



MELTON ANNUAL MONITORING REPORT 2008



December 2008

Executive Summary

The Melton Annual Monitoring Report 2008 (MAMR) is the Council's fourth annual monitoring report that has been prepared under Section 35 of the Planning and Compulsory Purchase Act 2004. The MAMR includes:

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

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF). During 2007/8 both the Affordable Housing SPD and Core Strategy (Preferred Options) were published for public consultation in October 2007 and January 2008 respectively meeting two key milestones identified in the MLDS.

A Framework of Indicators

The Melton Annual Monitoring Report 2008 provides information for several indicators:

Contextual indicators

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

Output indicators

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

Business Development and Town Centres Core Indicators

Indicator description		Information provided
Business D1	To show the amount and type of completed employment floorspace (gross and net).	The following gross and net change employment use development occurred in the borough during 07/08: <ul style="list-style-type: none"> • B1a gross 11048.2, net 10548.2; • B1b gross 55, net 55; • B1c gross 0, net -161; • B2 gross 1791.25, net 1791.25 and; • B8 gross 303.1, net 1679.9.
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	84.3% of employment development was on previously developed land during 2007/2008.
Business D3 (i)	To show the amount and type of employment land available in sites allocated for employment uses in DPD's.	33.99 ha of employment land is available in the borough for development.
Business D3 (ii)	To show the amount and type of employment land available in sites for which planning permission has been granted for employment uses, but not included in DPD's.	4.81 ha of land exists which has been granted planning permission for employment use but has not been completed.
Business D4 (i)	Amount of employment land available in town centre areas.	There has been 2060.4 sq m of gross development for town centre uses in Melton Mowbray, but only a 14.4 sq m net increase.
Business D4 (ii)	Amount of employment land available in the local authority area.	There has been 5440.6 sq m of gross development for town centre uses in the borough, but only a 2694.6 sq m net increase.
<p>Business Development and Town Centres Core Indicators Summary</p> <p>33.99 ha of employment land is available from land allocated for employment uses and from outstanding planning permissions for employment uses. In accordance with the Draft Regional Plan employment land is to be made available in accordance with local need. The Core Strategy (Preferred Options) has identified a provision of up to 30 ha of employment land as part of an extension to Melton Mowbray. However the MLDF process is at too earlier stage to monitor against this target effectively.</p>		

Housing Core Indicators

Indicator description		Information provided
Housing H1	To show the planned housing period and provision. Through the identification of the housing target used in the housing trajectory and the total amount of housing delivered over the period.	The average annual completion rate between 2001 and 2008 is 166 dwellings per annum. This is in line with the annual requirement of 160 as set out in the draft Regional Plan.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2001).	From 2001 to 2008 over 1163 dwellings have been delivered in the borough.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 07/08 237 dwellings were completed.
Housing H2 (c)	To show likely future levels of housing delivery. Through the level of net additional housing expected to come forward up to the end of the plan period.	The housing projection shows further 3193 dwellings coming forward during the plan period.
Housing H2 (d)	To show how likely levels of future housing are expected to come forward taking into account the previous years performance.	The likely levels of annualised future delivery can be seen in the housing trajectory table in the housing section.
Housing H3	To show the number of gross new dwellings being built upon previously developed land (PDL)	Between 2001 and 2008, 68.78% of dwellings were completed on previously developed land. 62% of houses completed during 07/08 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 07/08.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there has been 53 affordable housing completions and an overall net change to affordable housing stock of 38.
Housing H6	The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the building for Life criteria.	It has not been possible to assess the number and proportion of total new build completions on housing sites reaching very good, good average and poor ratings against the Building for Life criteria for the year 07/08. As a result an assessment has been undertaken of how information can be collected and analysed in order to provide this information for the year 08/09.
The Melton Local Development Framework will release additional land to meet the strategic housing requirement. The proportion of completions on previously developed land since 2001 exceeds the 60% target set out in PPS3. For the first time since 2001 there has been a positive net change to the amount of affordable housing dwellings in the available in the borough.		

Environmental Quality Core Indicator

Indicator description		Information provided
E1 Number of Planning Permissions granted contrary to Environment Agency on flooding and water quality grounds.	To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.	There have been no planning permissions granted contrary to Environment Agency on flooding and water quality grounds for the year 07/08.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	Information regarding this indicator is provided by Leicestershire County Council and has not been made available for this monitoring year.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	<p>In 2007/08 the following renewable energy generation types were installed in the borough providing the following capacity in kilowatts (Kw).</p> <ul style="list-style-type: none"> • Wind: onshore 1 (Kw) • Solar Photovoltaics (1.5 Kw)
Environmental Core Indicators Summary <p>No development has been granted contrary to the Environment Agency advice, thus contributing towards minimising the need for artificial flood defences in line with the advice in PPS 25. A comprehensive review of biodiversity change in the borough has been undertaken by Leicestershire County Council and can be viewed in appendix 1. Renewable energy generation data has only been available for the second year and as such it is not possible to identify any emerging trends.</p>		

Housing Local Indicator

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 1996 and March 2008, 53.9% (68.77% in 2008) 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 (9.7%), Category 2 (16.87%) and Category 3 (4.64%).
Housing L2	Density of residential completions in the borough	18.56% of houses built in the borough during 07/08 have been on sites developed at densities less than 30 dwellings a hectare.
Housing L3	Number of unauthorised Gypsy and Traveller caravans recorded in the borough.	There have been 42 unauthorised caravans recorded in the borough during 07/08.
Housing Local Indicator Summary To meet the findings of the Gypsy and Traveller Accommodation Needs Assessment we will need to provide 2 small residential sites of between 5 to 10 pitches and one transit site of 10 pitches. The Core Strategy (Preferred Options) indicates that a transit site and 1 small residential site should be accommodated as part of any housing extension to Melton Mowbray. Housing Local Indicator 2 shows there have been 42 unauthorised caravans recorded in the borough for 07/08. This indicator has been included for the first time this year in order to support Housing Core Indicator 4 to assess the extent to which policies in the MLDF are succeeding to meet the needs of gypsy and traveller accommodation.		

Town Centre Local Indicators

Indicator description		Information provided
Local Indicator TC1	Percentage of town centre businesses saying that sales turnover has increased over the last year	38% of business owners who responded to the 2008 Town Centre Business survey had experienced an increase in turnover compared with 2007.
Local Indicator TC2	Percentage of vacant commercial units in Melton Mowbray Town Centre	The number of vacant commercial units in Melton Mowbray town centre has risen to 5.7% in 2007/08 from 5% in 2006/07.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	The flows surveyed on 2 days in 2008 showed increased movements in Market Place, Nottingham St and Sherrard St on a Tuesday.
Local Indicator TC4	Number of public car park tickets issued in Melton Mowbray	The Number of public car park tickets issued in Melton Mowbray fell in 07/08.
Town Centre Local Indicators Summary The indicators suggest that the performance of the centre is mixed. The majority of town centre business owners surveyed in 2008 had seen their turnover increase. However the vacancy rate has risen for the first time since monitoring began.		

Transport Local Indicators

Indicator description		Information provided
Transport TR1	Access to services by public transport	79.7% of properties completed during 2007/08 were built in a location within 30 minutes public transport travel time of the key services.
Transport Local Indicator Summary The high percentages of houses located within 30 minutes travel time by public transport time reflects the proportion of dwellings that have been built in Melton Mowbray.		

Biodiversity Local Indicator

Indicator description		Information provided
Biodiversity B1	Change in priority habitats and species by type	Information regarding this indicator is provided by Leicestershire County Council and has not been made available for this monitoring year.
Biodiversity Local Indicator Summary A comprehensive review of biodiversity change in the borough has been undertaken by Leicestershire County Council and can be viewed in appendix 1.		

Purpose of Local Development Framework Monitoring

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

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

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

The Annual Monitoring Report should consider:

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

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

Melton Local Development Scheme

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

Table 1 (overleaf) sets out the detailed work programme for the MLDS 2007. The Draft Melton Affordable Housing Supplementary Planning Document was published for public consultation in October 2007. The Melton Core Strategy (Preferred Options) was published for public consultation between January and March 2008. Both of these constituted important milestones in the MLDS 2007 for the monitoring year 1st April 2007 to 31st March 2008.

Various consultants' studies are being prepared as part of the evidence gathering process to support the MLDF. Details of the evidence gathered for the LDF can be viewed on our website at www.melton.gov.uk.

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TABLE 1: Melton Local Development Scheme

Name of local development document	Status		Issues and Options	Preferred Options	Submission to S o S	Adoption	Comments	Changes required to the MLDS
Core Strategy	DPD	Target	April 2006	January 2008	August 2008	October 2009	Preferred Options consultation held between January and March 2008. Concern that RSS process will delay Core Strategy	No
		Actual	April 2006	January 2008				
Land Allocations	DPD	Target	April 2008	November 2008	June 2009	August 2010	Evidence gathering is ongoing in advance of the DPD preparation. 'Direction of growth' now features in Core Strategy	Possibly. Land Allocations DPD must now follow Core Strategy rather than overlap
		Actual						
Core Policies and Settlement Boundaries	DPD	Target	April 2008	November 2008	June 2009	August 2010	Community involvement through Informal consultation ongoing from winter 2005.	No
		Actual						
Town Centre Area Action Plan	DPD	Target	March 2009	October 2009	May 2010	July 2011	On-going town centre masterplan study will inform DPD.	No
		Actual						
Affordable Housing SPD	SPD	Target	(Draft) October 2007			May 2008	Public consultation carried out October 2007	No
		Actual	(Draft) October 2007					
Statement of Community Involvement	LDD	Target	February 2005	July 2005	January 2006	August 2006	All stages completed on time except final adoption	
		Actual	February 2005	July 2005	January 2006	October 2006		

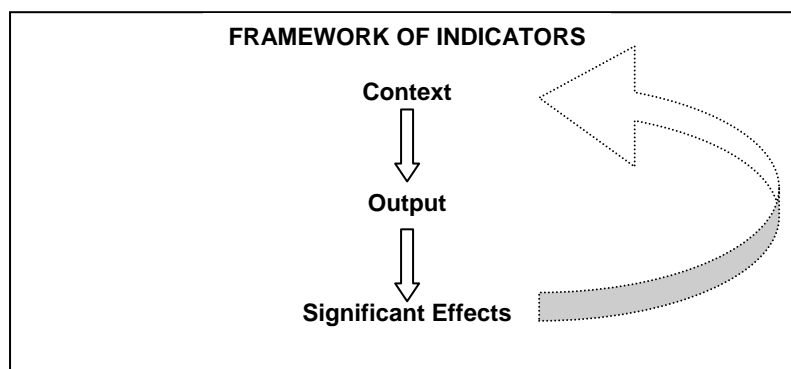
Local Development Documents: Policies and related targets

Work on the preparation of the development plan documents (DPDs) identified in the MLDS is at an early stage. In view of this it is not possible at present to monitor policies and progress towards meeting any targets that may be set by the DPDs.

However, the housing and employment targets set out in the Melton Local Plan are dealt with in the section for Core Indicators (see page 9 to 28) of this report. Work on local indicators is also at an early stage and will be informed by the sustainability appraisal (SA) process. A SA Baseline and Scoping study has been prepared and has informed the choice of objectives in the Core Strategy. An initial SA of the Core Strategy (Issues and Options) has been undertaken and an SA of the Core Strategy (Preferred Options) has also been completed. However, the SA has not yet reached a stage where indicators can be selected. This will be addressed by future versions of the MAMR as and when detailed baseline data, DPD targets and local indicators are developed.

Annual Monitoring Report - A Framework of Indicators

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



Contextual indicators

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

Output indicators

Output indicators assess the performance of policies. They will comprise of Core Output Indicators and Local Indicators. The Core Output Indicators will provide a consistent data source for assessing the performance of local development frameworks at the regional level. A set of Core Output Indicators for AMRs has been provided by the Government. Local Indicators can be developed to address the

outputs of policies not covered by the Core Output Indicators and should be particular to local circumstances and issues.

Significant Effects Indicators

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

Contextual Indicators

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

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

Melton Borough Profile

Location:

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

Area:

48,138ha

People and society:

Population is 49,200 (2007)

19.8% of the population are aged 0 to 15

9% of the population are aged 16 to 24

25.81% of the population are aged 25 to 44

29% of the population are aged 45 to 64

17.28% of the population are aged to 65+

Housing:

21, 403 households (HIP est. 2008).

Average household size 2.44 persons

Accommodation type

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

Tenure:

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

Average house prices (June-August 2008):

detached	£363, 300
semi-detached	£181, 400
terraced	£129, 300
apartments	£104, 800

Accessibility and transport:

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

Jobs and prosperity:

The employment rate for residents of the borough is 83.8% (March 2008)
2.2% of the working age population claim income support
1550 of the working age population are currently unemployed
There are 2,070 businesses in the borough
The average total income in the borough is £23,900 (2005/2006)
22.37% of the workplace population commute to work outside the borough
13.5% of the working age population are unemployed (2007)

Environment:

703 listed buildings
44 conservation areas
16 Sites of Special Scientific Interest
34 Scheduled Ancient Monuments
67.81% of river length assessed as good biological quality
84.24% of river length assessed as good chemical quality
22.13% of household waste recycled
24.94% of household waste composted
Average annual domestic consumption of electricity 5421kWh
1166 properties at risk of flooding from watercourses in a 1 in 100 year flood event (1523 in a 1 in 1000 year flood event).

Health and care:

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

1,175 people received disability Living allowance

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

Deprivation:

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

Students, education, skills and training:

97.3% of primary school pupils live and attend schools within the Borough. 95.4% of secondary school pupils live and attend schools within the Borough. The average primary school class size is 26. The average secondary school class size is 22. Melton Borough is scored 167 out of 407 authorities in terms of the skills and qualifications base of its residents.

Safety and protection:

Offences recorded by the police (2007/08):

robbery	15
burglary	203
theft from a vehicle	306
vehicle interference	35
theft from a person	31
common assault	119

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

Core Output Indicators

The following section contains the Core Output Indicators as provided by the Government's guidance on monitoring local development frameworks. The indicators are set out by theme with information for the period 1 April 2007 to 31 March 2008.

An assessment of the new monitoring requirements for the MAMR was undertaken following the publication by the Department of Communities and Local Government (DCLG) of its Regional Spatial Strategy and Local Development Framework Core Indicators – Update 2/2008. This assessment identified additional data sources and practices to meet the data collection requirements of the revised indicators and where this was not possible in MAMR 2007/08 to meet any outstanding requirements in MAMR 2008/09.

Business Development and Town Centres

The Leicestershire, Leicester and Rutland Structure Plan previously set the amount of business development that should be made available through the planning process from 1996 until 2016. Structure plan policies regarding business development and town centres expired on the 7th March 2008. The Adopted Regional Spatial Strategy does not include figures for employment or town centre development at the district level. The Draft East Midlands Regional Plan is being prepared to replace the adopted RSS. It will cover the period up until 2026. However, the draft document also does not specify an employment land requirement for the district authorities, requiring employment studies to be undertaken at the Housing Market Area (HMA) level. The findings of this study will be used to inform the amount of business land provided for in the MLDF. The Melton Core Strategy (Preferred Options) has identified a provision for up to 30 ha of employment land to be made available as part of a sustainable urban extension to Melton Mowbray. However the MLDF process is at too earlier stage to monitor against this target effectively.

Monitoring land for business uses has been undertaken by the council since 1996. Whilst the core indicators for the AMR generally require information on new business floorspace, our monitoring has previously focused on land take-up. This along with the newly updated requirements for core indicators has meant that much of the information collected and displayed in this years AMR has been collected and recorded in this form for the first time. Although the Amount of floor space developed for employment by type table cannot be fully compared to data collected for 2008, it has been included below to show the amount of employment land that has been developed previously.

Business – D1 and D2 Amount and type of completed employment floorspace and Amount and type of completed employment floorspace on PDL 2008

		B1a	B1b	B1c	B2	B8	Total
BD1	gross (m ²)	11048.2	55	0	1791.25	303.1	13197.55
	net (m ²)	10548.2	55	-161	1791.25	-1679.9	10553.55
BD2	Gross development on PDL (m ²)	9351.2	55	0	1425.25	303.1	11134.55
	% of gross on PDL	84.60%	100%	0%	79.50%	100%	84.30%

Source: MBC

Amount of floor space developed for employment by type

Use Class	Completions (sq metres)		
	05/06	06/07	07/08
B1a	0	0	11048.2
B1b	0	820	55
B1c	200	2223	0
B2	0	1408	1791.25
B8	0	1700	303.1
All B uses	200	6151	13197.55

Source: MBC

The table above shows the amount of gross new employment floor space development by use class that has been developed from 2005 to 2008.

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

Business – D3 (i) Amount and type of employment land available in sites allocated for employment uses in DPD and (ii) Amount and type of employment land available in sites for which planning permission has been granted for employment uses not included in DPD's 2008

BD3	B1a	B1b	B1c	B2	B8	Mixed	Total
Sites allocated for employment uses in Development Plan Documents in (Ha)	0	0	0	0	0	33.99	33.99
Sites with outstanding planning permission for employment uses in (Ha)	0	0	1.30	0.38	0.13	3	4.81
Total (Ha)	0	0	1.3	0.38	0.13	36.99	38.8

Source: MBC

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

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

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

Business – D4 (i) Total Amount of floorspace available in ‘town centre uses’ within Melton Mowbray town centre 2008

BD4 (i)		A1	A2	B1a	D2	Total
Amount of completed floorspace for Town Centre uses within Melton Mowbray (m ²)	Gross	1897.4	0	163	0	2060.4
	Net	1812.4	-1961	163	0	14.4

Source: MBC

Business – D4 (ii) Total Amount of floorspace available in ‘town centre uses’ within the local authority area 2008

BD4 (ii)		A1	A2	B1a	D2	Total
Amount of completed floorspace uses within the local authority area (m ²)	Gross	2173.6	85	263	2919	5440.6
	Net	1888.6	-1876	-237	2919	2694.6

Source: MBC

Tables BD4 (i) and BD4 (ii) above show the amount of town centre uses developed both gross and net within the local authority and specifically in Melton Mowbray. Table BD4 (i) reveals that despite relatively high gross figures of development in town centre uses within Melton Mowbray the amount of actual net growth is low. This is because much of the development in town centre uses has consisted of floorspace changing use from one town centre use class to the other. Table BD4 (ii) shows that a large amount of leisure uses have been developed outside of the town centre. This is due to development for equestrian use which is expected to take place in the rural area.

This is the first year that data relating to retail, office and leisure development has been available in this form. Core Indicator BD 4 (i) along with Local Indicators TC1 to TC4, contributes to the measurement of the vitality and viability of Melton Mowbray town centre.

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

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Outcomes		Actions
At present the Development Plan does not include figures for employment or town centre development at the district level.	→	Proceed with work on the MLDF in order to provide an adopted figure for employment and town centre development for the authority.
Most new floorspace during 2007/08 occurred outside Melton Mowbray town centre.	→	This is the first year that it has been possible to monitor retail, leisure and office space in this form. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.

Five Year Land Supply Statement 2008

Background

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

This 'Five Year Land Supply' statement is included within the Annual Monitoring Report 2008 in order to assess the extent to which the adopted Melton Local Plan fulfils the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. The outcome of this assessment is closely linked to our housing trajectory and helps to inform our approach to Plan, Monitor, Manage as we prepare our local development framework with a view to the full plan period to 2026. However, the statement will also have consequences for the planning application process, as set out in PPS3, paragraphs 69 to 74.

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

The Planning Inspectorate has published guidance on demonstrating a 5 Year supply of deliverable sites. The guidance suggests that we should identify the level of housing provision to be delivered over the following 5 years, having regard to the development plan (The RSS). Where the RSS is not yet adopted, a best available estimate of the level of housing required over the full 5-year period should be made. This can be done by having regard to the evidence underpinning housing provision policies in the emerging Regional Spatial Strategy, projecting forward based upon current development plan figures or drawing on other relevant and up-to-date information.

The Draft East Midlands Regional Plan (RSS) sets out an average annual target for housing delivery in Melton Borough of 160 dwellings (Policy 14). Whilst there is the potential for the target to change, we believe it is likely that the overall provision (the

annual target multiplied by the plan period) for Melton will remain approximately the same and we have concluded that for considering our five year land supply figures we should use the most up to date target which is that set out in the draft RSS; 160 dwellings a year.

This equates to 800 dwellings for a five year period. The Planning Inspectorate has published guidance suggesting that the housing provision should be adjusted to take into account completions that have taken place.

If we apply the RSS annual target as a cumulative provision then 1120 dwellings should have been provided to date. Since 2001 over 1163 dwellings have been delivered in the borough, which means the target has been achieved by an additional 43 dwellings. We consider that our 5 year land supply should be 160 dwellings a year, resulting in a target of 800 dwellings.

How much housing development is available?

PPS3 and guidance published by the Planning Inspectorate suggest that only those sites which have the potential to deliver housing during the following five years should be identified.

Potential sites include:

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

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

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Allocated sites

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

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

Planning permissions at 31st March 2008

Large Sites (developments of 10 or more dwellings)

Settlement	Address	Planning Permission	Dwellings Remaining to be Built	Comment
Asfordby	Dwyers Yard	01/00705/OUT	20	<i>Development Started</i>
Asfordby Hill	Home Farm, 30 Melton Road	07/00037/REM	10	<i>Development Started</i>
Melton Mowbray	Police Station, Leicester Rd	03/00905/REM	71	<i>Development Started</i>
Melton Mowbray	Craven Lodge, Burton Road	07/00468/REM	21	<i>Site being prepared</i>
Melton Mowbray	Rear of 137-199, Asfordby Rd	06/00902/FUL	43	<i>Development Started</i>
Melton Mowbray	Six Elms, 55 Asfordby Rd	07/00298/FUL	19	<i>Site being prepared</i>
Melton Mowbray	Shepherds Croft/Dieppe Way 1(Middle)	06/01244/REM	23	<i>Development Started</i>
Melton Mowbray	Day Care Centre, Leicester Rd	07/01040/FUL	17	<i>Development Started</i>
Melton Mowbray	Doctors Lane	07/01116/REM	122	<i>Development Started</i>
Melton Mowbray	Beck Mill Shop, Algernon Rd	06/01162/FUL	24	<i>Development Started</i>
Melton Mowbray	Windsor House, Windsor St	05/00496/FUL	24	<i>Development Started</i>

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Melton Mowbray	The Crescent	05/01082/OUT	79	<i>Site being prepared</i>
Melton Mowbray	Kipling Drive	07/00534/REM	12	<i>Development Started</i>
Melton Mowbray	War Memorial Hospital	07/00733/FUL	108	<i>Site being prepared</i>
Melton Mowbray	Shepherds Croft/Dieppe Way (South)	07/00786/REM	26	<i>Development Started</i>
Melton Mowbray	Sysonby Street	07/00945/FUL	10	<i>Development Started</i>
Wymondham	Space Foods, 58 Main St	07/00789/FUL	11	<i>Development Started</i>
Total			640	

Small Sites (developments under 10 dwellings)

Settlement	Site Address	Planning Permission	Dwellings Remaining to be built
Ab Kettleby	9, Clawson Lane	07/00846/FUL	1
	14, Wartnaby Road	07/01341/FUL	2
	12, Wartnaby Road	05/00579/COU	2
	Home Farm, Wartnaby Road	07/00266/OUT	7
Asfordby	39, Main St	06/00761/FUL	1
	138, Main St	06/01033/FUL	2
	5, Brook Lane	07/01358/FUL	1
	16, Pump Lane	07/00819/FUL	1
	7, Regency Road	07/01261/OUT	1
	13, Pump Lane	04/00358/FUL	1
	144, Main Street	07/00499/FUL	1
Asfordby Hill	The Grange Garden Centre, Melton Rd	06/00302/FUL	1
	24, Glebe Road	07/01318/FUL	1
	Methodist Chapel, 18, Welby Rd	01/00852/FUL	1
Barkestone	Manor Farm, Jericho Lane	06/01202/FUL	3
	16, Middle Street	07/00751/FUL	1
	Old School Hall, New Causeway	06/00821/COU	1
	21, New Causeway	07/00666/OUT	1
	1, Jericho Lane	08/00051/FUL	1
Barsby	19, Main Street	07/01264/FUL	8
	14, Grantham Road	05/00159/FUL	2
	37, Queen Street	07/00546/FUL	1
	4, Station Road	08/00099/FUL	1

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Bottesford	Ian Smith Electrical Ltd, Rectory Lane	05/00381/FUL	1
	7, High Street	04/00315/FUL	6
	5, Nottingham Rd	06/01094/OUT	4
	7, High St	05/01130/FUL	6
	Walnut Farm, 41 High St	06/00296/FUL	1
	6, Belvoir Rd	06/00557/FUL	1
	Adjacent 9, Nottingham Rd	06/00414/OUT	1
	The Scout Hut, Albert St	06/00488/FUL	1
	72, Grantham Rd	06/00026/FUL	3
Branston	Lings Haven,adj 5 Waltham Road	06/01197/FUL	1
	11, Main Street	07/00493/FUL	3
	27, Main St	06/00874/FUL	1
	20, Main St	06/00722/OUT	3
	Glenfields Main St	06/00565/FUL	1
	1, Waltham Road	07/00937/FUL	1
	5, The Rock	06/01257/FUL	1
Burrough on Hill	2, Melton Lane	04/00148/FUL	1
Burton Lazars	20, Main Road	07/01126/FUL	1
	Adj The Elms, Cross Lane (No. 6)	06/00644/REM	1
	Burton Hall, Hall Drive	07/00884/FUL	2
	Melton Rd	06/01013/OUT	1
Cold Overton	Court Farm 7, Main Street	05/00368/FUL	1
	Church Farm 18, Main Street	05/01071/FUL	1
	28, Main Street	04/00527/FUL	1
Croxton Kerrial	Harston Lodge, Grantham Road	04/01061/FUL	1
	Town End House, 12 Chapel Lane	06/01247/FUL	2
	14, Chapel Lane	08/00054/FUL	1
	26, Church Lane	07/00242/FUL	1
	Land between 14 and 20, Church Lane	05/00767/FUL	1
	The Old Orchard, 2 The Nook	05/00884/OUT	1
Eastwell	land adj. 26 Scafford Road	03/00693/REM	1
Edmondthorpe	Edmondthorpe Hall, Main Street	05/00046/FUL	1
Freeby	Ivy House, Main Street	07/00236/FUL	1
Frisby	26, Water Lane	07/00634/FUL	1
	1, Water Lane	07/00504/COU	1
	17, Well Field Lane	07/00472/FUL	1
	The Orchard 11 Gate Lane	06/01145/REM	1
Gaddesby	Banbury Farm, Ashby Road	07/00747/FUL	1
	7, Park Hill	07/01141/FUL	1
	7, Ashby Road	05/00361/OUT	3
Goadby Marwood	Manor Farm, Towns Lane	08/00019/FUL	3
	Paddock House, 28 Main St	06/00717/FUL	1
	1 Main St	06/00727/FUL	1
	27, Main St	07/00938/FUL	1

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Great Dalby	13, Burrough End	07/00709/FUL	1
	Plot 2 adj Highfield House Main St.	01/00474/REM	1
	Glebe Farm	03/00743/FUL	1
	Manor Farm, 32 Main St	06/00245/FUL	1
	Ford Farm, 5 Nether End	07/00030/COU	1
	12, Nether End	08/00036/FUL	1
Grimston	Nook Farm, 4, Shoby Lane	07/00107/FUL	1
	Cedar Lodge, 27 Main Street	05/00183/FUL	1
	31, Main Street	07/01194/OUT	1
Harby	Village Hall 40, School Lane	07/00387/OUT	2
	Willow Farm, Waltham Lane	07/01364/FUL	1
	1, Dickmans Lane	07/00524/OUT	2
	3, Langar Lane	07/01289/FUL	1
	Land off Gas Walk	06/00322/FUL	1
	Home Farm Cottages, Main Street	04/00762/FUL	1
	Elder House, 2 Boyers Orchard	06/00552/FUL	1
Hoby	40, Main Street, Hoby	07/00481/FUL	1
	Studleigh, 2 Church Lane Harby	04/00976/FUL	1
Hose	31, Bolton Lane	07/00080/FUL	2
	Church Hall, 3, Church Close	07/00739/FUL	1
	Rutland House, 4 Dairy Lane	06/00996/FUL	1
	Ferndale, 41 Bolton Rd	06/00667/FUL	1
John O Gaunt	4, Station Road	08/00147/FUL	1
Kirby Bellars	53, Main Street	08/00167/FUL	1
	The Bungalow, Sanham Farm, Great Dalby Road	06/01077/FUL	1
	Windmill Farm, Thorpe Satchville Road	06/00549/FUL	1
	The Nursery, Main Street	07/01372/FUL	1
	36, Main Street	07/00591/COU	1
	Service Station, Main Road	07/00959/REM	8
Little Dalby	Gartree Hill Farm, Gartree Hill Road	07/00726/FUL	1
Long Clawson	Elms Farm, East End (Plot 1)	07/00132/FUL	1
	Brunts Farm, East End	07/01336/FUL	8
	Elms Farm, East End (Plot 2)	07/00480/FUL	1
	55, East End	06/00818/FUL	1
	19, Melton Road	07/00320/FUL	2
	40, East End	06/00291/OUT	1
	Village Hall, 6 The Sands	07/01107/FUL	4
	52, Church Lane	03/00929/FUL	1
	62, Church Lane	07/00978/REM	1
	Barkers Farm 54, Church Lane	06/01003/REM	1
	10, West End	07/00360/FUL	1
	Rushland Cottage, Church Lane	07/00654/FUL	2
	64, Church Lane (Plots 1 & 2)	07/01226/FUL	2
	Richards Family Butchers, 2 Church Lane	07/00966/FUL	2

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	21-23, Melton Road	07/00857/FUL	3
Melton Mowbray	41, Scalford Road	07/01167/FUL	2
	137-139, Asfordby Road	07/01196/FUL	6
	20, Waverley Court	06/01255/FUL	1
	62, Burton Road	07/00987/OUT	7
	18, Gartree Drive	07/01154/FUL	1
	75, Sandy Lane	07/01105/FUL	1
	9, The Crescent	07/01100/OUT	1
	1, Arden Drive	06/00145/FUL	1
	44, Thorpe Road	07/00440/FUL	4
	26, Gartree Drive	07/00799/REM	1
	14, Sysonby St	07/00795/FUL	1
	35, Sussex Avenue	07/00153/FUL	1
	17-19, Leicester Street (English Bistro)	07/00040/FUL	3
	43, Shepherds Croft	07/01162/REM	1
	120, Welby Lane	05/00251/REM	1
	Rose Caravan, 2 Park Avenue	05/00754/OUT	1
	12a, Granville Rd	06/00011/FUL	6
	Rose Caravan, 2 Park Avenue	06/00882/FUL	1
	7A, High Street	07/00829/COU	1
	14-15, Market Place	07/01210/FUL	4
	2, Charnwood Drive	07/00934/FUL	1
	Riverside Riding Stables Riverside Road	08/00388/FUL	6
	43, Blyth Avenue	07/00972/REM	3
	Craven Lodge, Burton Road	07/01019/REM	8
	41, Victoria Street	07/00727/OUT	2
	1, Wilcox Drive	07/01089/FUL	1
	Meeting Hall, Rosebery Avenue	06/00866/FUL	1
	218 Burton Rd	06/00881/OUT	1
	1, Charnwood Drive	05/00219/REM	1
	131 And 133, Sandy Lane	07/00578/OUT	2
	46, Rudbeck Avenue	07/00579/FUL	1
	131-133, Sandy Lane	07/00578/OUT	2
	50, Limes Avenue / 114 Kings Road	06/01184/COU	1
	241, Nottingham Road	07/01186/FUL	1
	1, Abingdon Road	07/01370/FUL	1
	152, Burton Road	07/00903/OUT	1
	21- 23, Melton Road	07/00857/FUL	3
Muston	Red House, 3 The Green	06/00454/OUT	1
	Jubilee Cottages 2 The Green	05/00048/OUT	1
Nether Broughton	26, Main Road	08/00048/FUL	1
	23, Middle Lane	07/00263/OUT	1
	8, Church End	07/00736/FUL	1

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Normanton	Elm Farm 12 Main Street	07/01159/REM	1
	Elm Farm, 12 Main Street	07/01200/FUL	6
Old Dalby	10, Debdale Hill	07/01195/FUL	1
	Greenhill Farm, road to Saxelbye, off Broughton Lane bend	01/00634/REM	1
	Land off Main Road	07/00315/FUL	2
	adjacent Primary School, Longcliffe Hill	08/00012/OUT	1
	Hill Top Farm, Lawn Lane	07/00206/FUL	1
	1, The Green	07/00564/FUL	3
Pickwell	Pickwell Manor, 5 Somerby Road	07/00131/FUL	1
	Stygate Farm, Stygate Lane	07/00855/FUL	2
Plungar	4 - 6, Granby Lane	07/01276/FUL	1
	4, Granby Lane	08/00175/FUL	1
	Land Adjacent to The Wagon Hovel		
	1 Highgate Lane	07/01027/FUL	1
	5, Frog Lane	05/00268/FUL	1
	20, Frog Lane	05/00948/OUT	1
	18, Frog Lane	06/01065/FUL	3
Redmile	1, Belvoir Road	07/00866/FUL	3
Rotherby	Rear of Post Office Farm, Main St.	05/01020/FUL	1
Saltby	The Old Post Office, 7 Stonesby Road	05/00286/FUL	1
	Cherry Tree Barn, Back Street	07/00801/FUL	1
	10, Back Street	06/01214/FUL	2
	15, Back Street	07/00600/FUL	1
	Hawthorn, 12 Back St	06/00653/FUL	1
	9, Main St	07/00199/FUL	1
Scalford	Service Station 30 King Street	05/00614/FUL	2
	42, King Street	07/01227/FUL	1
	2, Sandy Lane	08/00050/FUL	2
	42, King St	07/00850/FUL	1
	21, King St	06/00294/FUL	1
	Corona Cottage 11, Sandy Lane	08/00148/FUL	1
	9, King St	06/00297/FUL	1
	8, South St	06/00368/FUL	1
	8, South Street	03/00194/FUL	1
Sewstern	54 Main Street	07/00636/FUL	1
	16 Main Street	07/01147/FUL	1
Somerby	2, Town End	07/00161/FUL	1
	The Old Brewery Inn, 39 High Street	04/00613/FUL	1
	Manor Farm, 2, Manor Lane	06/00768/FUL	1
	28, The Field	08/00039/OUT	1
	Grooms Cottage, 40 High Street	06/01228/FUL	1
	Builders Yard, The Field,	04/00760/OUT	4
	96, High Street	07/01324/FUL	1
	Three Crowns Inn	07/00712/FUL	4
	19, Town End	07/00652/OUT	1

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	8, Church Lane	07/00377/FUL	1
	Church View, 14 High Street	06/01086/FUL	1
Sproxton	11, Main Street	02/00863/FUL	1
	Hillside Cottage, 20A School Hill	07/00035/FUL	1
Stathern	1, Crescent	04/00374/FUL	1
	27, Church Lane	07/01017/FUL	1
	35, Main St	06/00429/FUL	1
Stonesby	Gorse Farm, 9 Main Street	04/00901/FUL	2
	Manor Farm, 17 Main St	07/00797/FUL	3
	Hall Farm 2, Main Street	07/00370/FUL	2
Thorpe Arnold	Charmatt, Lag Lane	07/01219/FUL	1
	Tollgate House Lag Lane	04/00573/FUL	1
Thorpe Satchville	Hermitage Farm, Klondyke Lane	07/00647/FUL	1
	36, Main Street	07/00310/FUL	1
	The Laurels, 1 Main Street	06/01240/FUL	1
	Hall Farm, Klondyke Lane	07/00195/FUL	1
Twyford	2, Ashby Road	07/00224/OUT	1
	2, Thorpe Satchville Road	07/00883/OUT	1
Waltham	33, Main Street	07/01049/FUL	1
	Field 3848, Melton Rd	06/00361/OUT	1
	15, Melton Road	02/00750/FUL	1
	5, Burgins Lane	06/01144/REM	1
	2, Bescaby Lane	07/00691/FUL	1
	17, Melton Road	03/00967/FUL	1
Wymondham	14, Nurses Lane	07/01290/FUL	1
	9, Sycamore Lane	07/00326/FUL	1
	The Grange, Glebe Road	05/00182/FUL	1
Total			365

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Specific unallocated brownfield sites

Settlement	Address	Source	Dwellings	Comment
Asfordby	Loughborough Rd	Approved at appeal post post 31/03/08	65	Approved at appeal post post 31/03/08
Melton Mowbray	Beebys Yard, Burton Street	Application granted post 31/03/08	11	Approval granted post post 31/03/08
	Melton Building Supplies, Thorpe Rd	Pre-application	15	Approval pending 106 agreement
	Ambulance Station	UHPS	37	Application expected
	South of Saxby Rd	UHPS	12	Application expected
Total			140	

Five Year Land Supply Summary

Source	Number of dwellings
Allocations	20
Planning Permissions - large sites	640
Planning Permissions - small sites	365
Specific Unallocated Brownfield sites	140
Total	1145

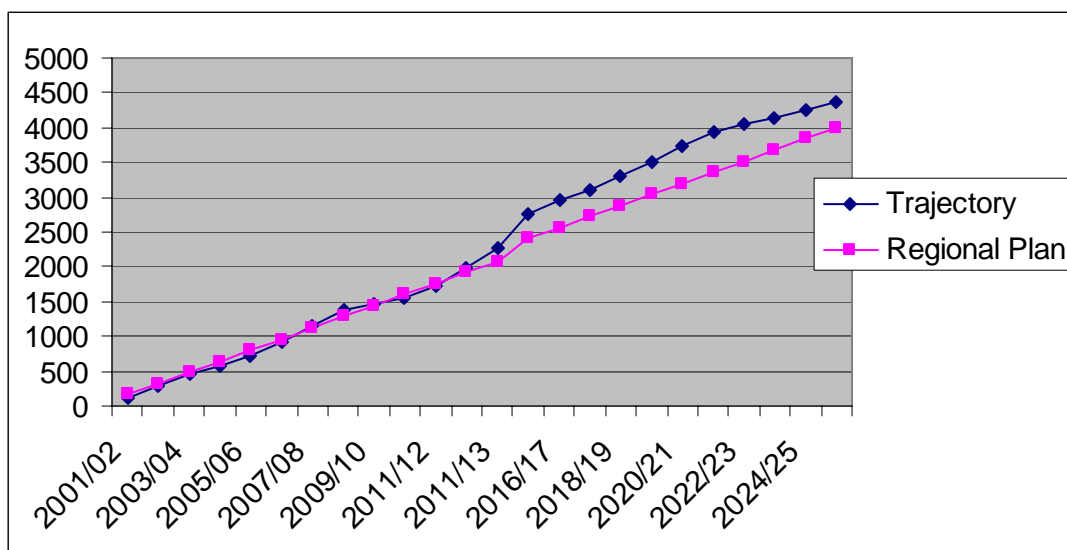
Five Year Land Supply Conclusion

At 31st March 2008 allocations, planning permissions and suitable brownfield sites, amounted to 1145 dwellings. When compared to the housing requirement set out in the Draft East Midlands Regional Plan for 800 dwellings for the period 2008 to 2013 the amount of dwellings with a reasonable prospect of being delivered in the next five years constitutes in excess of a 5 year supply.

Housing

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

Housing Trajectory Graph 2008



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Housing Trajectory Table 2008

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Completions	115	175	168	112	157	199	237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1163
Allocated sites	0	0	0	0	0	0	0	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0	0	0	0	20
Planning permissions @ 31st March 2008	0	0	0	0	0	0	0	179	50	50	86	82	78	55	42	16	7	2	0	0	0	0	0	0	0	647
Small Sites (developments under 10 dwellings)	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	720
Specific unallocated brownfield sites	0	0	0	0	0	0	0	0	0	0	5	40	58	60	35	32	4	0	0	0	0	0	0	0	0	234
Core Strategy Provision	0	0	0	0	0	0	0	0	0	0	22	100	100	100	115	100	100	100	100	115	100	0	0	0	0	1052
Unidentified brownfield sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	65	65	65	65	65	65	520
TOTAL	115	175	168	112	157	199	237	219	90	90	158	272	281	255	232	188	151	207	205	220	205	105	105	105	105	4356

Housing – H1 Planned housing target and annual provision

The housing trajectory above aims to compare the rate at which new dwellings have been completed against the annual level that would achieve the strategic housing requirement in the Draft East Midlands Regional Plan. The average annual completion rate between 2001 and 2008 is 166 dwellings per annum. This is in line with the annual requirement of 160 as set out in the draft Regional Plan.

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

The housing trajectory table on page 25 reveals the amount of housing delivered annually over the plan period. 1163 dwellings have been built in the Borough since the start of the plan period in 2001.

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

237 dwellings were completed during 2007/2008.

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 expected number of dwellings likely to be completed in 08/09 has been taken into account as part of the projection. The projection reveals that a further 3193 dwellings will come forward over the life of the plan period.

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

The Housing trajectory table on page 25 reveals how levels of future housing are to come forward taking into account the previous years performance, by providing a projected delivery for each year. 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

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	Total to date
Completions on previously developed land (PDL)	37	120	136	90	92	178	147	800
All other completions	78	55	32	22	65	21	90	363
Completions on PDL as a % of all completions	32.20%	68.60%	80.90%	80.40%	58.60%	89.40%	62%	68.78%
Total number of completions	115	175	168	112	157	199	237	1163

Source MBC.

Planning Policy Statement 3 'Housing' sets a national target that requires 60% of all new housing to be provided on previously developed land by 2008. The Adopted Regional Spatial Strategy sets the same figure. Completions on previously developed land (PDL) have been monitored since the start of the plan period in 2001. The table above shows that 800 dwellings out of a total of 1163 have been built on PDL between 2001/02 and 2007/08. This represents 68.78% of development on PDL since the plan period, which is above the national and regional targets.

Housing – H 4 Number of Gypsy and Traveller Pitches Delivered

	Apr 07 – Mar 08
Number of Gypsy and Traveller Pitches Delivered	0

Policy 16 of the Draft East Midlands Regional Plan contains an interim minimum additional pitch requirement for the Melton Borough of up to 9 caravans and 6 pitches. The Leicester, Leicestershire & Rutland Gypsy and Traveller Needs Accommodation Assessment 2006-2016 provides a figure of 8 pitches for the Melton Borough. The Melton Core Strategy (Preferred Options) states that to meet the Gypsies and Traveller Needs Assessment we will provide for 2 small residential (between 5 and 10 pitches each) and one transit site (10 pitches). This year is the

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first year the number of gypsy and traveller pitches delivered in the borough has been monitored. Core Indicator H4 along with Local Output Indicator L2 will assess the extent to which policies in the MLDF succeed in meeting the needs of gypsy and traveller accommodation in the borough.

Housing - H5 Gross Affordable Housing Completions

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	Total 01-08	Average
Number of dwellings	0	24	22	25	10	4	53	138	19.7
Net change to MBC housing stock	-45	-41	-33	-27	-13	-14	-15	-188	-26.8
Net change to affordable housing stock	-45	-17	-11	-2	-3	-10	38	-50	-19.2

Table H5 above shows that in the year 2007/08 38 net dwellings were added to the affordable housing stock. This is the first time since the plan period began in 2001 that there has been a net gain in affordable housing stock in the borough. However this figure is still significantly below the 185 identified in the Housing Needs Survey 2006.

Outcomes	Actions
The number of affordable houses being brought online is significantly below the annual need of 185 according to the Housing Needs Survey 2006.	→ Policies need to be developed through the LDF process in order to better meet affordable housing needs.
There have been no Gypsy and Traveller pitches delivered in 07/08.	→ Policies need to be developed through the LDF process in order to better meet Gypsy and Traveller accommodation.

Environmental Quality

The Government's advice on flooding and water quality is set out in Planning Policy Statement 25 'Development and Flood Risk'. It states that the aims of planning policy on flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from high risk areas.

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

Flood Protection and Water Quality	Apr 07 – Mar 08
Number of Planning Permissions granted contrary to Environment Agency on Flooding and Water Quality Grounds	0

Source: MBC

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

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

The importance that the Government attaches to conserving and enhancing biological diversity is set out in 'Working with the grain of nature: a biodiversity strategy for England'. The broad aim of the document is to promote minimal impacts from planning, construction, development and regeneration on biodiversity, and to enhance it wherever possible. This aim is reiterated in Planning Policy Statement 9 'Biodiversity and Geological Conservation'.

Core Indicator E2 along with Local biodiversity indicator B1 look at changes in areas and populations of biodiversity importance. The Council relies on the work of other agencies and organisations that have a particular interest in biodiversity. This is the

third year that biodiversity data has been available from Leicestershire County Council.

E2 Changes in areas of biodiversity importance

Monitoring of this indicator provides an opportunity to assess the improvement or decline of biological diversity in the Borough so that appropriate action can be taken if necessary. The data relating to Core Indicator E2 and its findings can be viewed in appendix 1.

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

Renewable Energy

The Government's energy policy is set out in the energy white paper 'Our Energy Future – creating a low carbon economy'. It wants to cut carbon dioxide emissions by 60% by 2050. In order to achieve this one of the targets set out in the white paper is to generate 10% of UK electricity from renewable energy by 2010. Further advice on how the planning system can contribute towards this is set out in Planning Policy Statement 22 'Renewable Energy'. It says that the development of renewable energy should reduce the reliance on energy created from fossil fuel sources which contribute to carbon dioxide emissions.

Renewable energy types include bio-fuels, onshore wind, water, solar and geothermal-energy. There have been no proposals to date for these types of development in Melton Borough. It is acknowledged however, that there may be renewable energy capacity installed as part of other developments.

E3 Renewable energy generation capacity installed by capacity and type¹

Renewable energy capacity installed by type	Kilowatts (Kw) granted planning permissions not installed and extant 07/08	Kilowatts (Kw) installation completed 07/08
Biomass	0	0
Onshore Wind	7	1
Hydro	0	0
Solar Photovoltaics	1	1.5
Total	8	2.5

Source: MBC

The Melton Local Plan includes a policy that presumes in favour of renewable energy developments subject to certain criteria. The Melton Local Development Framework will also consider how to provide for renewable energy development to 2026.

Outcomes	Actions
Only 2.5 (Kw's) of energy has been installed in the borough in 07/08 and only 8 (Kw's) of extant planning permissions exist, all of which have involve installation as part of other developments.	Ensure that the LDF considers how planning policy can encourage renewable energy capacity.

¹ We are aware of the installation of both solar photovoltaics and onshore wind as part of the development of the Kettleby Cross public house on Wilton Rd. Attempts have been made to ascertain the capacity of the renewables installed as part of the scheme. Documentation relating to the planning permission concerning the specification of the renewables was lost in the fire on the 30th May. As a consequence we have been unable to record any capacity in association with this development.

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

Housing

H1 Completions in the Borough by settlement category

	1996-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total	Total %
Melton Mowbray	539	114	126	37	97	133	163	1209	55.84%
Category 1	279	15	18	26	28	26	23	415	19.16%
Category 2	228	32	20	38	27	21	40	406	18.75%
Category 3	84	14	4	11	5	6	11	135	6.23%
Total	1130	175	168	112	157	186	237	2165	100%

Source: MBC

The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Statement 3 'Housing' and Planning Policy Guidance 13 'Transport' encourage the location of new development in the most sustainable locations. The accessibility of new development to jobs, shops and services by public transport is central to achieving sustainable development. However, the opportunity has been taken to develop an indicator which reflects the local context. Local Output Indicator TR1 also relates to this planning objective.

During the period 1996 to 2008 about 1209 of new houses were built in Melton Mowbray. The Melton Core Strategy (Preferred Options) says that the town should be the main location for new development. It also categorises villages in the Borough depending on their sustainability. Category 1 villages are those which meet the criteria to be defined as rural centres. In the event that it is necessary to allocate land for housing outside of Melton Mowbray these villages would be looked at first. Category 2 villages 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.

Housing Local Indicator 2 Density of Residential completions in the borough

Percentage of new dwellings completed April 07 to March 08			
Year	Below 30 dwellings per ha	Between 30 - 50 dwellings per ha	Above 50 dwellings per ha
04/05	42.86%	42.86%	14.29%
05/06	33.76%	59.24%	7.01%
06/07	37.20%	41.20%	21.60%
07/08	18.56%	48.10%	33.33%

Planning Policy Statement 3 'Housing' states that local planning authorities should avoid developments which make inefficient use of land setting 30 dwellings per ha (dph) net as a national indicative minimum. The Draft East Midlands Regional Plan reiterates the national guidance. The table above shows that only 18.56% of development in the borough in 07/08 has been below 30 dwellings a hectare.

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

Housing L3	2007/08
No. of unauthorised Gypsy and Traveller caravans recorded in the borough	42

Source Leicestershire County Council.

This is the first time data of this type has been collected and recorded in the AMR. Housing Local Indicator L2 will assist Core Indicator H4 in monitoring the extent to

which policies in the MLDF are succeeding to meet gypsy and traveller accommodation needs. The indicator above reveals that there have been 43 incursions of unauthorised caravans in the borough during 07/08 suggesting a need for gypsy and traveller accommodation in the district.

Town Centre

The Government's key objective for town centres is to promote their vitality and viability. Planning Policy Statement 6 Planning for Town Centres says that local planning authorities should promote growth and manage change in town centres. Whilst Core Output Indicator BD4 addresses this objective the opportunity has been taken to undertake further monitoring which reflects the local context.

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

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

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

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

In 2008 a survey of town centre businesses was undertaken by the Economic and Regeneration Section of Melton Borough Council. In all 52 respondents returned the survey.

Town centre businesses turnover

Table TC1 Respondents answers to how well turnover this year had performed Compared with last year?		
Stayed The Same	14	27%
Increased	20	38%
Decreased	12	23%
Not Answered	6	12%

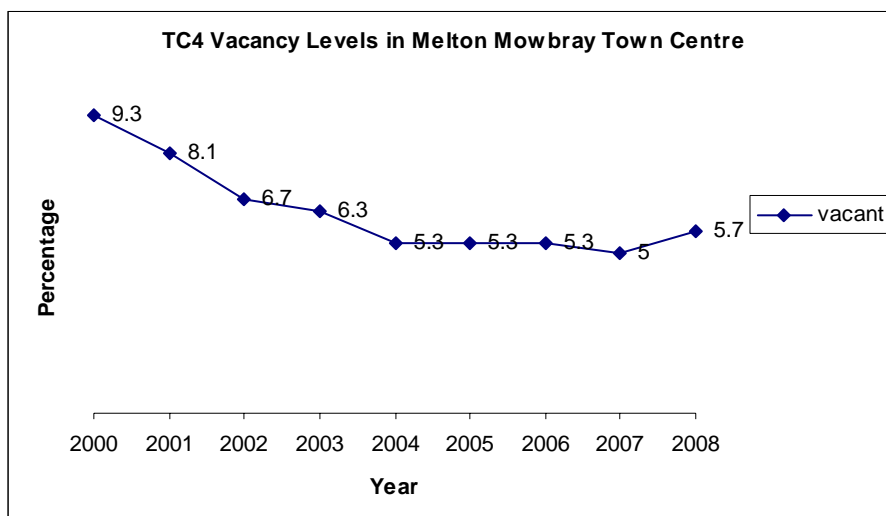
The views of town centre traders are monitored annually to gain their views on the health of their business. Table TC1 above reveals that 38% of business owners who responded to the 2008 survey had experienced an increase in turnover compared with 2007.

Vacant commercial units in Melton Mowbray Town Centre

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

The number of vacant commercial units in Melton Mowbray town centre has risen to 5.7% in 2007/08 from 5% in 2006/07.

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 2006-2008

Location	Tuesday (persons / minute)				Thursday (persons / minute)			
	2006	2007	2008	Average 2006/2008	2006	2007	2008	Average 2006/2008
High Street	21	15	33	23	12	8	14	11
King Street	7	10	6	8	3	5	4	4
Burton Street	3	5	3	4	4	3	4	4
Sherrard St	26	37	29	31	21	15	14	17
Market Place	58	77	57	64	29	31	27	29
Nottingham St	52	53	18	41	20	18	7	15
Bell Centre	13	9	6	9	8	4	2	5

Source: MBC

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

Use of public car parks

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

TC4 Parking tickets issued in Melton Mowbray

Local Indicator	Description	Performance 04/05	Performance 05/06	Performance 06/07	Performance 07/08
TC4	Number of public car park tickets issued in Melton Mowbray	527,587	523,169	485,307	421,117

Source: MBC

The table above shows a year on year decline in the number of public car park tickets issued in Melton Mowbray, with a steep decline in 07/08 of 64,190 for the monitoring year. An assessment of the reasons for this decline has been undertaken and the following issues were found to have an impact on performance.

Access to services by public transport

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

TR1 - Access to services by public transport

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

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

The table above shows that 79.7% of properties completed during 2007/08 were built in a location within 30 minutes public transport travel time of the key services identified by Local Transport Indicator TR1 (i.e. GP surgery, hospital, primary school, secondary school, employment and retail centres). The high percentages of houses located within a half hour public transport time over the last three years reflect the proportion of dwellings that have been built in Melton Mowbray.

The table below provides a breakdown of the Core Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility indicator. For dwellings completed during 2007/08, both an employment and a retail centre appear to be the least accessible services.

	GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Number of dwellings within half hour public transport time	237	219	237	220	213	213
Number of dwellings not within half hour public transport time	0	18	0	17	24	24
% of dwellings within half hour public transport time	100%	92.4%	100%	92.8%	89.8%	89.8%

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

Biodiversity

B1 – Change in priority habitats and species by type

Monitoring of this indicator provides an opportunity to assess the improvement or decline of biological diversity in the Borough so that appropriate action can be taken if necessary. The data relating to Local Indicator B1 is collected by Leicestershire County Council and has not been made available for this year.

Melton Annual Monitoring Report 2008

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



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