



**Melton  
Borough  
Council**

## **Authority Monitoring Report**

**2019/20**



**December 2020**

## **Further Information**

For further information on any of the information contained within this document please contact:

Planning Policy

Melton Borough Council

Parkside

Station Approach

Burton Street

Melton Mowbray

LE13 1GH

Telephone: 01664 502502

Email: [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk)

Web: <https://www.meltonplan.co.uk/>

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## 1.0 Introduction

### 1.1 Background

This Authority Monitoring Report (AMR) has been produced by Melton Borough Council covering the period 1 April 2019 to 31 March 2020, although some sections do contain information from later in 2020.

The AMR reports on a number of monitoring statistics, including progress made towards the Local Plan. The publication of the AMR enables the Council to publish a comprehensive set of data about the borough that is easily and readily accessible to the public and other interested parties.

### 1.2 Legislative Background

This document has been prepared to comply with the Planning and Compulsory Purchase Act 2004 (35) Annual monitoring report, as modified by the [Localism Act 2011, \(113\)](#) Local development: monitoring reports.

The Localism Act of 2011 removed the legal requirement for local authorities to submit an AMR to the Secretary of State at the end of each year. However, there remains a legal requirement for local authorities to publish information at least annually which shows progress being made against Local Plan preparation as well as other indicative factors.

The content of an AMR is defined in [The Town and Country Planning \(Local Planning England\) Regulations 2012 \(34\)](#). It states that the AMR must contain information related to the Local Plan progress, the Local Plan performance and the status of Neighbourhood Plans, Duty to Cooperate and Community Infrastructure Levy (Regulation 62 of the 2010 Regulations).

The required content of monitoring reports is set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The key tasks relevant to this report are listed below:

- Identify and review the progress of Local Plans and supplementary planning documents against the timetable and milestones specified in [APPENDIX 5: Monitoring Framework](#);
- Where policies are not being implemented, explain why and set out what steps (if any) are being taken to ensure that the policy is being implemented;
- Show how the implementation of policies in the Local Plan is progressing, including the number of dwellings and affordable dwellings provided against the housing requirements for the area;
- Provide details of where the local planning authority have co-operated with another local authority or prescribed body during the monitoring period.

### 1.3 Snapshot of Melton Borough

Area	48,137.68 Hectares	
Population <sup>1</sup>	Population Melton Borough 2019	51,200
	Males	25,000
	Females	26,200
	2018-19 population increase	100
Meeting Housing Needs <sup>2</sup>	All households	21,490 (100%)
	Owned	15,498 (72.1%)
	Shared ownership (part owned and part rented)	198 (0.9%)
	Social rented	2,402 (11.2%)
	Private rented	3,054 (14.2%)
Employment <sup>3</sup>	All usual residents aged 16 to 74	36,955 (100%)
	Economically active	27,422 (74.2%)
	Economically inactive	9,533 (25.8%)
	Unemployed: Age 16 to 24	301 (0.8%)
	Unemployed: Age 50 to 74	234 (0.6%)
	Unemployed: Never worked	116 (0.3%)
	Long-term unemployed	379 (1.0%)
Health <sup>4</sup>	Life expectancy at birth (Male)	80.7 years
	Life expectancy at birth (Female)	83.8 years
	Percentage of physically active adults	71.3%
	Percentage of adults (aged 18+) classified as overweight or obese	61.9%
	Year 6: Prevalence of obesity (including severe obesity)	18.9%
Environment <sup>5,6,7</sup>	Number of Local Wildlife Sites	239
	Number of Sites of Special Scientific Interest (SSSI)	16
	Number of Local Geological Sites	10
	Heritage Assets at Risk	17
	Number of Conservation Areas	45
	Total Number of Listed Buildings	715
	Number of Historic Parks and Gardens	2
	Total number of Scheduled Monuments	35

1 ONS Midyear Population Estimates 2020

2 ONS - 2011 Census (KS402EW)

3 ONS - 2011 Census (KS601EW)

4 Public Health England 2016-18

5 Natural England 2020

6 Leicestershire Environment Records Centre 2020

7 Historic England 2020

## 1.4 Economic Profile

The data in the table below is taken from the ONS Business Registration and Employment Survey and demonstrates the employment numbers in the LLEP (Leicester & Leicestershire Enterprise Partnership), local authority area, the share of employment and the growth in employment over the period 2011 to 2018.

Employment <sup>8</sup>				
	2018	2018 % Share	Change 2011 - 18	% Change 2011 - 18
LLEP Area	490,000	100.0	57,000	13.2
Melton	23,000	4.7	2,000	9.5

- In 2018 there was employment of 490,000 in the LLEP area. In Melton district there was employment of 23,000. This is 4.7% of all employment in the LLEP Area.
- Over the period 2011 to 2018 employment grew in the LLEP area by 57,000 (13.2%) from 433,000. In Melton district it grew by 2,000 (9.5%). In England there was growth of 11.5%.

Workplace Earnings - All <sup>9</sup>				
	2019	Growth 2011 - 19	% Growth 2011 - 19	National Difference 2019
England	591.4	87.4	17.3	n/a
LLEP Area	525.1	n/a	n/a	-66.3
Melton	487.9	56	13.0	-103.5

- England median workplace earnings in 2019 were £591.40. In the LLEP area they were £525.10. In Melton district median workplace earnings stood at £487.90.
- All local geographies had lower than average workplace earnings. In Melton district workplace earnings were £103.50 lower than average.
- Locally median workplace earnings in 2019 were highest in the Hinckley and Bosworth district £580.10. In Melton district they were second lowest.
- Growth in median workplace earnings in Melton district over the period 2011 to 2019 was £56. In England there was growth of £87.40.

Resident Earnings - All <sup>10</sup>				
	2019	Growth 2011 - 19	% Growth 2011 - 19	National Difference 2019
England	591.3	86.6	17.2	n/a
LLEP Area	543.5	n/a	n/a	-47.8
Melton	512.7	53.7	11.7	-78.6

- English median resident earnings in 2019 were £591.30. In the LLEP area the figure was £543.50 and in Melton district £512.70 which is £78.60 below average.

<sup>8</sup> ONS, Business Register and Employment Survey, Employment, Open Access, 2018

<sup>9</sup> Office for National Statistics, Annual Survey of Hours and Earnings, Workplace Analysis, 2019

<sup>10</sup> Office for National Statistics, UK Business Counts, 2019

- In all the geographies identified workplace earnings were lower than average, this is not the case with resident earnings.
- There are significant differences between resident and workplace earnings. In Melton district they were £24.80 higher.
- In Melton district there was growth of £53.70 over the period 2011 to 2019. In England the figure was £86.60.

The data in the table below is taken from the ONS UK Business Counts and demonstrates the number of enterprises that are based in the LLEP, local authority and district areas, the share of enterprises, and the growth in enterprises over the period 2011 to 2019

Enterprises <sup>11</sup>				
	2019	2019 % Share	Change 2011 - 19	% Change 2011 - 19
LLEP Area	42,345	100.0	10,730	33.9
Melton	2,560	6.0	405	18.8

- In 2019 there are 42,345 enterprises in the LLEP area. Two thousand five hundred and sixty were in Melton district. This is 6% of all enterprises.
- Over the period 2011 to 2019 the number of enterprises in the LLEP area grew by 10,730 (33.9%) from 31,615. In Melton district there was growth of 405 or 18.8%. In England the figure was 32.6%.

The table below demonstrates 3-year survival rates. These are compared with the national average over the period 2014 to 2018.

3 Year Business Survival Rates <sup>12</sup>					
	2014	2015	2016	2017	2018
England	60.4	59.2	60.9	61.4	55.2
LLEP Area	61.9	60.8	63.0	63.0	57.8
Melton	62.8	65.2	68.1	64.6	62.7

- In 2018 the 3-year business survival rate for England was 55.2% of all businesses started in 2015. In the LLEP area the figure was 57.8%. In Melton district the figure was 62.7%.
- From the year 2017 to 2018 there has been a fall in business survival rates in all the geographies identified. In the LLEP area there was a fall of 5.2 percentage points and in England 6.2. In Melton district it was 1.9 percentage points.

<sup>11</sup> Office for National Statistics, UK Business Counts, 2019

<sup>12</sup> Office for National Statistics, Business Demography, 2018



## 2.0 Executive Summary

A brief summary of the key findings for the borough of the 2019/20 monitoring period (“monitoring period”) is found below.

### [2.1 Growing Melton Borough](#)

The annual requirement in 2019/20 is 170 dwellings, and recorded net completions for the period is 334. It is the second consecutive year with a surplus against the annual requirement. The shortfall for the period 2011-2020 is now of 197 dwellings, which has reduced by 164 since the period 2018/19.

To date, progress has been made this monitoring period with commencement of building work for reserved matters 19/00377/REM (Leicester Road, Melton Mowbray); the southern sectioned covered by application 19/01099/REM is currently pending consideration. Planning applications are pending for 1500 elsewhere within the South Sustainable Neighbourhood (SSN): 15/00127/OUT (Melton Road, Burton Lazars), and 16/00515/OUT (Kirby Lane, Melton Mowbray).

Progress has been made this monitoring period with the approval of reserved matters 19/00208/REM (Melton Spinney Road, Thorpe Arnold) and outline permission ref 18/00769/OUT (Scalford Road, Melton Mowbray). Work has also commenced on site for application 14/00808/OUT (Melton Spinney Road, Thorpe Arnold) which should ensure that we will reach the 2021 housing delivery target.

During the monitoring period one application (19/00405/FUL) was approved at appeal where the Council considered that it was contrary to Policy SS3 Sustainable Communities (unallocated sites). It was refused by Melton Borough Council and taken to appeal by the applicants. Upon examination by the Planning Inspectorate it was decided that due to the existing infrastructure links and siting/scale of the development, approval of this application would have little tangible effect on, and would be in keeping with, the overall scale and character of the host settlement.

In contrast, 9 appeals that were made against Policy SS3 refusals were upheld.

### [2.2 Melton's Communities](#)

With 334 net completions (74 of which were affordable), 2019/20 is the second year since 2011 with a number of completions exceeding the requirement. The accumulated shortfall since 2011 is reduced to 197 dwellings, which reaffirms an optimistic trend started last year. Allocations, particularly those sites in Service Centres and Rural Hubs are starting to contribute significantly to the overall figures. Further details in relation to housing supply and housing delivery in the Borough can be found in the [2019/20 Five-years' housing land supply and housing trajectory report](#).

The amount of affordable housing delivered in 2019/20 has doubled from the previous year, with total affordable housing provision delivered coming in at 22.16% when averaged across the whole Borough. The amount of affordable housing for



rent is less than the target and the amount of intermediate housing is more than the target. This is because the target is for the whole Local Plan period and therefore, there will be variances on the percentages achieved from one year to the next.

### 2.3 Melton's Economy

No net additional main town centre uses floor space has been delivered as part of the South Sustainable Neighbourhood. However, due to the lead in times for the development this means that significant progress towards meeting the targeted amount of net additional main town centre floor space is unlikely to be achieved in the short-medium term.

During the monitoring period we saw one change of use application (19/00165/COU change of use from B2 to D2) resulting in a loss of 0.04ha of employment land protected by Policy EC3, however due to the nature of this application the conditions required that use class B2 is to be retained for future use.

During this monitoring period the town centre saw a total visitor footfall of 2,302,229, compared to the previous year April-March period of 2,401,625; a decrease in visitor footfall of 4.1%. This decrease in footfall is largely affected by the sudden decrease in visitors in March 2020 following the nation-wide coronavirus lockdown. The percentage of ground floor retail voids in Melton Mowbray town centre is currently at 5.7%, compared to 5.1% the previous year.

### 2.4 Melton Borough's Environment

During this monitoring period there has been an unfortunate increase (+9) in heritage assets being included on the Heritage Assets at Risk Register as at 17 October 2019. The Register identifies sites most at risk of being lost as a result of neglect, decay or inappropriate development. Historic England offer bespoke advice to funders on which sites are most at risk, targeting grant aid to areas that are far more difficult to fund in general, and through this work will in future continue to reduce heritage at risk.

During this period we also saw an increase in Listed Buildings (+5). A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

Work is currently underway<sup>13</sup> in development of the Open Spaces Strategy and Action Plan; the Open Space Strategy is an evidence-based report document produced to support delivery of policies in the Council's Local Plan, which was adopted in October 2018. Policy EN7 of the Melton Local Plan requires the provision of open space to meet identified deficiencies and to sustain quantity standards as the population grows. The Open Spaces Strategy & Action Plan is to be reported to the Cabinet for adoption on 18<sup>th</sup> November 2020.

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<sup>13</sup> September 2020

## [2.5 Managing the Delivery of the Local Plan](#)

North and East Melton Mowbray Distributor Road scheme March 2020 update from Leicestershire County Council (LCC): “Since achieving planning permission in May 2019, detailed design of the NEMMDR has progressed well. Extensive engagement has been carried out with landowners and key stakeholders ensuring that the impact of the road is minimised as far as possible, resulting in a number of minor design changes.”

In August 2020 LCC made the legal orders to commence the process for obtaining the land required for the NEMMDR, known as Compulsory Purchase Orders (CPO). This includes land needed permanently for the road, together with certain interests or rights required over land for the purposes of construction. Legal notices for the CPO process have been issued to landowners and posted on site, together with Side Roads Order notices (SRO) which allow for the necessary changes to the existing Highway network to construct the new road.

The Council has decided<sup>14</sup> that progress on the Community Infrastructure Levy (CIL) be suspended until a time where the council believes it is a suitable approach for MBC.

## [2.6 Managing Development](#)

During the monitoring period one application was approved at appeal contrary to Policy D1 Raising the Standard of Design (19/00954/FUL). It was refused by Melton Borough Council and taken to appeal by the applicants, upon examination by the Planning Inspectorate it was decided that issues regarding outlook, privacy and light would not have significant adverse effect on the living conditions of the occupiers of the host dwelling.

Work is currently underway<sup>15</sup> to develop the Design SPD; the aim of the Design SPD is to raise the standard of design in new developments and ensure that development is locally distinctive and responds positively to its setting.

## [2.7 Self-Build and Custom Housebuilding](#)

With a total of 78 individuals on the register, this period has seen an increase of 14 new entries onto the register. The total number of planning permissions for serviced plots suitable for self and custom build granted in this monitoring period is 18, with a split of 15 certain and 3 possible.

## [2.8 Duty to cooperate](#)

This sets out the requirements for cooperation and joint working across different Local and sub-regional Authorities and agencies. Governance arrangements have been put in place to work collaboratively to address strategic issues relevant to the Housing Market Area (HMA) and the Functional Economic Market Area (FEMA). The unmet housing and employment needs from Leicester City seem to be the most

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<sup>14</sup> July 2019

<sup>15</sup> September 2020

relevant matters and a Joint Statement to address these issues was published in September 2020.

### [2.9 Neighbourhood Plans](#)

This provides a snapshot of the progress of the different Neighbourhood Development Plans at August 2020. In total 15 areas have made some progress, 6 of them with their Neighbourhood Plans made (one during this year). The Covid-19 pandemic is impacting the process as Neighbourhood Plans cannot proceed to referendum. It is expected that 4 additional Neighbourhood Plan areas will have a post-examination Decision Statement published by the end of the year 2020, giving them significant weight in decision-making.

### [2.10 Developer Contributions](#)

Melton Borough Council is working with developers and infrastructure providers to ensure the infrastructure needs of the Boroughs communities are met. This has resulted in £3,438,885.64 being secured through section 106 agreements, along with non-monetary contributions such as 74 affordable homes and 3 open space schemes. Melton Borough Council will continue to collect funds for infrastructure to ensure future growth is accommodated for.

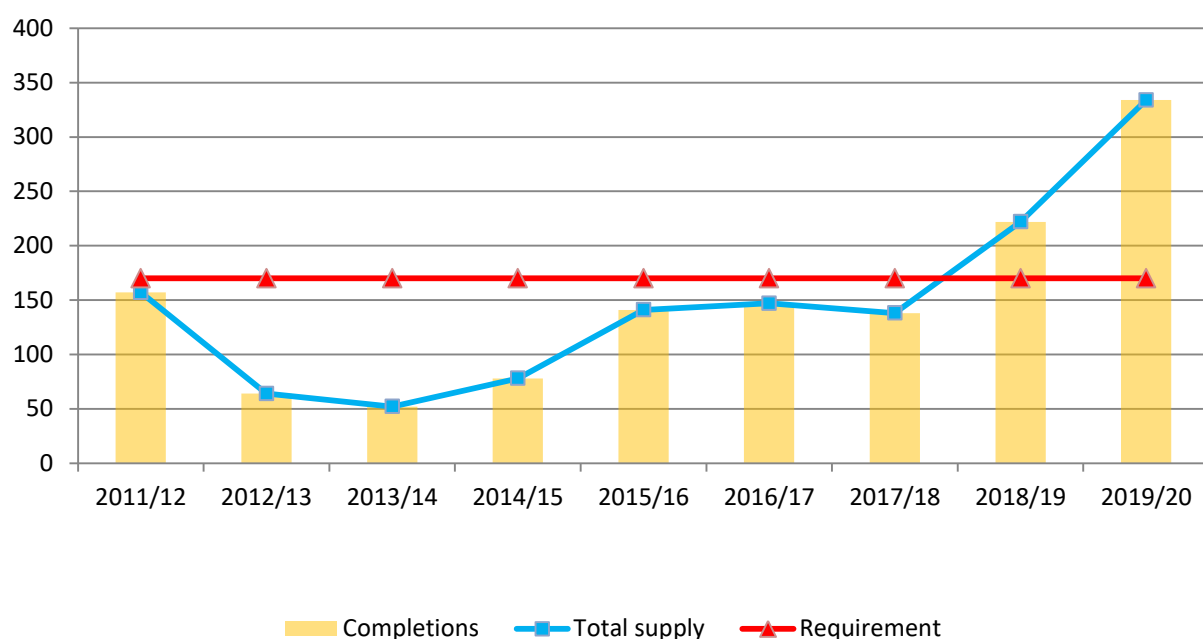
### 3.0 Policy Monitoring

#### 3.1 Growing Melton Borough – The Spatial Strategy

There are no monitoring indicators for *Policy SS1. Presumption in favour of Sustainable Development*

Policy					
SS2. Development Strategy					
Indicator	Baseline	Target	2011-2018	2011-2019	2011-2020
Total net additional homes completed in accordance with need identified.	777 homes at April 2018.	1,700 by April 2021; 2,925 by April 2026; 4525 by April 2031; 6,125 by April 2036.	777	999	1,333 (+334)
Net additional homes completed in Melton Mowbray Main Urban Area.	382 homes at April 2018.	1105 by April 2021; 1901 by April 2026; 2941 by April 2031; 3981 by April 2036.	382	512	631 (+119)
Net additional homes completed in the Rural Area (completions broken down into Service Centres, Rural Hubs and Other Rural Settlements).	Service Centres= 276 homes at April 2018; Rural Hubs = 50 homes at April 2018; Other Rural Settlements = 69 homes at April 2018.	595 by April 2021; 1024 by April 2026; 1584 by April 2031; 2144 by April 2036.	395	487	702 (+215) (462 in Service Centres, 94 in Rural Hubs and, 146 in Other Settlements)

**Figure 1. Net housing completions 2011-2020**



**Table 1. breakdown of period and cumulative completions from the start of the local plan period (2011) to present**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Completions	157	64	52	78	141	147	138	222	334
Cumulative Completions	157	221	273	351	492	639	777	999	1333
Requirement	170	170	170	170	170	170	170	170	170
Cumulative Requirement	170	340	510	680	850	1020	1190	1360	1530
Shortfall/ Surplus	13	106	118	92	29	23	32	-52	-164
Cumulative Shortfall	13	119	237	329	358	381	413	361	197

The annual requirement in 2019/20 is of 170 dwellings and 334 were completed. It is the second consecutive year with a surplus against the annual requirement. The shortfall for the period 2011-2020 is now of 197 dwellings.

Policy		
SS3. Sustainable Communities (unallocated sites)		
Indicator	Baseline	Target
Decisions made in accordance with the Sustainable Communities Policy.	N/A	100% of decisions taken in accordance with the 'Sustainable Communities' policy.
During the monitoring period one application (19/00405/FUL) was approved at appeal contrary to Policy SS3. Sustainable Communities (unallocated sites); refused by Melton Borough Council and taken to appeal by the applicants, upon examination by the Planning Inspectorate it was decided that due to the existing infrastructure links and siting/scale of the development, approval of this application would have little tangible effect on, and would be in keeping with, the overall scale and character of the host settlement.		

Policy					
SS4. South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Number of homes delivered at the South Melton Sustainable Neighbourhood.	0 homes delivered by April 2018.	200 by April 2023; 500 by April 2026; 1100 by April 2031; 1700 by April 2036.	0	0	0
Amount of employment land delivered at the South Melton Sustainable Neighbourhood.	0 ha by April 2018.	20 hectares by April 2036 of prepared and serviced plots by April 2036.	0	0	0
Delivery of a Primary School at the South Melton Sustainable Neighbourhood.	No school delivered by April 2018.	Delivery of the Primary School.	0	0	0
At this current date (Sep 2020) progress has been made this monitoring period with commencement of building work for reserved matters 19/00377/REM (Leicester Road, Melton Mowbray); the southern sectioned covered by application 19/01099/REM is currently pending consideration. Planning applications are pending for 1500 elsewhere within the SSN, 15/00127/OUT (Melton Road, Burton Lazars) and 16/00515/OUT (Kirby Lane, Melton Mowbray).					

It is expected that the 2021 housing target will be met with the current status of the applications. The primary school and the employment land off Leicester Road are likely to be delivered later in the development.

Allocated Site	No. of Units	Planning Application	Status
<b>Melton South Sustainable Neighbourhood (SSN)</b>			
SSN (Part)	520	15/00910/OUT	Permitted
	249	19/01099/REM	Pending
	266	19/00377/REM	Approved <sup>16</sup>
SSN (Part)	60	19/00376/FUL	Pending
SSN (Part)	1500	16/00515/OUT	Pending
SSN (Part)		15/00127/OUT	Pending

<b>Policy</b>					
<b>SS5. Melton Mowbray North Sustainable Neighbourhood</b>					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Number of homes delivered at the North Melton Sustainable Neighbourhood.	0 homes delivered by April 2016.	200 by April 2023; 500 by April 2026; 1000 by April 2031; 1500 by April 2036.	0	0	0
Delivery of a primary school at the North Melton Sustainable Neighbourhood.	No Primary School delivered by April 2016.	Delivery of 1 Primary School.	0	0	0
<p>Progress has been made this monitoring period with approval of reserved matters 19/00208/REM (Melton Spinney Road, Thorpe Arnold) and outline permission of 18/00769/OUT (Scalford Road, Melton Mowbray)<sup>17</sup>.</p> <p>Work has also commenced on site for application 14/00808/OUT (Melton Spinney Road, Thorpe Arnold) which will ensure we can meet the 2021 housing delivery target.</p> <p>The primary school is likely to be delivered later in the development programme as required.</p>					

<sup>16</sup> Work commenced on site April 2020

<sup>17</sup> Application granted permission on 31.07.2020



Allocated Site	No. of Units	Planning Application	Status
<b>Melton North Sustainable Neighbourhood (NSN)</b>			
NSN (Part)	200	14/00808/OUT	Permitted
		19/00208/REM	Approved <sup>18</sup>
NSN (Part)	290	18/00359/OUT	Pending
NSN (Part)	400	18/00769/OUT	Permitted

### **SS6. Alternative Development Strategies and Local Plan Review**

There are no monitoring indicators for Policy SS6. Alternative Development Strategies and Local Plan Review, however it is relevant to keep track of the review mechanisms as stated in the policy as they are strongly related to the AMR and the Monitoring Framework:

- Quantity or Spatial approach as suggested in the SGP is covered by the Local Plan.
- It is 'year 2' after adoption of the Local Plan, still 3 years to reach the 5-years' review trigger point.
- No significant changes to the OAN to date.
- Current Housing Delivery Test: 100%, and expected 134% for next year.
- Triggers for policies SS4 and SS5 have not been activated.

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<sup>18</sup> Work commenced on site April 2020

### 3.2 Melton's Communities - Strong, Healthy and Vibrant

Policy					
C1 (A). Housing Allocations/ C1 (B). Reserve Sites					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Net additional homes delivered in Melton Mowbray (Policy C1).	N/A	3929 by April 2036.	0	MEL1: 12  Total (year): 12  Total since 2011: 12	MEL1: 51  Total (year): +51  Total since 2011: 63
Net additional homes delivered on allocated sites in Service Centres (Policy C1).	N/A	1331 by April 2036.	HAR2: 6  Total year: 6	ASF 1: 7 HAR2: 3 WAL2: 5  Total (year): 15  Total since 2011: 21	ASF1: 50 BOT4: 28 HAR2: 3 STAT2: 2 WAL2: 36 WYM2: 2  Total (year): +121  Total since 2011: 142
Net additional homes delivered on allocated sites in Rural Hubs (Policy C1).	N/A	304 by April 2036.	0	0	FRIS1: 37  Total (year): +37  Total since 2011: 37

**Figure 2. cumulative allocations completions by settlement 2011-2020**

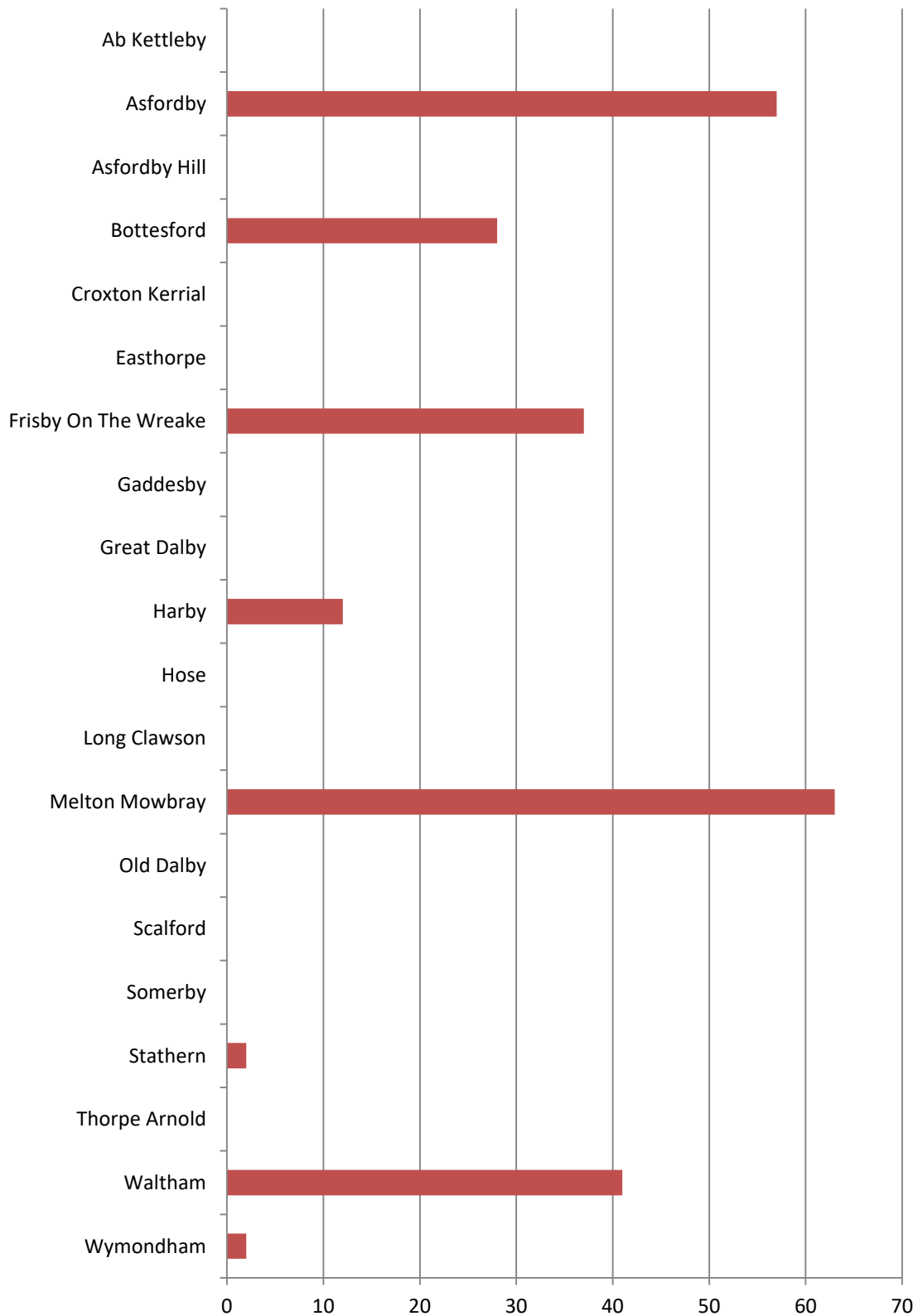


Table 2. breakdown of allocations completions by LP reference					
Settlement	LP Allocation	2017/18	2018/19	2019/20	Total since 2011
Ab Kettleby	ABK1	-	-	-	0
Asfordby	ASF1	-	7	50	57
Asfordby	ASF2	-	-	-	0
Asfordby	ASF3	-	-	-	0
Asfordby Hill	ASFH1	-	-	-	0
Asfordby Hill	ASFH2	-	-	-	0
Bottesford	BOT1	-	-	-	0
Bottesford	BOT2	-	-	-	0
Bottesford	BOT3	-	-	-	0
Bottesford	BOT4	-	-	28	28
Croxton Kerrial	CROX1	-	-	-	0
Croxton Kerrial	CROX2	-	-	-	0
Croxton Kerrial	CROX3	-	-	-	0
Easthorpe	EAST1	-	-	-	0
Easthorpe	EAST2	-	-	-	0
Frisby On The Wreake	FRIS1	-	-	37	37
Frisby On The Wreake	FRIS2	-	-	-	0

Frisby On The Wreake	FRIS3	-	-	-	0
Gaddesby	GADD1	-	-	-	0
Gaddesby	GADD2	-	-	-	0
Gaddesby	GADD3	-	-	-	0
Great Dalby	GREA1	-	-	-	0
Harby	HAR1	-	-	-	0
Harby	HAR2	6	3	3	12
Harby	HAR3	-	-	-	0
Harby	HAR4	-	-	-	0
Hose	HOS1	-	-	-	0
Hose	HOS2	-	-	-	0
Long Clawson	LONG1	-	-	-	0
Long Clawson	LONG2	-	-	-	0
Long Clawson	LONG3	-	-	-	0
Melton Mowbray	MEL1	-	12	51	63
Melton Mowbray	MEL10	-	-	-	0
Melton Mowbray	MEL2	-	-	-	0
Melton Mowbray	MEL3	-	-	-	0

Melton Mowbray	MEL4	-	-	-	0
Melton Mowbray	MEL5	-	-	-	0
Melton Mowbray	MEL6	-	-	-	0
Melton Mowbray	MEL7	-	-	-	0
Melton Mowbray	MEL8	-	-	-	0
Melton Mowbray	MEL9	-	-	-	0
Old Dalby	OLD1	-	-	-	0
Scalford	SCAL1	-	-	-	0
Somerby	SOM1	-	-	-	0
Somerby	SOM2	-	-	-	0
Stathern	STAT1	-	-	-	0
Stathern	STAT2	-	-	2	2
Thorpe Arnold	THOR1	-	-	-	0
Thorpe Arnold	THOR2	-	-	-	0
Waltham	WAL1	-	-	-	0
Waltham	WAL2	-	5	36	41
Wymondham	WYM1	-	-	-	0
Wymondham	WYM2	-	-	2	2

Wymondham	WYM3	-	-	-	0
This is the first period with completions in allocations in the three categories. As expected the number of completions in Service Centres and Rural Hubs is more relevant in the early years of the Local Plan, whilst completions in Melton Mowbray will be boosted once the Sustainable Neighbourhoods start delivering their homes.					

Policy		
C2. Housing Mix		
Indicator	Baseline	Target
"Decisions made in accordance with the housing mix policy."	N/A	100% of decisions taken in accordance with the housing mix required by most up to date evidence and comment on this.
During the monitoring period no applications were approved contrary to Policy C2. Housing Mix.		

Policy		
C3. National Space Standard and Smaller Dwellings		
Indicator	Baseline	Target
Decisions made in accordance with the national space standard policy.	N/A	100% of decisions made in accordance with the national space standard and housing mix policy.
During the monitoring period no applications were approved contrary to Policy C3. National Space Standard and Smaller Dwellings.		



Policy					
C4. Affordable Housing Provision					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Percentage of new homes completed that are affordable.	7.17% at April 2016 of the total gross number of houses delivered are affordable homes.	37.5% of the total amount of houses delivered and 20% in Melton Mowbray.	25.36% Total  14.49% in Melton Mowbray	14.86% Total  10.36% in Melton Mowbray	22.16% Total  8.98% in Melton Mowbray
Percentage split of all affordable homes delivered between intermediate housing and social or affordable rented housing.	66% affordable rented housing. 34% intermediate housing for the period 2011-2017.	80% of all affordable housing to be provided as social or affordable rented housing and 20% to be provided as intermediate housing.	71.43% affordable rent  28.57% intermediate housing	72.73% affordable rent  27.27% intermediate housing	66.22% affordable rent  33.78% intermediate housing
The amount of affordable housing delivered in 2019/20 has doubled from the previous year. The amount of affordable housing for rent is less than the target and the amount of intermediate housing is more than the target. This is because the target is for the whole Local Plan period and therefore, there will be variances on the percentages achieved from one year to the next.					

Policy					
C5. Affordable Housing through Rural Exception Sites					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Number of affordable homes delivered on Rural Exceptions sites in the Borough.	0 affordable homes delivered on Rural Exceptions sites by April 2016.	No target.	0	0	0

Affordable housing has been delivered in many of our rural settlements but not on 'rural exception sites'.

Policy					
C6. Gypsies and Travellers					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Permanent Gypsy and Traveller pitches delivered.	N/A	N/A	3	3	3
Transit Gypsy and Traveller pitches delivered.	2 transit gypsy and traveller pitches delivered by 2016.	N/A	0	0	0
All 3 permanent pitches were implemented in 2017. Therefore, this target has been met. No Transit Gypsy and Traveller pitches have been delivered, but there is no specific target for this.					

Policy		
C7. Rural Services		
Indicator	Baseline	Target
Decisions made in accordance with the rural services policy.	N/A	No net loss of services as a result of planning decisions.
During the monitoring period no applications were approved contrary to Policy C7. Rural Services.		

Policy		
C8. Self Build and Custom Build Housing		
Indicator	Baseline	Target
Number of decisions made in accordance with the self build and custom build housing policy. Decisions made on rural self-build and custom build schemes in accordance with the policy.	N/A	100% of decisions made in accordance with the policy.

During the monitoring period no applications were approved contrary to Policy C8. Self Build and Custom Build Housing.

Policy		
C9. Healthy Communities		
Indicator	Baseline	Target
Decisions made in accordance with the Healthy Communities Policy.	N/A	100% of decisions made in accordance with the policy.
During the monitoring period no applications were approved contrary to Policy C9. Healthy Communities.		

### 3.3 Melton's Economy - Strong and Competitive

Policy					
EC1. Employment Growth in Melton Mowbray					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Amount of employment land delivered in Melton Mowbray South SSN.	0 hectares at April 2016.	20 ha delivered in Melton Borough by April 2036	0	0	0
Amount of employment land delivered at Asfordby Business Park.	0 hectares at April 2016.	10 ha by April 2036.	0	0	0
Amount of office space delivered in Melton Mowbray Town Centre.	0 hectares at April 2016.	1 ha by April 2036.	0	0	0
There has been no employment land delivered yet in the above allocated areas, it is expected through development of the sustainable neighbourhoods that these will be delivered later in the plan period.					

Policy		
EC2. Employment Growth in the Rural Area (Outside Melton Mowbray)		
Indicator	Baseline	Target
Amount of employment land delivered in the rural area in accordance with Policy EC2.	N/A	100% of all decisions taken in accordance with the "Employment Growth in the Rural Area" policy.
During the monitoring period no applications were approved contrary to Policy EC2. Employment Growth in the Rural Area (Outside Melton Mowbray)		

Policy					
EC3. Existing Employment Sites					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Amount of employment land (as identified in Policy EC3) lost through change of use or redevelopment.	N/A	No net loss of employment land on listed existing employment sites up to 2036.	0	0	-0.04ha
During the monitoring period we saw one change of use application (19/00165/COU, proposed retention of a Crossfit Gymnasium) change of use from B2 to D2 resulting in a loss of 0.04ha, however due to the nature of this application the conditions outlined that use class B2 is to be retained for future use.					

Policy		
EC4. Other Employment and Mixed-use Proposals		
Indicator	Baseline	Target
Percentage of decisions made in accordance with the Employment and mixed use allocations policy.	N/A	100% of all decisions taken in accordance with the "mixed-use" policy.
During the monitoring period no applications were approved contrary to Policy EC4. Other Employment and Mixed-use Proposals.		

Policy					
EC5. Melton Mowbray Town Centre					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Amount of additional 'town centre use' floorspace provided in Melton town centre.	N/A	8870 sqm net of new comparison retail floorspace by 2036.	0	0	0

Percentage of new town centre use floorspace provided in Melton Mowbray town centre.	N/A	100% of new retail and commercial leisure floorspace to be provided in Melton Mowbray town centre by 2036.	0	0	0
Percentage of ground floor retail voids in Melton Mowbray town centre.	4.5% of the units.	No net increase in the number of vacant retail units in Melton Mowbray town centre.	4.8%	5.1%	5.7% <sup>19</sup>
Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre.	33% of Primary Retail Frontage currently occupied by non-A1 uses.	No more than 33% of primary shopping in Melton Mowbray town centre to be occupied by non-A1 uses.	23.81%	26.98%	26.98%
Between April 2019 and March 2020 the town centre saw a total visitor footfall of 2,302,229, compared to the previous year April-March period of 2,401,625 this is a decrease in visitor footfall of 4.1%. This decrease in footfall is largely affected by the sudden decrease in visitors in March 2020 following the coronavirus lockdown. Retail voids are also unfortunately rising, and are expected to worsen due to the long term economic impacts of Covid-19 in the coming year.					

Policy		
EC6. Primary Shopping Frontages		
Indicator	Baseline	Target
Decisions made in accordance with the Primary Shopping Frontages policy.	N/A	100% of all decisions taken in accordance with the 'Retail Development in the Borough' policy.
During the monitoring period no applications were approved contrary to Policy EC6. Primary Shopping Frontages.		

<sup>19</sup> Data taken as at December 2019 due to the March 2020 figure being affected by coronavirus lockdown

Policy					
EC7. Retail Development in the Borough					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Amount of net additional main town centre uses floorspace provided in the rural areas of Melton Borough (outside of Melton town centre).	N/A	100% of all decisions taken in accordance with the 'Retail Development in the Borough' policy.	N/A	N/A	N/A
Amount of net additional main town centre uses floorspace provided in Melton South Sustainable Neighbourhood.	0 sqm at April 2016.	No more than 400 A1 sqm and no more than 400 A2-A5 sqm net floorspace by 2036.	0	0	0
The lead in times for the development of the Sustainable Neighbourhoods mean that significant progress towards meeting this target is unlikely to be achieved in the short-medium term; e.g. the employment area at Leicester Road will be brought forward as part of the Melton South Sustainable Neighbourhood, for which planning permission is predominantly still pending, and which will be delivered in phases throughout the remainder of the plan period.					

Policy		
EC8. Sustainable Tourism		
Indicator	Baseline	Target
Number of new tourism, visitor and cultural development proposals granted permission in accordance with policy EC8.	N/A	100% of all decisions taken in accordance with the 'Tourism' policy.
During the monitoring period no applications were approved contrary to Policy EC8. Sustainable Tourism.		



### 3.4 Melton Borough's Environment - Protected and Enhanced

Policy		
EN1. Landscape		
Indicator	Baseline	Target
Number of applications refused as contrary to policy. Number of new proposals in 'sensitive landscape areas' (High Leicestershire, the Wolds Scarp, and the Knipton Bowl) granted permission in accordance with policy EN8.	N/A	Zero applications refused as contrary to policy EN1. 100% of all decisions taken in accordance with the 'Landscape' policy.
During the monitoring period no applications were approved contrary to Policy EN1. Landscape.		

Policy					
EN2. Biodiversity and Geodiversity <sup>20</sup>					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Number of Local Wildlife Sites.	231 LWS (according to the 2015 Biodiversity and Geodiversity Study).	No net reduction in the number of Local Wildlife Sites.	231	239	239
Number of Sites of Special Scientific Interest.	16 SSSI (according to the 2015 Biodiversity and Geodiversity Study).	No net reduction in the number of Sites of Special Scientific Interest.	16	16	16

<sup>20</sup> Leicestershire and Rutland Environment Records Centre (LRERC) 2020

Number of Local Geological Sites.	9 LGS (according to the 2015 Biodiversity and Geodiversity Study).	No net reduction in the number of Local Geological Sites.	9	10	10
Number of applications refused as contrary to policy.	N/A	Zero applications refused as contrary to policy EN2.	N/A	N/A	N/A
There has been no change in data during this monitoring period.					

Policy		
EN3. The Melton Green Infrastructure Network		
Indicator	Baseline	Target
Number of applications refused as contrary to policy.	N/A	100% of all decisions taken in accordance with the Green Infrastructure policy
Decisions taken in accordance with the Green Infrastructure network.	0 sqm at April 2016.	100% of all decisions taken in accordance with the Green Infrastructure policy.
During the monitoring period no applications were approved contrary to Policy EN3. The Melton Green Infrastructure Network.		

Policy		
EN4. Areas of Separation		
Indicator	Baseline	Target
Number of schemes granted planning permission in Areas of Separation contrary to the policy.	N/A	100% of decisions taken in accordance with the Area of Separation policy.
During the monitoring period no applications were approved contrary to Policy EN4. Areas of Separation.		

Policy		
EN5. Local Green Spaces		
Indicator	Baseline	Target
Number of schemes granted planning permission contrary to the policy.	N/A	100% of decisions taken in accordance with the Local Green Spaces policy.
During the monitoring period no applications were approved contrary to Policy EN5. Local Green Spaces.		

Policy		
EN6. Settlement Character		
Indicator	Baseline	Target
Number of schemes granted planning permission contrary to the policy.	N/A	100% of decisions taken in accordance with the Local Green Spaces policy.
During the monitoring period no applications were approved contrary to Policy EN6. Settlement Character.		

Policy		
EN7. Open Space, Sport and Recreation		
Indicator	Baseline	Target
Amount of open space and sport and recreation facilities.	N/A	100% of new residential permissions to provide play and open space in accordance with standards set out in the play and open space strategy.
<p>During the monitoring period no applications were approved contrary to Policy EN7. Open Space, Sport and Recreation.</p> <p>Work is currently underway<sup>21</sup> in development of the Open Spaces Strategy and Action Plan; the Open Space Strategy is an evidence-based report document produced to support delivery of policies in the Council's Local Plan, which was adopted in October 2018. Policy EN7 of the Melton Local Plan requires the provision of open space to meet identified deficiencies and to sustain quantity standards as the population grows.</p> <p>For more information on the Open Spaces Strategy and Action Plan please <a href="#">click here</a>.</p>		

<sup>21</sup> September 2020

Policy		
EN8. Climate Change		
Indicator	Baseline	Target
Amount of new large scale development that incorporates features which allows mitigation and adaptation to climate change.	N/A	100% of all new homes to incorporate features that allow mitigation and adaptation to climate change.
During the monitoring period no applications were approved contrary to Policy EN8. Climate Change.		

Policy		
EN9. Ensuring Energy Efficient and Low Carbon Development		
Indicator	Baseline	Target
Number of applications refused as contrary to policy.	N/A	Zero applications refused as contrary to policy EN9.
During the monitoring period no applications were approved contrary to Policy EN9. Ensuring Energy Efficient and Low Carbon Development.		

Policy		
EN10. Energy Generation from Renewable and Low Carbon Sources		
Indicator	Baseline	Target
Amount of new energy being provided from renewable or low carbon energy sources from large scale proposals.	N/A	100% of all new homes to incorporate features that allow mitigation and adaptation to climate change.
During the monitoring period no applications were approved contrary to Policy EN10. Energy Generation from Renewable and Low Carbon Sources.		

Policy		
EN11. Minimising the Risk of Flooding		
Indicator	Baseline	Target
Amount of new development that is proposed in flood risk areas (zones 3a and 3b).	N/A	No development permitted for vulnerable uses in areas that are likely to flood (zones 3a and 3b) or that would result in flooding of downstream vulnerable developments.
During the monitoring period no applications were approved contrary to Policy EN11. Minimising the Risk of Flooding.		

Policy		
EN12. Sustainable Drainage Systems		
Indicator	Baseline	Target
Amount of new large scale development proposals that incorporate Sustainable Urban Drainage systems (SUDS).	N/A	100% of large scale development proposals incorporating sustainable drainage solutions where required.
During the monitoring period no applications were approved contrary to Policy EN12. Sustainable Drainage Systems.		

Policy					
EN13. Heritage Assets <sup>22</sup>					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Number of Heritage Assets at Risk.	6 by 2015 (Historic England).	No net increase in the number of Heritage Assets at Risk at 2036.	7	8	17 (+9)

<sup>22</sup> Historic England 2020

Number of Listed Buildings.	702 by 2015 (Historic England).	No net loss of Listed Buildings at 2036.	702	710	715 (+5)
Number of Historic Parks and Gardens.	2 by 2015 (Historic England).	No net loss of Historic Parks and Gardens at 2036.	2	2	2
Number of Scheduled Monuments.	35 by 2015 (Historic England).	No net loss of Scheduled Monuments at 2036.	35	35	35
Number of Conservation Areas.	45 by 2015.	No net loss of Conservation Areas at 2036.	45	45	45
<p>During this monitoring period the borough saw an unfortunate increase of Heritage Assets at Risk, Historic England published their most recent Heritage at Risk Register on 17 October 2019. The Register identifies sites most at risk of being lost as a result of neglect, decay or inappropriate development.</p> <p>Historic England offer bespoke advice to funders on which sites are most at risk, targeting grant aid to areas that are far more difficult to fund in general, and through this work will in future continue to reduce heritage at risk.</p> <p>For more information on the sites included on this register please <a href="#">click here</a>.</p>					

### 3.5 Managing the Delivery of the Melton Local Plan

Policy					
IN1. Melton Mowbray Transport Strategy (MMTS)					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Decisions made in accordance with the 'Delivering Infrastructure' policy.	N/A	100% of decisions taken in accordance with the 'Delivering Infrastructure' policy.	N/A	N/A	N/A
Key milestones reached in delivering the South Melton Mowbray Distributor Road.	Scheme not started.	Scheme completion by 2036.	Scheme not started.	Scheme not started.	Scheme not started.
Key milestones reached in delivering the North Melton Mowbray Distributor Road.	Scheme not started.	Scheme completion by 2036.	Scheme not started.	Scheme not started.	Scheme not started.
Key milestones reached in delivering the Melton Country Park Greenway.	Existing footpath links.	Enhanced linkages offering a range of non-vehicular connectivity to the town centre and other facilities.	Scheme not started.	Scheme not started.	Scheme not started.
<p>North and East Melton Mowbray Distributor Road scheme March 2020 Update from LCC:</p> <p><i>"Since achieving planning permission in May 2019, detailed design of the NEMMDR has progressed well. Extensive engagement has been carried out with landowners and key stakeholders ensuring that the impact of the road is minimised as far as possible, resulting in a number of minor design changes."</i></p> <p>For the most up-to-date information please visit <a href="https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/north-and-east-">https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/north-and-east-</a></p>					



There are no monitoring indicators for *Policy IN2. Transport, Accessibility and Parking*

Policy					
IN3. Infrastructure Contributions and Community Infrastructure Levy					
Indicator	Baseline	Target	2017/18	2018/19	2019/20
Key milestones towards introducing the Community Infrastructure Levy.	Viability information collected to inform a preliminary draft charging schedule.	Spring 2017: Publish preliminary draft charging schedule. Late Spring 2017: Publish draft charging schedule. Public Examination of Draft charging schedule. Late 2017/early 2018: Adopt final CIL charging schedule and implement.	N/A	N/A	N/A
Amount of CIL collected.	£0.00	Unknown at this time.	N/A	N/A	N/A
July 2019 Update: <i>"The Council has decided that progress on the Community Infrastructure Levy (CIL) be suspended until a time where the council believes it is a suitable approach for MBC. <a href="#">Click here</a> for more details."</i>					

There are no monitoring indicators for *Policy IN4. Broadband*

### 3.6 Managing Development

Policy		
D1. Raising the Standard of Design		
Indicator	Baseline	Target
Percentage of decisions made in accordance with the Design Policy.	N/A	100% of decisions taken in accordance with the Design Policy.
<p>During the monitoring period one application was approved at appeal contrary to Policy D1 Raising the Standard of Design, (19/00954/FUL) refused by Melton Borough Council and taken to appeal by the applicants. Upon examination by the Planning Inspectorate it decided that issues regarding outlook, privacy and light would not have significant adverse effect on the living conditions of the occupiers of the host dwelling.</p> <p>Work is currently underway<sup>23</sup> in development of the Design SPD (supplementary planning document). The aim of the Design SPD is to raise the standard of design in new developments and ensure that it is locally distinctive and responds positively to its setting. It will also cover a wide range of practical design issues such as providing sufficient parking, waste and recycling facilities and as well as guidance to help developers achieve higher environmental standards, including addressing climate change and enhancing habitats and biodiversity.</p> <p>To help develop the Design SPD, we held a series of drop in community consultation events in January 2020 as well as a workshop with development professionals in December 2019. For more information, please <a href="#">click here</a>.</p>		

Policy		
D2. Equestrian Development		
Indicator	Baseline	Target
Decisions made in accordance with the Equestrian policy.	N/A	100% of decisions taken in accordance with the Equestrian policy.
<p>During the monitoring period no applications were approved contrary to Policy D2. Equestrian Development.</p>		

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<sup>23</sup> September 2020

Policy		
D3. Agricultural Workers' Dwellings		
Indicator	Baseline	Target
Percentage of decisions made in accordance with the Agricultural Workers Dwellings policy.	N/A	100% of decisions taken in accordance with the Agricultural Workers Dwellings policy.
During the monitoring period no applications were approved contrary to Policy D3. Agricultural Workers' Dwellings.		

#### 4.0 Self-build and Custom Housebuilding

The [Self-build and Custom Housebuilding Act 2015](#) requires the Council to keep a register of persons seeking to acquire land to undertake their own self-build or custom house build. Applicants must meet basic eligibility criteria to have their details entered onto the register and the definition of self-and custom-build housing is defined by legislation.

The Self-build and Custom Housebuilding Act 2015 places a duty on district councils to have regard to the self-build and custom housebuilding register when carrying out planning, housing, land disposal and regeneration functions. The Act also requires the Council to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.

[National Planning Practice Guidance](#) encourages relevant authorities to publish, in their Authority Monitoring Report, headline data on the demand for self-build and custom housebuilding revealed by their register and, where relevant, other sources. It stipulates that such information can include, but is not limited to:

- The number of individuals and associations on the register;
- The number of serviced plots of land sought; and
- The preferences that people on the register have indicated, such as general location, plot sizes and types of housing intended to be built, where this information has been requested by the Borough Council and provided by an applicant.

The table below contains relevant information which can be used to quantify the level of demand for self-build and custom housebuilding within the borough. The Self-Build Register is monitored in base period 31<sup>st</sup> October to 30<sup>th</sup> October.

Table 1 – Summary for self-build and custom housebuilding within Melton Borough in the base period between 31<sup>st</sup> October 2018 and 30<sup>th</sup> October 2019

<b>Self-Build Register</b>	
Total number of new entries have joined the register during this relevant base period (31 <sup>st</sup> October 2018 to 30 <sup>th</sup> October 2019)	14
Total number of individuals on the register	78
Total number of groups on the register	4
Total number of planning permissions for serviced plots suitable for self and custom build have been granted between 31 <sup>st</sup> October 2018 to 30 <sup>th</sup> October 2019	15 certain, 3 possible.

## **5.0 Duty to Cooperate**

The 'Duty to Cooperate' is one of the indicators that must be monitored and reported by local authorities in line with the regulations.

The 'Duty to Co-operate' was introduced by the Localism Act in 2011. The Duty requires Local Planning authorities to work collaboratively with prescribed public bodies in relation to strategic issues throughout the plan-making process. Local authorities that are unable to demonstrate that they have met the requirements of the Duty are likely to have any Local Plan they are preparing found unsound at Examination.

Post adoption of the Local Plan, active engagement has continued with neighbouring local planning authorities and organisations in order to meet the requirements of the Duty to Cooperate.

Active engagement with the Housing Market Area (HMA) authorities, the Functional Economic Area (FEMA) and those outside the HMA has taken place at Member and officer level. HMA authorities include Leicester and Leicestershire authorities including the Leicestershire and Leicester Local Enterprise Partnership (LLEP). These are:

- Leicester City Council
- Leicestershire County Council
- Blaby District Council
- Harborough District Council
- Hinckley and Bosworth Council
- North West Leicestershire District Council
- Oadby and Wigston Borough Council
- Charnwood Borough Council

Continuous dialogue and participating in formal consultation processes has taken place with those authorities outside the HMA. These authorities include:

- Rushcliffe Borough Council
- South Kesteven District Council
- Rutland Council
- Newark and Sherwood District Council
- Lincolnshire County Council
- Nottinghamshire County Council

Active engagement in the form of meetings and the preparation of some statements of common ground also took place with the following organisations as part of formal consultation process:

- Environment Agency
- Historic England
- Natural England
- Clinical Commissioning Groups formerly known as Primary Care Trust
- Highways England
- Sport England
- Office of Rail and Road / Network Rail

Apart from regular engagement with the organisations above and neighbouring authorities, Melton Borough Council has also been involved in the preparation of the Strategic Growth Plan (SGP) along with the Leicestershire authorities and the LLEP. The SGP is a non-statutory document which addresses strategic housing, strategic infrastructure and employment issues across the County with a horizon to 2050. It was agreed by all participating organisations including Melton Borough Council in late 2018 and will be implemented by the Commitment made by the partner Authorities to align their Local Plans/Reviews to its content.

In terms of governance arrangements, the Leicester and Leicestershire local authorities and the Leicester and Leicestershire Enterprise Partnership (LLEP), work collaboratively to address strategic issues relevant to the area. This work is led by the Members' Advisory Group (MAG) which comprises a councillor for each local authority and an observer from the LLEP. Proposals or recommendations of MAG are not binding on the constituent member authorities. The MAG is supported by a Strategic Planning Group (SPG) made up of senior management representatives of each local authority. The SPG is supported by the Planning Officer's Forum (POF) made up of Chief Officers (or their nominee), who provide professional advice to the SPG. Finally, the Development Plans Forum (DPF) made up of planning managers (or their nominee) from the local authorities reports to POF.

In this context, the Leicestershire authorities including Melton and other bodies are currently working on a Statement of Common Ground (SOCG) to address strategic issues, and particularly the unmet housing and employment need from Leicester City. As consequence of this, a Joint Position Statement relating to Leicester's Housing and Employment Land Needs was published in September 2020. The statement can be viewed as part of the [consultation documents](#) published by Leicester City during their draft Local Plan consultation.

## 6.0 Neighbourhood Plans

The Borough of Melton is a small rural area comprising 26 Parishes and the market town of Melton Mowbray. A total of 15 different parishes have progressed with the production of a Neighbourhood Plan. The table below shows the current (August 2020) progress and activity.

Stage	Name of Neighbourhood Plan	Comments
Made Neighbourhood Plan	<ul style="list-style-type: none"> <li>Ab Kettleby</li> <li>Clawson, Hose and Harby</li> <li>Frisby on the Wreake</li> <li>Broughton and Dalby</li> <li>Waltham</li> <li>Wymondham</li> </ul>	
Awaiting referendum*	<ul style="list-style-type: none"> <li>Scaford</li> <li>Gaddesby</li> </ul>	Both without a Decision Statement
Examination	None	
Regulation 16 consultation concluded	<ul style="list-style-type: none"> <li>Somerby</li> <li>Hoby with Rotherby</li> </ul>	Both progressing to examination
Regulation 16 consultation	None	
Regulation 14 consultation concluded	<ul style="list-style-type: none"> <li>Croxton Kerrial</li> </ul>	
Regulation 14 consultation	<ul style="list-style-type: none"> <li>Bottesford</li> <li>Stathern</li> </ul>	
Designated	<ul style="list-style-type: none"> <li>Asfordby</li> <li>Burton and Dalby</li> </ul>	Asfordby is progressing to regulation 14

*\*The current Covid-19 crisis has led into the publication of new regulations. The Coronavirus Act 2020 indicate that no referendums can take place until 6th May 2021 (provisions that are kept under review), meaning that neighbourhood plans*

*awaiting referendum (with a decision statement in place) can be given significant weight in decision-making.*

## 7.0 Developer Contributions

### 7.1 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

As of July 2019 the council has decided that that progress on the Community Infrastructure Levy (CIL) be suspended until a time where the council believes it is a suitable approach for MBC. Please [click here](#) for more details.

### 7.2 Section 106 Agreements as at August 2020

Section 106 (S106) Agreements are legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations. Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to planning decisions.

For more information about the S106, please use the following link to the PAS (Planning Advisory Service) website:

<https://www.local.gov.uk/pas/pas-topics/infrastructure/s106-obligations-overview>

Table 2 below reports on the S106 agreements that have been signed by developers, Leicestershire County Council and Melton Borough Council, these date back to 2011 and are up to date to August 2020. The contributions vary depending on size of the development and location. The main contributions include education, open space, transport and library.

Table 2: Details of signed S106 Agreements from 2011-August 2020

Planning Application	Location	Type of Contribution	Value of Contribution
10/00178/FUL	Sainsburys Nottingham Road Melton Mowbray	Bus Shelter, Pedestrian Crossing, Town Centre Linkages, Town Centre Management, Monitoring	£257,525.00
12/00123/OUT	Land Adjoining Belvoir Road And Green Lane Belvoir Road Bottesford	Bus Pass, Bus Stop, Travel Pack, Police, Schools, Monitoring	£597,745.84

13/00497/FUL	Field No. 3310 Scaford Road Melton Mowbray	Civic Amenity, Dry Leisure Facilities, Pavilion, Highways, Library, Open Space Maintenance, Transport, Travel Plan, Police, Monitoring	£329,671.06
13/00552/FUL	Field 0003 Main Road Brentingby	Decommissioning Bond	£15,000.00
13/00522/FUL	War Memorial Hospital Ankle Hill Melton Mowbray LE13 0QL	Civic Amenity, Dry Side Facilities, Library, Police, Monitoring	£27,990.50
13/00648/EXT	36 - 44 Thorpe End Melton Mowbray	Civic Amenity, Off-Site Infrastructure, Library, Monitoring	£33,523.26
13/00844/FUL	Travis Perkins Trading Co Ltd 59 Mill Street Melton Mowbray LE13 1BA	Civic Amenity, Library, Monitoring	£4,149.00
13/00877/OUT	King Edward VII Upper School Burton Road Melton Mowbray LE13 1DR	Bus Pass, Bus Stop, Civic Amenity, Library, On Site Open Space Maintenance, Police, Real Time Information Display, Travel Pack, Monitoring, Education	£276,134.04
14/00078/OUT	Field Numbers 5855 And 6071 Nottingham Road MELTON MOWBRAY	Bus Pass, Bus Shelter, Bus Stop, Civic Amenity, Information Display Case, Leisure Facilities, Library, Park, Police, Travel Plan, Travel Signal, Travel Packs, Monitoring	£217,720.95
14/00133/FUL	Crown House 50 - 52 Scaford Road Melton Mowbray LE13 1JY	Finger Post Sign, SCOOT Validation, Monitoring	£6,750.00
14/00777/FUL	Land Behind 38 - 48 High Street Waltham On The Wolds	Civic Amenity, Library, Travel Pack, Bus Pass, Bus Stop, Monitoring	£24,903.80
14/00808/OUT	Field No 3968 Melton Spinney Road Thorpe Arnold	Bus Pass, Civic Amenity, Park, Schools, Library, Police, SCOOT Validation, MMDR, Sustainable Transport, Travel Pack, Travel Plan, Monitoring	£3,347,240.08
14/00980/OUT	Field No 0070 Station Lane Asfordby	Bus Information Display, Bus Pass, Bus Shelter, Civic Amenity, Police, Real Time Information Display, Travel Plan, Travel Pack, Off-Site Public Open Space, On-Site Open Space Maintenance, Monitoring	£372,295.98
15/00017/OUT	Land West Of Marquis Road And North Of Station Road Old Dalby	Bus Stop Infrastructure, Real Time Information Display, Dropped Curbs, Library, Travel Pack, Bus Pass, Civic Amenity, Monitoring	£43,756.11
15/00178/FUL	Field No. 3310 Scaford Road Melton Mowbray	Civic Amenity, Community Facilities(Dry), Pavillion, School, SCOOT Validation, Library, Open Space Maintenance, Police, Transport, TRO, Monitoring	£369,356.81



15/00246/OUT	Spinney Campus - Brooksby Melton College Melton Road Brooksby Melton Mowbray	Bus Pass, Bus Stop Information Display, Civic Amenity, Library, Police, Schools, Travel Pack, Monitoring	£501,021.28
15/00361/OUT	Land At Holme Farm Rearsby Lane Gaddesby	Civic Amenity, Monitoring	£1,452.00
15/00476/FUL	Ambulance Station Leicester Road LE13 0DA	Travel Plan	£6,000.00
15/00537/OUT	Sandy Lane Poultry Farm Sandy Lane Melton Mowbray	Bus Pass, Civic Amenity, Village Hall, School, Library, Off-Site Affordable Housing, Travel Pack, Monitoring	£989,209.64
15/00547/OUT	Field 7858 Melton Road Long Clawson	School, Open Space Maintenance, Monitoring	£82,911.29
15/00593/OUT	South Of Hill Top Farm St Bartholomews Way	Bus Pass, Bus Stop, Civic Amenity, Travel Pack, Monitoring	£41,868.45
15/00673/OUT	Millway Foods Colston Lane Harby LE14 4BE	Bus Information Display, Bus Pass, Bus Stop, Off-Site Open Space, Police, School, Travel Pack, Village Hall, Monitoring	£197,762.47
15/00832/OUT	Field No 4862 Glebe Road Wymondham	Library, Traffic Calming, Monitoring	£5,179.05
15/00910/OUT	Barrats Phase Field OS 002 Leicester Road Melton Mowbray	Bus Pass, Civic Amenity, Schools, Travel Plan, Library, Police, MMDR, Sustainable Transport, Travel Pack, Monitoring	£2,962,710.40
15/00910/OUT	Bellway Phase Field OS 002 Leicester Road Melton Mowbray	Bus Pass, Civic Amenity, Schools, Travel Plan, Library, Police, MMDR, Sustainable Transport, Travel Pack, Monitoring	£3,206,779.73
15/00933/FUL	Long Clawson Dairy 7 Langar Lane Harby LE14 4BL	Village Hall	£15,000.00
15/00942/OUT	Allotment Gardens Boyers Orchard Harby	Village Hall, Monitoring	£23,560.25
15/00943/FUL	Mill House The Uplands Melton Mowbray	TRO, Monitoring	£5,300.00
15/00944/OUT	Land Off Canal Lane Hose	Civic Amenity, Highway, Library, Travel Pack, Monitoring	£17,972.25
15/01011/OUT	Field 1357 Melton Road Waltham On The Wolds	Open Space Commuted Sum, Bus Pass, Bus Stop, Library, Pedestrian Crossing, Travel Pack, Waste, Monitoring	£136,782.81
15/01019/OUT	Field OS 3500 Hecadeck Lane Nether Broughton	Bus Pass, Civic Amenity, Schools, Library, Travel Pack, Village Hall, Monitoring	£100,981.76
16/00100/OUT	Field OS 3300 Oakham Road Somerby	Schools, Bus Pass, Bus Stop, Travel Pack, Monitoring	£133,935.10

16/00146/OUT	Southfields 10 Church Lane Somerby LE14 2PS	Schools, Monitoring	£72,009.44
16/00157/OUT	Land Adjacent The Woodlands Station Road Old Dalby	Civic Amenity, Schools, Library, Open Space Maintenance, Monitoring	£183,078.11
16/00184/OUT	North Lodge Farm Longcliff Hill Old Dalby Melton Mowbray	Melton Library, Open Space Maintenance, Monitoring	£61,451.86
16/00290/FUL	Land West Of Bowling Green Leicester Road	Civic Amenity, School, Healthcare, Library, Monitoring	£353,673.20
16/00318/OUT	Land Around Sherbrook House And Millway Foods Colston Lane Harby	Bus Pass, Primary Education, Travel Pack, Village Hall, Monitoring	£332,427.92
16/00373/REM	Field 0070 Station Lane Asfordby	Off-Site Public Open Space, On-Site Open Space Scheme	£225,360.00
16/00491/OUT	Land Off Great Lane Frisby	Library, Schools, Travel Pack, Monitoring	£102,557.97
16/00539/OUT	Field 6934 Bypass Road Asfordby	Bus Pass, Civic Amenity, Library, Off- Site Affordable Housing, Schools, Travel Pack, Monitoring	£242,337.91
16/00560/OUT	Birleys Garage 1 Waltham Lane Long Clawson		£382,528.91
16/00570/OUT	Field 0070 Hoby Road Asfordby	Bus Pass, Civic Amenity, Library, Healthcare, School, Travel Plan, Travel Pack, Monitoring	£337,339.93
16/00577/FUL	Don Greenwood And Partners 42 Main Road Nether Broughton	Schools, Village Hall, Monitoring	£68,318.64
16/00704/OUT	Land South Of Leicester Road Frisby	Civic Amenity, Schools, Library, Buss Pass, Travel Pack, Monitoring	£314,141.11
16/00708/FUL	75 Welby Lane Melton Mowbray	Schools, Monitoring	£30,450.26
16/00740/OUT	Land At Water Lane Water Lane Frisby	Bus Pass, Bus Stop, Civic Amenity, Schools, Travel Pack, Monitoring	£200,231.28
16/00847/OUT	33 Melton Road Waltham	Open Space Commuted Sum Green Space, Open Space Commuted Sum Local Play Area, Bus Pass, Library, Schools, Speed Reduction, Travel Pack, Waste, Healthcare, Monitoring	£1,095,162.40
16/00907/OUT	Recreation Area Melton Road Asfordby Hill	School, On Site Open Space Maintenance, Monitoring	£78,632.87

16/00911/OUT	North Lodge Farm Longcliff Hill Old Dalby	Schools, Monitoring	£48,127.85
16/00919/FUL	Brooksby Melton College King Street	Civic Amenity, Schools, Monitoring	£16,994.46
17/00281/OUT	Land At South Of Hill Top Farm St Bartholomews Way	Bus Pass, Civic Amenity, Schools, Travel Pack, TRO, Monitoring	£117,082.77
17/00315/OUT	Longcliffe Hill House Longcliff Hill Old Dalby	Schools, Village Hall, Monitoring	£50,317.45
17/00397/OUT	Land Opposite 1 And 10 Station Lane Old Dalby	Bus Pass, Civic Amenity, Library, Schools, Travel Packs, Village Hall, Monitoring	£505,209.49
17/00401/OUT	Land Off Canal Lane Hose	School, Monitoring	£12,858.01
17/00636/OUT	The Paddock, Dalby Road, Nether Broughton	Schools, Monitoring	£57,125.80
17/00641/OUT	Fields 8456 7946 And 9744 Normanton Lane Bottesford	Bus Pass, Bus Stop, Pedestrian Crossing, Railway Station Car Park, Speed Reduction, STARS, Travel Pack, Monitoring	£213,191.02
17/00821/FUL	Land Adjacent to Glebe Road, Asfordby Hill (phase 2)	Schools	£47,729.37
17/01389/FUL	Butlers Cottage 11 Somerby Road Pickwell	Monitoring (MBC)	£288.75
17/01500/OUT	Field 4100 Lake Terrace Melton Mowbray	Bus Pass, Civic Amenity, Healthcare, Library, Schools, MMDR, Travel Pack, Travel Plan, Monitoring	£1,231,615.30
17/01577/OUT	The Old Clay Pit Grantham Road Bottesford	Bus Pass, Bus Stop Improvement, Library, School, Travel Packs, Monitoring	£138,850.01
18/00145/OUT	Land North Of Pasture Lane Gaddesby	Library	£330.00
18/00201/FUL	King Edward VII Upper School Burton Road Melton Mowbray LE13 1DR	Bus Pass, Library, Travel Packs, Monitoring	£11,247.05
18/00500/OUT	Grange Farm House Harby Lane Hose	Bus Pass, Bus Stop, Civic Amenity, Medical Practice, Schools, Travel Packs, Monitoring	£225,814.47
18/00518/FUL	Catherine Dalley House Scalford Road Melton Mowbray LE13 1JZ	Affordable Housing, Library, Healthcare	£235,647.00
18/00632/OUT	Field 6967 Grantham Road Bottesford	School, Bus Pass, Bus Stop, Travel Pack, Library, Healthcare, Monitoring	£262,056.22
18/00721/OUT	Land at Burdetts Close Great Dalby	Bus Pass, Bus Stop, Civic Amenity, Healthcare, Play Area, Schools, Travel Pack, Monitoring	£304,076.82

18/00769/OUT	Land at Melton North Scalford Road Melton Mowbray	Bus Pass, Civic Amenity, Country Park Education, Healthcare, Highways, Library, SCOOT Validation, Strategic Road (MMDR), Sustainable Transport, Travel Pack, Travel Plan, TRO, Monitoring	£8,912,785.86
19/00217/FUL	Land West Of Bowling Green Leicester Road Melton Mowbray	Off Site Play Equipment, Education	£80,000.00
19/00342/FUL	Land At South Of Hill Top Farm St Bartholomews Way Melton Mowbray	Bus Pass, Civic Amenity, Education, Library, Strategic Road (MMDR), Healthcare, Travel Pack, Travel Plan, Monitoring	£1,874,228.89
19/01072/FUL	Field OS 7858 Melton Road Long Clawson	Library, Schools, Monitoring	£107,859.62
<b>Total</b>			<b>£32,885,326.93</b>

As of December 2020, Melton Borough Council will be required to publish an annual Infrastructure Funding Statement, which will illustrate the yearly status of developer contribution payments and spending. This will be available on the council's website in December.

Melton Borough Council is planning to prepare a Developer Contributions Supplementary Planning Document (SPD) with the intentions of providing further guidance and details on policies in the Melton Local Plan 2011-2036.

The Developer Contributions SPD will not set or introduce new policy, it will only provide guidance on how infrastructure and planning obligation related policies in the Melton Local Plan should be interpreted and applied.

This SPD will be particularly relevant for decision makers, applicants, developers and agents involved in planning applications. The guidance within the SPD may also be of interest to the local community, as the infrastructure that is provided through new developments can have a significant impact on how people experience the places where they live, work and visit.

The current proposal for this SPD is to be mainly focused on section 106 agreements due to the council's suspension of work on the Community Infrastructure Levy (CIL).

For more information please [click here](#).

## **8.0 Abbreviations**

AMR – Authority Monitoring Report

CIL – Community Infrastructure Levy

DPF - Development Plans Forum

FEMA - Functional Economic Area

HMA - Housing Market Area

IDP – Infrastructure Delivery Plan

LCC – Leicestershire County Council

LLEP - Leicester & Leicestershire Local Enterprise Partnership

LP – Local Plan

MAG - Members' Advisory Group

MBC – Melton Borough Council

NEMMDR - North and East Melton Mowbray Distributor Road

NSN – North Sustainable Neighbourhood

OAN - Objectively Assessed housing Need

PAS - Planning Advisory Service

POF - Planning Officer's Forum

S106 - Section 106

SGP – Strategic Growth Plan

SOCG - Statement of Common Ground

SPD – Supplementary Planning Document

SPG - Strategic Planning Group

SSN – South Sustainable Neighbourhood

SSSI - Sites of Special Scientific Interest

SUDS - Sustainable Urban Drainage systems

MMTS – Melton Mowbray Transport Strategy

For future updates regarding the Melton Local Plan or any information included in this report please visit <https://www.meltonplan.co.uk>

Previous reports are available to be viewed and downloaded at <https://www.meltonplan.co.uk/amr>, future reports will be added when all data has become available and the report has been made.

### **Contact Us**

planningpolicy@melton.gov.uk

[www.meltonplan.co.uk](http://www.meltonplan.co.uk)

01664 502502

Planning Policy

Melton Borough Council

Parkside, Station Approach,

Burton Street,

Melton Mowbray

Leicestershire

LE13 1GH

Sections of this document can be made available on request, in other languages and formats - large print, braille or on audio tape, by contacting customer services at [contactus@melton.gov.uk](mailto:contactus@melton.gov.uk) or calling the number above.

