



# **MELTON ANNUAL MONITORING REPORT 2012**



2012

## **Executive Summary**

The Melton Annual Monitoring Report 2012 (MAMR) is the Council's seventh annual monitoring report and has been prepared under Section 113 of the Localism Act 2011. The Localism Act states that local planning authorities must publish information directly to the public in relation to the implementation of their Local Development Schemes and local development policies at least yearly in the interests of transparency. The local authority is no longer required to send a report to the Secretary of State

### **Melton Local Development Scheme**

The Melton Local Development Scheme 2012 is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF), to be known in future as the Melton Local Plan. The Core Strategy was published in February 2012 and, following some focussed and minor changes, submitted to the Planning Inspectorate on the 27<sup>th</sup> September 2012. Work has also begun on the master planning process for the housing and employment extensions to Melton Mowbray.

### **A Framework of Indicators**

The Melton Annual Monitoring Report 2012 provides information for several indicators:

#### **Contextual indicators**

Contextual indicators describe the background against which the Melton Core Strategy Policies will operate. The MAMR includes information that provides a contextual background for policy formulation in the MLDF. A small set of specific and appropriate contextual indicators has been identified which are capable of providing the basis for considering key characteristics and issues relevant to the Borough. This small set of indicators has been influenced by the MLDF Sustainability Appraisal (SA) process and related policy areas.

#### **Output indicators**

Output indicators assess the performance of policies and consist of Core Output Indicators and Local Indicators. Although we no longer have a statutory duty to produce an AMR, we are required to continue monitoring our performance. Core Output indicators ensure there is a consistent assessment of LDF performance against identified targets. 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 Development and Town Centres Core Indicators

Indicator description		Information provided
Business D1	To show the amount and type of completed employment floorspace (gross and net).	The following gross and net development for employment use occurred in the Borough during 2011/12: <ul style="list-style-type: none"> <li>• B1a gross 4315 sq.m. net 3328 sq.m.;</li> <li>• B1b gross 0, net 0;</li> <li>• B1c gross 697 sq.m. net 597 sq.m.;</li> <li>• B2 gross 5527 sq.m., net 3592 sq.m.; and,</li> <li>• B8 gross 5164 sq.m., net 3646 sq.m..</li> </ul>
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	10792.1 sqm of employment development during 2011/12 was on previously developed land
Business D3 (i)	To show the amount and type of employment land available on sites allocated for employment uses in the adopted Local Plan.	16.1ha of allocated employment land is available in the Borough for development.
Business D3 (ii)	To show the amount and type of employment land available in sites for which planning permission has been granted for employment uses, but not included in the adopted Local Plan.	18.88ha of land exists which has been granted planning permission for employment use but has not been completed.
Business D4 (i)	Total floor space permitted in 'town centre' uses within Melton Mowbray Town Centre in 2011/12.	There has been development of 104 sq.m. gross for town centre uses in Melton Mowbray. However, there has been a 152sqm net loss in these uses.
Business D4 (ii)	Total floor space permitted in town centres within the local authority area in 2011/12.	There has been development of 8184 sq.m. gross for town centre uses in the Borough this is due to the completion of the council offices and a skate park outside of the town centre boundary. However, there has been a 198 sq.m. net loss in these uses.
<b>Business Development and Town Centres Core Indicators Summary</b>  16.1 ha of employment land is available from land allocated for employment uses and from outstanding planning permissions for employment uses. Employment land is to be made available in accordance with local need, as identified through employment land studies. The Core Strategy (Publication) DPD has identified a provision of up to an additional 30 ha of employment land as part of an extension to Melton Mowbray.		

## Housing Core Indicators

Indicator description		Information provided
Housing H1	Planned housing target and annual provision	The annual requirement of 170 as set out in the East Midlands Regional Plan has been adopted by the Council for the Core Strategy (Publication) DPD, covering the period 2006-2026.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2006).	From 2006/07 to 2011/12 approximately 1270 dwellings have been delivered in the Borough. The average annual completion rate is 211 dwellings per annum.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 2011/12 157 dwellings were completed.
Housing H2 (c)	To show likely future levels of housing delivery. Through the level of net additional housing expected to come forward up to the end of the plan period (2026).	The housing trajectory shows a further 3716 dwellings coming forward during the plan period.
Housing H2 (d)	To show how likely levels of future	The likely levels of annualised future delivery can be seen

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	housing are expected to come forward taking into account the previous year's performance.	in the housing trajectory table in the housing section.
Housing H3	To show the number of gross new dwellings being built upon previously developed land (PDL)	Between 2006/07 and 2011/12, 760 (69%) of dwellings were completed on previously developed land. 79 (65%) of houses completed during 2011/12 were on PDL.
Housing H4	To show the number of Gypsy and Traveller pitches delivered.	There have been no Gypsy and Traveller pitches delivered in the monitoring year 2011/12. However, a planning application was approved in November 2010 for 2 permanent residential pitches and 3 transit pitches.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there have been 29 affordable housing completions during 2011/12.
<b>Housing Core Indicators Summary</b>  The average completion rate significantly exceeds the annual requirement adopted by the Council. The Melton Local Development Framework (Melton Local Plan) will release additional land to meet the strategic housing requirement to 2026. There have been 29 affordable houses and no gypsy and traveller sites delivered within the monitoring period 2011/12.		

### Housing Local Indicators

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 2006/07 and 2011/12 the majority of housing development (64.7%) took place within Melton Mowbray and the remainder within the rural areas. In 2011/2012 monitoring by settlements is as follows: Melton Mowbray (38%) Rural Centres (39%) Sustainable Villages (18.4%) Unsustainable Villages (5%).
Housing L2	Density of residential completions in the Borough	38% of houses built in the Borough during 2011/12 have been on sites developed at densities less than 30 dwellings per hectare. 51% of dwellings have been developed at densities between 30-50 dwellings per hectare and 11% of dwellings have been developed on sites at 50 dwellings per hectare.
Housing L3	Number of unauthorised Gypsy and Traveller caravans recorded in the Borough.	There have been 13 unauthorised Gypsy and Traveller sites created in 2011/2012 and one long term unauthorised sites in existence before 2011/2012.
<b>Housing Local Indicator Summary</b>  Between 2006/07 the majority of housing development has taken place within Melton Mowbray. However the majority of housing development between 2011/2012 has taken place in rural centres this is due to a large scale development taking place at Asfordby. The majority of housing sites are built at 30-50 dwellings per hectare. To meet the findings of the Gypsy and Traveller Accommodation Needs Assessment we will need to provide 2 small residential sites of between 5 to 10 pitches and one transit site of 10 pitches. This need will be met through the Core Strategy Publication DPD, which looks to allocate two small residential sites through the site allocations DPD.		

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### Environmental Quality Core Indicators

Indicator description		Information provided
E1 Number of Planning Permissions granted contrary to Environment Agency on flooding and water quality grounds.	To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.	There have been no planning permissions granted contrary to Environment Agency on flooding and water quality grounds for the year 2011/12.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	Unfortunately there is currently no up to date information available for this financial year; it will be made available as soon as possible.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	In 2011/12 the following renewable energy generation types were granted permission and installed in the Borough providing the following capacity in kilowatts (Kw). <ul style="list-style-type: none"> <li>• Wind: onshore 113Kw</li> <li>• Photo Voltaic Panels 2600Kw</li> <li>• Biomass- 1 application implemented</li> </ul>
<b>Environmental Core Indicators Summary</b>  No development has been granted contrary to the Environment Agency advice, thus contributing towards minimising the need for artificial flood defences. Renewable energy generation data has now been monitored for four years and there appears to be a demand for wind energy within the Borough.		

### Town Centre Local Indicators

Indicator description		Information provided
Local Indicator TC1	Percentage of town centre businesses saying that sales turnover has increased over the last year	This indicator is provided by the Town Centre Managers. 12% of business owners who responded to the 2012 Town Centre Business survey had experienced an increase in turnover compared with 2011.
Local Indicator TC2	Percentage of vacant commercial units in Melton Mowbray Town Centre	This indicator is provided by the Town Centre Managers. The number of vacant commercial units in Melton Mowbray town centre has increased to 6.7% in 2012 from 6.3% in 2011.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	This indicator is provided by the Town Centre Managers. Pedestrian footfall surveys show a slight increase above the average with pedestrian footfall staying relatively stable over the longer term.
Local Indicator TC4	Number of public car park tickets issued in Melton Mowbray	This indicator is provided by MBC Property Services. The number of public car park tickets issued in Melton Mowbray decreased to 476165 in 2011/12.
<b>Town Centre Local Indicators Summary</b>  The indicators suggest that the performance of the centre is relatively stable with 12% of business owners stating an increased turnover since last year. The number of vacant units has also decreased since 2011.		

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### Transport Local Indicator

Indicator description		Information provided
Transport TR1	Access to services by public transport	94% of properties completed during 2011/12 were built in a location within 30 minutes public transport travel time of the key services.
<b>Transport Local Indicator Summary</b>  The high percentages of houses located within 30 minutes travel time by public transport time reflects the proportion of dwellings that have been built in Asfordby and Melton Mowbray.		

The Annual Monitoring Report 2013 will introduce the monitoring framework set out in the submission version of the Core Strategy. The monitoring framework shows the strategic relationship between policy and objectives and how we will monitor for the successful delivery of our objectives.

## **Main Report**

### **Purpose of Local Development Framework Monitoring**

Section 35 of the Planning and Compulsory Purchase Act 2004 required each local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State covering the period from 1 April to 31 March for the relevant year.

Local planning authorities are no longer required to produce an Annual Monitoring Report for submission to the Secretary of State. Instead Local Authorities are required to monitor planning performance and share the results with the local community. Moreover, we can now choose which targets and indicators to include in the report as long as they are in line with relevant legislation.

### **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 latest Melton Local Development Scheme was published in 2011.

The Core Strategy DPD was submitted to the planning inspectorate on the 27<sup>th</sup> September 2012 and is due to be adopted in summer 2013. Work is also currently being carried out on the Sustainable Urban Extension Area Action Plan (SUE AAP), which is scheduled to be adopted in spring 2014. Currently the Council also intends to work on the Land Allocations Settlement Boundaries DPD and the Community Infrastructure Levy Schedule which will be accompanied by a Developer Contributions SPD.

It is proposed to bring forward amendments to the MLDS which will show how various DPDs will be “telescoped” to arrive at a single new Melton Local Plan. The SUE AAP will also be renamed the Melton Mowbray North Local Plan. A report on this will be presented in January 2013.

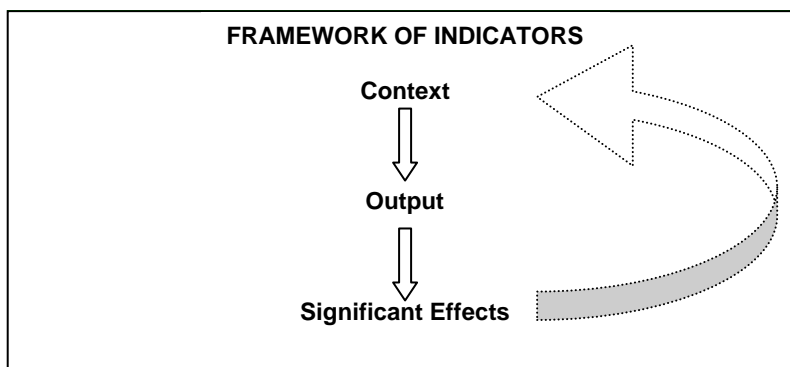
### **Local Development Documents: Policies and related targets**

A set of indicators has been published alongside the Core Strategy and additional indicators will be published alongside further DPDs (or the new Melton Local Plan) as they are published. The 2013 AMR will include these indicators in order to monitor the policies and the progress of these policies in meeting targets set out in the Core Strategy.

An attempt has been made to align indicators with the submitted Core Strategy; the indicators as set out in the Core Strategy monitoring framework in the will be monitored from 2012/2013.

## Annual Monitoring Report - A Framework of Indicators

We have identified three types of indicators for monitoring Local Plans.



### Contextual indicators

Contextual indicators describe the wider social, environmental and economic background against which Local Development Framework/ Local Plan policies operate. Specific contextual indicators appropriate to the MLDF have been determined by the SA process.

The contextual indicators will change, in line with the adoption of the Core Strategy. Therefore, the AMR for 2013 is likely to see significant changes. Contextual Indicators should be identified which are capable of providing the basis for considering key characteristics and issues relevant to Melton. A contextual background for policy formulation has been provided within the Core Strategy DPD, and will continue in the MAMR to assist in identifying the crucial features and areas of priority.

### Output indicators

Output indicators will be used to assess the performance of policies; they will comprise Core Output Indicators and Local Indicators. The Core Output Indicators provide a consistent data source for assessing the plan performance against recognised targets.

### 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.

## **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 26,100. There are some 70 villages within the surrounding rural area.

### **Area**

48,138 hectares

### **People and society**

Population is 50,400 (ONS 2012), of which 49,900 are household residents and 500 in communal establishments.

Life expectancy for females is 82.5 years and for males 79.2 years.

22.8% are under 19 years of age.

27.9% are of pension age.

Black and minority ethnic population is 3.2%

### **Housing**

21,500 households (ONS 2012)

Average household size 2.32 persons per household

Accommodation type (hi4em 2012)

- detached 21.9%
- semi-detached 35.3%
- terraced 22.5%
- flat or apartment 7.9%
- bungalows 6.5%

Tenure (hi4em 2012)

- owner occupied 75.4%
- rented from council/housing association 14.6%
- private landlord/letting agency 10%

Average house prices (hi4em 2011)

- detached £289,765
- semi-detached £149,920
- terraced £136,624
- flat or apartment £61,375

### **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 west. Melton Mowbray station is on

the Birmingham to Stansted Airport railway line. Bottesford station is on the Nottingham to Skegness line.

### **Jobs and prosperity**

There are 31,200 people (63% of the population) of working age living in the Borough (ONS labour market statistics)

83.3% of the working age population are economically active (Nomis 2012)

2.2% of the working age population claim Job Seekers allowance (Nomis, 2012).

86.4% of businesses employ less than 10 employees

Average annual earnings £24, 154.

Average household income £26,458

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% of household waste recycled

27.7% of household waste composted

Average annual domestic consumption of electricity 4882kWh

1328 properties at risk of flooding from watercourses in a 1-in-100 year flood event.

### **Health and care**

24.4% of adults are obese and 16.8% smoke (NHS Area Profile 2012).

1,050 people received Disability Living Allowance (Nomis Feb 2011).

In 2010 3,850 of the over 65s are considered to have a limiting long term illness (JSNA 2012).

290 people received Carers Allowance (Nomis Feb 2011); however, 4,766 people provided unpaid care to a relative or neighbour (Census 2001), a figure which will have almost certainly increased to the present day.

### **Deprivation**

Melton Borough is ranked 294 out of 326 local authorities (where 326 is the least deprived) based on average deprivation scores (DCLG 2011). There are some areas in the Borough that experience some aspects of deprivation and 1000 children live in poverty (NHS Area Profile 2012).

### **Students, education, skills and training**

As of the 2011 spring term there were 5593 pupils on the school roll in LEA maintained schools in the Borough. These consist of 23 primary schools

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Containing 3373 pupils; 3 secondary schools containing 2110 pupils; and one special school containing 109 pupils.

77.7% of pupils achieved 5 or more GCSEs grades A\*- C (DfE, 2012).

### **Safety and protection**

Offences recorded by the police (2011/12)

- Robbery 5
- Burglary 121
- Theft of a motor vehicle 50
- Theft from a vehicle 153

In 2011 there were 181 casualties involved in road accidents in the borough.

## Business Development and Town Centres

The employment land requirement for the Borough has been identified by undertaking employment studies leading to the amount of employment land to be delivered to be set out in the Core Strategy. The Melton Core Strategy (Publication) DPD 2012 offers a flexible and responsive supply of employment land. To achieve this it provides for about 11,000 sq metres of office space, 5ha of industrial land and 9ha of land for warehousing to 2026 with the possibility of an additional 16ha of employment land depending on future requirements and relationship to our Vision. We will monitor delivery of employment land through this and subsequent Annual Monitoring Reports.

### Business – D1 Amount and type of completed employment floor space and Business – D2 Amount and type of completed employment floor space on Previously Developed Land 2010/11 and 2011/2012.

Table 1: Employment Land Completions and Completions on Previously Developed Land

		2010/11						2011/12					
		B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
BD1	gross (m <sup>2</sup> )	469.2	0	376.5	388.5	2024	3258.2	4315	0	697	5527.4	5164	14467
	net (m <sup>2</sup> )	469.2	0	-609.5	388.5	2024	2272.2	4315	0	597	5527.4	3464	10885
BD2	gross development on PDL (m <sup>2</sup> )	349.2	0	376.5	388.5	986	2100.2	4197.2	0	696.9	1814	4084	10792.1
	% of gross on PDL	74.4%	0	100%	100%	48.7%	64.5%	100%	0	100%	72%	100%	82.6%

Source: MBC

Table 2: Employment Land Completions

Use Class	Completions (sq metres)					
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1a	0	11048.2	335	269.5	469.2	4312
B1b	820	55	0	0	0	0
B1c	2223	0	137.5	483	376.5	697
B2	1408	1791.25	3638	1035.1	388.5	5527.4
B8	1700	303.1	8910	5979.4	2024	5366
	<b>6151</b>	<b>13197.55</b>	<b>13020.5</b>	<b>7767</b>	<b>3258.2</b>	<b>16041</b>

Source: MBC

Table 1 shows the amount of gross new employment floor space development by use class that has been developed from 2006/07 to 2011/2012. There has been a great increase in employment completions spread across different use

classes. The increase in employment land completions is due to the development of the new council offices and extensions of both B2 and B8 use classes at the Long Clawson Dairy.

**Indicator Business – D3 (i) Amount and type (use class) of employment land available in sites allocated for employment uses in DPDs and (ii) Amount and type of employment land available on sites for which planning permission has been granted for employment uses not included in DPDs.**

Table 3 identifies the amount of employment land that is currently available for B uses in the local authority area on allocated employment sites. The land allocations DPD/ new Local Plan has yet to be prepared, so any allocations reported are taken from the saved Melton Local Plan.

Table 3: Amount of Employment Land Available on Allocated Employment Sites

Site	Employment Land Available (ha)	Consented/ Proposed Development Sqm
John O' Gaunt Industrial Estate	0.4	200
Normanton Lane	0.7	0
Holwell Works	15	36,152
Total	16.1	36,912

Source: MBC

Table 4 below shows the amount of employment land with planning permission for B uses still remaining to be developed. The majority of sites still to be developed are for B1a and B8 uses.

Table 4: The Amount of Employment Land available with Planning Permission

	B1a	B1b	B1c	B2	B8	Mixed	Total
<b>Sites with outstanding planning permission for employment uses in (Ha)</b>	5.3	0	1.6	1.1	8.98	1.9	18.88

Source: MBC

## Town Centre Development

The Government's key objective for town centres is to promote their vitality and viability as important places for communities. The National Planning Policy Framework seeks to promote competitive town centre environments and sets out the management for growth of the town centre over the plan period.

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Melton Mowbray town centre provides the focus for new retail, office, leisure, commercial, tourism, culture, community and residential development as defined in the NPPF. The Core Output Indicators for town centre uses to assess the proportion of retail, office and leisure development in town centres.

### Business – D4 (i) Total floorspace permitted in ‘town centre uses’ within Melton Mowbray town centre 2011/12

Table 5: Total Floor Space Permitted in ‘Town Centre Uses’ within Melton Mowbray Town Centre

BD4 (i)		2010/11					2011/12				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within Melton Mowbray (m <sup>2</sup> )	Gross	59	550	310	0	860	104	0	0	0	104
	Net	-59	-28.5	18.5	0	77.5	-152	0	0	0	-152

Source :MBC please see Appendix 1 for Use Class Order

### Business – D4 (ii) Total floorspace permitted in ‘town centre uses’ within the local authority area 2011/12

Table 6: Total Floor Space Permitted in Town Centres within the Local Authority Area.

BD4 (ii)		2010/11					2011/12				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within the local authority area (m <sup>2</sup> )	Gross	359	0	248.5	2346	2953.5	132	2.5	4314	15115	19766
	Net	93	-28.5	248.5	2346	2659	-46	2.5	3328	3616.76	8183.76

Source: MBC please see Appendix 1 for Use Class Order

Tables BD4 (i) and BD4 (ii) above show both the gross and net amount of town centre uses permitted within the local authority area and within Melton Mowbray town centre. The tables reveal that there has been a loss in Town Centre uses permitted within Melton Mowbray Town Centre.

There has been an increase in town centre uses within the local authority area; this may be due to the development of the Council Offices on the edge of Melton Mowbray town centre. There has been a large increase in D2 floor space completions, due to the change of use of warehouse premises to an indoor skate park.

This is the fifth year that data relating to retail, office and leisure development has been available in this form. Core Indicator BD4 (i), along with Local

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Indicators TC1 to TC4, contribute to the measurement of the vitality and viability of Melton Mowbray town centre. Table BD4 (i) shows a net loss of A1 floor space which has been monitored through the planning system in Melton Mowbray Town Centre.

The NPPF states that local authorities should allocate suitable sites to meet the scale and type of retail, leisure, commercial office, tourism, cultural, community and residential development needed in town centres. Local authorities should also allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. Regular monitoring of indicator BD4 (i) and local indicators TC1 and TC4 will be important in making an assessment of the health of the town centre as well as providing early signs of change so that appropriate action can be taken.

Outcomes	Actions
The amount of 'town centre uses' floorspace declined during 11/12 in Melton Mowbray and increased within the wider Borough.	This is the second year that the amount of 'town centre uses' floorspace has decreased within the town centre and may well be the result of the current economic climate. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.
The indicator set does not measure the type and quality of employment development that is available.	A set of local indicators have been developed, and will be monitored from 2013 once the Core Strategy has been formally adopted, to assess the contribution of employment and business development is having on the spatial vision and objectives set out within the Core Strategy.

## **Five Year Housing Land Supply Statement 2012**

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and maintain a 5 year supply of specific deliverable sites against their housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

To ensure there is a continuous 5 year supply, authorities should monitor the supply of deliverable sites on an annual basis through their Annual Monitoring Reports (AMR). Monitoring of 5 year land supply is linked to the annual update of the Strategic Housing Land Availability Assessment (SHLAA) and the housing trajectory as part of a plan, monitor and manage approach to the release of housing land. .

The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period has previously been monitored through the NI159 indicator. The indicator looks at whether there are enough deliverable sites to meet planned housing provision over a “forward looking” 5 year period. So, for AMRs submitted in December 2012, the 5 year period would be considered to comprise April 2013 to March 2018.

National Indicators ceased in March 2011 and have been replaced by a new monitoring regime, the single data list. It is a matter for each Council to determine what information should be included in their Annual Monitoring Reports, but a 5 year land supply statement remains an important part of the MAMR.

This five year land supply assessment will help to inform our site allocations DPD / new Melton Local Plan. It is also a material consideration in planning applications for major housing development.

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

The level of housing provision for the Borough was set by the Regional Spatial Strategy (RSS), which is entitled the East Midlands Regional Plan. Although this is set to be revoked by the Government, it remains part of the development plan and sets out an average annual target for housing delivery in the Borough of 170 dwellings (Policy 13a). Over the plan period 2006 to 2026 this would equate to a total housing provision of 3400 new dwellings; the cumulative provision over a 5 year period amounts to 850 dwellings, plus the 5% buffer requirement from later in the plan period, i.e. 893 dwellings. However, this figure does not take into account over provision between the beginning of the plan period and now (as discussed below).

Melton Borough Council has resolved that the East Midlands Regional Plan housing requirement should continue to be used as it had been founded upon robust evidence. However, once the RSS has been revoked, plans in future

will need to be based on “objectively assessed need”, as required by the NPPF.

The Leicestershire Housing Requirements Project 2011 was carried out in order to assess the appropriate level of housing provision for the partner authorities within the Housing Market Area (HMA). The project indicates that housing need and demand falls between 3,500-4,500 homes per annum across Leicestershire over the period between 2006 and 2031. The lower end of the range corresponds with past demographic trends whilst the higher end of the range is based on 5% employment growth. The project also suggests that housing at the higher end of the range would ensure that the housing provision and land supply does not constrain economic recovery and growth in the longer term.

In relation to Melton, this approach to determining a housing requirement figure would result in a range of figures from 135 to 197 homes per annum. The RSS and Core Strategy target of 170 dwellings falls within the suggested range and is towards the higher end as recommended by the Project to ensure economic recovery and future growth is not stifled.

### **How much land for housing development is available?**

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

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

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

### Large Sites (developments of 10 or more dwellings)

There are a number of sites of 10 dwellings or more which have been granted planning permission and which contribute towards the five year land supply in the Borough. Further large sites which are also capable of contributing to the five year land supply have been identified through the SHLAA process.

Table 22 in Appendix 2 sets out these sites and the units estimated to be remaining to be built on them at 1<sup>st</sup> April 2013 along with an assessment of their deliverability in relation to availability, suitability and achievability.

### Sustainable Urban Extension

Guidance published for undertaking SHLAAs refers to ‘Broad Locations’, that is areas outside existing settlements (such as possible urban extensions) and

areas within settlements where planning policy seeks to promote housing development.

The Melton Core Strategy (Submission) DPD intends to provide for housing development in the Borough to 2026 and identifies a Sustainable Urban Extension (SUE) of 1,000 houses to the north of Melton Mowbray.

We are currently working in partnership with a consortium of developers who are pursuing the northern SUE. A masterplan for the development has been prepared to Preferred Option stage and the Council is considering how to progress this into a statutory local plan in order to provide a framework for planning applications.

The developer consortium has suggested that they wish to see the first dwellings delivered within two years. The housing trajectory incorporates this, with the SUE delivering approximately 200 dwellings in the five year period.

#### Small Sites (developments under 10 dwellings)

The NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

The adopted Melton Local Plan identifies settlement envelopes where infill development is expected to take place and positively contribute towards housing delivery. The Core Strategy makes allowance for such development under the heading of Broad Location: Small Sites.

The historic small site completion rate until 2010/11 exceeded 70 dwellings per year and averages 89 between 2007/08 and 20011/12 (see Table 7). After a drop to 56 dwellings in 2011/12, 69 dwellings are expected to be completed in 2012/13, of which 18 were on garden sites. As Table 7 shows, the average completion on non-garden small sites over the same period was 62 per annum.

Table 7: Historic Residential Completions on Residential Garden Land

Year	Number of Small Site Completions	Number of Completions excluding residential garden land
2007/2008	130	65
2008/2009	83	71
2009/2010	107	79
2010/2011	56	46
20011/2012	69	51
Total	445	312
Average	89	62.4

The NPPF states that local authorities should not include residential gardens in making any allowance for windfall sites. Moreover, we recognise that by 2017/2018 other factors could cause a reduction in the number of dwellings completed on small sites. These include the policy of focussing development in sustainable settlements (with 80% being at Melton Mowbray), the provision of dwellings on larger strategic sites, and uncertainty whether villages have the capacity to continue providing sites within the settlement boundaries at the historic level. On this basis the projected contribution under Broad Location: Small Sites in our housing trajectory has been reduced to 60 from 2012/13 to 2016/17 and to 55 dwellings in 2017/18 (with further reductions thereafter).

The extant small site permissions (excluding residential garden sites) currently amount to 191 dwellings (see Table 23 in Appendix 2). This figure is generally consistent with the 60 dwellings per annum expected to come forward when taking into account past trends, planning permission expiring after 3 years ( $60 \times 3 \text{ years} = 180$ ) and allowing for a proportion of permissions to remain unbuilt.

This provides a realistic and a consistent approach to assessing the number of dwellings that are likely to be delivered on small sites in settlement envelopes. Based on past trends but excluding dwellings on residential gardens, we consider that over 5 years there will be 295 dwellings coming forward on small sites ( $60 \times 4 + 55 = 295$ ).

### Five Year Land Supply Calculation

Table 8 shows the housing land supply situation as at 31<sup>st</sup> March 2013. The table reflects housing completions and future supply in Melton against the housing provision requirements set by the East Midlands Regional Plan. This required 3400 dwellings to be delivered in Melton between 2006 and 2026, an annual rate of 170 dwellings per year.

Table 8: Five Year Housing Land Supply

Five year Supply at the 31st March 2013	
	(dwellings / years)
<b>Housing Requirement</b>	
A: Target per annum	170
B: Number of Years Remaining	13
C: Plan Period	20
D: Requirement Plan Period (A x C)	3400
E: Net completions 2006-2013	1369
F: Residual requirement (D- E)	2031
G: Revised Target per annum (F ÷ B)	156
H: Five year supply (G x 5)	780
I: Five year supply + 5% (H x 1.05)	819

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<b><i>Housing Land Supply (excluding SUE)</i></b>	
J: Deliverable Sites from SHLAA and sites over 10 dwellings with planning permission	374
K: Broad Location: Small Sites	295
L: Rural Exception Sites for Affordable Housing	25
M: Total Supply (J+ K + L)	<b>694</b>
N: Under-provision against 5 year requirement (M-H)	-86
<b>No of years' supply against 5 year requirement (M÷G)</b>	<b>4.4</b>
O: Under-provision against 5 year requirement + 5% (M-I)	-125
<b><i>Supply (including SUE)</i></b>	
J: Deliverable Sites from SHLAA	374
K: Broad Location: Small Sites	295
L: Broad Location: SUE	200
M: Rural Exception Sites for Affordable Housing	25
N: Total Supply (J+K+L+M)	<b>894</b>
O: Over -provision against 5 year requirement (N-H)	114
<b>No of years' supply against 5 year requirement (N÷G)</b>	<b>5.7</b>
P: Over -provision against 5 year requirement + 5% (M-H)	75

The Planning Inspectorate has suggested that the housing provision should be adjusted to take into account the over provision which has taken place. To ensure that there is a steady readjustment of the over provision to achieve our housing trajectory position we have spread the cumulative over provision across the plan period, as opposed to only looking five years ahead.

In previous years a good supply of sites and a buoyant local market has seen the rate of housing completions regularly exceed the Regional Plan annualised requirement, although the down turn in the market has had an impact in recent years. It is expected by March 2013 there will be 1369 completions leaving a residual requirement of 2031 dwellings over the plan period or 156 dwellings per annum.

A forward looking five year housing land supply assessment covers the period from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2018. A total of 780 dwellings should be delivered over the five year period to 31<sup>st</sup> March 2018. The NPPF states that local authorities should identify five years worth of housing with an additional buffer of 5% (moved from later in the plan period) to ensure choice and

competition in the market. The five year supply with an additional 5% equates to 819 dwellings over the five year period.

Table 8 shows the number of dwellings that can be delivered on deliverable sites at March 2013. One set of figures excludes the contribution from the proposed Sustainable Urban Extension (which is not yet allocated or the subject of a planning permission). This gives a supply of 694 dwellings which equates to a **4.4 years supply of housing land**.

The other set of figures in Table 8 has included part of the proposed Sustainable Urban Extension as set out in the Core Strategy. Over the next five years, 200 dwellings are expected to be delivered, increasing the housing supply to 894 dwellings, equating to a **5.7 years supply of housing land**.

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Table 9: Housing Trajectory

	<b>Total</b>	<b>2025/26</b>	<b>2024/25</b>	<b>2023/24</b>	<b>2022/23</b>	<b>2021/22</b>	<b>2020/21</b>	<b>2019/20</b>	<b>2018/19</b>	<b>2017/18</b>	<b>2016/17</b>	<b>2015/16</b>	<b>2014/15</b>	<b>2013/14</b>	<b>2012/13</b>	<b>2011/12</b>	<b>2010/11</b>	<b>2009/10</b>	<b>2008/09</b>	<b>2007/08</b>	<b>2006/07</b>
<b>Total Completed</b>	1271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157	157	237	284	237	199
<b>Allocated sites</b>	32	0	0	0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Large Site Planning permissions @ 31st March 2012 &amp; Identified sites (from SHLAA) *</b>	591	0	0	0	18	31	44	49	44	50	78	133	73	40	31	0	0	0	0	0	0
<b>Broad Locations: Small Sites</b>	750	45	45	45	50	50	50	55	55	55	60	60	60	60	60	0	0	0	0	0	0
<b>Broad locations: Sustainable Urban Extension</b>	1000	100	100	100	100	100	100	100	100	80	60	40	20	0	0	0	0	0	0	0	0
<b>Rural Exception Sites for Affordable Housing</b>	72	5	5	5	5	5	5	5	5	5	5	5	5	5	7	0	0	0	0	0	0
<b>TOTAL</b>	<b>3716</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>173</b>	<b>186</b>	<b>215</b>	<b>225</b>	<b>204</b>	<b>190</b>	<b>203</b>	<b>238</b>	<b>158</b>	<b>105</b>	<b>98</b>	<b>157</b>	<b>157</b>	<b>237</b>	<b>284</b>	<b>237</b>	<b>199</b>

Source MBC

### **Housing – H1 Planned housing target and annual provision**

The housing trajectory reveals the total amount of housing to be delivered over the plan period in conjunction with the identified requirement which is set out in the East Midlands Regional Plan, the coalition has announced their intention to abolish Regional Plans and in the future local authorities will be able to determine their own housing target, based on objectively assessed needs. Melton Borough Council took the decision to complete the Core Strategy using the housing figures set out in the East Midlands Regional Plan. The figure of 170 dwellings per annum (3400 dwellings over the plan period) has been supported through an evidence base which has been considered through an Examination in Public.

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

The housing trajectory reveals the amount of housing to be delivered annually over the plan period. 1271 dwellings have been built in the Borough since the start of the plan period in 2006.

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

157 net additional dwellings were delivered during 2011/2012.

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

This aspect of the trajectory illustrates the level of net additional housing expected to come forward up to the end of the plan period. The projection reveals that a further 3716 dwellings will come forward over the life of the plan period.

### **Housing – H2 (d) Likely levels of future housing expected to come forward taking in account the previous year's performance**

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

**Housing – H3 Number of gross new dwellings built upon PDL**

Table 10: The number of new dwellings developed on Previously Developed Land

	06/07	07/08	08/09	09/10	10/11	11/12	Total
<b>Total number of completions</b>	199	237	284	237	157	157	1271
<b>Completions on previously developed land (PDL)</b>	178	147	152	97	107	79	760
<b>Completions on PDL as a % of all completions</b>	89.4%	62%	53.5%	40.9%	68.2%	50.3%	60%

Source: MBC

The National Planning Policy Framework encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The Melton Core Strategy (Publication) DPD sets a locally derived target of 50% of new development to take place on brownfield land over the period 2006-2026. Previously, the national and regional target was at least 60% of new housing to be provided on brownfield land. Table 10 shows that for the period 2011/12, 79 dwellings (50.3%) were built on previously developed land.

**Housing – H4 Number of Gypsy and Traveller Pitches Delivered**

Table 11: The Number of Gypsy and Traveller Pitches Delivered over the last 5 years

	07/08	08/09	09/10	10/11	11/12
<b>Number of Gypsy and Traveller Pitches Delivered/provided</b>	0	0	0	0	0

Source: Leicestershire County Council

The Leicester, Leicestershire & Rutland Gypsy and Traveller Needs Accommodation Assessment 2006-2016 and additional advice from the Multi Agency Traveller Unit provides a requirement of 2 small residential sites (between 5 and 10 pitches each) and one transit site (10 caravans). The East Midlands Regional Plan contains requirements for local authorities to provide for gypsies and travellers and the Core Strategy includes Policy CS6 which is being proposed for a focussed change in order to reflect the above requirement and new National Guidance, including the provision of a 5 year supply based on an updated assessment currently being undertaken. Core Indicator H4, along with Local Output Indicator L2, will assess the extent to which policies in the MLDF succeed in meeting the needs of gypsy and traveller accommodation in the Borough.

Two planning applications were approved for gypsy and traveller sites between 2010/11.

### **Housing - H5 Gross Affordable Housing Completions**

This year 29 dwellings were added to the affordable housing stock which is reduction from the 46 delivered in 2010/11 and a substantial reduction from the 114 provided in 2008/2009. This reflects the decline in house building and the restricted financial capacity of housing associations arising from the economic recession.

Outcomes		Actions
The number of affordable houses being brought online is significantly below the annual need of 130 identified through the most recent SHMA update.	→	Policies need to be implemented through the LDF process in order to better meet affordable housing needs.
There have been no Gypsy and Traveller pitches delivered in 11/12.	→	Sites need to be allocated through the LDF process and implemented in order to better meet Gypsy and Traveller accommodation.

## **Environmental Quality**

### **Flooding**

Core Indicator E1 monitors planning permissions which have been granted contrary to the advice of the Environment Agency.

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

Table 12: The Number of Planning Permissions granted contrary to Environment Agency advice

<b>Flood Protection and Water Quality</b>	<b>Apr 11 – Mar 12</b>
<b>Number of Planning Permissions granted contrary to Environment Agency on Flooding and Water Quality Grounds</b>	<b>0</b>

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.

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

### **Biodiversity**

The importance that the Government attaches to conserving and enhancing biological diversity is set out in the National Planning Policy Framework which sets to minimise the impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

There is currently no up to date information for 2011/2012 but this will be made available as soon as this information is available.

Core Indicator E2, along with local biodiversity indicator B1, looks at changes in areas and populations of biodiversity importance. Leicestershire County Council is responsible for monitoring biodiversity for Leicestershire and this is the second year that this data has been provided for the AMR. The indicator used is the proportion of Local Wildlife Sites (LWS) where 'positive conservation management has been or is being implemented'. It is expressed as a simple percentage.

Outcomes	Actions
Biodiversity data has been made available from Leicestershire County Council for the second year and is likely to continue. An improvement from 09/10 has been recorded but is likely to be due to improved data collection.	Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.

## Renewable Energy

The Government is committed to reducing greenhouse emissions by 34% by 2020. This can be achieved by delivering a proportion of energy through renewable sources. Further advice on how the planning system can contribute towards this is set out in the National Planning Policy Framework, which states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

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

### E3 Renewable energy generation capacity installed by capacity and type (KW)

Table 13: Renewable Energy Generation installed by Capacity and Type

Type	2007/08		2008/09		2009/10		2010/11		2011/12	
	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed	Extant Permissions Not installed	Installed	Extant Permissions Not installed	Installed
Biomass	0	0	0	0	0	0	Heat*	0	0	0
Wind	7	1	10.5	11	23.5	49	66	8.5	14034	113
Hydro	0	0	0	0	0	0	0	0	0	0
Solar	1	1.5	1	0	0	0	0	0	50	2600
<b>Total</b>	<b>8</b>	<b>2.5</b>	<b>11.5</b>	<b>11</b>	<b>23.5</b>	<b>49</b>	<b>66</b>	<b>8.5</b>	<b>14084</b>	<b>105</b>

\*System to provide heat, power not quantified  
Changes to permitted development rights have affected these results  
Source: MBC

There have been no planning applications received for the generation of electricity from hydro and only one planning permission for biomass source

Outcomes	Actions
There is a general trend revealing a preference from renewable energy applicants for onshore wind development in the Borough.	Ensure that the LDF considers how planning policy can encourage renewable energy capacity within environmental constraints.
105 (Kw's) of energy has been installed in the Borough in 2011/12. 14084(Kw's) of extant planning permissions exist.	

has been granted to date. In most instances small scale solar energy sources no longer require planning consent, so there are no records in relation to these. Permission has been granted for one large wind farm consisting of seven wind turbines and pre-commencement conditions have now been discharged. No permissions for large scale solar farms have been granted though some pre-application discussions have taken place.

Development generating 113 Kilowatts of energy from onshore wind was installed during 2011/12. There remain extant planning permissions for renewable energy development from onshore wind capable of producing 14034 Kilowatts.

## **Local Indicators**

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

The current MAMR contains only a small set of local indicators. Further local indicators will be used to monitor and implement the Local Development Framework, which will allow the specific monitoring of the spatial vision and objectives for future annual monitoring reports.

## **Housing**

### **H1 - Completions in the Borough by settlement category (net)**

Table 14: Completions by settlement category

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total	Total %
<b>Melton Mowbray</b>	147	163	187	163	104	59	823	64.7%
	73.9%	68.8%	65.8%	68.8%	66.2%	37.5%		
<b>Rural Centres</b>	25	23	38	32	19	62	199	15.6%
	12.6%	9.7%	13.4%	13.5%	12.1%	39 %		
<b>Sustainable Villages</b>	17	40	35	25	23	29	169	13.2%
	8.5%	16.9%	12.3%	10.5%	14.7%	18.4%		
<b>Other Villages*</b>	10	11	24	17	11	7	80	6.2%
	5 %	4.6%	8.5%	7.2%	7 %	4%		
<b>Total</b>	199	237	284	237	157	157	1271	100%

\*Including dwellings in open countryside  
Source: MBC

The NPPF states that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Local Indicator H1 reports the completions of dwellings in the Borough by Settlement Category. This provides an opportunity to monitor the sustainability of local policies in the Borough in their local context. Local Output Indicator TR1 also relates to this planning objective.

During the period 2006 to 2012 64.7% of new houses developed in the Borough were built in Melton Mowbray. In 2012, 37.5% were built in Melton Mowbray which is below the average for the plan period so far. This is due to the lack of large development sites currently under construction in Melton Mowbray. The Melton Core Strategy (Publication) DPD states that 80% of development should take place within Melton Mowbray, the Core Strategy also categorises villages in the Borough depending on their sustainability.

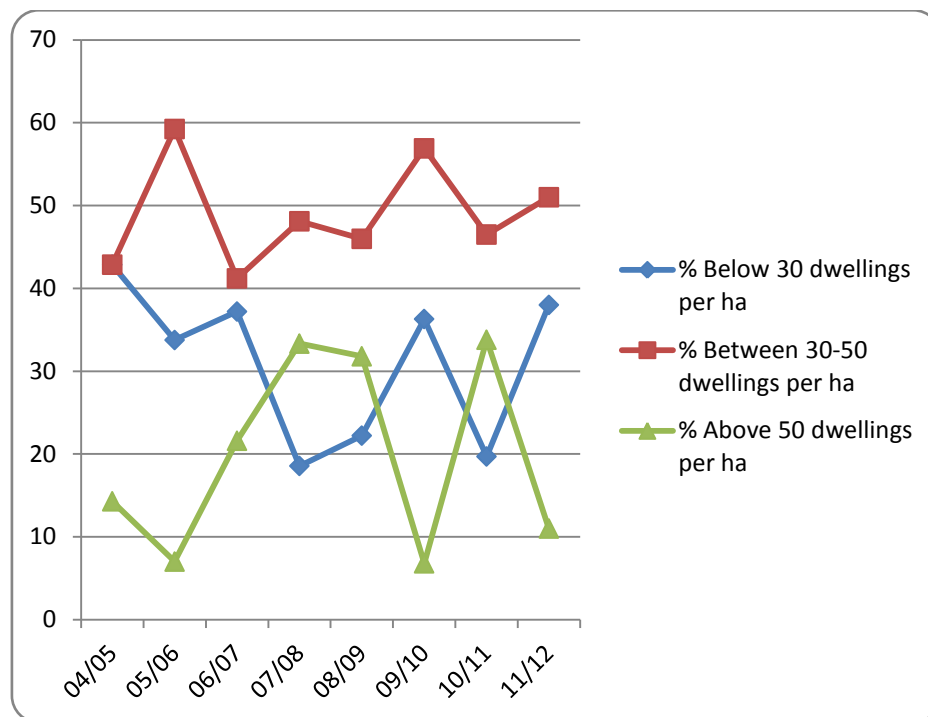
Rural Centres are those which have a good range of local community facilities and regular public transport. Each has a primary school, post office (albeit an 'outreach' facility in Long Clawson), general store, general medical practice (with pharmacy), community and leisure facilities, as well as employment opportunities. These characteristics provide each of the four communities with good access to jobs, key services and infrastructure. In 2011/2012, 39% of dwellings were built in these locations compared to an average of 15.6% during 2006 to 2012. This being due to a large site, granted through appeal, at Loughborough Road, Asfordby.

Sustainable villages have a more limited but still reasonable access to key services and facilities and on this basis would only be suitable for infill development. In 2012, 18.4% of dwellings were built in these locations compared to an average of 13.2% during 2006 to 2012.

Other villages have a poor range of facilities and would not be considered suitable for further development. In 2012, 4.0% of dwellings were built in these locations compared to an average of 6.2% during 2006 to 2012.

The monitoring of new dwelling completions according to the types of settlement will help to assess the proportion of development occurring in the most sustainable locations. During 2011/12 there was a decline in the number of dwellings located in Melton Mowbray with a corresponding slight increase in the proportion of new dwellings situated in sustainable and other villages. This is linked to a lack of large sites under construction in Melton Mowbray and one large development at Asfordby.

## H2 - Density of Residential completions in the Borough



Source: MBC

The National Planning Policy Framework states that local authorities should set out their own approach to housing density to reflect local circumstances. The adopted Local Plan states that the authority will encourage higher density developments where appropriate at 30-40 dwellings per hectare.

The graph above shows that 51% of residential completions were between 30 and 50 dwellings per hectare; 38% of housing development in the Borough in 2011/12 have been at a density of below 30 dwellings per hectare. This represents an increase from 19.7% in 2010/2011. There has been a decrease to 11% from 34% in 2010-2011 in sites developed at over 50 units per hectare; this reflects the decrease in the development of apartments.

## H3 - Number of unauthorised Gypsy and Traveller caravans recorded in the Borough

Table 15: Unauthorised Gypsy and Traveller Caravans

Housing L3	07/08	08/09	09/10	10/11	11/12
No. of unauthorised Gypsy and Traveller caravans recorded in the Borough	43	40	23	16	14

Source: Leicestershire County Council

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

The indicator reveals that there have been fourteen incursions of unauthorised caravans in the Borough during 2011/12. This shows a decrease in unauthorised incursions in the Borough from the 2010/11 figure of 16 and a sharp decline from 2008/09. However, the figures still suggest a need for gypsy and traveller accommodation in the District.

### **Town Centre**

The Government's key objective for town centres, detailed in the National Planning Policy Framework, is for policies to be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Local authorities should:-

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
- Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive

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

The following local indicators have been collected annually and are used to assess the performance of the town centre.

### **Town centre businesses turnover**

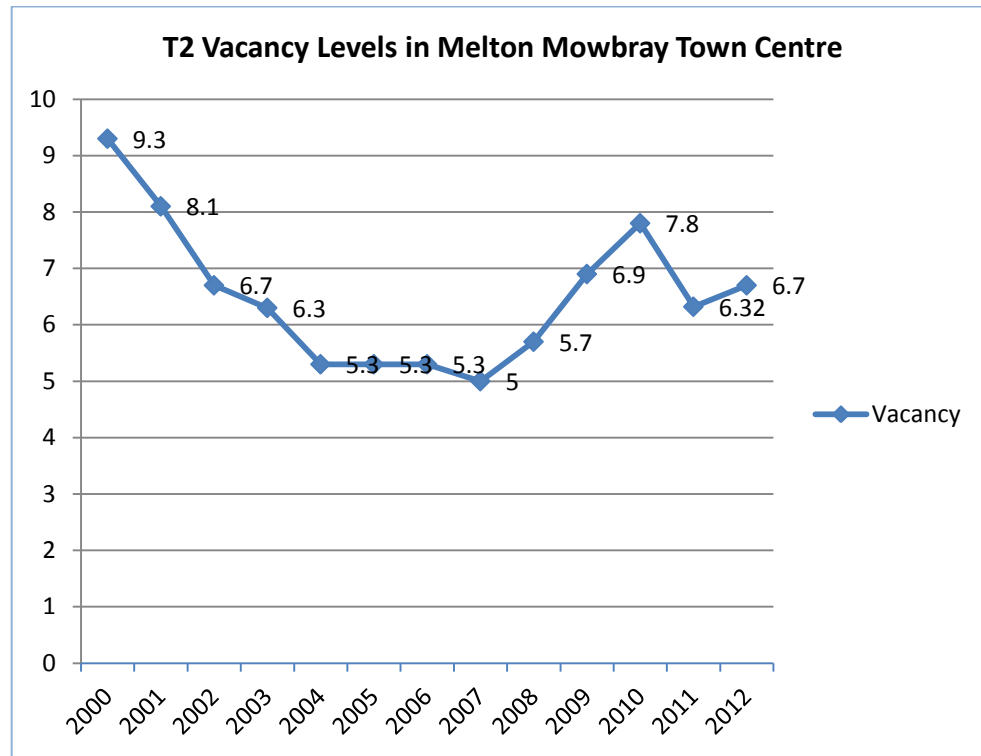
In 2012 a survey of town centre businesses was undertaken with surveys being sent out to all town centre businesses. The results of this survey show that 12% of businesses have seen an increase in profit and 20% of business have reported an increase in turnover since 2011.

### **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 decreased from 6.32% in 2011 to 6.7% in 2012. This is well below the national average of 14.6%.

## TC2 Commercial vacancy levels in Melton Mowbray Town Centre



Source: MBC

## Pedestrian flows in Melton Mowbray Town Centre

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

### TC3 Pedestrian flows in Melton Mowbray Town Centre 2006-2012

Table 16: Pedestrian Flows in Melton Mowbray Town Centre

Location	Tuesday (persons / minute)								Thursday (persons / minute)							
	6	7	8	9	10	11	12	Average 2006/2012	6	7	8	9	10	11	12	Average 2006/2012
High Street	21	15	33	30	19	22	32.2	28.7	12	8	14	20	15	21	17.9	17.9
King Street	7	10	6	8	15	10	9.8	5.4	3	5	4	5	9	13	14.1	8.85
Burton Street	3	5	3	7	6	5	7.5	6.08	4	3	4	4	5	5	5.6	5.1
Sherrard St	26	37	29	30	40	33	31.3	37.71	21	15	14	20	17	24	26.4	22.9
Market Place	58	77	57	42	50	67	70.8	70.3	29	31	27	31	31	15	16.4	24.2
Nottingham St	52	53	18	58	49	45	70.9	57.65	20	18	7	32	14	21	24.2	22.7
Bell Centre	13	9	6	17	12	17	16.9	15.5	8	4	2	10	6	14	14.1	9.6
Total	180	206	152	192	191	199	239.4	221.34	97	84	72	122	97	113	118.7	111.25

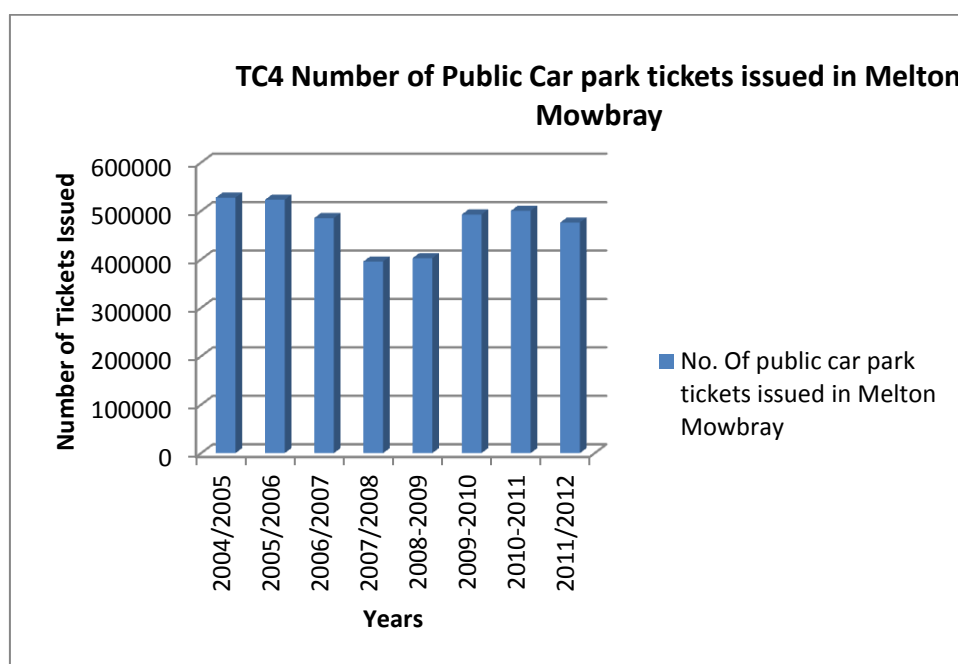
Source: MBC

Pedestrian flows are monitored each year during the first quarter of the year on a Tuesday (market day) and a Thursday and have remained relatively stable over the period 2006 to 2012. The total number of pedestrians recorded in 2012 is above average for both Tuesdays and Thursdays with most streets showing an increase of varying degrees. The notable exception is Market Place and Nottingham Street which shows a significant drop on Thursday.

### Use of public car parks

The indicator TC4 gives an indication of the number of visitors to Melton Mowbray town centre by car. Although this does not reflect national guidance on reducing the dependence on the car, it is possible to use the indicator in conjunction with TC3 (pedestrian flows) to give some idea of the number of visitors to the centre. Through a combination of these indicators it should be possible to assess visitor numbers despite any potential move away from car dependence. The relationship between public transport nodes and pedestrian routes to the town centre could potentially identify the number of visitors switching to public transport.

### TC4 Parking tickets issued in Melton Mowbray



Source: MBC

*2009-10 and 2010/11 include Burton St Car Park, which up until April 1<sup>st</sup> 2009 was a free car park*

The table above shows that the number of public car park tickets issued has decreased from 2010/2011 to 2011/2012. However, it should be noted that the 2009/10 and the 2010/11 figures include those for the Burton Street car park which was a free car park until 1<sup>st</sup> April 2009 and is likely to account for this increase.

## Access to services by public transport

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

### TR1 - Access to services by public transport

Table 17 Access to services by Public Transport

Location of new dwellings	06/07	07/08	08/09	09/10	10/11	11/12
<b>Within half an hour public transport time of all six services</b>	172 (86.00%)	189 (79.74%)	245 (83.05%)	225 (94.9%)	147 (94%)	148 (94.2%)
<b>More than half an hour public transport time of all six services</b>	27 (14.00%)	48 (20.26%)	50 (16.95%)	12 (5.1%)	10 (6%)	9 (5.7%)

Source – Completions on MBC residential land database compared to door to door planner on [www.transportdirect.info](http://www.transportdirect.info).

The table above shows that 94% of properties completed during 2011/12 were built in a location within 30 minutes public transport travel time of the key services identified by Local Transport Indicator TR1 (i.e. GP surgery, hospital, primary school, secondary school, employment and retail centres). The high percentages of houses located within a half hour public transport time since 2006 reflect the proportion of dwellings that have been built in Asfordby.

The table below provides a breakdown of the Local Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility indicator.

Table 18: Accessibility of Services by Public Transport

	GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Number of dwellings within half hour public transport time	156	140	156	154	155	156
Number of dwellings not within half hour public transport time	1	17	1	3	2	1
% of dwellings within half an hour public transport time	99.3%	89%	99.3%	98%	98.7%	99.3%

Source – Completions on MBC residential land database compared to door to door planner on [www.transportdirect.info](http://www.transportdirect.info)

## Appendix 1

Table 19: Employment Land Availability on Allocated Employment Sites

Site	Employment Land Available (ha)	Consented/ Proposed Development Sqm
John O' Gaunt Industrial Estate	0.4	200
Holwell Works	15	36,152
Total	15.4	36152

Source: MBC

Table 20: Use Class Order

Use Class	Description
A1	Shops
A2	Financial & Professional Services
A3	Restaurants & Cafes
A4	Drinking Establishments
A5	Hot Food Takeaway
B1a	offices other than in A2
B1b	General Industry
B1c	Research and Development of Products
B8	Storage and Distribution
C1	Hotels
C2	Residential Institutions
C2a	Secure residential institution
C3	Dwelling House
D1	Non Residential Institutions
D2	Assembly and Leisure
Sui Generis	A use on its own in for which any change of use will require planning permission Includes petrol filling stations, theatres, night clubs, retail warehouse etc

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Table 21: Extant Employment Use Permissions

Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
Ab Kettleby	White Lodge Farm	New office for landscaping, agricultural contracting business	10/00149/FUL	B1a	57.2
Ab Kettleby	Stonepits Farm Six Hills Road Wartnaby Ab Kettleby LE14 3JQ	Construction of additional storage area and new agricultural style building for storage of timber	12/00052/FUL	B8	558
Asfordby	74 Main Street	Proposed erection of a log cabin on the land rear of 74 Main Street for use as a therapy treatment room.	10/00432/FUL	D2	260
Asfordby	Quorn Lodge Hotel 46 Asfordby Road Melton Mowbray LE13 0HR	Rear extension to form gym facility for use by hotel guests.	12/00039/FUL	D2	26.7
Asfordby	The Garden Gallery Station Lane	Extension to existing garden centre shop.	08/00447/FUL	A1	73.7
Asfordby Hill	Ray Elsome & Co Limited, Welby Road	Change of Use for storage and distribution within class B8 along with ancillary offices (as existing).	10/00154/CO U	B2 to B8	1575.6
Asfordby Hill	St Gobain PAM, Welby Lane	Erection of a new Industrial Unit and Open Storage Facility	10/00912/FUL	B2/B8	86413
Asfordby Hill	Holwell Works, Welby Lane	Outline development of 35,080 square metres of B1(c) B2 and B8 industrial, warehouse units with parking and serving area. Construction of access road with cycleway and footpath, ancillary works and landscaping	09/00356/OUT	B1(c), B2, B8	552
Belvoir	The Courthouse	COU the building for office	08/00958/FUL	B1a	77000
Belvoir	Engine Yard	COU to outbuildings to create rural workspace	07/00094/CO U and 10/00272/EXT	Estate buildings to B1c	13000
Bottesford	The Olde Rutland Cafe, 5 High Street	Change of use of existing café to use as a café and hot food take away	10/00278/FUL	A3 to A5	37.5
Bottesford	41 Queen Street	Return of use to residential.	10/00734/CO U	A1 to C3	-66000
Brooksby	Brooksby College, Hives	Erection of a new animal care unit, with associated car	10/00780/FUL	D1	704

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Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
	Farm, Melton Road	parking			
Bottesford	Perfectos Ink Ltd 4 to 5 Normanton Lane	Extension to existing factory	08/00041/FUL	B8	511
Bottesford	Marcus Replicas, Rectory Lane	3 new industrial units/workshops	09/00229/FUL	B2	310
Bottesford	The Thatch Restaurant 26 High Street Bottesford NG13 0AA	Alteration and extension to form function room, and minor internal alterations and insertion of windows.	11/00703/FUL	A3	47.5
Bottesford	The Thatch Restaurant 26 High Street Bottesford NG13 0AA	Erection of an orangery.(extension to the rear of the property)	12/00064/FUL	A3	24
Buckminster	36 Main Street	Change of use from retail unit to living accommodation	08/00801/CO U	A1 to C3	-100
Frisby On The Wreake	Mill Deeping 27 Mill Lane	Conversion of garages and loft to use as a holiday lodge	08/00943/FUL (DK)	C1	-52
Harby	Barlows Lodge, Colston Lane	Change of use of part of farm to B8 storage involving placing upto 10 storage units on land.	09/00267/FUL (JW)	B8	138
Harby	The Alpine Lodge Co, Colston Lane, Harby, LE14 4BE	Erection of replacement office/workshop unit	11/00145/FUL	B2	77.8
Knipton	Knipton Lodge Cottage, Pasture Lane	Change of use of upper floors to provide accommodation, included associated internal alterations.	10/00885/CO U	C3 to C1	113.4
Long Clawson	Weldhall Ltd, Melton Road, Long Clawson	New industrial buildings (Use Class order B)	11/00968/RE M 11/00970/EXT	B1c	430
Long Clawson	52B Church Lane	Change of use of agricultural building to B1	08/00531/CO U	Agriculture to B1c	612
Long Clawson	Brinvale Farm Broughton Lane Long Clawson Melton Mowbray LE14 4NB	Erection of a new agricultural building and extension of existing agricultural building to form a shop and office.	11/00807	A1 B1(c) B8 B1(a)	1834.9
Melton Mowbray	Windsor House, Windsor Street	24 residential apartments and A1/2/3/4 commercial	05/00496/FUL	A/1/2/3/4	450

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Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
Melton Mowbray	Old Guadeloupe Leicester Road Melton Mowbray	Conversion of existing house and outbuilding to private offices	10/00340/FUL	B1a	450
Melton Mowbray	67 Dalby Road	1st Floor extension to form an additional room to the Adult Learning Centre and offices	10/00371/FUL	B1(a)	14
Melton Mowbray	Land off Nottingham Road	Redevelopment of the site for a new food store (class A1 of the town and country (use classes order 2005) with associated car parking, access highway works, landscaping and servicing.	10/00178/FUL	A1	1888
Melton Mowbray	Children's Day Nursery Asfordby Road Sports Ground Asfordby Road Melton Mowbray	Modular building and change of use of land to nursery	11/00890/FUL	D1	167
Melton Mowbray	17-19 Leicester St	COU from A3 and resi to A2 and resi	07/00040/FUL	A2	275.86
Melton Mowbray	Land West of Bowling Green, Leicester Road Melton Mowbray LE13 0DB	Development to provide buildings for B1 use within a business park setting (outline) Renewal of 06/01012/OUT	10/00190/EXT	B1 (2.21 ha)	22100
Melton Mowbray	Railway Station, Burton St	COU store room to café	07/00122/CO U	Railway station to A3	20
Melton Mowbray	The Hub, Dalby Road	Mechanical workshop/garage	08/00936/FUL	D1	65
Melton Mowbray	Land off Jubilee St	Retail development including car parking and associated works.	08/00240/FUL / 11/00215/EXT	A1	749
Melton Mowbray	5 - 7 Sherrard Street	Change of use from bank to shop, division of property to form 2 retail units and installation of new shop fronts	09/00747/FUL	A1	397
Melton Mowbray	Land Adj 7 King Street	Erection of 3 shop units	09/00613/FUL	A1	356.5
Melton Mowbray	Land to rear of 55 Burton Street	New Class A1 discount food store with associated car parking and servicing arrangements.	10/00214/FUL	A1	-232.4
Melton Mowbray	Rural Industrial Estate Station Industrial Estate	Construction of 3 workshop units	11/00380	B1(c)	200

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Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
	John O Gaunt Melton Mowbray LE14 2RE				
Melton Mowbray	Land Off Jubilee Street Melton Mowbray	New erection of Veterinary Surgery (Planning Category D1) and 3 retail units (Planning Category A1) with associated parking, landscaping and totem signage.	12/00044/FUL	D1 A1	1686
Melton Mowbray	Melton Building Supplies 52 Thorpe Road Melton Mowbray LE13 1SQ	Extension to existing building for storage of building materials.	11/00173	B8	605
Melton Mowbray	C&C Plants Eastwell Road Scalford Melton Mowbray LE14 4ST	Resubmission of 10/00837/FUL for the erection of 1 wooden tea room and 1 toilet shed	11/00368/FUL	A3	307000
Melton Mowbray	Hilltop Farm Nottingham Road Melton Mowbray LE13 0NX	Industrial building to accommodate tyre recycling process.	11/00625CM		464.48
Melton Mowbray	Village Hall 2 Main Street Eastwell Melton Mowbray LE14 4EH	Demolition and Replacement of village Hall	11/00137/OUT	D2	324
Melton Mowbray	Assistant Wardens House Hoby Road Brooksby LE14 2LE	New single storey student lounge accommodation.	11/00313/FUL	D1	40
Melton Mowbray	Masterfoods 2 - 8 Hudson Road Melton Mowbray LE13 1BS	Change of Use from Class B1 to Class B2.	11/00404/CO U	B2	10000
Melton Mowbray	Claremont Home 37 Scalford Road Melton Mowbray LE13 1JY	Change of use from C2 (care home) to C3 - residential	11/00505/CO U	C3	829
Melton Mowbray	Airfield Farm Dalby Road Melton Mowbray	Change of use to storage and businesses.	11/00916/CO U	B1 (c) B8	3168

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Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
	LE13 0BL				
Nether Broughton	Greenacres, Lodge Farm	Change of use of domestic garage to ice-cream making room to include new doors and windows	10/00318/CO U	C3 to B1c	14000
Old Dalby	Six Hills Leisure Centre, Paddy's Lane	new building to accommodate 4 indoor tennis courts and change of use of agricultural land to use for 4 outdoor courts and associated parking and landscaping	07/00832/OUT 10/00625/EXT	D2	7000
Melton Mowbray	66 Dalby Road Melton Mowbray LE13 0BH	Demolition of existing dormer bungalow respite centre with flat roof rear extensions. Construction of new two storey reduced eaves height respite care centre with 1st floor staff and administrative suite with parking provision	11/00551/FUL	C2	1369
Old Dalby	Agricultural Livestock Building Between Tunnel Farm And Saxelby View Farm Six Hills Lane O Tunnel Farm Six Hills Lane Old Dalby	Change of use from agricultural B8 with some B2	11/00957/CO U	B8/B2	5900
Old Dalby	Land Adjacent To Belvoir Brewery Station Road Old Dalby LE14 3NQ	New commercial building to accommodate B1 and B8 uses, and associated parking, delivery and turning arrangements, and associated landscaping.	11/00665	B1(c) B8	577.5
Old Dalby	Vehicle Area Opposite Crown Business Park , Crown Business Park Car Park Station Road Old Dalby Melton Mowbray LE14 3NJ	Outline application for operations centre for AE Faulks Ltd.	12/00218/OUT	B1 (a) B2	5500
Pickwell	Baytree Farm Stygate Lane	Conversion and extension of existing farm building to form abattoir and associated facilities.	10/00055/FUL	B2	298
Saxelby	Websters Dairy, 5 Main Street	New two storey extension to dairy involving demolition and rebuild	10/00765/FUL	B1(c)	893
Waltham On the Wolds	Waltham Hall Home	New Extension to the existing Hall comprising: 13 Self Contained Flats, 16 additional bedrooms, private Creche facility for staff's children, including driveway to new car park and cycle parking.	10/00193/FUL	C2	874.5

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Settlement	Address	Proposal	Planning Permission	Proposed Land Use	Site Area sqm
Wymondham	Berkeley Arms 59 Main Street Wymondham LE14 2AG	Proposed accommodation to the rear of Berkley Arms to be used in connection with the public house	11/00381/FUL	C1	168
Wartnaby	New Estate Office North Drive Wartnaby Leicestershire	Proposed demolition of redundant barn and erection of new estate office and meeting room, adjacent to main entrance of friars well estate.	11/00961/FUL	B1(a)	1400
Eaton	High Leys Farm Belvoir Road Eaton Grantham NG32 1SN	Conversion of farm building into dwelling for holiday letting.	12/00023/FUL	C2	-190
Source: MBC			Total		504,962.74

## Appendix 2

Table 22: Large Residential Sites

			Yield for year ending 31 <sup>st</sup> March							
Site	Original ref	Outstanding Yield at 1 <sup>st</sup> April 2013	2014	2015	2016	2017	2018	Available	Suitable	Achievable
Six Elms, Melton Mowbray	07/01214/OUT 10/00880/REM	19	0	0	19	0	0	Housing developer has expressed an intention to develop	Development has outline planning permission and reserved matters application has been made for the scheme	Developer has signalled intention to develop and strong local market suggests development within 5 years
36 - 42 Thorpe End, Melton Mowbray	08/00380/FUL	12	0	0	12	0	0	Developer has expressed an intention to develop	S106 agreement completed and planning permission granted	Site owner intends to develop. Development within 5 years achievable

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Dieppe Way, Scaford Rd, Melton Mowbray	08/00650/OUT	60	0	0	0	30	30	Agent progressing negotiations and keen to develop.	Resolution to permit	Housing association on board with consortium. Agent eager to progress the scheme
The George Hotel, High Street	12/00145/FUL	13	0	13	0	0	0	Housing developer has expressed intention to develop	Development has planning permission	Site owner intends to develop
Former Dairy, Langar Lane, Harby	09/00026/OUT	10	0	0	10	0	0	Site owner intends site to be developed as part of business consolidation	Outline permission granted and S106 completed	No market, cost or delivery constraints. Village location suggests development in 5 years.
War Memorial Hospital, Melton Mowbray	07/00733/FUL 10/00773/EXT	108	30	30	30	18	0	Housing developer has expressed an intention to develop	Resolution to grant planning permission for 108 dwellings. Developer maintaining an interest with extension of time	Developer considers site is deliverable within 5 years
St Mary's Hospital, Melton Mowbray	NONE	16	0	0	16	0	0	Site likely to be declared surplus to requirements early 2013	Site centrally located within town adjacent to residential area	Good location and lack of constraints suggests development within 5 years

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King Edwards VII School, Burton Road, Melton Mowbray	NONE	60	0	10	20	20	10	School closed and pre-application discussions underway application anticipated early 2013	Site located within town adjacent to residential area	Good location and lack of constraints suggests development within 5 years
Silver Dale, Scalford Road, Melton Mowbray	08/00249/OUT	20	0	0	0	10	10	Demolition and rebuild of home with new build units planned	Site located within town adjacent to residential area	Good location and intent to develop by LCC
Belvoir Road, Bottesford	NONE	56	10	20	26	0	0	Land owner has appointed planning consultants Outline planning application is currently pending consideration	Within village envelope with affordable housing exception site	Owner intent to develop and affordable housing a Council priority
	<b>Total</b>	<b>374</b>	<b>40</b>	<b>73</b>	<b>133</b>	<b>78</b>	<b>50</b>			

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Table 23: Extant Residential Permissions on Small Sites

Settlement	Site Address	No. Dwellings	Original PP	Other PPs	No Dwellings to be completed
Ab Kettleby	14, Wartnaby Road	2	07/01341/FUL	10/00306/VAC	1
Ab Kettleby	Home Farm, Wartnaby Road	7	07/00266/OUT	10/00066/EXT	4
Asfordby	7, Regency Road	1	07/01261/OUT	10/00283/FUL	1
Asfordby	13, Pump Lane	1	04/00358/FUL	10/00435/FUL	0
Asfordby	White Farm, 144 Main Street	1	07/00499/FUL	10/00177/EXT	1
Asfordby	Asfordby Methodist Church	2	10/00801/FUL		2
Asfordby Hill	Grange Garden Centre, Melton Rd	1	06/00302/FUL		1
Asfordby Hill	24, Glebe Road	1	07/01028/FUL	07/1318/FUL 11/00208/FUL	1
Asfordby Hill	39 Melton Road	1	11/00082/FUL		1
Barkestone	Manor Farm, Jericho Lane	3	06/01202/FUL	08/00051/FUL 09/00788/NON MAT	1
Barkestone	16, Middle Street	1	07/00751/FUL	10/00270/EXT	1
Barkestone	Sunny Vale, 10 Chapel Street	2	07/01327/FUL	09/00802/FUL	2
Belvoir	Engine Yard	1	07/00094/COU	10/00272/EXT	1
Bottesford	5, Nottingham Rd	4 - 2 built	06/01094/OUT	08/00634/REM 10/00778/FUL	2
Bottesford	72, Grantham Rd	3	06/00026/FUL	11/00288/FUL 12/00095/VAC 12/00096/VAC 12/00097/VAC	1
Bottesford	New no.78 adj 80 Grantham Rd	1	10/00271/OUT		1
Bottesford	Land Rear of 28 Queen Street	4	08/00567/OUT		4

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Bottesford	Pharmacy 4 Albert Street	1	08/00592/FUL		1
Bottesford	The Old Barn, High Street	1	06/00151/FUL	09/00777/EXT	1
Bottesford	Land Adjacent 9 Nottingham Road	1	12/00158/OUT		1
Branston	11, Main Street	2	07/00493/FUL	10/00268/EXT	2
Branston	27, Main St	1	06/00874/FUL		1
Buckminster	Blossoms 36 Main Street	1	08/00801/COU		1
Buckminster	The Bull Pen, The Old Stables, Hall Road	1	09/00419/COU		1
Coston	Grange Lane	1	04/00030/FUL	11/00077/EXT	1
Croxton Kerrial	26, Church Lane	1	07/00242/FUL	09/00647/FUL	1
Croxton Kerrial	Land between 14 and 20, Church Lane	1	05/00767/FUL		1
Croxton Kerrial	Town End House 12 Chapel Lane	3	06/01247/FUL	07/01326/FUL 08/00496/FUL 09/00649/FUL	2
Easthorpe	Easthorpe Manor, Manor Road	1	11/00640/FUL		1
Easthorpe	Easthorpe Lodge, Manor Road	2	11/00664/FUL		1
Eaton	3 Waltham Lane	1	10/00870/FUL		1
Edmondthorpe	Edmondthorpe Hall, Main Street	1	00/00499/FUL	05/00046/FUL	1
Frisby	The Yews 21 Main Street	1	08/00247/FUL		1
Frisby	Main Street	1	09/00807/FUL		1
Goadby Marwood	Manor Farm, Towns Lane	3	08/00019/FUL	08/00454/FUL 10/00383/FUL 12/00078/FUL	1
Goadby Marwood	1 Main St	1	06/00727/FUL	08/00935/FUL	1
Great Dalby	Glebe Farm 21 Nether End	4	08/00655/FUL	08/01003/FUL	4
Great Dalby	Brookfield Cottage, 12 Nether End	1	08/00036/FUL	10/00893/EXT	1

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Grimston	Nook Farm, 4, Shoby Lane	1	07/00107/FUL	09/00831/DIS	1
Grimston	Grimston Lodge Stud, 75 Main Street	5	07/01249/OUT	09/00928/FUL	5
Harby	26 Boyers Orchard	1	09/00917/FUL		1
Harby	Canal Farm, Langar Lane	1	10/00537/OUT	11/00206/REM	1
Harby	White Hart, 37 Main Street	5	10/00352.FUL		5
Harby	The Post Office, 10 Burden Lane	3	11/00614/FUL		1
Hoby	40, Main Street, Hoby	1	07/00481/FUL	09/00243/FUL 12/00173/EXT 09/00904/FUL	1
Hoby	Studleigh, 2 Church Lane	1	04/00976/FUL	09/00776/EXT	1
Hose	Black Horse, 21, Bolton Lane	1	11/00577/FUL		1
Hose	Black Horse, 21, Bolton Lane	1	08/00474/FUL	05/01129/FUL 12/00201/EXT	1
Hose	Church Hall, 3, Church Close	1	07/00739/FUL		1
Hose	Rutland House, 4 Dairy Lane	1	06/00996/FUL	09/00732/FUL	1
Hose	Land Adj to 27 Dairy Lane	1	11/00984/FUL		1
Kirby Bellars	The Nursery, Main Street	1	07/01372/FUL	11/00015/EXT	1
Kirby Bellars	Yew Tree Farm, 36 Main Street	1	09/00601/FUL		1
Kirby Bellars	Poplars Farm, Great Dalby Road	1	10/00474/FUL		1
Kirby Bellars	Sanham House Farm, Great Dalby Road	2	11/00855/FUL		1
Kirby Bellars	Field 1758, Thorpe Satchville Road	1	12/00090/FUL		1
Knipton	Knippton Lodge Cottage, Pasture Lane	1	10/00885/FUL		1
Little Dalby	Gartree Hill Farm, Gartree Hill Road	1	07/00726/FUL	10/00320/FUL	1

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Long Clawson	Elms Farm, East End (Plot 1)	1	07/00132/FUL	10/00096/EXT	1
Long Clawson	The Shires 26 Church Lane	4	08/00703/OUT	11/00752/REM	4
Long Clawson	64 Church Lane	1	09/00349/FUL		1
Long Clawson	Pine Trees, 8 East End	1	11/00274/FUL		1
Long Clawson	The Bungalow, 2 Back Lane	1	11/00486/FUL		1
Long Clawson	Culfers Hey, 2 Melton Road	2	11/00632/FUL		1
Melton Mowbray	Riverside Riding Stables Riverside Rd	6	02/00566/FUL	08/00388/FUL 11/00715/FUL	1
Melton Mowbray	43, Blyth Avenue	3	07/00972/REM	10/00508/EXT	3
Melton Mowbray	50, Limes Avenue / 114 Kings Road	2	06/01184/COU	09/00855/FUL	2
Melton Mowbray	241, Nottingham Road	1	07/01186/FUL	10/00198/EXT	1
Melton Mowbray	152, Burton Road	1	07/00903/OUT	10/00626/EXT	1
Melton Mowbray	43 Sherwood Drive	1	08/00290/OUT	10/00876/REM	1
Melton Mowbray	218 Burton Road	1	08/00758/FUL	11/00975/FUL	1
Melton Mowbray	46 Stirling Road	1	08/00775/OUT		1
Melton Mowbray	3 Welby Lane	8	09/00571/OUT		8
Melton Mowbray	Rose Caravan, 2 Park Avenue	1	10/00040/FUL		1
Melton Mowbray	JR and GH Farmers, Park Lane	1	10/00125/FUL		1
Melton Mowbray	Childs Cottages, Burton Road	1	10/00264/OUT		1
Melton Mowbray	177 Nottingham Road	1	10/00324/OUT	12/00045/REM	1
Melton Mowbray	Barn Rear of Dane Cottage, The Driveway	1	10/00385/FUL	11/00/148/FUL	1
Melton Mowbray	Mill House, Leicester Road	4	10/00709/FUL		4

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Melton Mowbray	7 Norfolk Drive	1	11/00178/OUT		1
Melton Mowbray	Land adjacent 2 Park Avenue	2	11/00432/FUL		1
Melton Mowbray	11 Gloucester Crescent	1	11/00458/OUT		1
Melton Mowbray	5 Cornwall Place	1	12/00182/OUT		1
Melton Mowbray	131 Thorpe Road	2	11/00651/COU		2
Muston	Red House, 3 The Green	1	06/00454/OUT	08/00694/FUL	1
Nether Broughton	23, Middle Lane	1	07/00263/OUT	10/00624/EXT	1
Nether Broughton	8, Church End	1	06/00347/FUL	07/00736/FUL 10/00586/EXT	1
Nether Broughton	3 - 11 Dairy Lane	4	10/00112/FUL	11/00038/FUL 11/00096/FUL 11/00553/VAC	2
Normanton	Elm Farm, 12 Main Street	6	07/00705/FUL	09/00100/FUL	5
Old Dalby	adj. Primary School, Longcliffe Hill	1	08/00012/OUT	10/00730/FUL	1
Old Dalby	1, The Green	3	07/00564/FUL	10/00349/EXT 10/00414/EXT	1
Old Dalby	Woodbine Cottage 7 Church Lane	1	08/00632/FUL		1
Redmile	1, Belvoir Road	3	07/00866/FUL	10/00273/EXT	3
Rotherby	The Nook 37 Main Street	1	08/00894/FUL		1
Rotherby	Land Adjacent 33 Main Street	1	05/00301/FUL	11/00799/FUL	1
Saltby	15 Back Street		11/00385/FUL		1
Scalford	High Garth 8 Church Street	1	08/00678/FUL		1
Sewstern	54 Main Street	1	07/00636/FUL	10/00034/EXT	1
Shoby	Field 9000, Loughborough Road	1	11/00908/FUL		1
Somerby	2, Town End	1	03/00990/REM	07/00161/FUL 11/00900/FUL	1
Somerby	Manor Farm, 2, Manor Lane	3	05/01025/OUT	06/00768/VAC 11/00247/FUL 09/00888/REM	3
Somerby	Builders Yard, The Field,	4	04/00760OUT	09/00507/OUT	4

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Somerby	8, Church Lane	1	07/00377/FUL	08/00238/FUL	1
Somerby	Storage Burrough Road	2	08/00481/FUL	11/00673/FUL	1
Somerby	Field OS 8347, Oakham Road	1	08/00911/FUL	09/00744/FUL 11/00846/DIS	1
Somerby	7 Town End	1	10/00493/FUL		1
Somerby	Field Number 4139, Oakham Road	7	11/00080/FUL		7
Sproxton	Delph, Coston Road	1	10/00439/FUL		1
Stathern	OS Field No 4700, Moor Lane	1	10/00015/OUT	11/00971/REM	1
Stathern	West End Farm, 8 Penn Lane	1	10/00119/FUL		1
Stathern	Brackenfield, 2 Harby Lane	1	10/00641/OUT		1
Stathern	Bottomwood Lodge, Moor Lane	1	11/00341/OUT	11/00776/REM	1
Thorpe Satchville	36, Main Street	2	07/00310/FUL		2
Thorpe Satchville	Stable Cottage, 11 Church Lane	1	05/00926/FUL	08/00769/FUL	1
Thorpe Satchville	White Lodge, Gated Road	1	11/00866/FUL		1
Twyford	2, Thorpe Satchville Road	1	07/00883/OUT	10/00658/EXT	1
Twyford	Six Gables 23 Main Street	1	08/00305/FUL	12/00212/VAC	1
Twyford	6 Main Street	1	11/00116/FUL		1
Waltham	9, High Street	1	08/00386/FUL		1
Waltham	9, High Street	1	09/00913/FUL	11/00083/FUL	1
Waltham	Field 3848, Melton Rd	3	06/00361/OUT	09/00592/REM	1
Waltham	Church Farm 10 Melton Road	5	08/00551/FUL	10/00731/FUL	2
Waltham	Cresswell Spring Farm 19 High St	1	08/00141/FUL	10/00697/FUL	1
Waltham	3 Melton Road	1	07/01228/FUL	10/00693/EXT	1

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Waltham	High Burnham, 46 Melton Road	1	11/00775/FUL		1
Waltham	Methodist Chapel, Melton Road	1	11/00788/COU		1
Waltham	2 Mere Road	1	11/00915/FUL		1
Wymondham	2 Main Street	1	09/00219/OUT	11/00945/REM	1
Wymondham	Navvies Cottage, Butt Lane	1	11/00058/FUL		1
Wymondham	Transforge Uk Ltd, 19 Edmondthorpe Road	4	11/00098/FUL		1
Wymondham	Strawberry Farm, 1 Melton Road	1	11/00954/FUL		1
Wymondham	Junction of Main Street/Chapel Street		12/00016/FUL		1
Wymondham	Builders Yard H Weston And Son, Church Lane	2	11/00769/FUL		1
Total					191

Source: MBC

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



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