



MELTON ANNUAL MONITORING REPORT 2010



**Melton
Borough
Council**

December
2010

Executive Summary

The Melton Annual Monitoring Report 2010 (MAMR) is the Council's sixth 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).

In view of the revocation of Regional Plans, other anticipated changes to the planning system and the Comprehensive Spending Review we are reviewing our Local Development Scheme. We now do not expect the Core Strategy to be submitted until 2011 and anticipate amendments to the wider DPD programme. Whilst this procedural work is ongoing we have also been preparing our Core Strategy (Submission) DPD for publication and have begun work on the Masterplanning and land allocations process for the housing and employment extensions to Melton Mowbray.

A Framework of Indicators

The Melton Annual Monitoring Report 2010 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 influenced by 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 are a requirement set 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 08/09: <ul style="list-style-type: none"> • B1a gross 269.5, net 269.5; • B1b gross 0, net 0; • B1c gross 483, net 483; • B2 gross 1035.1, net -2192.9 and; • B8 gross 5979.4, net 5729.4.
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	82.1% of employment development was on previously developed land during 2009/2010.
Business D3 (i)	To show the amount and type of employment land available in sites allocated for employment uses in DPD's.	36.32 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.	3.92 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 77.5 sqm of gross development for town centre uses in Melton Mowbray, with only a 49 sqm net increase.
Business D4 (ii)	Amount of employment land available in the local authority area.	There has been 2953.5 sqm of gross development for town centre uses in the borough, but only a 2659 sqm net increase.
Business Development and Town Centres Core Indicators Summary 36.32 ha of employment land is available from land allocated for employment uses and from outstanding planning permissions for employment uses. Employment land is to be made available in accordance with local need, as identified through employment land studies. The Core Strategy (Preferred Options) has identified a provision of up to 30 ha of employment land as part of an extension to Melton Mowbray.		

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 2006/07 and 2010/11 is 230 dwellings per annum. This significantly exceeds the annual requirement of 170 which has been adopted by the Council; and, was previously set out in the East Midlands Regional Plan.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2001).	From 2006/07 to 2010/11 approximately 1150 dwellings have been delivered in the Borough.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 09/10 237 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 a further 2469 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 2001/02 and 2009/10, 62.3% of dwellings were completed on previously developed land. 40.9% of houses completed during 09/10 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 09/10.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there have been 4 affordable housing completions.
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.	Housing sites that are completed against the Building for Life criteria for the year 09/10 have not been monitored. A procedure has been introduced to ensure this can be collected and analysed in order to provide the information for the year 10/11.
The Melton Local Development Framework will release additional land to meet the strategic housing requirement to 2026. The average completion rate significantly exceeds the annual requirement adopted by the Council. The proportion of completions on previously developed land since 2001 exceeds the 60% target set out in PPS3.		

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 09/10.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	This indicator is provided by Leicestershire County Council. 2008/09 was the first year for the indicator; last year's figure at County level was very low, at 9.4%, which was significantly lower than the national average of 35% due to the poor quality of data available. This year's County figure, at 29.9%, is a great improvement, but may still be below the national average.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	In 2009/10 the following renewable energy generation types were installed in the borough providing the following capacity in kilowatts (Kw). <ul style="list-style-type: none"> Wind: onshore 49 (Kw)
Environmental Core Indicators Summary 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 PPS25. Renewable energy generation data has now been monitored for three years and there appears to be a preference for wind energy in the borough.		

Housing Local Indicator

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 1996 and March 2010, 57.8% (68.8% in 2009/10) of dwelling completions were in the town of Melton Mowbray. The remainder were completed in the rural area; monitoring by settlement category is as follows: Category 1 (13.5%), Category 2 (10.5%) and Category 3 (7.2%).
Housing L2	Density of residential completions in the borough	36.3% of houses built in the borough during 09/10 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 23 unauthorised caravans recorded in the borough during 09/10.

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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 23 unauthorised caravans recorded in the borough for 09/10. This indicator has been included 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	57% of business owners who responded to the 2010 Town Centre Business survey had experienced an increase in turnover compared with 2009.
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 7.8% in 2009/10 from 6.9% in 2008/09.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	Pedestrian footfall surveys in 2010 showed numbers slightly above the 2006 to 2010 average on both Tuesdays and Thursdays.
Local Indicator TC4	Number of public car park tickets issued in Melton Mowbray	The number of public car park tickets issued in Melton Mowbray rose in 09/10; however, this figure has been affected by the loss of free parking on Burton Street.
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 2009 had seen their turnover increase. However the vacancy rate has risen for the third year running.		

Transport Local Indicators

Indicator description		Information provided
Transport TR1	Access to services by public transport	94.9% of properties completed during 2009/10 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.		

Purpose of Local Development Framework Monitoring

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 31st December.

The Annual Monitoring Report should consider:

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

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF).

On Friday 30 May 2008, Melton Borough Council's offices on Nottingham Road, Melton Mowbray were devastated by fire. About two-thirds of the Council Offices were badly damaged and have since been demolished. Virtually all of the paper records relating to the Melton Local Development Framework and previous development plans were destroyed. A revised Melton Local Development Scheme was submitted to the Secretary of State in September 2009. This incorporated revisions to the programme that arose following the fire; a response prior to approval has yet to be received.

In view of the proposed revocation of Regional Plans and other anticipated changes to the planning system the Council is undertaking a further review of the Local Development Scheme. We do not expect the Core Strategy to be submitted until 2011 and anticipate amendments to the wider DPD programme. We continue to work towards preparing our Core Strategy (Submission) DPD for publication and have begun work on the Masterplanning and land allocations process for the housing and employment extensions to Melton Mowbray which will be reflected in the new programme.

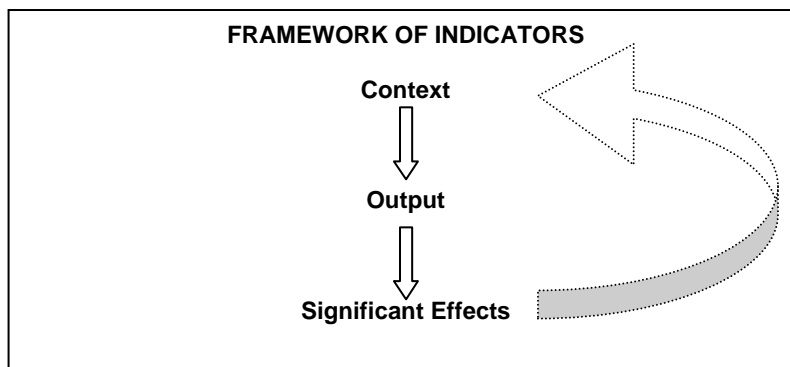
Local Development Documents: Policies and related targets

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 although an attempt has been made to align indicators with the Core Strategy where possible. Where there is clear relationship between existing and emerging policy and the Indicators set out in the MAMR, we use the results of our monitoring to inform policy development and monitor progress towards the spatial vision and objectives.

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 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 was provided by the previous Government and remain in effect. 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. 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 approximately 26,000. There are some 70 small villages within the surrounding rural area.

Area:

48,138ha

People and society (2009 ONS estimate):

Population is 48,900

16.9% of the population are aged 0 to 14

10.8% of the population are aged 15 to 24

24.1% of the population are aged 25 to 44

29.8% of the population are aged 45 to 64

18.4% of the population are aged to 65+

Housing:

21,439 households (hi4em 2010)

Accommodation type

Detached	42.3%
Semi-detached	38.5%
Terraced	15.2%
Flat or apartment	7.0%

Dwelling Stock (hi4em 2010):

Owner Occupiers	84.8%
Private Rented	6.5%
Social Rented	8.7%

Average House Prices (hi4em 2010):

Detached	£289,765
Semi-detached	£149,920
Terraced	£136,624
Flats and apartments	£61,375

Accessibility and transport:

The Borough is crossed by the A606 Nottingham to Oakham road and the A607 Leicester to Grantham road. The A52 Nottingham to Grantham road

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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 (ONS labour market statistics):

75.9% of the working age population of the Borough were in employment (Apr 2009 – Mar 2010)

5.0% of the working age population were unemployed (Apr 2009 – Mar 2010)

9.3% of the working age population claim DWP benefits (Aug 2010)

There are 2,120 businesses in the borough (2008)

The gross weekly earnings for full-time workers are £464.40 (2009)

22.37% of the workplace population commute to work outside the borough (2001)

Environment:

703 listed buildings

44 conservation areas

16 Sites of Special Scientific Interest

34 Scheduled Ancient Monuments

22% of household waste recycled (2009/10)

27.7% of household waste composted (2009/10)

Average domestic electricity consumption per household 4882kWh (2008 updated 2010)

Approximately 1328 properties are at risk during a 1 in 100 year flood event.

Health and care:

72% of the population reported themselves as being in good health whilst, 6.27% reported they were not in good health in the borough (2005-2007).

Average life expectancy in the borough is 88.88 (2005-2007). The Melton Borough has a health score of 101.43 and a mortality ratio of 0.93.

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 pupil/teacher ratio is 22.93. The average

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secondary school pupil/teacher ratio is 17.86. Melton Borough is scored 167 out of 407 authorities in terms of the skills and qualifications base of its residents.

In June 2009 94% of pupils achieved 5 GCSEs or equivalent at the end of Key Stage 4 (Local Education Authority).

Safety and protection:

Offences recorded by the police (Home Office stats 2009/10):

robbery	7
burglary	146
theft from a vehicle	187

This profile uses a range of available datasets.

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 2009 to 31 March 2010.

Business Development and Town Centres

The employment land requirement for the Borough has been identified by undertaking employment studies with the amount of employment land to be delivered to be set out in the Core Strategy. The Melton Core Strategy (Preferred Options) has identified a requirement for up to 30 ha of employment land to be made available as a sustainable extension to Melton Mowbray following the Melton Employment Land Study. However more recent guidance available through a sub-regional employment land study, Leicester and Leicestershire HMA Employment Land Study, suggests that around 12Ha of employment land is needed to 2026 and this will need to be tested as we progress the Core Strategy.

Business – D1 Amount and type of completed employment floorspace and Business – D2 Amount and type of completed employment floorspace on PDL 2008/09 and 2009/10

		2008/09						2009/10					
		B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
BD1	gross (m ²)	335	0	137.5	3638	8910	13020.5	269.5	0	483	1035.1	5979.4	7767
	net (m ²)	335	0	137.5	2430	4037	6939.5	269.5	0	483	-2192.9	5729.4	4289
BD2	gross development on PDL (m ²)	25	0	0	3308	2900	6233	248.5	0	254	567.5	5309.4	6379.4
	% of gross on PDL	7.46%	0%	0%	90.62%	32.54%	47.87%	92.2%	0%	52.6%	54.8%	88.8%	82.1%

Source: MBC

Amount of floor space developed for employment by type

Use Class	Completions (sq metres)			
	2006/07	2007/08	2008/09	2009/10
B1a	0	11048.2	335	269.5
B1b	820	55	0	0
B1c	2223	0	137.5	483
B2	1408	1791.25	3638	1035.1
B8	1700	303.1	8910	5979.4
	6151	13197.55	13020.5	7767

Source: MBC

The table above shows the amount of gross new employment floor space development by use class that has been developed from 2006/07 to 2009/10.

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 and other commitments. The land allocations DPD has yet to be prepared, 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's 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 2010

BD3	B1a	B1b	B1c	B2	B8	Mixed	Total
Sites allocated for employment uses in Development Plan Documents in (Ha)	0	0	0	0	0	0	0
Sites allocated through Saved Local Plan Policies and development briefs	0	0	0	0	0	32.4	32.4
Sites with outstanding planning permission for employment uses in (Ha)	2.69	0	0.27	0.59	0.07	0.30	3.92
Total (Ha)	2.69	0	0.27	0.59	0.07	32.7	36.32

Source: MBC

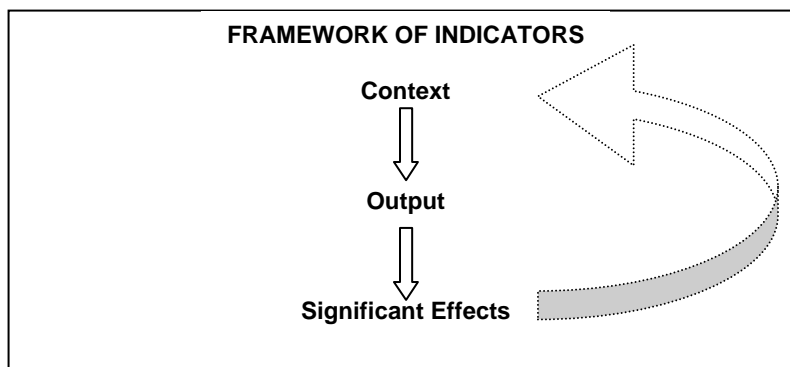
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Town Centre Development

The Government's key objective for town centres is to promote their vitality and viability as important places for communities. Planning Policy Statement 4: Planning for Sustainable Economic Growth states that the Government wants:

- new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities
- competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups)
- the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity

Melton Mowbray town centre 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 floorspace permitted in ‘town centre uses’ within Melton Mowbray town centre 2010

BD4 (i)		2009					2010				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within Melton Mowbray (m ²)	Gross	348	235	0	0	583	59	0	18.5	0	77.5
	Net	-43	235	0	0	192	59	-28.5	18.5	0	49

Source: MBC

Business – D4 (ii) Total floorspace permitted in ‘town centre uses’ within the local authority area 2010

BD4 (ii)		2009					2010				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within the local authority area (m ²)	Gross	825.5	235	335	2865	4260.5	359	0	248.5	2346	2953.5
	Net	65.5	235	335	2465	2969.5	93	-28.5	248.5	2346	2659

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 area and within Melton Mowbray town centre. Table BD4 (i) reveals that the amount of town centre uses developed within 2010 has dropped significantly compared to 2009. Table BD4 (ii) shows that for the third year running a large amount of leisure uses have been developed outside of the town centre. This is again due to development for equestrian uses which take place in rural locations, outside the town centre.

This is the third year that data relating to retail, office and leisure development has been available in this form; however, no trend is identifiable to date with the current economic situation restricting development. Core Indicator BD4 (i) along with Local Indicators TC1 to TC4, contributes to the measurement of the vitality and viability of Melton Mowbray town centre.

PPS4 states that local authorities should look to focus development of main town centre uses in existing centres. Regular monitoring of indicator BD4 (i) 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.	<p>→ Proceed with work on the MLDF in order to provide an adopted figure for employment and town centre development for the authority.</p>
Most new 'town centre' uses floorspace completed during 2009 was outside Melton Mowbray town centre.	<p>→ This is only the third year that it has been possible to monitor retail, leisure and office space in this form so it has not been possible to identify any long term trends. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.</p>
The indicator set do not measure the type and quality of employment development that is available	<p>A set of local indicators need to be developed to assess the contribution that employment and business development is making to the achievement of the emerging spatial vision and objectives set out in the Core Strategy.</p>

Five Year Land Supply Statement 2010

Planning Policy Statement 3 requires Local Planning Authorities to identify and maintain a 5 year supply of deliverable sites for housing through their Local Development Framework. This is commonly referred to as the 'five-year land supply'.

To ensure there is a continuous 5 year supply, authorities should monitor the supply of deliverable sites on an annual basis through their Annual Monitoring Reports (AMR). Monitoring of 'five-year land supply' has a close relationship with our Strategic Housing Land Availability Assessments.

The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period has been monitored through the NI159 indicator. The indicator provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period. So, for AMRs submitted in December 2010, the 5 year period will be April 2011 to March 2016. National Indicators are being abolished and will be replaced by a new monitoring regime. The future of NI159 as part of any review is not yet known but will have implications for how this information is collected and reported in the future.

This 'Five Year Land Supply' statement is included within the Annual Monitoring Report 2010 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 68 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 level of housing provision for the Borough was set by the Regional Spatial Strategy; however, the current Government has demonstrated the intention that the RSS should be revoked as soon as possible.

The East Midlands Regional Plan (RSS) set out an average annual target for housing delivery in the Borough of 170 dwellings (Policy 13a). Over the plan period 2006 to 2026 this would equate to a total housing provision of 3400 new dwellings; the cumulative annual provision over a 5 year period amounting to 850 dwellings.

The current Government has emphasised their intention to revoke the RSS and in July 2010 the Secretary of State for Communities and Local

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Government purportedly revoked regional strategies. However, a High Court ruling in November 2010 quashed the decision and, for the present, regional strategies and their associated targets remain in place. Despite this, the intention to abolish regional strategies and effectively transfer decision making powers on strategic housing and planning to the Borough Council is clear.

After the purported revocation of the RSS, Melton Borough Council's Rural, Economic and Environmental Affairs Committee resolved that the East Midlands Regional Plan housing provision for Melton of 3,400 dwellings (170 dwellings per annum) between 2006 and 2026 should continue to be used in the interim; the future identification of a housing provision for Melton to be undertaken through the Melton Local Development Framework. A joint study is currently being undertaken in association with the other local authorities which form the Leicester and Leicestershire Housing Market Area to review the evidence base which supported the RSS housing provision targets and develop a common methodology for future use in determining targets when the RSS is revoked.

The reinstatement of the RSS, supported by the decision of Melton Borough Council's Rural, Economic and Environmental Affairs Committee to continue with the use of its target, ensures that a cumulative annual provision over a 5 year period of 850 dwellings is considered the appropriate housing requirement for the Borough.

The Planning Inspectorate has published guidance suggesting that the housing provision should be adjusted to take into account completions that have taken place. Any target selected may be tested during the examination process, especially if challenged, and the Council would need to be ready to defend it.

The table below shows the amount of houses completed and/or expected to be completed since 2006. Actual completions for the period to 31st March 2010 (as reported in Core Indicator H2(b)) do not bridge the gap to the 'forward look' expected which starts on 1st April 2010. Therefore, an indicative figure has been provided for anticipated completions during the monitoring year 1st April 2010 to 31st March 2011.

	2006/7	2007/8	2008/9	2009/10	2010/11*
Completions	199	237	284	237	209
Previous RSS Target (annualised)	170	170	170	170	170
Under/overprovision	+29	+67	+114	+67	+39
Previous RSS Target (cumulative)	170	340	510	680	850
Completions (Cumulative)	199	436	720	957	1166
Under/overprovision	+29	+96	+210	+277	+316

*Indicative figure for anticipated completions

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The table tracks housing completions in Melton against the housing provision requirements set by the East Midlands Regional Spatial Strategy; which Melton Borough Council also resolved to use if the RSS were revoked until figures could be established through the MLDF Core Strategy. This required 3400 dwellings to be delivered in Melton between 2006 and 2026, an annual rate of 170 dwellings per year.

A good supply of ready to develop sites and a buoyant local market has seen the rate of housing completions consistently exceed the Regional Plan annualised requirement, despite the downturn in the housing market. By 31st March 2010 completions stood at 277 houses over the cumulative requirement from the Regional Plan. We anticipate that completions will stand at 316 dwellings over the cumulative total by the end of the monitoring year 31st March 2011.

A forward looking five year land supply assessment covers the period 1st April 2011 to 31st March 2016. The housing requirement during this period amounts to a further 850 dwellings (5 years at 170 dwellings a year). By maintaining an annualised housing requirement during the plan period a total of 1700 houses should be delivered by the end of the 5 year supply period (170 dwellings year, 2006/7 to 2015/16 inclusive). If cumulative completions stand at 1166 dwellings at the 31st March 2011, an additional 534 dwellings will need to be provided to remain on target against an annualised housing requirement at 31st March 2015/16.

The planned housing provision required for the 5 year period = 534 dwellings

How much housing development is available?

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

Potential sites include:

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

Guidance on five year land supply has been produced by the Department for Communities and Local Government and the Planning Inspectorate. Only those sites which are considered to be Deliverable, having regard to the guidance set out in Paragraph 54 of PPS3 should be included within the 5 year supply. Deliverable sites should be available, suitable and achievable.

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Site	Original ref	Outstanding Yield at 1 st April 2011	Yield for year ending 31 st March					Available	Suitable	Achievable
			2012	2013	2014	2015	2016			
Loughborough Rd, Asfordby	07/00745/FUL	34	34	0	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. There are no known physical or environmental constraints.	Active development site under construction
Six Elms, Melton Mowbray	07/01214/OUT 10/00880/REM	45	0	25	20	0	0	Housing developer has expressed an intention to develop	Development has outline planning permission and reserved matters application has been made for the scheme.	Developer has signalled intention to develop and strong local market suggests development within 5 years
88 Dalby Road (Swale Close)	Allocation	32	0	0	16	16	0	Land owner has expressed intention to see site developed	Planning permission recently refused on grounds of access. Amended access is possible.	No market, cost or delivery constraints
Craven Lodge, Burton Road, Melton Mowbray	05/00798/OUT	25	12	13	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. The Lodge is a listed building but is suitable for conversion.	Some cost factors associated with economic downturn but strong local market suggests development within 5 years
36 - 42 Thorpe End, Melton Mowbray	08/00380/FUL	12	0	12	0	0	0	Developer has expressed an intention to develop	S106 agreement completed and planning permission granted.	Site owner intends to market site but will develop if no buyer is found. Development within 5 years achievable.

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Site	Original ref	Outstanding Yield at 1 st April 2011	Yield for year ending 31 st March					Available	Suitable	Achievable
			2012	2013	2014	2015	2016			
Former Dairy, Langar Lane, Harby	09/00026/OUT	10	0	10	0	0	0	Site owner intends site to be developed as part of business consolidation	Outline permission granted and S106 completed	No market, cost or delivery constraints. Village location suggests development in 5 years.
The Rills, Leicester Road, Melton Mowbray	05/00262/FUL	18	0	18	0	0	0	Developer has expressed an intention to develop	Planning permission implemented	Developer has signalled intention to develop and strong local market suggests development within 5 years
The Crescent, Melton Mowbray	05/01082/OUT	35	25	10	0	0	0	Housing developer has expressed an intention to develop	Development has planning permission. Dwellings are under construction.	Active development site under construction
War Memorial Hospital, Melton Mowbray	07/00733/FUL	108	30	30	30	18	0	Housing developer has expressed an intention to develop	Resolution to grant planning permission for 108 dwellings. Developer maintaining an interest.	Developer considers site is deliverable within 5 years
TOTAL		319	101	118	66	34	0			

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Guidance published for undertaking SHLAAs refers to 'Broad Locations'; areas outside existing settlements (such as possible urban extensions) and areas within settlements where planning policy seeks to promote housing development. Unidentified windfall development should not be included in the 5 year supply assessment. However, when development is expected to take place it does not meet the definition of a windfall.

The Melton Core Strategy (Preferred Options) intends to provide for housing development in the Borough to 2026 and identifies 3 possible 'Broad Locations' for a Sustainable Urban Extension (SUE) of 1,000 houses to Melton Mowbray. To achieve housing requirement there will be a need to develop only one of the 'Broad Locations'. The Council has selected the northern SUE as its preferred option.

We are currently working in partnership with a consortium of developers who are pursuing the Council's preferred option. A governance structure has been set up and progress is being made to provide a framework for planning applications and crucially assist in satisfying an Inspector that the Core Strategy can be delivered.

The developer consortium has suggested that it is their wish to see the first dwellings delivered within two years (2012). However, no yield for the SUE has been included within the 5 year supply of sites as the Council considers that further work, including land allocations and masterplanning is required. However, there is a realistic prospect that development could take place within the 5 year period.

Small Sites (developments under 10 dwellings)

The Melton Local Plan identifies settlement envelopes where infill development is expected to take place and positively contribute toward housing delivery. The historic small site completion rate over the previous five years exceeds 70 dwellings per year and exceeds 65 dwellings over the five years prior to this. This trend is set to continue and it would be reasonable to attribute at least 65 dwellings per year to small site completions. Therefore, over 5 years 325 dwellings will come forward on a trend basis ($65 \times 5 \text{ years} = 325$).

The extant small site permissions currently amount to 264 dwellings. This figure is generally consistent with the number of dwellings expected to come forward when taking into account the trend ($65 \times 3 \text{ years} = 195$), planning permission expiring after 3 years and allowing for a proportion of permissions to remain unbuilt.

On this basis the number of dwellings coming forward annually on small sites is considered to be consistent with the number of planning permissions that are capable of being developed. This provides a realistic and a consistent approach to assessing the number of dwellings that are likely to be delivered on small sites in settlement envelopes. Small sites data is set out in the table below.

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Settlement	Site Address	Planning Permission	Dwellings Remaining to be built
Ab Kettleby	14, Wartnaby Road	07/01341/FUL	2
Ab Kettleby	Home Farm, Wartnaby Road	07/00266/OUT	7
Asfordby	7, Regency Road	07/01261/OUT	1
Asfordby	Rear of 51 Main St	07/00570/OUT	5
Asfordby	13, Pump Lane	04/00358/FUL	1
Asfordby Hill	The Grange Garden Centre, Melton Rd	06/00302/FUL	1
Asfordby Hill	24, Glebe Road	07/01028/FUL	1
Barkestone	Manor Farm, Jericho Lane	06/01202/FUL	1
Barkestone	16, Middle Street	07/00751/FUL	1
Barkestone	Old School Hall, New Causeway	08/00534/FUL	1
Barkestone	21, New Causeway	07/00666/OUT	1
Barkestone	Sunny Vale, 10 Chapel Street	07/01327/FUL	2
Bottesford	14, Grantham Road	05/00159/FUL	2
Bottesford	4, Station Road	07/00317/FUL	1
Bottesford	Ian Smith Electrical, Rectory Lane	05/00381/FUL	1
Bottesford	5, Nottingham Rd	08/00634/REM	4
Bottesford	6, Belvoir Rd	06/00557/FUL	1
Bottesford	Adjacent 9, Nottingham Rd	06/00414/OUT	1
Bottesford	72, Grantham Rd	06/00026/FUL	3
Bottesford	Fettlers Croft 80 Grantham Road	09/00785/FUL	1
Bottesford	Land Rear Of 28 Queen Street	08/00567/OUT	4
Bottesford	Pharmacy 4 Albert Street	08/00592/FUL	1
Bottesford	The Old Barn, High Street	09/00777/EXT	1
Branston	Lings Haven, adj 5 Waltham Road	06/01197/FUL	1
Branston	11, Main Street	07/00493/FUL	2
Branston	27, Main St	06/00874/FUL	1
Branston	20, Main St	06/00722/OUT	3
Branston	5, The Rock	06/01257/FUL	1
Burton Lazars	Adj The Elms, Cross Lane	06/00644/REM	1
Burton Lazars	Burton Hall, Hall Drive	07/00884/FUL	2
Buckminster	Blossoms 36 Main Street	08/00801/COU	1
Buckminster	The Old Stables, Hall Road	09/00419/COU	1
Cold Overton	28, Main Street	04/00527/FUL	2
Croxton Kerrial	26, Church Lane	09/00647/FUL	2
Croxton Kerrial	Land between 14 and 20, Church Lane	05/00767/FUL	1
Croxton Kerrial	Town End House, 12 Chapel Lane	08/00496/FUL	1

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Eastwell	Land adj. 26, Scalford Road	03/00693/FUL	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
Frisby	17, Well Field Lane	07/00472/FUL	1
Frisby	The Yews 21 Main Street	08/00247/FUL	1
Frisby	Old Star Cottage, 1 Main Street	09/00304/FUL	3
Frisby	Main Street	09/00807/FUL	1
Goadby Marwood	Manor Farm, Towns Lane	08/00019/FUL	3
Goadby Marwood	Paddock House, 28 Main St	06/00717/FUL	1
Goadby Marwood	1 Main St	06/00727/FUL	1
Great Dalby	Plot 2, adj Highfield House, Main Street	01/00474/REM	1
Great Dalby	Manor Farm, 32 Main St	06/00245/FUL	1
Great Dalby	Glebe Farm 21 Nether End	08/00655/FUL	4
Great Dalby	Dairy Farm 8 Burrough End	08/00941/FUL	1
Great Dalby	Brookfield Cottage, 12 Nether End	08/00036/FUL	1
Grimston	Nook Farm, 4, Shoby Lane	07/00107/FUL	1
Grimston	Grimston Lodge Stud	07/01249/OUT	5
Harby	Village Hall 40, School Lane	07/00387/OUT	2
Harby	Land off Gas Walk	06/00322/FUL	1
Harby	Oakhurst 4 Burden Lane	08/00576/FUL	1
Harby	Brownston House, 23 School Lane	09/00726/OUT	1
Harby	26 Boyers Orchard	09/00917/FUL	1
Harby	The Chestnuts, Colston Lane	09/00932/COU	1
Hoby	40, Main Street, Hobby	07/00481/FUL	1
Hoby	Studleigh, 2 Church Lane	09/00776/EXT	1
Hose	The Black Horse, Bolton Lane	08/00474/FUL	1
Hose	Holmleigh 31 Bolton Lane	08/00170/FUL	1
Hose	Church Hall, 3, Church Close	07/00739/FUL	1
Hose	Rutland House, 4 Dairy Lane	06/00996/FUL	1
Kirby Bellars	The Nursery, Main Street	07/01372/FUL	1
Kirby Bellars	36, Main Street	09/00601/FUL	1
Kirby Bellars			
Little Dalby	Gartree Hill Farm, Gartree Hill Road	07/00726/FUL	1
Long Clawson	Elms Farm, East End (Plot 1)	07/0132/FUL	1

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Long Clawson	40, East End	06/00291/FUL	1
Long Clawson	21-23, Melton Road	07/00857/FUL	3
Long Clawson	The Shires 26 Church Lane	08/00703/OUT	4
Melton Mowbray	62, Burton Road	07/00987/OUT	6
Melton Mowbray	9, The Crescent	07/01100/OUT	1
Melton Mowbray	120 Welby Lane	05/00251/OUT	1
Melton Mowbray	Rose Caravan, 2 Park Avenue	06/00882/FUL	1
Melton Mowbray	7A, High Street	07/00829/COU	1
Melton Mowbray	Riverside Riding Stables Riverside Road	08/00388/FUL	6
Melton Mowbray	43, Blyth Avenue	07/00972/REM	3
Melton Mowbray	Meeting Hall, Rosebery Avenue	06/00866/FUL	1
Melton Mowbray	46, Rudbeck Avenue	07/00579/FUL	1
Melton Mowbray	131-133, Sandy Lane	07/00578/OUT	5
Melton Mowbray	50, Limes Avenue / 114 Kings Road	09/00855/FUL	2
Melton Mowbray	241, Nottingham Road	07/01186/FUL	1
Melton Mowbray	1, Abingdon Road	07/01370/FUL	1
Melton Mowbray	152, Burton Road	07/00903/OUT	1
Melton Mowbray	2 Beechwood Avenue	08/00918/OUT	1
Melton Mowbray	19 Leicester Street	08/00830/FUL	2
Melton Mowbray	33 Market Place	08/00987/FUL	2
Melton Mowbray	43 Sherwood Drive	08/00290/OUT	1
Melton Mowbray	218 Burton Road	08/00758/FUL	1
Melton Mowbray	46 Stirling Road	08/00775/OUT	1
Melton Mowbray	Owens And Cox 2 Brook Street	08/00827/FUL	5
Melton Mowbray	27 Nottingham Road	09/00290/FUL	4
Melton Mowbray	3 Welby Lane	09/00571/OUT	8
Melton Mowbray	China Rose, 13 Windsor Street	09/00707/FUL	1
Muston	Red House, 3 The Green	08/00694/FUL	1
Nether Broughton	23, Middle Lane	07/00263/OUT	1
Nether Broughton	8, Church End	06/00347/FUL	1
Nether Broughton	5, Church End	10/00018/FUL	1
Normanton	Elm Farm, 12 Main Street	07/00705/FUL	3
Old Dalby	adjacent Primary School, Longcliffe Hill	08/00012/OUT	1
Old Dalby	1, The Green	07/00564/FUL	3
Old Dalby	Woodbine Cottage, 7 Church Lane	08/00632/FUL	1
Pickwell	Pickwell Manor, 5 Somerby Road	07/00131/FUL	1
Plungar	5 Frog Lane	05/00268/FUL	1
Plungar	18, Frog Lane	06/01065/FUL	3
Redmile	1, Belvoir Road	07/00866/FUL	3
Rotherby	The Nook 37 Main Street	08/00894/FUL	1
Saltby	15, Back Street	07/00600/FUL	1
Saltby	Hawthorn, 12 Back St	06/00653	1

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Saltby	9, Main St	07/00199/FUL	3
Scalford	2, Sandy Lane	08/00050/FUL	2
Scalford	Clayfield Farm 21 King Street Scalford	06/00294/FUL	1
Scalford	8, South St	06/00368/FUL	1
Scalford	The Plough Inn 45 Church Street	08/00475/FUL	5
Scalford	High Garth 8 Church Street	08/00678/FUL	1
Scalford	Red House Farm, Eastwell Road	09/00497/FUL	1
Sewstern	54 Main Street	07/00636/FUL	1
Somerby	2, Town End	03/00990/REM	1
Somerby	Manor Farm, 2, Manor Lane	05/01025/OUT	3
Somerby	28, The Field	08/00039/OUT	1
Somerby	The Three Crowns Inn, 39 High Street	07/00712/FUL	6
Somerby	Builder's Yard, The Field	09/00507/OUT	4
Somerby	19, Town End	07/00652/OUT	1
Somerby	8, Church Lane	07/00377/FUL	1
Somerby	Storage Burrough Road	08/00481/FUL	1
Stathern	1, Crescent	04/00374/FUL	1
Stathern	27, Church Lane	07/01017/FUL	1
Stathern	Stathern Methodist Church Chapel Lane	08/00574/COU	1
Stathern	Willow Wang, 3 Harby Lane	09/00111/FUL	1
Stathern	Land Adj. Garages, Church Lane	09/00258/FUL	1
Stathern	OS Field No.4700, Moor Lane	10/00015/OUT	1
Thorpe Arnold	Tollgate House, Lag lane	04/00573/FUL	1
Thorpe Satchville	36, Main Street	07/00310/FUL	2
Thorpe Satchville	The Laurels, 1 Main Street	06/01240/FUL	1
Thorpe Satchville	The Laurels, 1 Main Street	09/00444/FUL	3
Thorpe Satchville	Stable Cottage The Elms 11 Church Lane	08/00769/FUL	1
Thorpe Satchville	Walnut Tree Cottage, 9 Main Street	09/00461/FUL	1
Twyford	2, Ashby Road	07/00224/OUT	1
Twyford	2, Thorpe Satchville Road	07/00883/OUT	1
Twyford	Hollands Nursery, Tilton Rd	08/00525/OUT	1
Twyford	Six Gables 23 Main Street	08/00305/FUL	1
Twyford	Field OS 1095 Main Street	08/00727/OUT	1
Twyford	Twyford Lodge Farm, Ashby Road	09/00017/FUL	1
Waltham On the Wolds	9 High Street	08/00386/FUL	1
Waltham on the Wolds	9 High Street	09/00913/FUL	1

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Waltham On the Wolds	Field 3848, Melton Rd	07/00691/FUL	1
Waltham On the Wolds	17 Melton Road	03/00967/FUL	1
Waltham On the Wolds	Church Farm 10 Melton Road	08/00551/FUL	5
Waltham On the Wolds	Cresswell Spring Farm 19 High Street	08/00141/FUL	1
Welby	Welby Grange	09/00548/FUL	1
Wymondham	2 Main Street	09/00219/OUT	1
Total			263

Five Year Land Supply Summary

Source	Number of dwellings
Deliverable Sites (large sites)	319
Small site planning permissions/ Settlement Envelopes	325
Total	644

Five Year Land Supply Conclusion

The supply of ready to develop housing sites is calculated using the NI159 Calculation Formula:

$$\left(\frac{x}{y} \right) * 100$$

X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)
Y = the planned housing provision required for the 5 year period (net additional dwellings)

X=644

Y=534

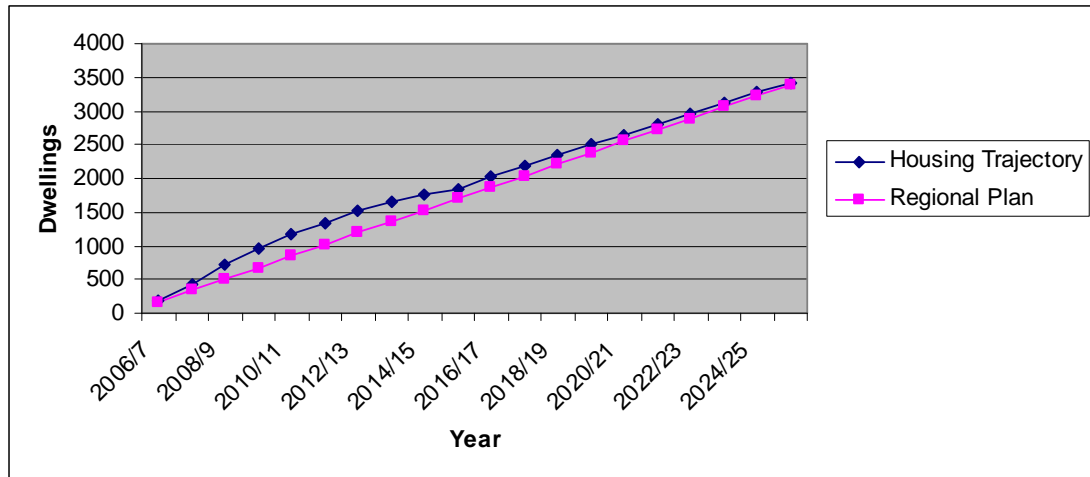
NI159= 1.21

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.

H1 - Housing Trajectory 2006 to 2026



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H2 - Housing Trajectory Table 2010

	Total	2025/26	2024/25	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15	2013/14	2012/13	2011/12	2010/11	2009/10	2008/09	2007/08	2006/07	
Total Completions	957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	237	284	237	199	
Allocated sites	32	0	0	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	
Large Site Planning permissions @ 31st March 2009 & Identified brownfield sites (SHLAA)	437	0	0	0	0	0	0	0	0	0	0	0	18	56	118	101	144	146 completions	213 completions	160 completions	120 completions	
Broad locations (Small Sites): Policy OS1/ Settlement Boundaries	840	45	45	45	45	45	45	45	45	45	45	65	65	65	65	65	65	91 completions	71 completions	77 completions	79 completions	
Broad locations: Sustainable Urban Extension	1000	100	100	100	100	100	100	100	100	100	100	0	0	0	0	0	0	0	0	0	0	
Core Strategy: Affordable Housing	66	0	0	0	0	0	0	0	0	15	15	14	7	0	15	0	0	0	0	0	0	
Long Term Identified brownfield sites (SHLAA process)	100	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	
TOTAL	3432	155	155	155	155	155	155	155	155	170	170	79	106	137	198	166	209	237	284	237	199	

Housing – H1 Planned housing target and annual provision

The housing trajectory reveals the total amount of housing to be delivered over the plan period in conjunction with the identified requirement which had been previously set out in the East Midlands Regional Plan.

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

The housing trajectory 2010 reveals the amount of housing to be delivered annually over the plan period. 957 dwellings have been built in the Borough since the start of the plan period in 2006.

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

237 net additional dwellings were delivered during 2009/2010.

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

This aspect of the trajectory illustrates the level of net additional housing expected to come forward up to the end of the plan period. The projection reveals that a further 2475 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 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	08/09	09/10	Total
Completions on previously developed land (PDL)	37	120	136	90	92	178	147	152	97	1049
All other completions	78	55	32	22	65	21	90	132	140	635
Completions on PDL as a % of all completions	32.20%	68.60%	80.90%	80.40%	58.60%	89.40%	62%	53.5%	40.9%	62.3%
Total number of completions	115	175	168	112	157	199	237	284	237	1684

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. Completions

on previously developed land (PDL) have been monitored since 2001. The table above shows that 1049 dwellings out of a total of 1684 have been built on PDL between 2001/02 and 2009/10. This represents 62.3% of development on PDL since 2001.

Housing – H4 Number of Gypsy and Traveller Pitches Delivered

	07/08	08/09	09/10
Number of Gypsy and Traveller Pitches Delivered	0	0	0

Source Leicestershire County Council.

The Leicester, Leicestershire & Rutland Gypsy and Traveller Needs Accommodation Assessment 2006-2016 provides a figure of 8 pitches for the Melton Borough. The revoked East Midlands Regional Plan contained requirements for local authorities to provide for gypsies and travellers but there is currently no strategic requirement. This will be considered through the local development framework process. 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

This year only 4 dwellings were added to the affordable housing stock, a substantial reduction from the 114 provided last year which reflects the decline in house building and the restricted financial capacity of housing associations arising from the economic recession. This figure is 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 09/10.	→	Policies need to be developed through the LDF process in order to better meet Gypsy and Traveller accommodation.

Environmental Quality

Flooding

The Government's advice on flooding and water quality is set out in Planning Policy Statement 25 'Development and Flood Risk'. The central aims of

PPS25 are to avoid inappropriate development in areas at risk of flooding and to direct development away from high risk areas.

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

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

Flood Protection and Water Quality	Apr 09 – Mar 10
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 five years of AMR monitoring.	Monitoring of the location of development will contribute to the Council's attempts to adapt to and mitigate against the potential impact of climate change.

Biodiversity

The importance that the Government attaches to conserving and enhancing biological diversity is set out in Planning Policy Statement 9 'Biodiversity and Geological Conservation'. In general the document seeks to promote minimal impacts from planning, construction, development and regeneration on biodiversity, and to enhance biodiversity wherever possible. This aim is reiterated in 'Planning for Biodiversity and Geological Conservation' A good practice guide.

Core Indicator E2, along with Local biodiversity indicator B1, look at changes in areas and populations of biodiversity importance. Leicestershire County Council is responsible for monitoring biodiversity for Leicestershire and 2009/10 is the first year this has been provided in the AMR. The indicator used is the proportion of Local Wildlife Sites (LWS) where 'positive conservation management has been or is being implemented'. It is expressed as a simple percentage.

E2 Changes in areas of biodiversity importance

	Melton 2009/10
TOTAL number of LWS in 2009/10	224
<i>*Number with Management Plan 2009</i>	<i>0</i>
<i>*Number in Agricultural stewardship 2009</i>	<i>66</i>
<i>*Number with Biodiversity Action Plan 2009</i>	<i>0</i>
<i>*Number where advice given and taken up 2009</i>	<i>0</i>
<i>*Number in good condition when surveyed 2005-2009</i>	<i>2</i>
Number meeting NI197 standard	67
% meeting NI197 standard	29.9%

*note that a site might meet more than one of these 5 criteria
(The composite figure for Leicestershire is 29.9%)

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. 2008/09 was the first year for the indicator; last year's figure at County level was very low, at 9.4%, which was significantly lower than the national average of 35%. It is felt that the main reason for this low figure was the poor quality of data available last year. This year's County figure, at 29.9%, is a great improvement, but may still be below the national average.

Outcomes	Actions
Biodiversity data has been made available from Leicestershire County Council with a countywide improvement from 2008/09. This was not provided for the Borough last year so further analysis is not possible.	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 'Meeting the Energy Challenge'. One of the targets set out in the white paper is to generate 10% of UK electricity from renewable energy by 2010 with an aspiration to double this by 2020. Further advice on how the planning system can contribute towards this is set out in Planning Policy Statement 22 'Renewable Energy'. PPS22 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. 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 renewable energy development to 2026.

Core Indicator E3 tracks the amount and type of renewable energy being installed in the Borough; however, changes in permitted development rights, notably to solar panels, have meant that these are not comparable to previous years.

E3 Renewable energy generation capacity installed by capacity and type

Type	2007/08		2008/09		2009/10	
	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed
Biomass	0	0	0	0	0	0
Wind	7	1	10.5	11	23.5	49
Hydro	0	0	0	0	0	0
Solar	1	1.5	1	0	-	-
Total	8	2.5	11.5	11	23.5	49

Changes to permitted development rights have effected these results

Source: MBC

There have been no planning permissions received in the Borough to generate electricity from hydro and biomass sources to date. In most instances solar energy sources no longer require planning consent so there are no records in relation to these. Development generating 49 Kilowatts of energy from onshore wind was installed during 2009/10 with a significant proportion attributed to installations by the education authority at secondary schools. There remain extant planning permissions for renewable energy development from onshore wind capable of producing 23.5 Kilowatts in the borough.

Outcomes	Actions
There is a general trend revealing a preference from renewable energy applicants for onshore wind development in the borough.	Ensure that the LDF considers how planning policy can encourage renewable energy capacity within environmental constraints.
49 (Kw's) of energy has been installed in the borough in 09/10. 23.5 (Kw's) of extant planning permissions exist.	

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. We are currently preparing a monitoring and implementation strategy for the local development framework which will allow specific monitoring of the spatial vision and objectives for future annual monitoring reports.

Housing

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

	1996-2006	2006/07	2007/08	2008/09	2009/10	Total	Total %
Melton Mowbray	913(52.4%)	133(71.5%)	163(68.8%)	188(63.7%)	163(68.8%)	1560	57.8%
Category 1	366(21.0%)	26(14.0%)	23(9.7%)	39(13.2%)	32(13.5%)	486	18.0%
Category 2	345(19.8%)	21(11.3%)	40(16.9%)	39(13.2%)	25(10.5%)	470	17.4%
Category 3	118(6.8%)	6(3.2%)	11(4.6%)	29(9.8%)	17(7.2%)	181	6.7%
Total	1742	186	237	295	237	2697	

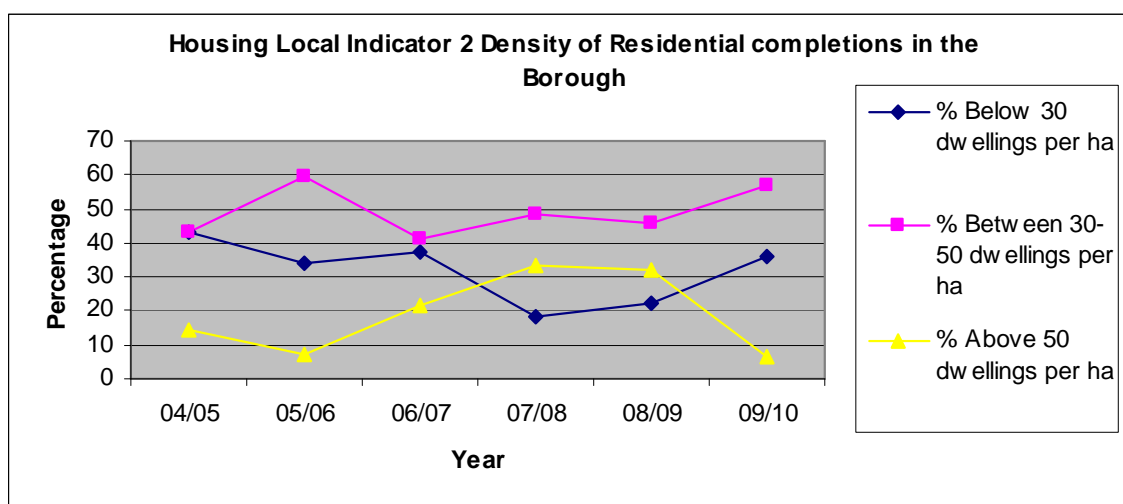
Source: MBC

The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Statement 3 'Housing' and Planning Policy Guidance 13 'Transport' which encourages the location of new development in the most sustainable locations. The accessibility of new development to jobs, shops and services by public transport is central to achieving sustainable development. Local Indicator H1 reports the completions of dwellings in the Borough by Settlement Category. This provides an opportunity to monitor the sustainability of local policies in the borough in their local context. Local Output Indicator TR1 also relates to this planning objective.

During the period 1996 to 2010 about 58% of new houses developed in the Borough 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 have a limited range of facilities and public transport and 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, sustainability policies have informed the determination of recent planning applications. This has resulted in an increase in dwellings located in Melton Mowbray to 69% in 2009/10. The monitoring of new dwelling completions according to the categories will help to assess the proportion of development occurring in the most sustainable locations.

H2 - Density of Residential completions in the Borough



Source: MBC

The revised Planning Policy Statement 3 'Housing', issued in June 2010, removed the requirement for a national indicative minimum for density; however, using land efficiently is still considered a key consideration and Local Planning Authorities are encouraged to introduce density policies which lead to a more efficient use of land without compromising the quality of the local environment. The graph above shows that 36.3% of development in the Borough in 2009/10 has been below 30 dwellings a hectare. This represents a significant rise from the figure of 22.2% recorded in 2008/09 which is due to the reduction in numbers of flats built and the increase in the number of lower density small developments, particularly single plots.

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

Housing L3	2007/08	2008/09	2009/10
No. of unauthorised Gypsy and Traveller caravans recorded in the borough	43	40	23

Source Leicestershire County Council.

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

The indicator reveals that there have been 23 incursions of unauthorised caravans in the borough during 2009. This shows a large decrease in unauthorised incursions in the Borough, though the figures still reveal a need for gypsy and traveller accommodation in the District.

Town Centre

The Government's key objective for town centres, detailed in Planning Policy Statement 4 'Planning for Sustainable Economic Growth', is to promote the vitality and viability of town centres. To achieve this Local Planning Authorities should, amongst other measures, promote competitive town centre environments and consumer choice by supporting a diverse range of uses, planning for a strong retail mix, and, encouraging accessibility by public transport, cycling and walking.

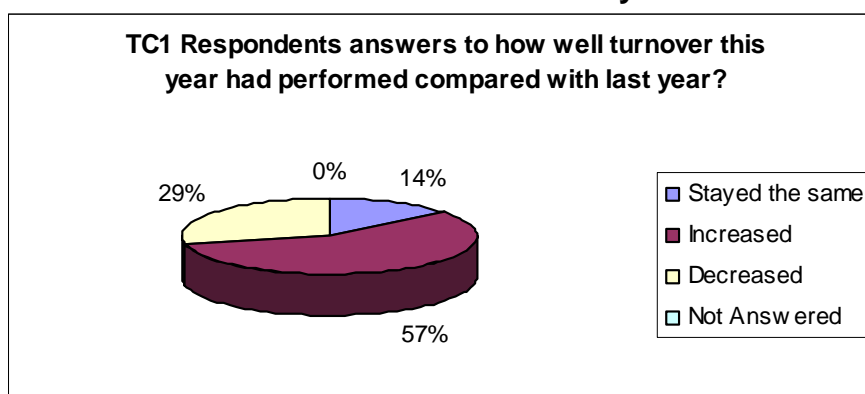
Enhancing the vitality and viability of Melton Mowbray is a key objective of the Melton Core Strategy 'Preferred Options'. Whilst Core Output Indicator BD4 reflects this objective to an extent the opportunity has been taken to undertake further monitoring which reflects the local context.

The following local indicators have been collected annually and are used to assess the performance of the town centre. The MLDF sustainability appraisal may also recommend that these local indicators are used as significant effects indicators.

Town centre businesses turnover

In January 2010 a survey of town centre businesses was undertaken with surveys being sent out to all town centre businesses, of these 21 were returned.

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



Source: MBC

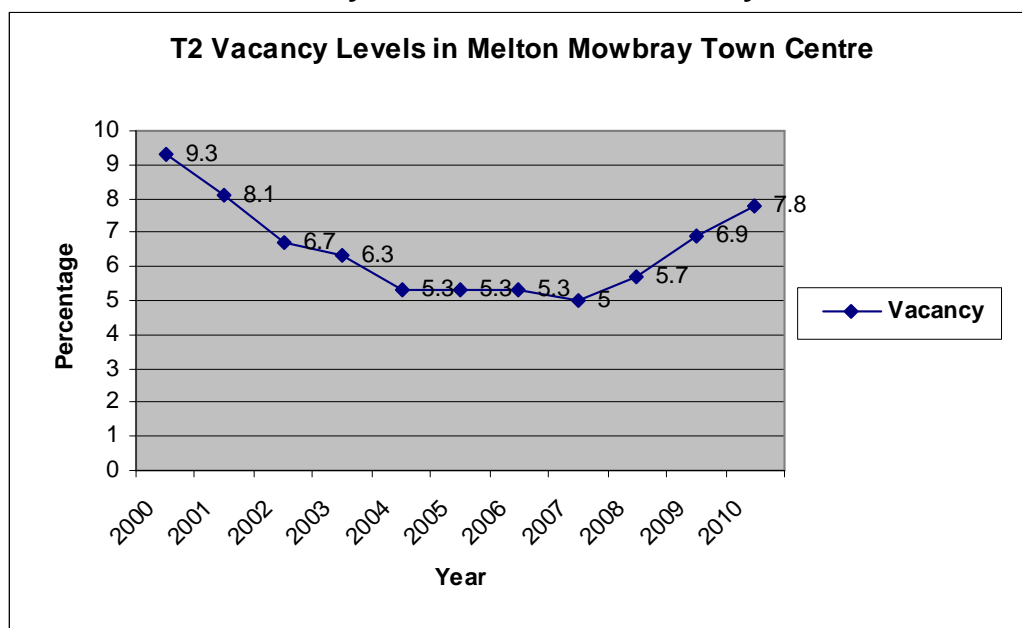
The views of town centre traders are monitored annually to gain their views on the health of their business which allows us to assess the cumulative impact on the vitality of the town centre. Table TC1 above reveals that 57% of business owners who responded to the 2010 survey had experienced an increase in turnover. This figure represents a 21% increase compared with 2009.

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 7.8% in 2010 from 6.9% in 2009.

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 2006-2010

Location	Tuesday (persons / minute)						Thursday (persons / minute)					
	2006	2007	2008	2009	2010	Average 2006/10	2006	2007	2008	2009	2010	Average 2006/10
High Street	21	15	33	30	19	23.6	12	8	14	20	15	13.8
King Street	7	10	6	8	15	9.2	3	5	4	5	9	5.2
Burton Street	3	5	3	7	6	4.8	4	3	4	4	5	4
Sherrard St	26	37	29	30	40	32.4	21	15	14	20	17	17.4
Market Place	58	77	57	42	50	56.8	29	31	27	31	31	29.8
Nottingham St	52	53	18	58	49	46	20	18	7	32	14	18.2
Bell Centre	13	9	6	17	12	11.4	8	4	2	10	6	6
Total	180	206	152	192	191	184.2	97	84	72	122	97	94.4

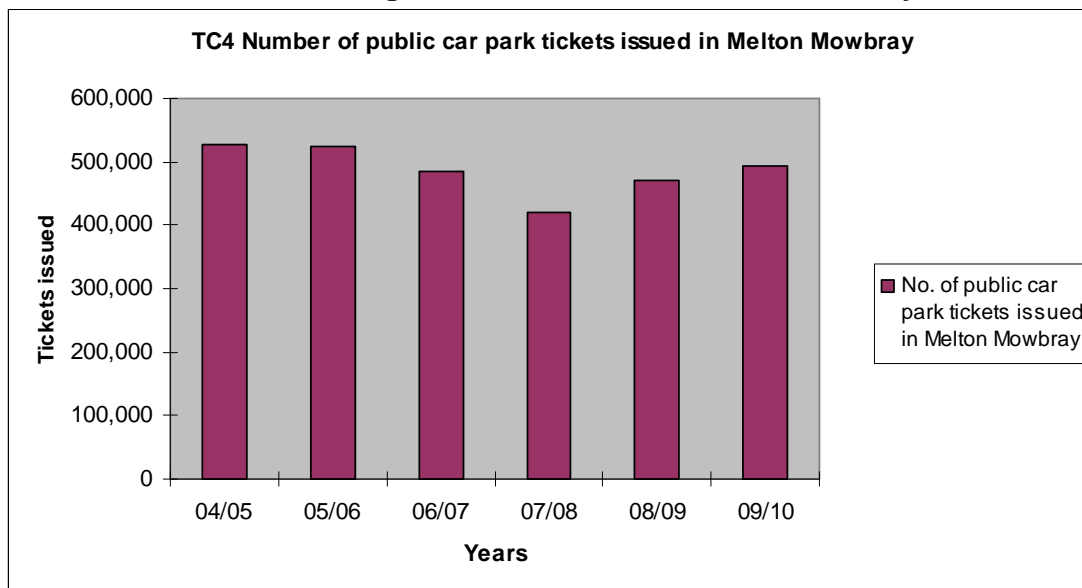
Source: MBC

Pedestrian flows are monitored each year during the first quarter of the year on a Tuesday (market day) and a Thursday and have remained relatively stable over the period 2006 to 2010.

Use of public car parks

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

TC4 Parking tickets issued in Melton Mowbray



Source: MBC

2009-10 include Burton St Car Park, which up until April 1st 2009 was a free car park

The table above shows that the number of public car park tickets issued in Melton Mowbray has risen again in 2009/10 following a previous slump. However, it should be noted that the 2009/10 figures include those for the Burton Street car park which was a free car park until 1st April 2009.

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	08/09	09/10
Within half an hour public transport time of all six services	61 (54.46%)	126 (80.25%)	172 (86.00%)	189 (79.74%)	245 (83.05%)	225 (94.9%)
More than half an hour public transport time of all six services	51 (45.54%)	31 (19.75%)	27 (14.00%)	48 (20.26%)	50 (16.95%)	12 (5.1%)

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

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The table above shows that 94.9% of properties completed during 2009/10 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 five years reflect the proportion of dwellings that have been built in Melton Mowbray.

The table below provides a breakdown of the Local Indicator in terms of each service. It identifies which services have a significant impact on the general accessibility indicator. For dwellings completed during 2009, 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	231	225	231	228	228	228
Number of dwellings not within half hour public transport time	6	12	6	9	9	9
% of dwellings within half an hour public transport time	97.5%	94.9%	97.5%	96.2%	96.2%	96.2%

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

Melton Annual Monitoring Report 2010

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



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