



MELTON ANNUAL MONITORING REPORT 2005



December 2005

Executive Summary

The Melton Annual Monitoring Report 2005 is the first annual monitoring report (AMR) required under Section 35 of the Planning and Compulsory Purchase Act 2004. The AMR 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 land-use planning policy.

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its program for producing the Melton Local Development Framework (MLDF). Two milestones set out in the MLDS have been reached. Both of these, relate to the Melton Statement of Community Involvement (MSCI), and were met successfully. The MSCI is now being prepared for submission to the Secretary of State.

A Framework of Indicators

The Melton Annual Monitoring Report 2005 (MAMR) provides information for several indicators;

Contextual indicators describe the background against which local development framework policies operate.

The MAMR includes information taken from Leicestershire County Council's Melton Borough Community Profile 2005. It is considered, however, 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 Borough. This small set of indicators will be drawn from the sustainability appraisal (SA) process and related policy areas and will be included in future MAMRs.

Output indicators assess the performance of policies and consist of Core Output Indicators and Local Indicators. Core Output Indicators to be included in the AMR have been provided by the Government to allow 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:

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Business Core Indicators

Indicator description		Information provided
Business 1a	New floorspace by employment type	No data is currently available for new floorspace by employment type. Floorspace will be monitored for 05/06.
Business 1b	Floorspace developed by employment type, in employment areas	No data is currently available for new floorspace on employment sites allocated in the adopted Melton Local Plan. Floorspace will be monitored for 05/06.
Business 1c	Floorspace developed by employment type on previously developed land (PDL)	No data is currently available for new employment floorspace by type on previously developed land. Floorspace will be monitored for 05/06. However, figures are available for employment uses on previously developed land. Between 1996 and March 2005 around 18% of employment development has taken place on previously developed land. Taking into account land already developed and land supply, 45% of future employment development could take place on previously developed land.
Business 1d	Amount of employment land available	48.48ha of employment land (all B use classes) was available at 31 March 2005.
Business 1e	Loss of employment land	No data is available for 2004/5.
Business 1f	Amount of employment land lost to residential development	1.48Ha of employment land was lost to residential development in 2004/5.
Business Core Indicators Summary		
<p>48.08ha of land have been developed since 1996 and 48.48ha of land were available (at 31 March 2005), amounting to 96.56ha of land overall. This is more than 16ha 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. The Melton Local Development Framework will address the need to provide for the adopted structure plan requirement.</p>		

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Housing Core Indicators

Indicator description		Information provided
Housing 1a	Housing trajectory	The annual rate of house completions since 1996 is below the level to meet the strategic housing requirement of 4,200 in the adopted Leicester, Leicestershire and Rutland Structure Plan (1996-2016). This is in part due to the lower target in the former structure plan that required 3,200 houses between 1991 and 2006. The Melton Local Development Framework will address the need to provide for the adopted structure plan requirement.
Housing 1b	% of housing completions on previously developed land (PDL)	Between 1999 and March 2005, 54.3% of dwellings were completed on previously developed land. 80.4% of houses completed during 04/05 were on PDL.
Housing 1c	New dwelling densities (2004/5)	<p>42.86% of dwellings were completed at densities below 30 dwellings / ha</p> <p>42.86% of dwellings were completed at densities between 30 and 50 dwellings / ha</p> <p>14.29% of dwellings were completed at densities above 50 dwellings / ha</p>
Housing 1d	Affordable housing completions	25 affordable dwellings were completed during 2004/5.
Housing Core Indicators Summary		
<p>The Melton Local Development Framework will consider additional land release to meet the strategic housing requirement set out in the adopted Leicester, Leicestershire and Rutland Structure Plan.</p> <p>The proportion of completions on previously developed land since 1999 is below the 60% target set out in PPG3. Performance since 2003 has exceeded the target.</p> <p>Housing densities and affordable housing has not been monitored before 2004/5.</p>		

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Transport Core Indicators

Indicator description		Information provided
Transport 3a	Amount of non residential development complying with car parking standards	No data is currently available for 2004/5
Transport 3b	Access to services by public transport	54.46% of properties completed during 2004/5 have been built in a location that is within 30 minutes public transport travel time of key services.
Transport Core Indicators Summary		
The amount of non-residential development complying with car parking standards will be monitored for 05/06.		

Local Services Core Indicators

Indicator description		Information provided
Local Services 4a	Amount of completed retail, office and leisure development	No data is available for 2004/5
Local Services 4b	Amount of completed retail, office and leisure development in the Melton Mowbray town centre	No data available for 2004/5
Local Services 4c	Amount of eligible open spaces managed to Green Flag Award standard	No data is available for 2004/5. A recreation and open space study is currently being undertaken and will be available in 2006.
Local Services Core Indicators Summary		
Retail, office and leisure development completions will be monitored for 05/06. The Recreation and Open Space Study will enable monitoring of the quality of open spaces in the borough.		

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).

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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		
This contributes 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	No data is available for 2004/5
Biodiversity 8(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	No data is available for 2004/5
Biodiversity Core Indicators Summary		
Biodiversity indicators will be available for 05/06.		

Renewable Energy Core Indicator

Indicator description		Information provided
Renewable Energy 9	Renewable energy capacity installed by type	0MW of renewable energy sources have been installed during 2004/5
Renewable Energy Core Indicator Summary		
There have been no proposals for these types of development in Melton 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 2005, 51.5% 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 (21.3%), Category 2 (20.1%) and Category 3 (7.1%).
Housing Local Indicator Summary		
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
Town Centre L2	Diversity of commercial uses in the town centre by unit	A survey in 2005 shows that A1 uses in the town centre account for 60.2% of all commercial uses. A2 uses account for 12.9% and A3 uses account for 18.6%. Monitoring in 2006 will reflect the recent changes to the Use Classes Order.
Town Centre L3	Proportion of the Primary Retail Frontage by use	The proportion of the primary frontage occupied by A1 uses decreased slightly in 2005. This was due in part to a single A1 shop becoming vacant.
Town Centre L4	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 2004. At 2005 the rate levelled out at 5.3% and remains the lowest level recorded since the Borough Council survey started in 1996.
Town Centre L5	Pedestrian flows in Melton Mowbray Town Centre	The flows on both days in 2005 were generally less than the previous year and when compared to the average between 1997 and 2004.
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 remains the same as that reported last year and is the lowest since monitoring began. Pedestrian footfall rates were below the average. This may be due to specific circumstances (i.e. poor weather conditions) and monitoring for 2006 will be important for considering this further.		

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Leisure and Recreation Local Indicator

Indicator description		Information provided
Leisure and Recreation L6	Provision of open spaces for children and young people	2.44ha of open space were available per 1,000 head of population at 2004. This was 0.01ha over the National Playing Fields Association standard of 2.43ha.
Leisure and Recreation Local Indicator Summary		
Future monitoring of this local indicator will enable assessment of the quality and quantity of open space provision.		

Purpose of Local Development Framework Monitoring

The Government intends the new planning system to be based upon robust and effective monitoring. It is considered that a systematic and dynamic monitoring framework will help authorities to understand the wider social, environmental and economic issues affecting their areas. In particular, it is felt that 'survey, monitoring and review' are 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, pro-active basis. By identifying outputs and trends, these techniques will enable local planning authorities 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 housing provision 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;

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- 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, the actions needed to achieve this.

Local Development Scheme Timetable and Milestones

The Melton Local Development Scheme is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF). It covers a three-year period from the commencement of the Planning and Compulsory Purchase Act and 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 to prepare the documents.

Table 1 (overleaf) sets out the detailed work programme for the MLDF. The formal stages for the four DPDs contained in the MLDS have not yet been reached. Two milestones have been met with regard to the MSCI. Additionally a series of discussion papers and various consultants' studies are being prepared as part of the informal evidence gathering to support the MLDF.

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TABLE 1: Local Development Scheme Timetable and Milestones

Name	Status		Issues and Options	Preferred Options	Submission to S o S	Adoption	Comments	Changes required to the MLDS
Core Strategy	DPD	Target	April 2006	March 2007	August 2007	Sept 2008	Evidence gathering is ongoing in advance of the DPD preparation.	No change required to the MLDS
		Actual						
Land Allocations	DPD	Target	Oct 2006	March 2007	August 2007	Sept 2008	Evidence gathering is ongoing in advance of the DPD preparation.	No change required to the MLDS
		Actual						
Core Policies	DPD	Target	May 2007	Oct 2007	March 2008	April 2009	Melton Local Plan has been saved. However, evidence gathering will feed into DPD preparation.	No change required to the MLDS
		Actual						
Settlement Boundaries	DPD	Target	May 2007	Oct 2007	March 2008	April 2009	Evidence gathering is currently being undertaken in advance of the DPD preparation.	No change required to the MLDS
		Actual						
Statement of Community Involvement	LDD	Target	February 2005	July 2005	Jan 2006	August 2006	Amendments to the Draft SCI considered by MBC on 2/11/05. On target to submit in Jan 06.	No change required to the MLDS
		Actual	February 2005 (completed on time)	July 2005 (completed on time)				

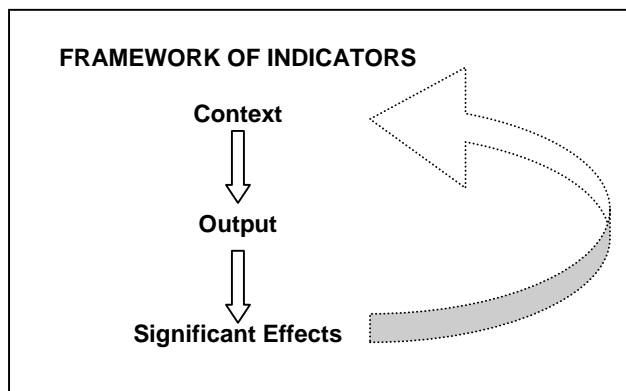
Local Development Documents: Policies and related targets.

Work on the preparation of the Development Plan Documents identified in the MLDS is at an early stage. In view of this it is not possible at present to monitor progress towards meeting any targets that may be set by those 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 6 to 18) of this report. Work on local indicators is also at an early stage and will be informed by the sustainability appraisal (SA) process. Work on the SA has been started in advance of the preparation of the DPDs set out in the MLDF. Consequently, wholesale monitoring of targets is not addressed within the MAMR for this year. This will be addressed by future MAMRs 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 describe the wider social, environmental and economic background against which local development framework policies operate. Which specific contextual indicators will be appropriate for the MLDF will be determined by the SA process and by assessing which of these are relevant to policies contained in the DPDs.

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 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 future AMRs.

Where possible we will draw our 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.

Appendix 1 of this report contains an executive summary taken from Leicestershire County Council's Melton Borough Community Profile 2005. This provides a general background to the characteristics of Melton Borough.

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 2004 to 31 March 2005.

The MAMR for 2004/05 provides information on Core Output Indicators where data is already available or can be collected within existing resources. An assessment of monitoring requirements will be undertaken following the submission of the MAMR 2005. The aim of this assessment will be to identify potential data sources and practices which will allow 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 employment land provision against the adopted Melton Local Plan which provides enough land to meet the strategic employment land requirement of 80 ha that was set out in the Leicestershire Structure Plan 1991 – 2006.

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Monitoring of employment land has been undertaken by the Council since 1996. Whilst the Core Indicators for the AMR generally require information on floorspace our monitoring has focused on land take-up. Consequently, information for the specific definition of each core indicator is not available and monitoring has previously focused on land area developed and not floorspace created.

1a – Amount of floorspace developed for employment by type

No data is currently available for new floorspace on employment sites allocated in the adopted Melton Local Plan. Floorspace will be monitored for 05/06.

The table below sets out the amount of land that has been developed for employment use (Use Classes Order B1, B2 and B8) since 1996. The data relates to Use Classes B1, B2 and B8 as a whole.

Use Class Order	Completions (ha)									
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	Total
All UCO	13.7	5.97	5.97	5.97	0	0	16.47	0	0	48.08

NOTE: Monitoring is in hectares (land) and not m² (floorspace)

Source: MBC

1b – Amount of floorspace developed for employment by type, in employment areas

No data is currently available for new floorspace by employment type. Floorspace will be monitored for 05/06.

1c - Amount of floorspace by employment type, on previously developed land

The table overleaf sets out the amount of employment land that has been completed and has planning permission for greenfield sites and previously developed land. Figures are provided for B1, B2 & B8 development as a whole. No data is available by specific use class.

	Sites Started (1996-2005)	Percentage (Started)	Allocations	Outline PP	Detailed PP	Total Supply at 31/03/05	Percentage (Supply)
Greenfield	39.54	82.2%	11.4	0	1.83	52.77	55%
Previously developed land	8.54	17.8%	34.19	1.06	0	43.79	45%
Total	48.08	100%	45.59	1.06	1.83	96.56	100%

NOTE: Monitoring is in hectares (land) and not m² (floorspace)

Source: MBC

1d – Amount of employment land available by type at 31 March 2005

Site available for	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	45.43	0.7	1.83	47.96
TOTAL	45.59	1.06	1.83	48.48

Source: MBC

The table above identifies the amount of employment land that is available by use class.

By adding the amount of employment land developed since 1996 to the amount of employment land currently available, it is possible to assess whether the requirement set out in the former Leicestershire Structure Plan has been met and what steps need to be taken by the MLDF to meet the requirement set out in the adopted Leicestershire, Leicester and Rutland Structure Plan.

48.08ha of land have been developed since 1996 and 48.48ha of land are available (at 31 March 2005), amounting to 96.56ha of land overall. This is more than 16ha over the requirement contained in the former structure plan (1991-2006). The adopted Leicestershire, Leicester and Rutland Structure Plan requires 125ha of land to be made available between 1996 and 2016. The Melton Local Development Framework will address the need for additional employment land.

1e – Loss of employment land

Employment land lost to other uses (except residential) has not been monitored to date. Future AMRs will include this data.

1f – Amount of employment land lost to residential development

Year	No. of dwellings	Area of land (Ha)
2004/5	50	1.48

Source: MBC

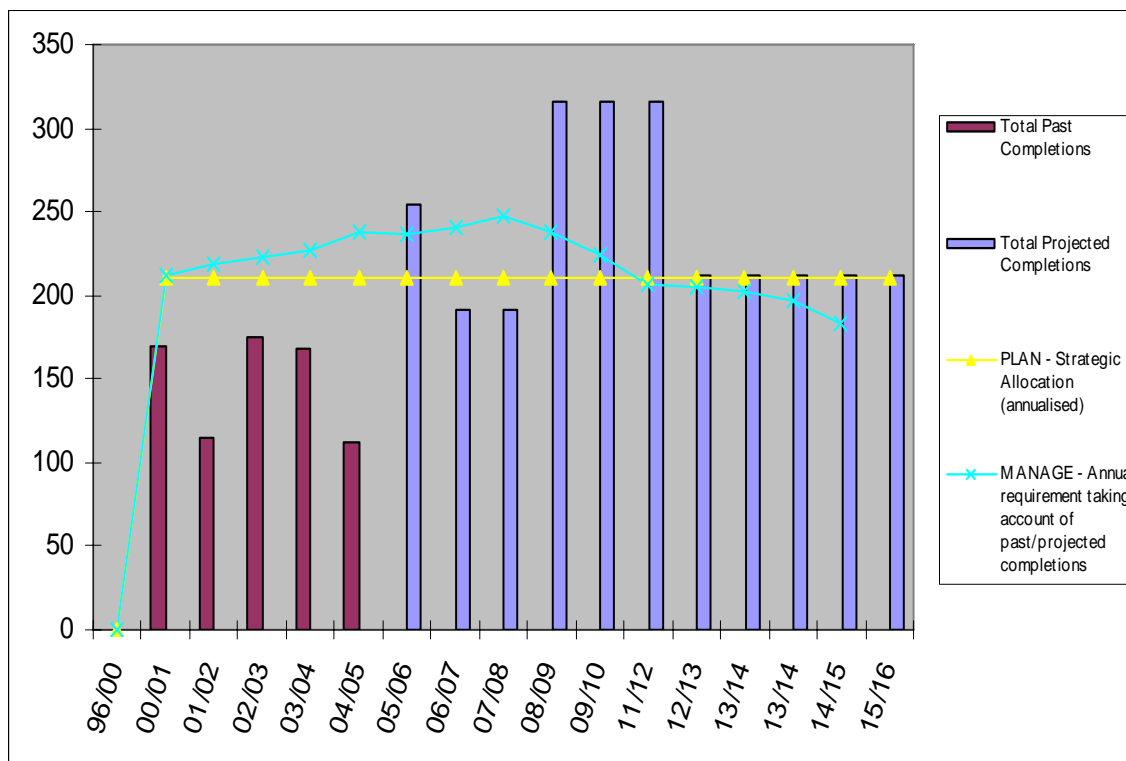
Whilst overall losses of employment land have not been monitored, it has been possible to assess the amount of employment land lost to housing through our residential land database. However, this has not been monitored before 04/05. A total of 50 dwellings were built on former employment land during 04/05 amounting to a loss of 1.48ha. Monitoring of this indicator in future AMRs will establish any trends.

Housing

The strategic housing requirement for Melton Borough is 4,200 dwellings as set out in the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 – 2016. A housing trajectory has been prepared which aims to compare the rate at which new dwellings are being completed against the level that would achieve the strategic housing requirement.

The strategic housing requirement equates to 210 dwelling completions a year. The trajectory includes a 'manage' line which identifies the future rate of completions that is required in light of actual completions to date. This allows house building performance to be assessed and the managed release of housing land to be considered in light of this.

2A – Housing Trajectory



The trajectory demonstrates that the rate of completions to date is below the level required to meet the strategic housing requirement. This is, in part, due to the strategic housing requirement in the former structure plan that required 3,200 houses between 1991-2006. As a consequence of the new strategic housing requirement, the annual rate of completions will need to increase significantly to meet the 4,200 dwellings in the adopted structure plan. The 'manage' line of the trajectory reflects this situation and the projected completions over the remainder of the Plan period takes into account the expected release of additional land.

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

Planning Policy Guidance Note 3 'Housing' sets a national target for 60% of additional housing to be provided on previously developed land by 2008. Policy 20 of the Regional Spatial Strategy for the East Midlands (RSS8) echoes the national target. However, 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.

	98/99	99/00	00/01	01/02	02/03	03/04	04/05	Total to date
Completions on previously developed land (PDL)	120	52	64	37	120	136	90	619
All other completions	116	111	106	78	55	32	22	520
Completions on PDL as a proportion of all completions	50.8%	31.9%	37.6%	32.2%	68.6%	80.9%	80.4%	54.3%
Total number of completions	236	163	170	115	175	168	112	1139

Source: MBC

Completions on previously developed land have been monitored since 1999. The table above shows that 619 dwellings of a total of 1139 have been completed on previously developed land. This represents 54.3% for the whole period. If this trend continues the target set by Housing Policy 3 of the Structure Plan would be met. However, a greater proportion of completions will have to take place on previously developed land if development in the Borough is to meet the higher target of 60% set for the national and regional levels (PPG3 and RSS8).

2c – New dwelling densities

Planning Policy Guidance Note 3 'Housing' states that local planning authorities should avoid developments which make inefficient use of land (developments of less than 30 dwellings per hectare) and encourages developments of between 30 and 50 dwellings per hectare.

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:

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Within and adjoining the centres of Leicester and Loughborough	A minimum of 50 dwellings per hectare
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 hectare
Other locations	A minimum of 30 dwellings per hectare

Policy H9 of the adopted Melton Local Plan states that permission for high density schemes will be approved where it is compatible with the nature of the site and the surrounding area. It does not offer a target or guide figure.

The adopted structure plan policy therefore provides the target for the Borough. Consequently, completions in Melton Mowbray should be at 40 dwellings per hectare. Outside the town centre completions should be at a minimum of 30 dwellings per hectare.

The Core Indicator requires information to be provided for developments at less than 30 per hectare; between 30 and 50 per hectare; and above 50 per hectare. There is, therefore, inconsistency between the Core Indicator requirements and the structure plan density policy. The following tables show the monitoring requirements for both. Data is only available for 04/05.

Core Indicator Density Monitoring

Percentage of new dwellings completed between April 04 – March 05		
Below 30 dwellings per hectare	Between 30-50 dwellings per hectare	Above 50 dwellings per hectare
42.86%	42.86%	14.29%

Source – MBC

Structure Plan Housing Policy 5 Density Monitoring

	Target	Dwelling completions 04/05	Average Density (dw/ha)	Is performance being met?
Melton Mowbray	40 dw/ha ^{#1}	37	36.4	No
Other Locations	30 dw/ha ^{#2}	75	20.9	No
Total	30 dw/ha	112	24.3	No

Source - MBC

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

#2 – Target from Planning Policy Guidance Note 3 'Housing' (2000)

The table above shows that completions in the Borough for the year 04/05 have not met the density targets contained in the adopted structure plan or PPG3. This is largely due to the fact that the planning policies contained in the adopted Melton Local Plan predate both the structure plan and PPG3 (2000). Furthermore, 72 of the 112 dwelling completed 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 DPD and will be prepared in accordance with national, regional and sub-regional policy. Consequently, there should be an increase in housing densities over the plan period.

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 Guidance Note 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 and policy H8 of the adopted Melton Local Plan seek affordable housing as part of private market schemes and provides for rural exception sites. Data is available only for the year 40/05.

Affordable Housing

No of completions 04/05	25 Dwellings
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Source: MBC

The Council's Housing Needs Survey 2004 suggests that 165 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 adopted a threshold of 35% in 2005, which is a significant increase above the threshold of 25% recommended in the previous Housing Needs Study (1999).

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 requires car parking to be provided for new developments in accordance with the Council's car parking standards. No data is currently available on non-residential car parking. Monitoring of the implementation of car parking standards will commence in 05/06.

3b – 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 are set out below.

No of dwellings built 2004/5	
Within half an hour public transport time of all six services	More than half an hour public transport time of all six services
61 (54.46%)	51 (45.54%)

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

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The table above shows that 54.46% of properties completed during 2004/5 have been built in a location that is within 30 minutes public transport travel time of those key services identified by Core Indicator 3b (i.e. GP surgery, hospital, primary school, secondary school, employment and retail centres). The figure reflects the rural nature of the borough which has an obvious impact on the accessibility of services by public transport.

The table overleaf provides a breakdown of the Core Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility. For those dwellings completed during 2004/5, a hospital appears the least accessible service.

		GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Dwellings built 2004/2005	Number of dwellings within half hour public transport time	107	74	104	82	94	96
	Number of dwellings not within half hour public transport time	5	38	8	30	18	16
	% of dwellings within half hour public transport time	95.5	66.1	92.9	73.2	83.9	85.7

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

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 that is happening in town centres.

4a – Amount of completed retail, office and leisure development

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

Monitoring of retail, office and leisure development has not previously taken place in a way that would meet the requirements of the Core Indicators. Monitoring in line with the Core Indicators will be included in the MAMR 05/06. Indicators that are available and relate to the vitality and viability town centres have therefore been included as Local Output Indicators L2 to L5.

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 the same 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 Office of the Deputy Prime Minister 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 |

Data is not currently available on the parks and open spaces in the borough that could be used to assess if they meet the criteria set out above. An Open Space, Sports and Recreation Study has recently been commissioned by the Council as part of the evidence gathering programme for the Melton Local Development Framework. Once the study is completed it will enable an assessment to be made of the parks and open spaces in accordance with the indicator for future MAMRs.

Minerals and Waste

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

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 04 – Mar 05
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 developments in Melton which have been granted planning permission contrary to the advice of the Environment Agency. This contributes towards minimising the need for artificial flood defences in line with the advice in PPG25.

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 Government advice contained in Planning Policy Statement 9 'Biodiversity and Geological Conservation'.

8(i) – change in priority habitats and species by type

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

Indicators 8(i) and 8(ii) look at changes in areas and populations 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 required.

The Council relies on the work of other agencies and organisations that have a particular interest in biodiversity and it has not been possible to compile sufficient data to meet the requirements of the indicator. A review is currently being undertaken of all UK Biodiversity Action Plans (BAP) areas and this should provide a basis for including relevant information in future MAMRs.

Renewable Energy

The Government energy policy is set out in the Energy White Paper 'our energy Future – creating a low carbon economy'. It states the aim 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 states that the development of renewable energy should reduce the reliance on energy created from fossil fuel sources which contribute to carbon dioxide emissions.

9 – Renewable energy capacity installed by type

Renewable energy types include bio-fuels, onshore wind, water, solar and geothermal-energy. There have been no proposals for these types of development in Melton Borough.

Renewable Energy	Apr 04 – Mar 05
Renewable energy capacity installed by type.	0 MW

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 2016.

Local Output Indicators

Local indicators address the outputs of policies not covered by the Core Output indicators. Appropriately defined Local indicators can provide further robust 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

L1 - Completions in the Borough by settlement category

The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Guidance Notes 3 'Housing' and 13 'Transport' 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.

During the period 1996 to 2005 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 Development Strategy Discussion Paper for the MLDF 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.

L1 House completions by Settlement Category between 1996-2005

	1996-2002	02/03	03/04	04/05	Total	%
Melton Mowbray	539	114	126	37	816	51.5
Category 1	279	15	18	26	338	21.3
Category 2	228	32	20	38	318	20.1
Category 3	84	14	4	11	113	7.1
Total	1130	175	168	112	1585	100

Source: MBC

Town Centre

The Government's key objectives 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.

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 for the Melton Mowbray Town Centre Health Check which is used to assess the performance of the town centre. The sustainability appraisal may also set these local indicators as significant effects indicators.

L2 - Diversity of commercial uses in the town centre by unit

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.

L2 Commercial use in Melton Mowbray town centre (%) 2000-2005

Use Class	2000	2001	2002	2003	2004	2005
A1	53.9	54.5	59.5	60.2	61.4	60.2
A2	12.6	12.3	12.3	12.7	12.1	12.9
A3	14.8	14.5	17.2	16.9	17.8	18.6
Other	9.4	10.6	4.2	3.9	3.2	2.8
Vacant	9.3	8.1	6.7	6.3	5.3	5.3

Source: MBC

L3 – Proportion of the Primary Retail Frontage by Use

Within the heart of the Melton Mowbray town centre there are shopping frontages that attract more visitors than others and therefore contribute more 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 A2 and A3 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.

L3 Proportion of the primary retail frontage by use class 2002-2005

Use Class	2002		2003		2004		2005	
	Primary	Secondary	Primary	Secondary	Primary	Secondary	Primary	Secondary
A1	88.3	68.6	87.4	65.2	88	70.1	83.4	70.7
A2	6.6	10.1	6.6	10.3	5.1	9.7	5.1	9.3
A3	5	12.1	5	11.5	4.9	13	4.9	14.8
Other	0	0.9	0	1	0	1.4	0	0.8
Vacant	0	8.4	1	12	2	5.7	6.6	4.4

Source: MBC

The proportion of the primary frontage that is occupied by A2 and A3 uses has remained stable at 10% for the last two years. The proportion of the primary frontage that is occupied by A1 uses decreased slightly in 2005. This was due in part to a single A1 shop becoming vacant.

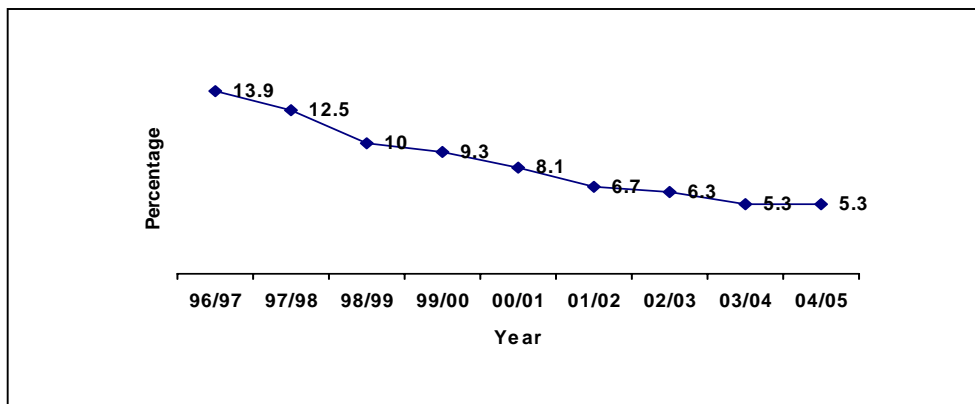
L4 - Percentage of vacant commercial units in Melton Mowbray Town Centre

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 between 1997 and 2004. At March 2005 the rate levelled out at 5.3% and remains the lowest level recorded since the Council survey started in 1996.

Melton Annual Monitoring Report 2005

L4 Vacancy Levels in Melton Mowbray Town Centre



Source: MBC

L5 - 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 and therefore the indicator gives some idea of the vitality of a place. Measuring pedestrian flows is not an exacting exercise but by counting the number of people at certain points within a centre at particular times, a reasonable assessment can be made and compared year on year.

L5 Pedestrian flows in Melton Mowbray Town Centre 2005

Location	Tuesday (persons/ minute)			Thursday (persons/ minute)		
	2005	2004	Average 97-05	2005	2004	Average 97-05
Bell Centre	10	21	16	10	14	10
Burton Street	8	6	9	2	4	5
High Street	29	29	30	14	17	18
King Street	8	6	8	3	4	4
Market Place	58	64	58	20	32	27
Nottingham Street	51	57	60	19	23	25
Sherrard Street	31	34	29	7	16	14

Source: MBC

Pedestrian flows are monitored each year during March on a Tuesday (market day) and a Thursday. The flows on both days in 2005 were generally less than the previous year and when compared to the average between 1997 and 2004. This may be due to particular circumstances, e.g. poor weather conditions and it will be important to compare flows in 2006 to assess if this year's results are exceptional.

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 remains the same as that reported last year and the lowest since monitoring began.

Leisure and Recreation

L6 – Provision of open spaces for children and young people (hectares per 1,000 head of population)

The adopted Melton Local Plan contains open space policies based upon the National Playing Fields Association's standards for the provision of playing space for new residential developments. The minimum standard for outdoor playing space is 2.43 Hectares per 1,000 head of population.

L6

Provision of open spaces for children and young people (hectares per 1,000 head of population)	Target	Provision 2004/5
	2.43ha	2.44ha

Source: MBC

The latest audit for the Borough says there are 2.44 hectares of open space per 1,000 head of population.

Government advice on open space has been updated since the adoption of the Melton Local Plan. Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation' (2002) suggests that local planning authorities adopt local standards for open space, based upon a needs assessment. The Council's Open Space, Sports and Recreation facilities study is currently being completed. This will be used to inform new policies for the Melton Local Development Framework.

Appendix 1

Contextual indicators

A small set of specific and appropriate contextual indicators will be identified which are capable of providing the basis for considering key characteristics and issues relevant to Melton Borough. This small set of indicators will be drawn from the sustainability appraisal (SA) process and related policy areas and will be included in future MAMRs. As this is not available, the following information has been taken from the Leicestershire County Council's Melton Borough Community Profile 2005 to provide a contextual background for the Borough..

- The population of Melton Borough is 48,190
- 18.1% of the population are aged under 16 years, and 19.2% are of pension age
- There are 19,615 households in the Borough, with an average household size of 2.42
- 3.2% of the population (1,522 persons) are of Black and Minority Ethnic origin. The largest BME groups are Other White, Irish and Indian
- In Melton Borough, 14.5% of the population have a limiting long term illness
- 4,766 people provide unpaid care to a relative or neighbour
- Overall levels of deprivation are low, but there are small areas which experience more severe levels of some aspects of deprivation
- There are 933 children (under 16 years) and 989 older people (over 60 years) living in income deprived households
- 7,360 pupils attend an LEA school in Melton Borough
- 92.3% of the working age population in the Borough are economically active
- In May 2005, 292 people in Melton Borough were claiming Job Seekers Allowance
- 85.7% of businesses employ less than 10 people
- Average household income in the Borough is £32,174
- Offences recorded by the police in Melton Borough in 2004/05 show that Vehicle crime and Burglary are falling, but that there have been slight increases in Theft and Assault. Criminal damage fell slightly, but remains a high volume crime.
- There are 26,304 cars and vans in Melton Borough, and this is the most common method of travel to work (69%). 3.8% of the population travel to work by public transport

Source: Leicestershire County Council (Melton Borough Community Profile)

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