2007



December 2007

Executive Summary

The Melton Annual Monitoring Report 2007 (MAMR) is the Council's third 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). During 2006/7 two milestones were reached. The Core Strategy (Issues and Options) was published for public consultation in April 2006 and the Melton Statement of Community Involvement was adopted on 25th October 2006.

A Framework of Indicators

The Melton Annual Monitoring Report 2007 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 (Issues and 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 drawn from 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.

Output Indicators

Output Indicators assess the performance of policies and consist of Core Output Indicators and Local Indicators. The Core Output Indicators have been given 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 Core Indicators

Indicator description		Information provided
Business 1a	New floorspace by employment type	6351 sq m of business floorspace was developed during 2006/07.
Business 1b	Floorspace developed by employment type in employment areas	16.47 ha of land have been developed for employment in employment or regeneration areas from 2000 to 2007
Business 1c	Floorspace developed by employment type on previously developed land (PDL)	63.3% of employment development was on previously developed land
Business 1d	Amount of employment land available	In total 48.48 ha of employment land is available for B use classes
Business 1e	Loss of employment land	To date 1.66 ha of employment land has been lost to other uses
Business 1f	Amount of employment land lost to residential development	1.66 ha of employment land has been lost to residential development
<p>Business Core Indicators Summary</p> <p>48.68ha of land have been developed since 1996 and 48.48ha of land was available at 31 March 2007, amounting to 97.17ha of land overall. This is more than 17ha over the requirement in the former Leicestershire Structure Plan that covered the period 1991-2006. The adopted Leicestershire, Leicester and Rutland Structure Plan requires 125ha of land to be made available between 1996 and 2016. However, the Melton Local Development Framework will be prepared in conformity with the Regional Spatial Strategy which is likely to require employment land to be made available in accordance with local need.</p>		

Housing Core Indicators

Indicator description		Information provided
Housing 1a	Housing trajectory	The annual completion rate has varied between 115 and 199 per year between 2001/2 and 2006/7. Despite the annual rate being exceeded in 3 of the 6 years monitored there has been an overall shortfall of 34 dwellings against the cumulative annual figure set out in the Draft East Midlands Regional Plan 2001 – 2026.
Housing 1b	% of housing completions on previously developed land (PDL)	Between 1999 and 2007, 59.4% of dwellings were completed on previously developed land. 89.4% of houses completed during 2006/07 were on PDL.
Housing 1c	New dwelling densities (2006/7)	<p>37.2% of dwellings were completed at densities below 30 dwellings / ha</p> <p>41.2% of dwellings were completed at densities between 30 and 50 dwellings / ha</p> <p>21.6% of dwellings were completed at densities above 50 dwellings / ha</p>
Housing 1d	Affordable housing completions	4 affordable dwellings were completed during 2006/7.
<p>Housing Core Indicators Summary</p> <p>The Melton Local Development Framework will consider additional land release to meet the strategic housing requirement.</p> <p>The proportion of completions on previously developed land since 1999 is below the 60% target set out in PPS3. Despite PDL completions for 2006/7 exceeding the target.</p> <p>Affordable housing completions have performed poorly against the recognised need revealed in the Council's Housing Needs Survey 2006.</p>		

Transport Core Indicators

Indicator description		Information provided
Transport 3a	Amount of non residential development complying with car parking standards	82%
Transport 3b	Access to services by public transport	86% of properties completed during 2006/7 have been built in a location that is within 30 minutes public transport travel time of key services.
<p>Transport Core Indicators Summary</p> <p>The amount of non-residential development complying with car parking standards has been monitored for the first time in 06/07.</p> <p>Core Output Indicator 3b has shown a significant improvement in the access to services by public transport for the properties completed during 2006/7. However, this is only the third year of data so it is not possible yet to suggest any emerging trends but data shows a year on year improvement.</p>		

Local Services Core Indicators

Indicator description		Information provided
Local Services 4a	Amount of completed retail, office and leisure development	19238 sq m of new retail, office and leisure development took place during 2006/07.
Local Services 4b	Amount of completed retail, office and leisure development in Melton Mowbray Town Centre	2172 sq m retail, office and leisure was developed in Melton Mowbray town centre. This represents 11.2% of the overall figure during 2006/07.
Local Services 4c	Amount of eligible open spaces managed to Green Flag Award standard	No open space in the Borough is managed to Green Flag Award standard. An Open Space, Sport and Recreation study was completed during 2006/07. This assessed the quality of open space in the Borough against criteria adapted from the Green Flag Standard.
<p>Local Services Core Indicators Summary</p> <p>This is only the second year that retail, office and retail development has been monitored and the first year this has been done by use class. Future monitoring will allow emerging patterns to be analysed and used to inform the LDF process.</p>		

Minerals and Waste Core Indicators

The set of indicators for this section are to be completed by the Minerals and Waste Planning Authority (Leicestershire County Council).

Flood Protection and Water Quality Core Indicator

Indicator description		Information provided
Flood Protection and Water Quality 7	Planning permissions granted contrary to the advice of the Environment Agency	There have been no developments in Melton which have been granted planning permission contrary to the advice of the Environment Agency.
Flood Protection and Water Quality Core Indicators Summary No development has been granted contrary to Environment Agency advice, thus, contributing towards minimising the need for artificial flood defences in line with the advice in PPG25.		

Biodiversity Core Indicators

Indicator description		Information provided
Biodiversity 8 (i)	Change in priority habitats and species by type	Changes to priority habitats and species are listed in Appendix 1
Biodiversity 8(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Changes in areas designated for their intrinsic environment value are listed in Appendix 1
Biodiversity Core Indicators Summary This is only the second year that biodiversity data has been available from Leicestershire County Council and appendix 1 of the AMR contains a list of changes to habitat and species types in the Borough as well as locally significant areas designated for their intrinsic environmental value.		

Renewable Energy Core Indicator

Indicator description		Information provided
Renewable Energy 9	Renewable energy capacity installed by type	4000 MW of renewable energy sources have been installed during 2006/7
Renewable Energy Core Indicator Summary 4000 MW of renewable energy has been installed. All developments installed involved the installation of onsite renewables to existing properties.		

Housing Local Indicator

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 1996 and March 2007, 53.9% (66.8% in 2007) of dwelling completions were in the town of Melton Mowbray. The remainder were in villages that have been placed in categories according to their sustainability as follows: Category 1 (13%), Category 2 (16.5%) and Category 3 (3.5%).
Housing Local Indicator Summary Between 1991-2007 about 50% of all new houses in the Borough have been built in the villages. If we are to achieve a sustainable pattern of development in line with the Regional Spatial Strategy, the proportion in villages will have to be much lower over the period of the MLDF. The monitoring of dwellings by location will be useful in assessing the sustainability of the Melton Local Development Framework.		

Town Centre Local Indicators

Indicator description		Information provided
Local Indicator TC1	Diversity of commercial uses in the town centre by unit	A survey in 2007 shows that A1 uses in the town centre account for 58.2% of all commercial uses. A2 uses account for 12.2% and A3 uses account for 10%.
Local Indicator TC2	Percentage of residents saying shopping facilities have improved over the last 3 years	A resident's telephone survey questionnaire was undertaken in the summer of 2007 and will be included in next years AMR.
Town Centre TC3	Proportion of the Primary Retail Frontage by use	The proportion of the primary retail frontage occupied by A1 uses increased slightly in 2007. This has occurred in part, as a result of the 2.3% decrease in A2 uses.
Local Indicator TC4	Percentage of vacant commercial units in Melton Mowbray Town Centre	The number of vacant commercial units in Melton Mowbray Town Centre has fallen year on year between 1997 and 2007 and has fallen to its lowest level yet this year of 5%. This is the lowest level recorded since the Borough Council survey started in 1996.
Local Indicator TC5	Pedestrian flows in Melton Mowbray Town Centre	The flows surveyed on 2 days in 2007 showed increased movements in Market Place, Nottingham St and Sherrard St on a Tuesday.
Local Indicator TC6	Number of public car park tickets issued in Melton Mowbray	The number of public car park tickets issued in Melton Mowbray fell in 2007.
Town Centre Local Indicators Summary The indicators suggest that the performance of the centre is relatively healthy and stable. Class A1 retail uses continue to dominate the town centre although there is a healthy mix of uses. The vacancy rate has fallen to its lowest since monitoring began.		

Purpose of Local Development Framework Monitoring

The Government wants the new 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;
- 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 first issue was adopted in November 2005 and covered the period September 2004 to 2007. It identified the documents that will make up the MLDF and the timescales for the preparation and adoption of each one. It also set out consultation arrangements, key milestones and the resources required to prepare the documents. The MLDS 'First Revision' was adopted in June 2007 and extends the programme to cover the period to September 2009.

Table 1 (overleaf) sets out the detailed work programme for the MLDS 'First Revision'. The Core Strategy (Issues and Options) was published for public consultation in April 2006 and the Melton Statement of Community Involvement, was adopted in October 2006. Various studies are being prepared as part of the evidence gathering process to support the MLDF including a Melton Mowbray Town Centre Masterplan that will be completed by autumn 2007.

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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	Issues and Options reported to Committee October 2007. Concern that RSS process will delay Core Strategy	No
		Actual	April 2006					
Land Allocations	DPD	Target	April 2008	November 2008	June 2009	August 2010	Evidence gathering is ongoing in advance of the DPD preparation. 'Direction of growth' now features in Core Strategy	Possibly. Land Allocations DPD must now follow Core Strategy rather than overlap
		Actual						
Core Policies and Settlement Boundaries	DPD	Target	April 2008	November 2008	June 2009	August 2010	Community involvement through Informal consultation ongoing from winter 2005.	No
		Actual						
Town Centre Area Action Plan	DPD	Target	March 2009	October 2009	May 2010	July 2011	On-going town centre masterplan study will inform DPD.	No
		Actual						
Affordable Housing SPD	SPD	Target	(Draft) October 2007			May 2008	Public consultation carried out October 2007	No
		Actual	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		

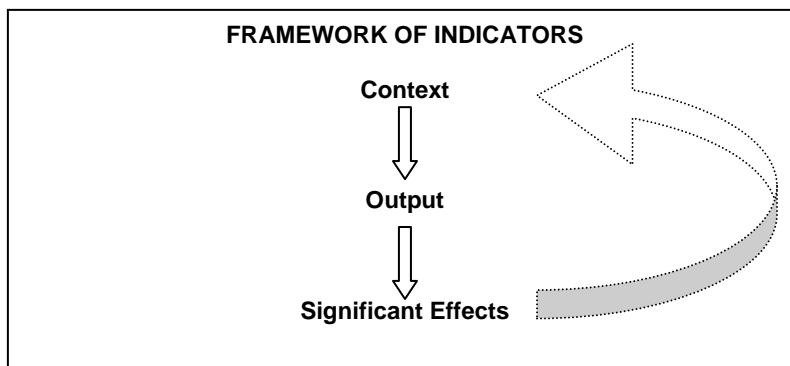
Local Development Documents: Policies and related targets

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.

However, the housing and employment targets set out in the Melton Local Plan are dealt with in the section for Core Indicators (see page 10 to 26) of this report. 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 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 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 (Issues and 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 48,900 (mid-2006)

18.1% are under 16 years of age

19.2% are of pension age

The population is predicted to grow to 50,500 in 2011

Black and minority ethnic population is 3.2%

Housing:

21, 142 households (2007)

Average household size 2.42 persons

Accommodation type

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

Tenure:

owner occupied	88.59%
rented from council/housing association	11.11%
private landlord/letting agency	2.97%

Average house prices (Land Registry 2nd Quarter 2006 @ crown copyright):

detached	£262,264
semi-detached	£153,520
terraced	£129,272

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:

There are 29,600 people (61.4% of the population) of working age living in the Borough

92.3% of the working age population are economically active

1.3% of the working age population claim Job Seekers allowance

85.7% of businesses employ less than 10 employees

Average annual earnings £20,980

Average household income £33,422

78% of the workplace population live and work in the Borough

69% of people aged 16-74 in employment travel to work by car

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

1157 properties at risk of flooding from watercourses in a 1 in 100 year flood event.

Health and care:

14.5% of people have a limiting long term illness, and 6.3% consider their health to be 'not good'

1,175 people received Disability Living Allowance

4,766 people provide unpaid care to a relative or neighbour

Deprivation:

Melton Borough is ranked 294 out of 354 local authorities (where 354 is the least deprived) based on average deprivation scores.

There are some areas in the Borough that experience some aspects of deprivation. There are 933 children (under 16) and 989 older people (over 60) living in deprived households.

Students, education, skills and training:

There are 7,360 pupils on the school roll in LEA schools in the Borough. 32.8% of 16-18 year olds and 10.6% of people aged 19+ are in further education colleges or work based learning. Of the 85 sixteen year olds who left school in 2004 and entered employment, 40% were working in craft and related occupations. 27.4% of 16-74 year olds have no qualifications.

Safety and protection:

Offences recorded by the police (2006/07):

robbery	18
burglary	215
theft of a motor vehicle	123
theft from a vehicle	302

In 2005 sixteen people were killed or seriously injured in road accidents in the Borough.

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 2006 to 31 March 2007.

The MAMR for 2005/06 provided information on Core Output Indicators where data was already available or could be collected within existing resources. An assessment of the monitoring requirements was undertaken following the submission of the MAMR 2006. This assessment identified additional data sources and practices which has increased our monitoring and will allow us to move towards a complete submission in future years.

BUSINESS DEVELOPMENT

The Leicestershire, Leicester and Rutland Structure Plan sets the amount of business development land that should be made available through the planning process. It requires the Melton Local Development Framework to provide for 125ha between 1996 and 2016. Work on the MLDF has not yet reached a stage where monitoring of this requirement can be undertaken. It is possible, however, to monitor business land provision against the adopted Melton Local Plan and the Leicestershire, Leicester and Rutland Structure Plan 1996 – 2016. The structure plan will be replaced by the East Midlands Regional Plan which will cover the period to 2026. However, the draft document does not specify an employment land requirement for district authorities. The Council has completed an Employment Land Study for the Borough. In the absence of specific guidance in the Regional Plan, the findings of the study will be used as a basis for allocating land for business uses in the MLDF.

Monitoring of land for business uses has been undertaken by the Council since 1996. Whilst the Core Indicators for the AMR generally require information on new business floorspace, our monitoring has previously focused on land take-up. Consequently, information for each core indicator has been collected for the first time this year.

Because the 2007 information on business floorspace cannot be fully compared to previous data, Table 1aa has been included below to show the amount of employment land that has been developed in previous years as measured in hectares.

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1a Amount of floorspace developed for employment by type

Use Class	Completions (sq metres)		
	05/06	06/07	Total
B1b	0	820	820
B1c	200	2223	2423
B2	0	1408	1408
B8	0	1700	1700
All B uses	200	6151	6351

Source: MBC

1aa Amount of land developed for employment uses 1996-2007

Use Class	Completions (ha)											
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	Total
All B uses	13.7	5.97	5.97	5.97	0	0	16.47	0	0	0	0.63	48.71

Source: MBC

1b Amount of land developed for employment in employment and/or regeneration areas

Use Class	Completions (ha)					
	02/03	03/04	04/05	05/06	06/07	Total
All B uses	0	16.47	0	0	0	16.47

Source: MBC

Table 1c below shows the amount of new floor space by use class that has been developed on greenfield and previously developed land over the past two years. Previous monitoring looked only at the amount of land that had been developed.

1c Amount of floorspace by employment type on greenfield and previously developed land

Use Class	Completions on greenfield land		% of development on greenfield land		Completions on previously developed land		% of development on previously developed land	
	Sq metres				Sq metres			
	05/06	06/07	05/06	06/07	05/06	06/07	05/06	06/07
B1b	0	0	0%	0%	0	820	0%	100%
B1c	0	333	0%	15%	200	1890	100%	85%
B2	0	226	0%	16%	0	1182	100%	84%
B8	0	1700	0%	100%	0	0	0%	0%
Total	0	2259	0%	36.7%	200	3892	100%	63.3%

Source: MBC

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Table 1cc sets out the amount of employment land that has either been developed, is allocated in the local plan or has planning permission since 1997. The table shows the amounts developed or committed on greenfield and previously developed land for all B uses. No data is available for specific B use classes.

1cc Employment development and commitments on greenfield and previously developed land 1996 – 2007

	Sites completed (1996-2007)	Percentage completed (1996-2007)	Allocations	Outline PP	Detailed PP	Total Supply at 31/03/07	Percentage (Supply)
Greenfield	39.99	81.6%	11.4	0	1.83	53	55%
Previously developed land	8.72	18.4%	34.89	0.36	0	44.17	45%
Total	48.71	100%	46.29	0.36	1.83	97.17	100%

Source: MBC

Table 1d below identifies the amount of employment land that is currently available for B uses. There has been no change since last year.

1d Amount of employment land available by type at 31 March 2007

	Allocations (ha)	Outline PP (ha)	Detailed PP (ha)	Total (ha)
B1 only	0	0.36	0	0.36
B1 & B2 uses	0.16	0	0	0.16
B1, B2 & B8 uses	46.13	0.0	1.83	47.96
TOTAL	46.29	0.36	1.83	48.48

Source: MBC

By adding together the amount of employment land developed since 1996 and the land that is currently available, it is possible to assess whether the requirement set out in the Leicestershire Leicester and Rutland Structure Plan is being met and what steps need to be taken through the MLDF to achieve the requirement.

48.68ha of land have been developed since 1996 and 48.48ha of land are available (at 31 March 2007), amounting to 97.1ha of land overall. This represents only a minor change from the previous year. The adopted Leicestershire, Leicester and Rutland Structure Plan requires 125ha of land to be made available between 1996 and 2016. A further 27.9 ha will need to be allocated in the MLDF if the structure plan target is to be achieved.

However, the structure plan will be superseded by the East Midlands Regional Plan which has recently been 'examined' and is expected to be

adopted by early 2008. The Regional Plan covers the period to 2026 and the Melton Local Development Framework will address the need for additional employment land, as set out in the Regional Plan.

Loss of Employment Land

Employment land lost to other uses was monitored for the first time in 2005. Over the three years that monitoring has taken place, the average loss of employment land to other uses is 1.4 hectares. All the land over the period has been lost to residential use as shown in Table 1f below.

1e Loss of employment land


Core Output Indicator	2005	2006	2007
Employment land lost to non-employment uses (ha)	1.48	1.06	1.66

Source: MBC

1f Loss of employment land to residential development

Core Output Indicator	2005	2006	2007
Employment land lost to residential development (ha)	1.48	1.06	1.66

Source: MBC

Outcomes	Actions
Sufficient employment land (1d) was identified to meet the requirements of the former Leicestershire Structure Plan to 2016. The Regional Plan expects local authorities to provide employment land to 2026.	 <p>The Core Indicators 1d and 1e will be fed in to the MLDF process to ensure sufficient employment land is made available to 2026.</p>

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.

The AMR 2007 includes a Five Year Land Supply Statement for the first time. This provides information on the sources of residential development that the Council considers to be available.

Five Year Land Supply Statement 2007

Background

PPS3 requires local planning authorities to identify and maintain a rolling 5-year supply of deliverable land for housing (paragraph 7). This is commonly referred to as the 'five-year land supply'.

This 'Five Year Land Supply' statement is included within the Annual Monitoring Report 2007 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). Where the RSS is not yet adopted, a best available estimate of the level of housing required over the full 5-year period should be made. This can be done by having regard to the evidence underpinning housing provision policies in the emerging Regional Spatial Strategy, projecting forward based upon current development plan figures or drawing on other relevant and up-to-date information.

The Draft East Midlands Regional Plan (RSS) sets out an average annual target for housing delivery in Melton Borough of 160 dwellings (Policy 14). Whilst there is the potential for the target to change, we believe it is likely that the overall provision (the annual target multiplied by the plan period) for Melton will remain approximately the same and we have concluded that

for considering our five year land supply figures we should use the most up to date target which is that set out in the draft RSS; 160 dwellings a year. This equates to 800 dwellings for a five year period.

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

If we apply the RSS annual target as a cumulative provision then 960 dwellings should have been provided to date since 2001. 926 dwellings have been built which leaves a shortfall of 34 dwellings overall. This translates to an annual shortfall of 1.7 dwellings per annum for the remaining plan period. We consider this to be within the 'acceptable ranges' for performance on housing delivery as set out in PPS3, para 64.

We consider that our 5 year land supply should be 160 dwellings a year, resulting in a target of 800 dwellings.

How much housing development is available?

PPS3 and guidance published by the Planning Inspectorate suggest that 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,
- 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.

With regards to unallocated sites, the guidance from the Planning Inspectorate suggests that to be counted within an assessment, unallocated brownfield sites would normally have been identified by a local planning authority as being suitable for a housing use and have made sufficient progress through the planning process at the time of the assessment to be able to be considered deliverable in the terms of paragraph 54 of PPS3. Deliverable sites should be available, suitable and achievable.

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Allocated sites

Settlement	Address	Status	No of dwellings
Melton Mowbray	Swale Close	Allocation	20
Total			20

Note: Two additional allocations for residential development remain undeveloped. These have planning permission and are included in the table below. The adopted Melton Local includes an allocation for a New Village. The set of policies intended to deliver the new village have not been 'Saved' under direction from the Secretary of State. As a result, the dwellings that would have been delivered as part of the new village are not included in the five year land supply.

Planning permissions at 31st March 2007

Large Sites (developments of 10 or more dwellings)

Settlement	Address	Planning permission	Dwellings ¹	Comment
Asfordby	Dwyers Yard	05/00275/FUL	15	<i>Development started</i>
Asfordby Hill	Home Farm 30 Melton Road	07/00037/REM	26	<i>Development started</i>
Melton Mowbray	Allotments, Doctors Lane	06/01042/REM	136	<i>Development started</i>
Melton Mowbray	Allotments, Dieppe Way (Middle)	06/01244/REM	23	<i>Development started</i>
Melton Mowbray	Allotments, Dieppe Way (South)	06/01039/REM	65	<i>Development started</i>
Melton Mowbray	Beck Mill Factory Shop, Algemon Road	06/01162/FUL	24	<i>Development started</i>
Melton Mowbray	Craven Lodge, Burton Road	05/00798/OUT	21	<i>Application for Reserved Matters anticipated</i>
Melton Mowbray	Former Day Care Centre	06/00938/FUL	42	<i>Development started</i>
Melton Mowbray	Former Police Station, Leicester Road	03/00905/FUL	122	<i>Development started</i>
Melton Mowbray	Land to rear of 137-199 Asfordby Rd	06/00902/FUL	52	<i>Site being prepared</i>
Melton Mowbray	Six Elms, 55 Asfordby Rd	05/01059/FUL	19	<i>Site being prepared</i>
Melton Mowbray	Windsor House Windsor Street	05/00496/FUL	24	<i>Windsor house demolished, site being prepared</i>
Melton Mowbray	Land adjacent Kipling Drive	06/00014/REF	12	<i>Application for Reserved Matters anticipated</i>
Wymondham	Space Food Site, 58 Main St	06/00838	18	<i>Site being prepared</i>
Total			599	

¹ Number of dwellings to be built at 31st March 2007)

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Small Sites (developments under 10 dwellings)

Settlement	Address	Planning permission	Dwellings
Ab Kettleby	12 Wartnaby Road	05/00579/COU	2
Asfordby	138 Main St	06/01033/FUL	2
	Land adjacent to 39 Main St	06/00761/FUL	1
	Land to the rear of 13 Pump Lane	04/00358/FUL	1
	The Bungalow, 5 Brook Lane	06/01154/FUL	1
	39 Melton Road	05/00033/OUT	1
	The Grange Garden Centre, Melton Rd	06/00302/FUL	1
Barkestone	Manor Farm buildings, Jericho Lane	06/01202/FUL	3
Bottesford	14 Grantham Road	05/00159/FUL	2
	17 Easthorpe Road	07/00052/REM	1
	5 Nottingham Rd	06/01094/FUL	1
	6 Belvoir Rd	06/00557/FUL	1
	7 High St	05/01130/FUL	6
	7 High Street	04/00315/FUL	6
	72 Grantham Rd	06/00026/FUL	3
	Ian Smith Electrical Ltd Rectory Lane	05/00381/FUL	1
	Land adjacent 28 High St	06/00428/FUL	3
	Land adjacent 9 Nottingham Rd	06/00414/OUT	1
	Land adjacent The Scout Hut, Albert St	06/00488/FUL	1
	Walnut Farm 41 High St	06/00296/FUL	1
	Winterbeck House, 1-3 High St	06/00523/FUL	8
Branston	1 The Rock	06/00924/FUL	1
	20 Main St	06/00722/OUT	3
	27 Main St	06/00874/FUL	1
	5 The Rock	06/01257/FUL	1
	Glenfields Main St	06/00565/FUL	1
	Land adjacent 1 Waltham Road	06/01229/FUL	1
	Land between 11 and 13 Waltham Rd	07/00059/FUL	1
	Lings Haven, Land adjacent 5 Waltham Road	06/01197/FUL	1
Burrough on the Hill	Cedar Bungalow 2 Melton Lane	04/00148/FUL	1
Burton Lazars	Land adj The Elms, Cross Lane (No. 6)	06/00644/REM	1
	Melton Rd	06/01013/OUT	1
Cold Overton	28 Main Street	04/00527/FUL	1
	Church Farm 18 Main Street	05/01071/FUL	1
	Court Farm 7 Main Street	05/00368/FUL	1
Croxtan Kerrial	Harston Lodge, Grantham Road	04/01061/FUL	1
	Ivy House, 14 Chapel Lane	06/00862/FUL	1
	Land between 14 and 20 Church Lane	05/00767/FUL	1
	The Old Orchard 2 The Nook	05/00884/OUT	1
	Town End House, 12 Chapel Lane	06/01247/FUL	1
Eastwell	Land adj. 26 Scalford Road	03/00693/REM	1
Eaton	33 Vicarage Lane	06/00513/FUL	2
	Methodist Church, Chapel St	06/00637/FUL	1
	Spinney Ford, 3 Waltham Lane	07/00105/FUL	2
Edmondthorpe	Edmondthorpe Hall, off Main Street	05/00046/FUL	1
	Mossdeeping, 11 Main Street	06/00074/FUL	1

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	The Orchard 11 Gate Lane	06/01145/REM	1
Gaddesby	7 Ashby Road	05/00361/OUT	3
Goadby Marwood	1 Main St	06/00727/FUL	1
	27 Main St	06/00927/FUL	1
	Manor Farm, Towns Lane	06/00436/FUL	3
	Paddock House, 28 Main St	06/00717/FUL	1
	Ford Farm, 5 Nether End	07/00030/COU	1
	Glebe Farm	03/00743/FUL	1
	Manor Farm, 32 Main St	06/00245/FUL	1
	Plot2 adj Highfield House Main St.	01/00474/REM	1
Harby	Elder House 2 Boyers Orchard	06/00552/FUL	1
	Home Farm Cottages Main Street	04/00762/FUL	1
	Land of Gas Work	06/00322/FUL	1
	Willow Farm, Waltham Lane, Harby,	06/00835/OUT	1
Hoby	Studleigh 2 Church Lane, Harby	04/00976/FUL	1
	The Homestead, 40 Main Street, Hoby.	06/00841/FUL	1
Hose	Ferndale, 41 Bolton Rd	06/00667/FUL	1
	Homleigh, 31 Bolton Lane	07/00080/FUL	2
	Rutland House, 4 Dairy Lane	06/00996/FUL	1
Kirby Bellars	BP Service Station Main Road	05/00492/OUT	7
	The Bungalow, Sanham Farm, Field 0541	06/01077/FUL	1
	Tole Cottage, 10 Main St	06/00723/COU	1
	Yew Tree Farm, Main Street	07/00591/COU	1
Little Dalby	Land adjacent to Gartree Hill Farm	06/00223/VAC	1
Long Clawson	10 Church Lane	05/00278/FUL	3
	Church Hall, 44 Church Lane	06/00570/FUL	1
	Dovecote Farm Buildings East End	04/00794/FUL	2
	Land adjacent 54 Barkers Farm Church Lane	06/01003/REM	1
	Land at Brunts Farm East End	01/00196/FUL	8
	Land to rear 55 East End	06/00818/FUL	1
	Longlands, 40 East End	06/00291/OUT	1
	Mill Farm Mill Lane	04/00152/FUL	1
	Villa Mora, 52 Church Lane	03/00929/FUL	1
	Village Hall 6, The Sands	05/00871/OUT	4
Melton Mowbray	1 Arden Drive	06/00145/FUL	1
	1 Charnwood Drive	05/00219/REM	1
	1 Wilcox Drive	06/00649/OUT	1
	120 Welby Lane	05/00251/OUT	1
	14 Sysonby Street	06/00694/OUT	1
	18 Gartree Drive	06/00474/FUL	1
	20 Waverley Court	06/01255/FUL	1
	218 Burton Rd	06/00881/OUT	1
	26 Gartree Drive	06/00550/OUT	1
	39 Scalford Rd	06/00867/FUL	5
	49 Thorpe Rd	06/00554/FUL	4
	5 Nottingham Rd	06/00443/FUL	9
	9 Woodland Avenue	06/00147/REM	1
	97A Thorpe Rd	06/00820/COU	1
	Land Adjacent 114 Kings Road	06/01184/COU	1
	Land adjacent 12a Granville Rd	06/00011/FUL	6
	Land adjacent to 14 Sysonby St	06/00694/FUL	1
	Land adjacent to 75 Sandy Lane	06/00688/FUL	1

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	Meeting Hall, Rosebery Avenue	06/00866/FUL	1
	Riverside Riding Stables Sysonby	02/00566/FUL	6
	Rose Caravan, 2 Park Avenue	05/00755/FUL	2
	Rose Caravan, 2 Park Avenue	06/00882/FUL	1
Muston	Jubilee Cottages 2 The Green	05/00048/OUT	1
	Red House, 3 The Green	06/00454/OUT	1
	The Hollies, 7 Woolsthorpe Lane	06/01107/FUL	1
Nether Broughton	8 Church End	06/00347/FUL	1
	Church Rooms, Main Street	05/00893/FUL	1
Normanton	Elm Farm 12 Main Street	05/00025/FUL	1
	Elm Farm, 12 Main St	06/00890/OUT	1
Old Dalby	Greenhill Farm, road to Saxelbye, off Broughton Lane bend	01/00634/REM	1
	Land adjacent 10 Debdale Hill	06/00258/FUL	1
	Land off Main Road	05/00006/FUL	4
Pickwell	Pickwell Manor, 5 Somerby Road	07/00131/FUL	1
Plungar	20 Frog Lane	05/00948/OUT	1
	4 to 6 Granby Lane	06/00236/OUT	1
	Chomlea 5 Frog Lane	05/00268/FUL	1
	Corner Paddock 11 Frog Lane	06/00068/REM	1
	Land adjacent 4 Granby Lane	06/00360/FUL	1
	Merrivale Farm, 18 Frog Lane	06/01065/FUL	3
	The Wagon Hovel 1 Highgate Lane	06/00664/FUL	1
	Valley Farm Bungalow, 22 Church Lane	06/00590/FUL	1
Rotherby	adj. 33 Main Street	05/00301/FUL	1
	Rear of Post Office Farm, Main St.	05/01020/FUL	1
Saltby	10 Back Street	06/01214/FUL	2
	Back Street	04/00253/OUT	1
	Hawthorn, 12 Back St	06/00653/FUL	1
	Iona, 9 Main St	06/00613/FUL	1
	Rear of Cherry Tree Barn Back Street	05/00414/FUL	1
	The Old Post Office 7 Stonesby Road	05/00286/FUL	1
Scalford	8 South Street	03/00194/FUL	1
	Clayfield Farm, 21 King St	06/00294/FUL	1
	Corona Cottage 11 Sandy Lane	04/00548/FUL	1
	Hope Cottage, 42 King St	06/00274/FUL	1
	Redearth Farm, 8 South St	06/00368/FUL	1
	Service Station 30, King Street	05/00614/FUL	2
	The Dairy, Church Street	05/01106/FUL	8
	The Old Chapel, 9 King St	06/00297/FUL	1
Sewstern	Cottesview, 16 Main Street	06/01192/FUL	1
Somerby	54 High Street	03/00943/COU	1
	Builders Yard, The Field,	04/00760/OUT	4
	Church View 14 High Street	05/00904/FUL	1
	Church View, 14 High Street	06/01086/FUL	1
	Grooms Cottage, 40 High Street	06/01228/FUL	1
	Land to the rear of 2, Town End	07/00161/REM	1
	Manor Farm, 2, Manor Lane	06/00768/FUL	1
	The Old Brewery Inn 39, High Street	04/00613/FUL	1
Sproxton	11 Main Street	02/00863/FUL	1
	Hillside Cottage, 20A School Hill	07/00035/FUL	1
Stathern	1 Crescent	04/00374/FUL	1

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	The Beeches, 35 Main St	06/00429/FUL	1
	Willow Cottage 26 Harby Lane	05/00431/FUL	1
Stonesby	Gorse Farm 9 Main Street	04/00901/FUL	2
	Manor Farm, 17 Main St	06/00628/FUL	3
Thorpe Arnold	Tollgate House Lag Lane	04/00573/FUL	1
Thorpe Satchville	Cottage Farm, 36 Main Street	02/00446/FUL	1
	The Laurels, 1 Main Street	06/01240/FUL	1
Waltham on the Wolds	Bramley Farm, 34 High Street	03/00550/FUL	1
	Cresspina, 17 Melton Road	03/00967/FUL	1
	Field 3848, Melton Rd	06/00361/OUT	1
	Gale House, 15 Melton Road	02/00750/FUL	1
	Rear of 2 Bescaby Lane	06/00141/FUL	1
	The Cottage 5 Burgins Lane	06/01144/REM	1
Wymondham	The Grange, Glebe Road	05/00182/FUL	1
	Wymondham Level Crossing, Glebe Road	05/00580/REM	1
Total			264

Specific unallocated brownfield sites

Settlement	Address	Source	Dwellings	Comment
Asfordby	Asfordby Storage and Haulage	UHPS	60	Application expected
Harby	Clawson Dairy, Langar Lane	Pre-application	14	Application received post 31/03/07
Melton Mowbray	The Crescent (PERA)	UHPS/ Pending planning Application	79	<i>Application 05/01082/OUT pending S.106</i>
	Town Station, Burton Street	UHPS/ Pending Planning Application	69	<i>Application 04/01087/FUL pending S.106</i>
	Melton Building Supplies, Thorpe Road	Pre-application	15	Application received post 31/03/07
	War Memorial Hospital	UHPS/ Pending Planning Application	108	Application received post 31/03/07
	Wycliffe House	Pre-application	36	Application expected
	Community Centre, Dalby Road	UHPS	18	Application expected
	Ambulance Station	UHPS	37	Application expected
	South of Saxby Road	UHPS	12	Application expected
	St Marys Hospital	UHPS	20	Application expected
Waltham	Bescaby Lane	UHPS	12	Application expected
Total			480	

NOTE: UHPS = Urban Housing Potential Study 2006. This Study, undertaken by Baker Associates assessed the suitability and availability of potential development sites within the settlement envelopes contained in the Adopted Melton Local Plan. In terms of suitability, the study considered whether the principal of development was accepted and whether residential development would be viable.

Five Year Land Supply Summary

Source	Number of dwellings
Allocations	20
Planning Permissions – large sites	599
Planning Permissions – small sites	264
Specific unallocated brownfield sites	480
Total	1363

Five Year Land Supply Conclusion

At 31st March 2007 allocations, planning permissions and suitable brownfield sites, identified by the Urban Housing Potential Study amounted to 1363 dwellings. When compared to the housing requirement set out in the Draft East Midlands Regional Plan for 160 dwellings per annum the amount of dwellings with a reasonable prospect of being delivered in the next five years may in fact constitute around 8.5 years of supply.

2A – Housing Trajectory

The following table compares how actual and projected housing delivery compares to the annual dwelling requirement projected across the period to 2026.

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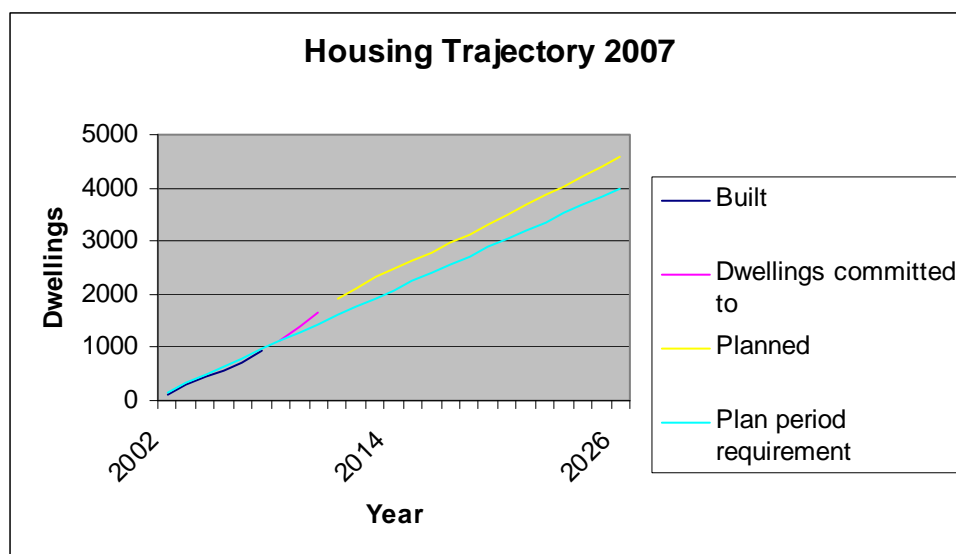
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Dwelling completions	115	175	168	112	157	199																			
Planning permissions ¹							110	110	110	110	110	49													
Urban Capacity ²							25	90	90	91	40	40	40	40	35	65	65	65	65	65	65	65	65	65	65
Small Site Allowance ³							60	60	60	60	60	45	45	45	45	45	45	45	45	45	45	45	45	45	45
Future Allocations												70	70	70	70	70	70	70	70	70	70	70	70	70	70
Totals	115	175	168	112	157	199	260	260	260	261	210	204	155	155	150	180	180	180	180	180	180	180	180	180	180

Annual Requirement	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
Performance for year	-45	+15	+8	-48	-3	+39	+100	+100	+100	+101	+50	+44	-5	-5	-10	+30	+30	+30	+30	+30	+30	+30	+30	+30	+30

Cumulative Requirement	160	320	480	640	800	960	1120	1280	1440	1600	1760	1920	2080	2240	2400	2560	2720	2880	3040	3200	3360	3520	3680	3840	4000
Performance for Plan Period	-45	-30	-22	-70	-73	-34	66	166	266	367	417	461	456	451	441	461	481	501	521	541	561	581	601	621	641

Source: MBC

1. Planning permissions for large sites only (10 or more dwellings). Average completions on large sites since 1996 have been approximately 110 a year. For the purpose of the trajectory it has been presumed that this annual trend will continue and the 599 dwellings with planning permission on large sites will be delivered accordingly.
2. Melton Urban Housing Potential Study but taking into account sites identified in the UHPS which now have planning permission.
3. Approx 60 dwellings a year have been built on small sites (less than 10) a year since 1996. For the purpose of the trajectory we have presumed that this will continue in the short term but that small site completions will fall when the Core Strategy, which seeks to limit completions in less sustainable settlements, takes effect. Note: small site permissions currently amount to 264 dwellings which equals just over four years of this trend.
4. The Melton Core Strategy (Issues and Options) proposes a Sustainable Urban Extension to Melton Mowbray of approximately 1000 dwellings. Taking into account the DPD programme it is likely that dwellings will start to come forward during 2012.



Source: MBC

The housing trajectory aims to compare the rate at which new dwellings have been completed against the annual level that would achieve the strategic housing requirement in the Draft East Midlands Regional Plan. Since 2001 the annual completion rate has varied between 115 and 199 per year. The average annual completion rate over the period is 154.3. Although the annual rate has been exceeded in 3 of the 6 years monitored, there has been an overall shortfall of 34 dwellings against the cumulative annual figure.

2b Percentage of new and converted dwellings on previously developed land

Planning Policy Statement 3 'Housing' sets a national target that requires 60% of all new housing to be provided on previously developed land by 2008. The Draft East Midlands Regional Plan sets the same figure. Housing Policy 3 of the adopted Leicestershire, Leicester and Rutland Structure Plan states that at least 50% of additional dwellings in the Plan period should be provided on previously developed land (PDL) and through conversions of existing buildings. Completions on previously developed land have been monitored since 1999. The table below shows that 889 dwellings of a total of 1495 have been built in the Borough previously developed land between 1989/99 and 2006/07. This represents 59.4% which is marginally below the national and regional targets.

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	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	Total to date
Completions on previously developed land (PDL)	120	52	64	37	120	136	90	92	178	889
All other completions	116	111	106	78	55	32	22	65	21	606
Completions on PDL as a % of all completions	50.8%	31.9%	37.6%	32.2%	68.6%	80.9%	80.4%	58.6%	89.4%	59.4%
Total number of completions	236	163	170	115	175	168	112	157	199	1495

Source: MBC

2c New dwelling densities

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 Draft East Midlands Regional Plan reiterates the national guidance.

Housing Policy 5 of the adopted Leicestershire, Leicester and Rutland Structure Plan sets the following targets for housing developments on sites of 0.3ha or more:

Within and adjoining the centres of Leicester and Loughborough	A minimum of 50 dwellings per ha
Within other main town centres, local centres and other locations well served by public transport and accessible to services and facilities	A minimum of 40 dwellings per ha
Other locations	A minimum of 30 dwellings per ha

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The adopted structure plan policy currently provides the target for the Borough. Consequently, completions in Melton Mowbray should be at 40 dwellings per ha in the town centre and 30 dwellings per ha outside the town centre.

The Core Indicator requires information to be provided for developments at less than 30 dwellings per ha; between 30 and 50 per ha; and above 50 per ha. There is, therefore, inconsistency between the Core Indicator requirements and the structure plan density policy. The following tables show the monitoring of each target.

Core Indicator Density Monitoring

	Percentage of new dwellings completed April 06 to March 07		
Year	Below 30 dwellings per ha	Between 30-50 dwellings per ha	Above 50 dwellings per ha
04/05	42.86%	42.86%	14.29%
05/06	33.76%	59.24%	7.01%
06/07	37.2%	41.2%	21.6%

Source: MBC

Structure Plan Housing Policy 5 Density Monitoring

	Target	04/05		05/06		06/07		Has target been met 06/07?
		Dwelling Completions	Average Density (d/ha)	Dwelling Completions	Average Density (d/ha)	Dwelling Completions	Average Density (d/ha)	
Melton Mowbray	40 d/ha *	37	36.4	97	35	134	42.2	Yes
Other locations	30 d/ha **	75	20.9	60	19.7	65	15.5	No
Total	30 d/ha	112	24.3	157	26.9	199	26.9	No

Source - MBC

* – Target from Leicestershire, Leicester and Rutland Structure Plan Housing Policy 5

** – Target from Planning Policy Statement 3 'Housing' (2006)

The table above shows that completions outside of Melton Mowbray in 2006/07 were at a density that is significantly below the national guidance figure. However, it should be noted that most of the dwellings completed outside the town were on small sites, mainly consisting of single dwellings on individual plots in rural locations. When aggregated, this type of development often results in lower density housing.

The development strategy for the Melton Local Development Framework will be contained in the Core Strategy and will be prepared in accordance with national, regional and sub-regional policy. Performance in terms of housing densities will be assessed and considered as part of this process.

2d Affordable housing completions

One of the key priorities of the planning system is the provision of new affordable homes. A community's need for a mix of housing types, including affordable housing is established as a material consideration in Planning Policy Statement 3 'Housing' and Circular 6/98 'Planning for Affordable Housing'.

Housing Policy 4 of the adopted structure plan says that provision should be made in local plans for affordable housing for households unable to purchase or rent adequate housing on the open market. The level required should be identified as a result of local needs surveys and assessments. The Melton Local Development Framework will include policies to secure affordable housing where there is a demonstrable lack of accommodation to meet local needs.

Policy H7 of the adopted Melton Local Plan seeks affordable housing as part of private market schemes and Policy H8 provides for rural exception sites.

The Council's Housing Needs Survey 2006 suggests that 185 new affordable houses are required each year to meet the needs of the community to 2016. The Housing Needs Survey recommends thresholds for the amount of affordable housing provided as a component of private market housing sites. The Council's adopted threshold for affordable housing provision on private market housing sites is 35%.

The affordable housing figures are taken from the Council's HIP return. This allows data to be presented back to 1996/7 and provides the setting for the analysis of trends.

2d Affordable Housing

Year	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	Total 96-07	Average
Number of dwellings	18	15	22	29	22	0	24	22	25	10	4	191	17.4
Net change to MBC housing stock	-24	-41	-45	-44	-41	-45	-41	-33	-27	-13	-14	-368	-33.4
Net change to affordable housing stock	-6	-26	-23	-15	-19	-45	-17	-11	-2	-3	-10	-177	-15.2

Source: MBC

The table above shows that in the year 2006/07 four affordable dwellings were added to the stock. This is significantly below the 185 identified in the Housing Needs Survey 2006.

The HIP also contains figures relating to the Borough Council's housing stock as well as from Registered Social Landlords (RSL). This has been included in the AMR to give a more accurate picture of net change to affordable housing numbers. The table above shows a consistent year on year loss of council houses which has had a significant impact on the total number of affordable houses in the Borough.

Outcomes	Actions
Core Indicator 2a demonstrates that if the current completions trend continues there will be a small shortfall against the Draft Regional Plan target.	Housing trajectory to be fed into the LDF process to ensure sufficient land is made available in order to meet relevant target.
Around a third of planning permissions are being given to developments which are below the minimum density target in PPS3 and the Structure Plan.	Planning applications to be considered carefully against density targets.
The number of affordable houses being brought online is 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.

Transport

Government guidance on transport planning is set out in Planning Policy Guidance Note 13 'Transport'. PPG13 suggests that good access to services through public transport and effective parking management can have a major influence on travel behaviour, particularly in respect of reducing reliance on the private car. This approach is reflected in Strategy Policy 4 of the adopted structure plan which seeks to promote sustainable travel.

3a Amount of non residential development complying with car parking standards

Policy T2 of the adopted Melton Local Plan that requires car parking to be provided for new developments in accordance with the Council's car parking standards, continued to influence development control decisions in the Borough for the financial year 2006/2007. The information presented for Core indicator 3a below has been collected for the first time this year.

Table 3a Amount of non residential development complying with car parking standards 2007

No. of completed non-residential development schemes	% of non-residential development schemes that comply with parking standards
28	82%

Source: MBC

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 Core Indicator 3b attempts to monitor the location of new development in relation to key facilities. The results for Melton are set out below.

Table 3b Access to services by public transport

Location of new dwellings	04/05	05/06	06/07
Within half an hour public transport time of all six services	61 (54.46%)	126 (80.25%)	172 (86.00%)
More than half an hour public transport time of all six services	51 (45.54%)	31 (19.75%)	27 (14.00%)

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

The table above shows that 86% of properties completed during 2006/7 were built in a location within 30 minutes public transport travel time of the key services identified by Core Indicator 3b (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 two years reflect the proportion of dwellings that have been built in Melton Mowbray.

The table below provides a breakdown of the Core Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility indicator. For dwellings completed during 2006/7, a hospital appears to be the least accessible service.

		GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Dwellings built 2006/2007	Number of dwellings within half hour public transport time	196	181	195	183	185	185
	Number of dwellings not within half hour public transport time	3	18	4	16	14	14
	% of dwellings within half hour public transport time	98.4%	90.9%	97.9%	91.9%	92.9%	92.9%

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

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Outcomes	Action
Access to services has once again shown an improvement on last year's figure. This is largely due to a significant proportion of completions being in Melton Mowbray.	Future results in relation to access to services will continue to be monitored in order to identify any emerging trends.

Local Services

The Government's key objective for town centres is to promote their vitality and viability. Planning Policy Statement 6 'Positive Planning for Town Centres: A Plan-Led Approach' 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.

The town centre of Melton Mowbray 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.

4a Amount of completed retail, office and leisure development

4b Amount of completed retail, office and leisure development in town centres

	Amount of completed retail, office and leisure development (sq m)		Amount of completed retail, office and leisure Town centre development completed floorspace (sq m)		% of completed floorspace occurring in town centres	
	05/06	06/07	05/06	06/07	05/06	06/07
Use Class B1a (sq m)	n/a	2478	n/a	0	n/a	0%
Use Class A1 (sq m)	n/a	12255	n/a	929	n/a	7.8%
Use Class A2 (sq m)	n/a	3638	n/a	1243	n/a	3.4%
Use Class D2 (sq m)	n/a	867	n/a	0	n/a	0%
Total all UCO (sq m)	785.84	19238	209.84	2172	26.7%	11.2%

This is the second year that data relating to retail, office and leisure development has been available. Along with Local Output Indicators TC1 to TC6, this indicator contributes to the measurement of the vitality and viability of Melton Mowbray town centre. Other relevant Local Output Indicators are shown on pages 35-38 of this report.

Core Output Indicator 4b shows that in the year 2006/07 11.2% of new floorspace was developed in the town centre. PPS6 states that local authorities should look to focus development in town centres. Regular monitoring of this indicator and TC1 and TC6 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.

4c Amount of eligible open spaces managed to Green Flag Award standard

The Green Flag Award is a nationally recognised standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It is also a way of encouraging providers to achieve high environmental standards by creating a benchmark of excellence in recreational green areas. The award is managed by The Civic Trust on behalf of the Department for Communities and Local Government (DCLG) and the Green Flag Advisory Board.

Key criteria against which parks and green spaces are judged:

- | | |
|------------------------------|------------------------------|
| 1. A welcoming place | 5. Conservation and heritage |
| 2. Healthy, safe, and secure | 6. Community involvement |
| 3. Clean and Well Maintained | 7. Marketing |
| 4. Sustainability | 8. Management |

Information is not currently available to assess whether open space in the Borough is managed to Green Flag Award standard. However, an Open Space, Sport and Recreation study was undertaken on behalf of Melton Borough Council in 2005 and published February 2006. The study involved an audit of open space that was evaluated through the use of an assessment proforma that examined the security, location, condition and proximity of the sites surveyed. The criteria are based on Green Flag criteria and the

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Green Space Strategies: CABE space document. Children's play areas were analysed through a specific play analysis sheet, based on National Playing Fields Association guidelines.

The sites were scored against the criteria. The maximum available score under this system was 30. The sum of each site visit has been calculated to provide quartile ranges for each typology, a table of which can be seen below. The top quartile contains the best quality/most valued sites for recreation, whilst the lowest quartile contains the poorest quality and value sites.

	1st quartile		2nd quartile		3rd quartile		Maximum	
	Score	No.	Score	No.	Score	No.	Score	No.
Allotments	22.00	3	22.50	0	23.75	1	24.00	2
Amenity greenspace	21.00	6	22.00	3	23.00	4	25.00	3
Cemeteries	19.00	3	19.00	0	24.00	1	25.00	1
Children's play areas	19.00	2	21.00	2	22.00	3	22.00	0
Green corridors	18.75	1	19.50	0	20.25	0	21.00	1
Parks and gardens	23.00	3	23.00	0	24.00	2	24.00	0
Semi / natural greenspaces	18.00	2	21.00	1	24.00	1	25.00	1

Outcomes	Actions
Most new floorspace during 2006/07 occurred outside Melton Mowbray town centre.	→ This is the first year that it has been possible to monitor retail, leisure and office space by use class. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.
We are presently unable to assess open space in terms of the Green Flag Standard.	→ There will be an assessment of how open space can be monitored in line with the requirements of the Core Output Indicator.

Minerals and Waste

The set of indicators for this section are completed by the Minerals and Waste Planning Authority (Leicestershire County Council).

Flood Protection and Water Quality

The Government's advice on flooding and water quality is set out in Planning Policy Guidance Note 25 'Development and Flood Risk'. It states

that the apparent increase in the frequency and severity of river flooding means that there is a need to pay close attention to the location of developments. The national guidance advises that the merits of a development should be weighed up against the potential risk of flooding.

7 Number of planning permissions granted contrary to the advice of the Environment Agency either on flood defence grounds or water quality

Flood Protection and Water Quality	Apr 06 – Mar 07
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	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 safeguarding land that is required for current and future flood management eg conveyance defences in line with the advice in PPS25

Outcomes	Actions
No development has been permitted against the advice of the Environment Agency for the year 06/07	Monitoring of the location of development will contribute to the monitoring of policies to adapt 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 'Working with the grain of nature: a biodiversity strategy for England'. The broad aim of the document is to promote minimal impacts from planning, construction, development and regeneration on biodiversity, and to enhance it wherever possible. This aim is reiterated in Planning Policy Statement 9 'Biodiversity and Geological Conservation'.

Indicators 8(i) and 8(ii) look at changes in areas and populations of biodiversity importance. The Council relies on the work of other agencies

and organisations that have a particular interest in biodiversity. This is only the second year that biodiversity data has been available from Leicestershire County Council. The data shows that there have been changes in priority habitats and species and areas designated for their intrinsic environmental value of international, national significance regional or local significance in Melton Borough this year.

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

Data from Leicestershire County Council provided in Appendix 1

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

Data from Leicestershire County Council provided in Appendix 1

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.

Outcomes	Actions
This is the second time that biodiversity data has been 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 'Our Energy Future – creating a low carbon economy'. It wants to cut carbon dioxide emissions by 60% by 2050. In order to achieve this one of the targets set out in the white paper is to generate 10% of UK electricity from renewable energy by 2010. Further advice on how the planning system can contribute towards this is set out in Planning Policy Statement 22 'Renewable Energy'. It 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. This is the first year that proposals have been approved for these types of development. All developments installed involve onsite renewables to existing properties.

9 Renewable energy capacity installed by type

Renewable Energy	
Renewable energy capacity installed by type (06/07)	Mega watts
Bio-fuel	0
Onshore Wind	1000
Water	0
Solar Energy	3000
Total	4000

Source: MBC

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 for renewable energy development to 2026.

Outcomes	Actions
For the first year there has been renewable energy capacity installed in Melton.	Ensure that the LDF considers how planning policy can encourage renewable energy capacity.

Local Output 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. A thorough assessment of the saved policies of the adopted Melton Local Plan will be undertaken to identify appropriate indicators for future MAMRs.

Housing

H1 Completions in the Borough by settlement category

The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Statement 3 'Housing' and Planning Policy Guidance 13 'Transport' encourage 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. Core Output Indicator 3b relates to this planning objective. However, the opportunity has been taken to develop an indicator which reflects the local context.

During the period 1996 to 2007 about 50% of new houses were built in Melton Mowbray. The adopted structure plan says that the majority of new development should be in and adjoining Melton Mowbray.

The MLDF Core Strategy (Issues and Options) document says that the town should be the main location for new development. It also discusses the categorisation of villages in the Borough depending on their sustainability. Category 1 villages are those which meet the criteria for a rural centre contained in Strategy Policy 2C of the adopted structure plan. 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 fall below the criteria for Category 1 and have a limited range of facilities and public transport. These 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.

H1 House completions by Settlement Category 1996-2007

	1996-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total	%
Melton Mowbray	539	114	126	37	97	133	1046	53.9%
Category 1	279	15	18	26	28	26	392	20.2%
Category 2	228	32	20	38	27	33	378	19.5%
Category 3	84	14	4	11	5	7	125	6.4%
Total	1130	175	168	112	157	199	1941	100.0%

Source: MBC

Outcomes	Actions
Over the period 1996-2007 a significant proportion of new development has not been in the most sustainable location (Melton Mowbray).	→ The LDF process will need to develop a strategy which ensures the majority of new development takes place in and adjoining Melton Mowbray.

Town Centre

The Government's key objective for town centres is to promote their vitality and viability. Planning Policy Statement 6 'Positive Planning for Town Centres: A Plan-Led Approach' says that local planning authorities should promote growth and manage change in town centres. Whilst Core Output Indicator 4b addresses this objective the opportunity has been taken to undertake further monitoring which reflects the local context.

The adopted Melton Local Plan contains a set of shopping policies which aim to:

1. sustain and increase the vitality and viability of Melton Mowbray as the main shopping centre in the Plan area; and
2. improve the Melton Mowbray town centre environment for shoppers and pedestrians.

The following local indicators have been collected annually and are used to assess the performance of the town centre. 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 set these local indicators as significant effects indicators.

Commercial uses in the town centre

The presence of a variety of shops and a wide range of other services in a shopping centre is important to its ability to remain competitive and continue to attract customers.

TC1 Commercial use in Melton Mowbray town centre (%) 2000-2007

Use Class	2000	2001	2002	2003	2004	2005	2006	2007
A1	53.9	54.5	59.5	60.2	61.4	60.2	59.4	58.2
A2	12.6	12.3	12.3	12.7	12.1	12.9	13.5	12.2
A3	14.8	14.5	17.2	16.9	17.8	18.6	8.5	10
A4	N/A	N/A	N/A	N/A	N/A	N/A	6.0	5.7
A5	N/A	N/A	N/A	N/A	N/A	N/A	5.0	5.0
Other	9.4	10.6	4.2	3.9	3.2	2.8	2.1	2.5
Vacant	9.3	8.1	6.7	6.3	5.3	5.3	5.3	5.0

Source: MBC

Shopping Facilities

The last shopping questionnaire was completed in 2003/04 and the results have been reported below. While this is not annually monitored it will contribute to the assessment of the town centre over time. A resident's telephone survey questionnaire was undertaken in summer 2007. The outcomes will provide an update to be contained in the 2008 AMR.

TC 2 Percentage of residents saying shopping facilities have improved over the last 3 years

Local Indicator	Description	Performance 2003/04
TC2	Percentage of residents saying shopping facilities have improved over last 3 years.	5.1%

Primary Retail Frontage

Within the heart of the Melton Mowbray town centre there are shopping frontages that attract more visitors than others and therefore provide a

strong contribution to the vitality of the centre. It is important that these frontages retain a good proportion and mix of retail uses. Policy S3 of the adopted Melton Local Plan seeks to ensure that the total proportion of non A1 uses (Use Classes Order) does not exceed 12% of the whole primary frontage. The table below shows the proportions of the primary frontage occupied by use class. It also shows information for secondary shopping frontages as a comparator.

TC3 Proportion of the Primary Retail Frontage by use class 2005-2007

Use Class	2005		2006		2007	
	Primary	Secondary	Primary	Secondary	Primary	Secondary
A1	83.4	70.7	81.9	71.4	85	67.3
A2	5.1	9.3	5.2	9.3	2.9	6.6
A3	4.9	14.8	2.0	8.7	2	11.8
A4	N/A	N/A	4.9	2.8	4.9	0.8
A5	N/A	N/A	0.0	3.2	0	5.1
Other	0	0.8	0.0	0.8	0	1.3
Vacant	6.6	4.4	6.0	3.6	4.9	6.6

Source: MBC

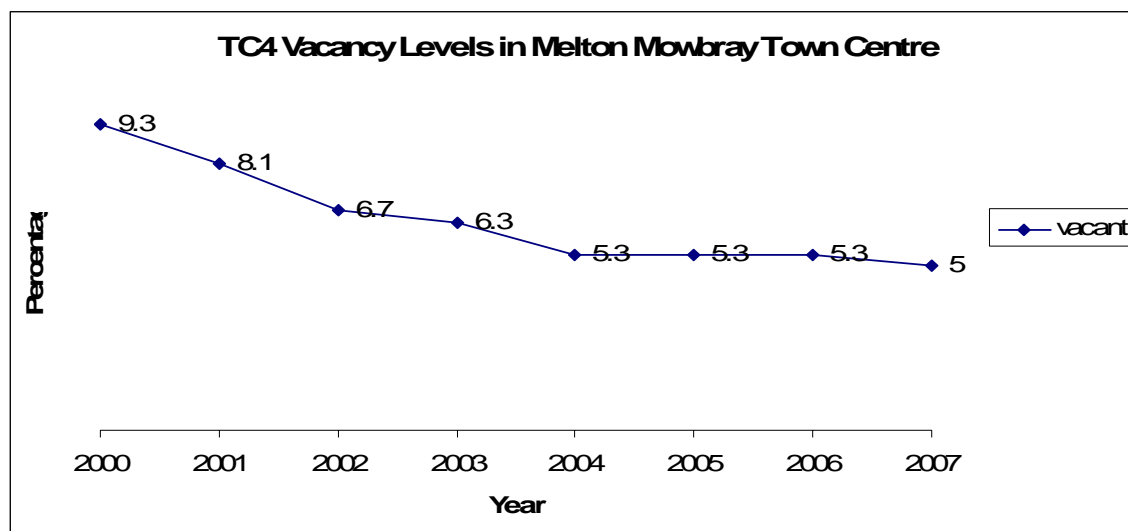
The proportion of the primary frontage that is occupied by A1 uses increased slightly from 2006 and 2007. This is explained by the 2.3% decrease in primary frontage occupied by A2 uses.

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 fallen year on year since 1997 and has fallen to 5%.

TC4 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.

TC5 Pedestrian flows in Melton Mowbray Town Centre 2007

Location	Tuesday (persons/minute)				Thursday (persons/minutes)			
	2005	2006	2007	Average 2005/07	2005	2006	2007	Average 2005/07
Bell Centre	10	13	9	10	10	8	4	7
Burton Street	8	3	5	5	2	4	3	3
High Street	29	21	15	21	14	12	8	11
King Street	8	7	10	8	3	3	5	3
Market Place	58	58	77	64	20	29	31	26
Nottingham Street	51	52	53	52	19	20	18	19
Sherrard Street	31	26	37	31	7	21	15	14

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

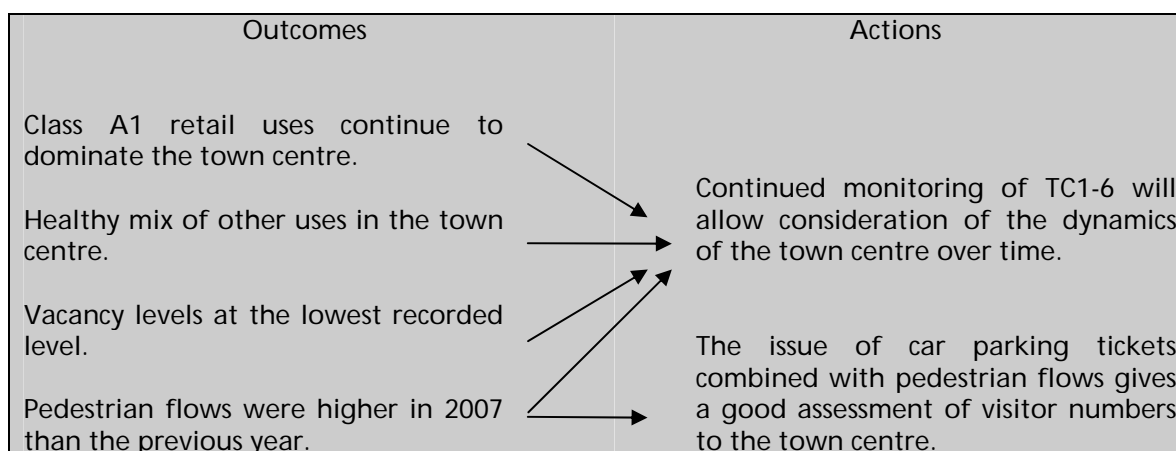
The indicator TC6 gives an indication of the number of visitors to Melton Mowbray town centre by car. Although this does not reflect national guidance on reducing the dependence on the car, it is possible to use the indicator in conjunction with TC5 (footfall) to give some idea of the number of visitors 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.

TC6 Parking tickets issued in Melton Mowbray

Local Indicator	Description	Performance 2004/05	Performance 2005/06	Performance 2006/07
TC6	Number of public car park tickets issued in Melton Mowbray	527587	523169	485,307

Town Centre Summary

The indicators suggest that the performance of the centre is relatively healthy and stable. Class A1 retail uses continue to dominate the town centre although there is a healthy mix of uses. The vacancy rate has fallen below that reported last year and is at its lowest since monitoring began.



Appendix 1

Biodiversity Core Indicators

8 (i) Change in Priority Habitats and Species by type

Priority Habitats newly recorded

<i>Site Ref.</i>	<i>Site Name</i>	<i>LBAP habitat</i>	<i>Sizes</i>	
25982	Landyke Lane Verge	Lowland neutral grassland	0.57	ha
49458	Lord Aylesford's Oak	ancient tree	4.2	m
59352	Lord Aylesford's Northern Ash	ancient tree	3.4	m
59353	Lord Aylesford's Southern Ash	ancient tree	4.4	m

LBAP SPECIES

Barn Owl	Tyto alba	64
Brown Long-eared Bat	Plecotus auritus	5
Common Pipistrelle	Pipistrellus pipistrellus	1
European Otter	Lutra lutra	1
Long-eared Bat species	Plecotus sp.	1
Natterer's Bat	Myotis nattereri	1
Pipistrelle Bat species	Pipistrellus sp.	1
Pipistrellus	Pipistrellus	5
Sand Martin	Riparia riparia	31

PROTECTED SPECIES

Badger	Meles meles	10
Barn Owl	Tyto alba	64
Brown Long-eared Bat	Plecotus auritus	5
Common Buzzard	Buteo buteo	46
Common Pipistrelle	Pipistrellus pipistrellus	1
Eurasian Badger	Meles meles	1
Eurasian Hobby	Falco subbuteo	28
Eurasian Marsh Harrier	Circus aeruginosus	2
Garganey	Anas querquedula	6
Grass Snake	Natrix natrix	2
Long-eared Bat species	Plecotus sp.	1

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Natterer's Bat	Myotis nattereri	1
Peregrine Falcon	Falco peregrinus	2
Pipistrelle Bat species	Pipistrellus sp.	1
Pipistrellus	Pipistrellus	5
Red Kite	Milvus milvus	12
Sand Martin	Riparia riparia	31

SECTION 74 SPECIES

Barn Owl	Tyto alba	64
Barn Swallow	Hirundo rustica	77
Blackcap	Sylvia atricapilla	45
Black-headed Gull	Larus ridibundus	48
Common Blackbird	Turdus merula	40
Common Bullfinch	Pyrrhula pyrrhula	41
Common Buzzard	Buteo buteo	46
Common Chiffchaff	Phylloscopus collybita	42
Common Coot	Fulica atra	86
Common Goldeneye	Bucephala clangula	14
Common Grasshopper Warbler	Locustella naevia	2
Common Kestrel	Falco tinnunculus	53
Common Kingfisher	Alcedo atthis	61
Common Linnet	Carduelis cannabina	23
Common Pochard	Aythya ferina	30
Common Redshank	Tringa totanus	1
Common Shelduck	Tadorna tadorna	25
Common Snipe	Gallinago gallinago	42
Common Starling	Sturnus vulgaris	25
Common Tern	Sterna hirundo	45
Eurasian Curlew	Numenius arquata	12
Eurasian Hobby	Falco subbuteo	28
Eurasian Oystercatcher	Haematopus ostralegus	29
Eurasian Teal	Anas crecca	40
Eurasian Tree Sparrow	Passer montanus	12
Eurasian Woodcock	Scolopax rusticola	1
European Golden Plover	Pluvialis apricaria	12
European Goldfinch	Carduelis carduelis	39
European Turtle Dove	Streptopelia turtur	29
Gadwall	Anas strepera	44
Garganey	Anas querquedula	6
Great Cormorant	Phalacrocorax carbo	56
Great Crested Grebe	Podiceps cristatus	98
Green Sandpiper	Tringa ochropus	8

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Green Woodpecker	<i>Picus viridis</i>	26
Grey Partridge	<i>Perdix perdix</i>	14
Grey Wagtail	<i>Motacilla cinerea</i>	34
Hedge Accentor	<i>Prunella modularis</i>	30
Jack Snipe	<i>Lymnocyrtus minimus</i>	5
Little Grebe	<i>Tachybaptus ruficollis</i>	38
Little Plover	<i>Charadrius dubius</i>	30
Marsh Stitchwort	<i>Stellaria palustris</i>	1
Marsh Tit	<i>Parus palustris</i>	6
Miller's Thumb	<i>Cottus gobio</i>	1
Mute Swan	<i>Cygnus olor</i>	92
Northern Lapwing	<i>Vanellus vanellus</i>	50
Northern Shoveler	<i>Anas clypeata</i>	26
Northern Wheatear	<i>Oenanthe oenanthe</i>	8
Peregrine Falcon	<i>Falco peregrinus</i>	2
Redwing	<i>Turdus iliacus</i>	18
Reed Bunting	<i>Emberiza schoeniclus</i>	33
Sand Martin	<i>Riparia riparia</i>	31
Sky Lark	<i>Alauda arvensis</i>	22
Skylark	<i>Alauda arvensis</i>	1
Song Thrush	<i>Turdus philomelos</i>	37
Spotted Flycatcher	<i>Muscicapa striata</i>	6
Stock Pigeon	<i>Columba oenas</i>	31
Stonechat	<i>Saxicola torquata</i>	4
Tufted Duck	<i>Aythya fuligula</i>	78
Water Rail	<i>Rallus aquaticus</i>	12
Willow Tit	<i>Parus montanus</i>	32

Key Species

Barn Owl	<i>Tyto alba</i>	64
Barn Swallow	<i>Hirundo rustica</i>	77
Blackcap	<i>Sylvia atricapilla</i>	45
Black-headed Gull	<i>Larus ridibundus</i>	48
Common Blackbird	<i>Turdus merula</i>	40
Common Bullfinch	<i>Pyrrhula pyrrhula</i>	41
Common Buzzard	<i>Buteo buteo</i>	46
Common Chiffchaff	<i>Phylloscopus collybita</i>	42
Common Coot	<i>Fulica atra</i>	86
Common Goldeneye	<i>Bucephala clangula</i>	14
Common Grasshopper Warbler	<i>Locustella naevia</i>	2
Common Kestrel	<i>Falco tinnunculus</i>	53
Common Kingfisher	<i>Alcedo atthis</i>	61

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Common Linnet	<i>Carduelis cannabina</i>	23
Common Pochard	<i>Aythya ferina</i>	30
Common Redshank	<i>Tringa totanus</i>	1
Common Shelduck	<i>Tadorna tadorna</i>	25
Common Snipe	<i>Gallinago gallinago</i>	42
Common Starling	<i>Sturnus vulgaris</i>	25
Common Tern	<i>Sterna hirundo</i>	45
Eurasian Curlew	<i>Numenius arquata</i>	12
Eurasian Hobby	<i>Falco subbuteo</i>	28
Eurasian Oystercatcher	<i>Haematopus ostralegus</i>	29
Eurasian Teal	<i>Anas crecca</i>	40
Eurasian Tree Sparrow	<i>Passer montanus</i>	12
Eurasian Woodcock	<i>Scolopax rusticola</i>	1
European Golden Plover	<i>Pluvialis apricaria</i>	12
European Goldfinch	<i>Carduelis carduelis</i>	39
European Turtle Dove	<i>Streptopelia turtur</i>	29
Gadwall	<i>Anas strepera</i>	44
Garganey	<i>Anas querquedula</i>	6
Great Cormorant	<i>Phalacrocorax carbo</i>	56
Great Crested Grebe	<i>Podiceps cristatus</i>	98
Green Sandpiper	<i>Tringa ochropus</i>	8
Green Woodpecker	<i>Picus viridis</i>	26
Grey Partridge	<i>Perdix perdix</i>	14
Grey Wagtail	<i>Motacilla cinerea</i>	34
Hedge Accentor	<i>Prunella modularis</i>	30
Jack Snipe	<i>Lymnocyrtus minimus</i>	5
Little Grebe	<i>Tachybaptus ruficollis</i>	38
Little Plover	<i>Charadrius dubius</i>	30
Marsh Stitchwort	<i>Stellaria palustris</i>	1
Marsh Tit	<i>Parus palustris</i>	6
Miller's Thumb	<i>Cottus gobio</i>	1
Mute Swan	<i>Cygnus olor</i>	92
Northern Lapwing	<i>Vanellus vanellus</i>	50
Northern Shoveler	<i>Anas clypeata</i>	26
Northern Wheatear	<i>Oenanthe oenanthe</i>	8
Peregrine Falcon	<i>Falco peregrinus</i>	2
Redwing	<i>Turdus iliacus</i>	18
Reed Bunting	<i>Emberiza schoeniclus</i>	33
Sand Martin	<i>Riparia riparia</i>	31
Sky Lark	<i>Alauda arvensis</i>	22
Skylark	<i>Alauda arvensis</i>	1
Song Thrush	<i>Turdus philomelos</i>	37
Spotted Flycatcher	<i>Muscicapa striata</i>	6

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Stock Pigeon	Columba oenas	31
Stonechat	Saxicola torquata	4
Tufted Duck	Aythya fuligula	78
Water Rail	Rallus aquaticus	12
Willow Tit	Parus montanus	32

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

<i>Site Ref.</i>	<i>Site Name</i>	<i>LBAP habitat</i>	<i>Sizes</i>	
25982	Landyke Lane Verge	Lowland neutral grassland	0.57	ha
49458	Lord Aylesford's Oak	ancient tree	4.2	m
59352	Lord Aylesford's Northern Ash	ancient tree	3.4	m
59353	Lord Aylesford's Southern Ash	ancient tree	4.4	m

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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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Details relating specifically to the consultation for the Local Development Framework, including publications released to date can be found at:

www.meltononline.co.uk/mldf