



MELTON ANNUAL MONITORING REPORT 2011

The employment, leisure, renewable and town centre development monitoring figures are preliminary.



December
2011

Executive Summary

This preliminary version of the Melton Annual Monitoring Report 2011 (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. The business, town centre and environmental quality Core Indicators, along with the Local Indicators are preliminary results which will be updated once figures have been fully analysed.

Melton Local Development Scheme

The Melton Local Development Scheme 2011 is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF). We are currently 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 2011 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. Although we no longer have a statutory duty to produce an AMR we are required to continue monitoring our performance. Core Output indicators ensure there is a consistent assessment of LDF performance against identified targets. Local Indicators address the outputs of policies not covered by the Core Output Indicators and are particular to local circumstances and issues. A summary of the Output Indicators is given below:

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 222.8 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 1114 dwellings have been delivered in the Borough.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 10/11 157 dwellings were completed.
Housing H2 (c)	To show likely future levels of housing delivery. Through the level of net additional housing expected to come forward up to the end of the plan period.	The housing projection shows a further 2424 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 year's 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 2006/07 and 2010/11, 62% of dwellings were completed on previously developed land. 69% of houses completed during 10/11 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 10/11. However, a planning application was approved in November 2010 for 2 permanent residential pitches and 3 transit pitches.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there have been 46 affordable housing completions.
<p>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 2006 meets the 60% target set out in PPS3.</p>		

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 10/11: <ul style="list-style-type: none"> • B1a gross 0, net 0; • B1b gross 0, net 0; • B1c gross 91.5, net 91.5; • B2 gross 557.8, net 397.8 and; • B8 gross 891, net 891.
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	74%% of employment development was on previously developed land during 2010/2011.
Business D3 (i)	To show the amount and type of employment land available in sites allocated for employment uses in DPD's.	32.4 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.	24.87 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 700 sqm of gross development for town centre uses in Melton Mowbray, with a 300 sqm net increase.
Business D4 (ii)	Amount of employment land available in the local authority area.	There has been 811.5 sqm of gross development for town centre uses in the borough, but only a 447.4 sqm net increase.
<p>Business Development and Town Centres Core Indicators Summary</p> <p>57.2 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.</p>		

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 10/11.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	This indicator is provided by Leicestershire County Council. The percentage has increased from 29.9% to 57%. However the results may be due to an increase of number of sites surveyed and the increase of data collected.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	In 2010/11 the following renewable energy generation types were granted permission and installed in the borough providing the following capacity in kilowatts (Kw). <ul style="list-style-type: none"> • Wind: onshore 8.5 (Kw)
<p>Environmental Core Indicators Summary</p> <p>No development has been granted contrary to the Environment Agency advice, thus contributing towards minimising the need for artificial flood defences in line with the advice in 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.</p>		

Housing Local Indicator

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 1996 and March 2011 67.5% (66% in 2010/11) 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 in 10/11: Category 1 (12%), Category 2 (16%) and Category 3 (6%).
Housing L2	Density of residential completions in the borough	19.11% of houses built in the borough during 10/11 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 16 unauthorised caravans recorded in the borough during 10/11.

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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 18 unauthorised caravans recorded in the borough for 10/11. 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	50% of business owners who responded to the 2011 Town Centre Business survey had experienced an increase in turnover compared with 2010.
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 decreased to 6.32% in 2010/11 from 7.8% in 2010/11.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	Pedestrian footfall surveys in 2010 and 2011 showed that pedestrian footfall have stayed relatively stable
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 2010/11.

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 2011 had seen their turnover increase.

Transport Local Indicators

Indicator description		Information provided
Transport TR1	Access to services by public transport	94% of properties completed during 2010/11 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 required each local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State covering the period from 1 April to 31 March for the relevant year.

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

This Annual Monitoring Report considers:

- 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. Regulation 48(7) of the Town and Country Planning (Local Development) (England) Regulations 2004 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

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- viii. If policies or proposals (including the local development order or simplified planning zone scheme) need changing, and the actions needed to achieve this.

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Development Framework (MLDF). The Melton Local Development Scheme was published in 2011.

We are currently working on the Core Strategy DPD which we are scheduled to publish in winter 2011 and adopt in summer 2012. We are also currently working on the Sustainable Urban Extension Area Action Plan which we will publish in spring 2012 and adopt in winter 2012. Within the MLDS period the council also intends to work on the Land Allocations & Settlement Boundaries DPD and the Community Infrastructure Levy Schedule which will be accompanied by a Developer Contributions SPD.

Beyond the three year period of the current Local Development Scheme, we intend to continue work with our Land Allocations and Settlement Boundaries DPD and commence work on the Generic Development Control Policies DPD and the Melton Mowbray Town Centre Area Action Plan. A number of Supplementary Planning Documents will also be prepared.

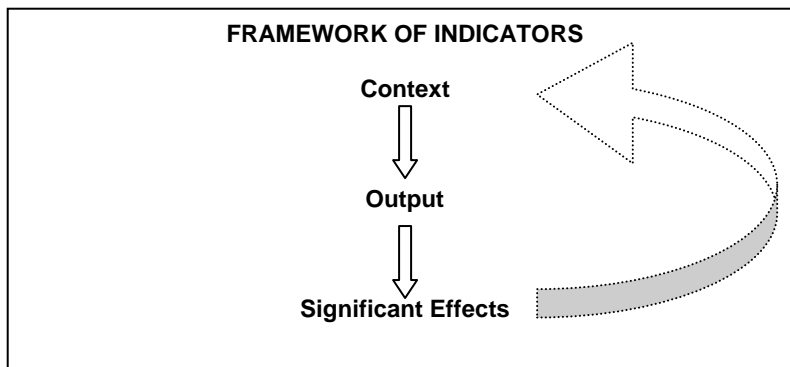
Local Development Documents: Policies and related targets

We are currently preparing the Submission version of the Core Strategy which is scheduled to be published in early 2012. A set of indicators will be developed alongside the Core Strategy and other DPDs as they are published. Whilst it is not currently possible to monitor policies and progress towards meeting any targets that may be set by future DPDs an attempt has been made to align indicators with the emerging 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. An 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. The Core Strategy SA is reaching a stage where we can start to identify likely indicators for the future. We expect this work to advance during the next 12 months to the stage where the Annual Monitoring Report for 2012 will see significant changes.

Annual Monitoring Report - A Framework of Indicators

We have identified three types of indicators for monitoring local 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.

Work on the SA is well underway and is reaching a stage where indicators can be selected. We expect this work to advance during the next 12 months to the stage where the AMR for 2012 will see significant changes but is not yet at a stage where appropriate Contextual Indicators can be adopted. However, the process has influenced those contained within this document. 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. A contextual background for policy formulation has been provided within the Melton Core Strategy (Preferred Options) which will be continued in the MAMR to assist in identifying the crucial features and areas of priority for the Borough.

Output indicators

Output indicators will be used to assess the performance of policies; they will comprise Core Output Indicators and Local Indicators. The Core Output Indicators provide a consistent data source for assessing the plan performance against recognised targets. Whilst we are no longer required to submit an AMR we are still obliged to monitor the implementation and results of the plan and keep our community informed. Local Indicators will be developed to address the outputs of policies not covered by the Core Output Indicators and reflect particular 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.

Melton Borough Profile

Location

Melton Borough is an attractive rural area in the north-east part of Leicestershire and at the heart of the East Midlands. The main activities of the Borough are centred on the single market town of Melton Mowbray which has a population of about 26,100. There are some 70 small villages within the surrounding rural area.

Area

48,138 hectares

People and society

Population is 48,900 (ONS mid-2009).

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

18.2% are under 16 years of age.

22.1% are of pension age.

Black and minority ethnic population is 3.2%

Housing

21,439 households (hi4em est. 2010). Average household size 2.28 persons per household

Accommodation type (hi4em 2010)

detached 42.3%

semi-detached 38.5%

terraced 15.2%

flat or apartment 7.0%

Tenure (hi4em 2010)

owner occupied 84.8%

rented from council/housing association 8.7%

private landlord/letting agency 6.5%

Average house prices (hi4em 2010)

detached £289,765

semi-detached £149,920

terraced £136,624

flat or apartment £61,375

Accessibility and transport

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

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

Jobs and prosperity

There are 31,000 people (63.3% of the population) of working age living in the Borough (ONS labour market statistics)

77.1% of the working age population are economically active

2.1% of the working age population claim Job Seekers allowance

86.4% of businesses employ less than 10 employees

Average annual earnings £20,795

Average household income £26,458

78% of the workplace population live and work in the Borough

69% of people aged 16-74 in employment travel to work by car

Environment

703 listed buildings

44 conservation areas

16 Sites of Special Scientific Interest

34 Scheduled Ancient Monuments

67.81% of river length assessed as good biological quality

84.24% of river length assessed as good chemical quality

22% of household waste recycled

27.7% of household waste composted

Average annual domestic consumption of electricity 4882kWh

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

Health and care

24.4% of adults are obese and 17.7% smoke (NHS Area Profile).

1,550 people received Disability Living Allowance (Nomis Feb 2011).

In 2008 8,600 of the over 65s are considered to have a limiting long term illness (JSNA 2009).

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

Deprivation

Melton Borough is ranked 294 out of 326 local authorities (where 326 is the least deprived) based on average deprivation scores (JSNA 2009). There are some areas in the Borough that experience some aspects of deprivation and 1,030 children live in poverty (NHS Area Profile).

Students, education, skills and training

As of the 2011 spring term there were 6,470 pupils on the school roll in LEA maintained schools in the Borough. These consist of 25 primary schools

containing 3502 pupils; 4 secondary schools containing 2859 pupils; and one special school containing 109 pupils.

74.3% of pupils achieved 5 or more GCSEs grades A* - C (ONS 2009/10).

Safety and protection

Offences recorded by the police (2009/10)

robbery 7

burglary 146

theft of a motor vehicle 70

theft from a vehicle 187

In 2009 twenty four people were killed or seriously injured in road accidents in the Borough.

Local priorities

In 2008 we surveyed local people to collect information on satisfaction with local services. The survey also helps us understand issues of importance to local people. 1,178 residents completed the survey and 79% were satisfied with Melton as a place to live. However, they identified the following as most in need of improvement (top ten only):

General user satisfaction survey 2006/07 - Matters most in need of improvement

The level of traffic congestion 50%

Activities for teenagers 44%

Shopping facilities 31%

Public transport 30%

Road and pavement repairs 28%

Affordable decent housing 26%

The level of crime 24%

Job prospects 22%

Health services 19%

Clean streets 18%

Planning for the future

Global trends and changes in our society can have major implications for the future of the Borough. We can be confident that over the lifetime of this plan technology will continue to develop, environmental pressures will increase, globalisation will continue and there will be a higher proportion of older people in the population.

This will affect our economic performance, the way we live our lives and how we should plan for the future.

Household change

The classic four person household – a mum, a dad and two children – looks set to be far less common than it is today. This will be due to factors such as people having children later in life, high divorce rates and people living longer. As a result, there will be more households, more demand for housing and house price pressures.

An ageing population

Trends suggest that there will be a significant increase in the retired population and many more people over the age of 80 by 2026. In view of the relationship between increasing age and dependency this will place increasing demands on housing needs and care.

Obesity

Most adults in the UK are already overweight. Modern living ensures every generation is heavier than the last. By 2015 it is estimated that 36% of men and 28% of women in England will be obese. By 2050, 60% of men and 50% of women could be clinically obese (JSNA). Without action, obesity-related diseases will cost the country an extra £45.5 billion per year.

Developing technology

Technology will continue to develop; its potential, power and flexibility will change how we do things, in ways that are almost impossible to imagine. Only 10 years ago, internet use was very much a minority activity with little commercial application. Technological change will open new economic service structures and employment opportunities, but could raise the bar into well paid jobs, disadvantaging those with low skills.

Economic change

Innovative industry, a highly skilled labour pool, and a high quality supporting infrastructure of housing, transport and communications will be vital for economic prosperity, even to a higher degree than at present. Employment is expected to rise in higher level professional, managerial and technical jobs, and in the services sector. Employment in manufacturing and farming will continue to decline.

Environmental pressures

Extreme weather conditions could well become more frequent and more areas will be at risk from flooding. Issues around finding land for housing, business and transport will become more acute. Continually rising expectations of quality of life will sit alongside those environmental pressures.

Transport and travel

Greater car ownership and their use for travel will continue to increase concentrations of road congestion, parking problems and car dependency

Core Output Indicators

The following Core Output indicators are set out by theme with information for the period 1 April 2010 to 31 March 2011.

Five Year Land Supply Statement 2011

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 previously been monitored through the NI159 indicator. The indicator provided 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 2011, the 5 year period would be considered to comprise April 2012 to March 2017.

National Indicators ceased in March 2011 and have been replaced by a new monitoring regime, the single data list. In the future it is intended that it will be a matter for each Council to determine what information should be included in their Annual Monitoring Reports. The provision of a 5 year land supply is a requirement set out in PPS3: Housing; therefore, the inclusion of a 5 year land supply statement within Melton's AMR would provide valuable information and it is considered that this inclusion would be merited.

This 'Five Year Land Supply' statement will be included within the Annual Monitoring Report 2011 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 Government purportedly revoked regional strategies. However, High Court rulings have meant that, 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.

Melton Borough Council has resolved that the East Midlands Regional Plan housing requirement for Melton of 3,400 dwellings (170 dwellings per annum) between 2006 and 2026 should continue to be used as it had been founded upon robust evidence.

In the future, the identification of a housing provision for Melton is 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 to assist in determining targets in the future when the RSS is revoked.

The continued existence of the RSS and the robust evidence base upon which it was founded, supported by the decision of Melton Borough Council's Rural, Economic and Environmental Affairs Committee to continue with the use of the RSS target, ensures that a cumulative annual provision over a 5 year period of 850 dwellings is considered the appropriate housing requirement for the Borough.

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	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12*
Completions	199	237	284	237	157	137
Previous RSS Target (annualised)	170	170	170	170	170	170
Under/overprovision	+29	+67	+114	+67	-13	-33
Previous RSS Target (cumulative)	170	340	510	680	850	1020
Completions (Cumulative)	199	436	720	957	1114	1251
Under/overprovision	+29	+96	+210	+277	+264	+231

*Indicative figure for anticipated completions

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 above shows the amount of houses completed and/or expected to be completed since 2006. Actual completions for the period to 31st March 2011 do not bridge the gap to the 'forward look' expected which starts on 1st April 2011. Therefore, an indicative figure has been provided for anticipated completions during the monitoring year 1st April 2011 to 31st March 2012 using evidence gathered whilst compiling the 2011 Strategic Housing Land Availability Assessment.

The table tracks housing completions in Melton against the housing provision requirements set by the East Midlands Regional Spatial 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 regularly exceed the Regional Plan annualised requirement, though the downturn in the housing market has had some impact. By 31st March 2011 completions stood at 264 houses over the cumulative requirement from the Regional Plan. We anticipate that completions will stand at 231 dwellings over the cumulative total by the end of the monitoring year 31st March 2012.

A forward looking five year land supply assessment covers the period 1st April 2012 to 31st March 2017. 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 1870 houses should be delivered by the end of the forward looking 5 year supply period (170 dwellings year, 2006/7 to 2016/17 inclusive). If cumulative completions stand at 1251 dwellings at the 31st March 2012, an additional

619 dwellings will need to be provided to remain on target against an annualised housing requirement at 31st March 2016/17.

The planned housing provision required for the 5 year period = 619 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 2012	Yield for year ending 31 st March					Available	Suitable	Achievable
			2013	2014	2015	2016	2017			
Six Elms, Melton Mowbray	07/01214/OUT 10/00880/REM	19	0	19	0	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
Craven Lodge, Burton Road, Melton Mowbray	11/00171/FUL 10/00562/FUL	8	8	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
36 - 42 Thorpe End, Melton Mowbray	08/00380/FUL	12	0	0	0	12	0	Developer has expressed an intention to develop	S106 agreement completed and planning permission granted	Site owner intends to develop. Development within 5 years achievable
Dieppe Way, Scalford Rd, Melton Mowbray	08/00650/OUT	60	30	30	0	0	0	Agent progressing negotiations and keen to develop.	Resolution to permit	Housing association on board with consortium. Agent eager to progress the scheme
The Crescent, Nottingham Road, Melton Mowbray	09/00619/REM	13	13	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

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Site	Original ref	Outstanding Yield at 1 st April 2012	Yield for year ending 31 st March					Available	Suitable	Achievable
			2013	2014	2015	2016	2017			
Former Dairy, Langar Lane, Harby	09/00026/OUT	10	10	0	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.
War Memorial Hospital, Melton Mowbray	07/00733/FUL 10/00773/EXT	108	30	30	30	18	0	Housing developer has expressed an intention to develop	Resolution to grant planning permission for 108 dwellings. Developer maintaining an interest with extension of time	Developer considers site is deliverable within 5 years
Loughborough Rd, Asfordby	07/00745/FUL	26	26	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
County Council Offices, Leicester Road, Melton Mowbray	NONE	25	0	12	13	0	0	Planning consultants appointed to appraise and market the site in Spring 2012	Site centrally located within town adjacent to recent residential development	Good location and lack of constraints suggests development within 5 years
St Mary's Hospital, Melton Mowbray	NONE	16	0	0	16	0	0	Site likely to be declared surplus to requirements early 2012	Site centrally located within town adjacent to residential area	Good location and lack of constraints suggests development within 5 years

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King Edwards VII School, Burton Road, Melton Mowbray	NONE	60	0	0	20	20	20	School closed and pre-application discussions underway	Site located within town adjacent to residential area	Good location and lack of constraints suggests development within 5 years
Silver Dale, Scalford Road, Melton Mowbray	NONE	20	0	0	0	10	10	Demolition and rebuild of home with new build units planned	Site located within town adjacent to residential area	Good location and intent to develop by LCC
Mill House, Leicester Road, Melton Mowbray	NONE	36	0	18	18	0	0	Land owner has appointed planning consultants and commenced pre-application discussions	Site located within town envelope	Owner intent to develop and attractive edge of town location
Belvoir Road, Bottesford	NONE	15	0	15	0	0	0	Land owner has appointed planning consultants and commenced pre-application discussions	Within village envelope with affordable housing exception site	Owner intent to develop and affordable housing a Council priority
Land to Rear of 47-49 High Street, Bottesford	NONE	18	0	0	18	0	0	Land owner has appointed planning consultants and commenced pre-application discussions	Within village envelope, flood risk constraint overcome	Owner intent to develop and attractive village location
	TOTAL	446	117	124	115	60	30			

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 development.

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 a team of consultants have been appointed to produce a masterplan for the development. Progress is rapidly being made to provide a framework for planning applications and crucially assist in satisfying an Inspector that the Core Strategy can be delivered. The masterplan is due to be completed in early 2012.

The developer consortium has suggested that it is their wish to see the first dwellings delivered within two years (2014). 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 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.

The extant small site permissions currently amount to 272 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 which shows extant consents not completed on 1st April 2011.

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Settlement	Site Address	Planning Permission	Dwellings Remaining to be built 01/04/11
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	10/00435/FUL	1
Asfordby	Rear of 51 Main Street	09/00655/REM	5
Asfordby	White Farm, 144 Main St	10/00177/EXT	1
Asfordby	Methodist Church	10/00801/FUL	2
Asfordby Hill	The Grange Garden Centre, Melton Rd	06/00302/FUL	1
Asfordby Hill	24 Glebe Road	07/01028/FUL	1
Asfordby Hill	39 Melton Road	11/00082/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
Belvoir	Engine Yard	10/00272/EXT	1
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	2
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	Adj 80 Grantham Rd	10/00271/OUT	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
Bottesford	12 Albert Street	10/00680/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
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

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Coston	Grange Lane	11/00077/EXT	1
Croxton Kerrial	26, Church Lane	09/00647/FUL	1
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
Eastwell	Land adj. 26, Scalford Road	03/00693/FUL	1
Eaton	3 Waltham Lane	10/00870/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	Main Street	09/00807/FUL	1
Goadby Marwood	Manor Farm, Towns Lane	08/00019/FUL	2
Goadby Marwood	Paddock House, 28 Main St	06/00717/FUL	1
Goadby Marwood	1 Main St	06/00727/FUL	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	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	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	Canal Farm, Langar Lane	10/00537/OUT	1
Harby	White Hart, 37 Main Street	10/00352/FUL	5
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

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Kirby Bellars	Poplars Farm	10/00474/FUL	1
Knipton	Knipton Lodge Cottage	10/00885/FUL	1
Little Dalby	Gartree Hill Farm, Gartree Hill Road	07/00726/FUL	1
Long Clawson	Elms Farm, East End (Plot 1)	07/0132/FUL	1
Long Clawson	40, East End	06/00291/FUL	1
Long Clawson	The Shires 26 Church Lane	08/00703/OUT	4
Long Clawson	64 Church Lane	09/00349/FUL	1
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	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	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	JR and GH Farmers, Park Lane	10/00125/FUL	1
Melton Mowbray	Childs Cottage, Burton Rd	10/00264/OUT	1
Melton Mowbray	177 Nottingham Rd	10/00324/OUT	1
Melton Mowbray	33 Valley Road	10/00350/FUL	1
Melton Mowbray	Barn, Dane Cottage	10/00385/FUL	1
Melton Mowbray	Mill House, Leicester Rd	10/00709/FUL	4
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	3 –11 Dairy Lane	11/00038/FUL	4
Nether Broughton	18 Chapel Lane	10/00792/FUL	1
Normanton	Elm Farm, 12 Main Street	07/00705/FUL	3

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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
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
Scalford	Land West of 42 King St	10/00940/FUL	1
Scalford	Crowthorne, Landyke Lane	10/00476/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	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
Somerby	7 Town End	10/00493/FUL	1
Somerby	The Maples	10/00689/FUL	1
Sproxton	Delph, Coston Rd	10/00439/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	Land Adj. Garages, Church Lane	09/00258/FUL	1
Stathern	OS Field No.4700, Moor Lane	10/00015/OUT	1
Stathern	West End Farm, 8 Penn Lane	10/00119/FUL	1
Stathern	The Bungalow, 22 Main St	10/00252/FUL	2
Stathern	Brackenfield, 2 Harby Lane	10/00641/OUT	1
Thorpe Satchville	38 Main Street	10/00072/FUL	1

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Thorpe Satchville	36, Main Street	07/00310/FUL	2
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	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
Waltham On the Wolds	Field 3848, Melton Rd	07/00691/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
Waltham on the Wolds	3 Melton Road	10/00693/EXT	1
Welby	Welby Grange	09/00548/FUL	1
Wymondham	2 Main Street	09/00219/OUT	1
Wymondham	Navvies Cottage	11/00058/FUL	1
Total			272

However, we do recognise that by 2016/17 a number of issues may have come into effect which would cause a reduction in the number of dwellings completed on small sites. These include the policy of focussing development in sustainable settlements, the provision of dwellings on larger strategic sites and the uncertainty that villages may have the capacity to continue providing sites within the settlement boundaries at the historic level. On this basis the level of Broad Location (small site) permissions has been reduced to 45 dwellings from 2016/17 in our housing trajectory.

As a result we consider that over 5 years there will be 305 dwellings which come forward on small sites (65 x 4 years + 45 x 1 year = 305). This is consistent with previous trends and the small site permissions which exist for the 3 year period, and, reflects our positive policy which generates development within settlement boundaries.

Five Year Land Supply Summary

Source	Number of dwellings
Deliverable Sites (large sites)	446
Small site planning permissions/ Settlement Envelopes	305
Total	751

The amount of dwellings with a reasonable prospect of being delivered in the next five years constitutes well in excess of a required 5 year supply of 619 dwellings.

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Housing Trajectory Table

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total Completions	199	237	284	237	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1114
Allocated sites	0	0	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	32
Large Site Planning permissions @ 31st March 2011 & Identified brownfield sites (SHLAA)	0	0	0	0	0	72	117	124	115	60	30	0	0	0	0	0	0	0	0	0	518
Broad locations (Small Sites): Policy OS1/ Settlement Boundaries	0	0	0	0	0	65	65	65	65	65	45	45	45	45	45	45	45	45	45	45	775
Broad locations: Sustainable Urban Extension	0	0	0	0	0	0	0	40	60	80	100	100	100	100	100	100	80	60	50	30	1000
Core Strategy: Affordable Housing	0	0	0	0	0	0	0	15	7	14	15	15	0	0	0	0	0	0	0	0	66
Long Term Identified brownfield sites (SHLAA process)	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	100
TOTAL	199	237	284	237	157	137	182	244	247	219	200	186	171	155	155	155	135	115	105	85	3605

The employment, leisure, renewable and town centre development monitoring figures are preliminary.

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) identified an employment land requirement following the Melton Employment Land Study. Following further studies we have updated our proposal and we will now offer a flexible and responsive supply of land. To achieve this we will provide about 11,000 sq metres of office space, 5ha of industrial land and 9ha of land for warehousing to 2026 with the possibility of an additional 16ha of employment land depending on future requirements and relationship to our Vision. We will monitor delivery of employment land through this and subsequent Annual Monitoring Reports.

Business – D1 Amount and type of completed employment floorspace and Business – D2 Amount and type of completed employment floorspace on PDL 2008/09, 2009/10, and 2010/11

		2009/10						2010/11					
		B1a	B1 b	B1c	B2	B8	Total	B1 a	B1 b	B1 c	B2	B8	Total
BD 1	gross (m ²)	269.5	0	483	1035.1	5979.4	7767	0	0	91.5	557.8	891	1430.3
	net (m ²)	269.5	0	483	-2192.9	5729.4	4289	0	0	91.5	397.8	891	1430.3
BD 2	gross development on PDL (m ²)	248.5	0	254	567.5	5309.4	6379.4	0	0	0	167.8	891	1058.8
	% of gross on PDL	92.2%	0%	52.6%	54.8%	88.8%	82.1%	0%	0%	0%	37.5%	100%	74%

Source:

MBC

Amount of floor space developed for employment by type

Use Class	Completions (sq metres)				
	2006/07	2007/08	2008/09	2009/10	2010/2011
B1a	0	11048.2	335	269.5	0
B1b	820	55	0	0	0
B1c	2223	0	137.5	483	91.5
B2	1408	1791.25	3638	1035.1	397.8
B8	1700	303.1	8910	5979.4	891
	6151	13197.55	13020.5	7767	1380.3

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 2010/11.

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 2011.

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)	0.877	0	1.35	5.64	0.61	16.4	24.87
Total (Ha)	0.877	0	1.35	5.64	0.61	48.8	57.2

Source: MBC

Town Centre Development

The Government's key objective for town centres is to promote their vitality and viability as important places for communities. 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 2011

BD4 (i)		2009					2010					2011				
		A1	A2	B1a	D2	Total	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	150	550	0	0	700
	Net	-43	235	0	0	192	59	-28.5	18.5	0	77.5	-250	550	0	0	300

Source: MBC

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

BD4 (ii)		2009					2010					2011				
		A1	A2	B1a	D2	Total	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	223.5	550	0	38	811.5
	Net	65.5	235	335	2465	2969.5	93	-28.5	248.5	2346	2659	-140.6	550	0	38	447.4

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 2011 has increased compared to 2010. The amount of leisure uses being developed outside of the town centre has decreased compared to the last two years.

This is the fourth year that data relating to retail, office and leisure development has been available in this form. 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. Table BD4 (i) shows that the amount of net ‘town centre uses’ floorspace delivered within Melton Mowbray has increased from 77.5 in 2010 to 300 metre square in 2011.

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.

Outcomes	Actions
At present the Development Plan does not include figures for employment or town centre development at the district level.	→ Proceed with work on the MLDF in order to provide an adopted figure for employment and town centre development for the authority.
Some new ‘town centre’ uses (e.g. D2) floorspace completed during 2011 was outside Melton Mowbray town centre. Whilst this has reduced significantly we will continue to monitor this to measure the trend.	→ This is the fourth year that it has been possible to monitor retail, leisure and office space in this form. The amount of ‘town centre uses’ floorspace delivered within Melton Mowbray has increased since 2010. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the LDF process.

The indicator set do not measure the type and quality of employment development that is available

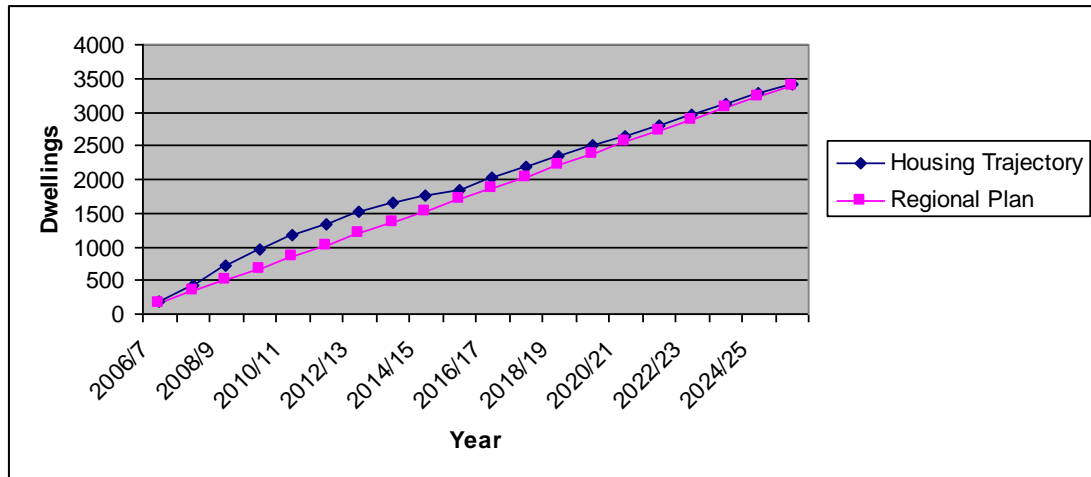


A set of local indicators need to be developed to assess the contribution that employment and business development is making to the achievement of the emerging spatial vision and objectives set out in the Core Strategy.

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



Housing – H1 Planned housing target and annual provision

The housing trajectory reveals the total amount of housing to be delivered over the plan period.

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

The housing trajectory reveals the amount of housing to be delivered annually over the plan period. 1114 dwellings have been built in the Borough since the start of the plan period in 2006.

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

157 net additional dwellings were delivered during 2010/2011.

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 2424 dwellings will come forward over the life of the plan period.

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

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

Housing – H3 Number of gross new dwellings built upon PDL

	06/07	07/08	08/09	09/10	10/11	Total
Completions on previously developed land (PDL)	178	147	152	97	113	687
All other completions	21	90	132	140	44	427
Completions on PDL as a % of all completions	89.40%	62%	53.5%	40.9%	72%	62%
Total number of completions	199	237	284	237	157	1114

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. The table above shows that 687 (62%) dwellings out of a total of 1114 have been built on previously developed land (PDL) between 2006/07 and 2010/11. For the period 2010/11, 113 dwellings (72%) were built on previously developed land

Housing – H4 Number of Gypsy and Traveller Pitches Delivered

	07/08	08/09	09/10	10/11
Number of Gypsy and Traveller Pitches Delivered/provided	0	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 East Midlands Regional Plan contains 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.

For this AMR period, there has been one planning application approved in November 2010, however, the site has not yet been developed. The site has permission for 2 permanent residential pitches and 3 transit pitches.

Housing - H5 Gross Affordable Housing Completions

This year 46 dwellings were added to the affordable housing stock, which although an increase from the 4 provided last year, it is still a substantial reduction from the 114 provided in 2008/2009 which reflects the decline in house building and the restricted financial capacity of housing associations arising from the economic recession.

Outcomes		Actions
The number of affordable houses being brought online is significantly below the annual need of 130.	→	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 10/11.	→	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 10 – Mar 11
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 this is the second year that this data has been provided for the AMR. The indicator used is the proportion of Local Wildlife Sites (LWS) where ‘positive conservation management has been or is being implemented’. It is expressed as a simple percentage.

E2 Changes in areas of biodiversity importance

	Melton 2010/11
TOTAL number of LWS in 2009/10	224
<i>*Number with Management Plan 2010</i>	0
<i>*Number in Agricultural stewardship 2010</i>	66
<i>*Number with Biodiversity Action Plan 2010</i>	0
<i>*Number where advice given and taken up 2010</i>	0
<i>*Number in good condition when surveyed 2006-2010</i>	2
Number meeting NI197 standard	127
% meeting NI197 standard	57%

*note that a site might meet more than one of these 5 criteria
(The composite figure for Leicestershire is 44%)

Monitoring of this indicator provides an opportunity to assess the improvement or decline of biological diversity in the Borough so that appropriate action can be taken if necessary. The percentage has increased from 29.9% (last year’s figure) to 57%. This does not, however, necessarily mean that sites have improved; it may mean that the number of sites and data collected has increased.

Outcomes	Actions
Biodiversity data has been made available from Leicestershire County Council. An improvement since 2009/2010 has been recorded but this may be due to the increase in the number of sites and data collected rather than an improvement in the condition of the sites.	Continued monitoring to show no fall in standards will allow the assessment of any emerging trends which can be fed in to the LDF process. Need to monitor to show no net loss in important sites and features and retention/expansion of local nature reserves, green and water corridors.

Renewable Energy

The Government is committed to reducing greenhouse emissions by 34% by 2020. This can be achieved by delivering a proportion of energy through renewable sources. Further advice on how the planning system can contribute towards this is set out in 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 Development Framework will 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 (KW)

Type	2008/09		2009/10		2010/11	
	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed	Extant Permissions Not Installed	Installed
Biomass	0	0	0	0	0	0
Wind	10.5	11	23.5	49	66	8.5
Hydro	0	0	0	0	0	0
Solar	1	0	0	0	0	0
Total	11.5	11	23.5	49	66	8.5

Changes to permitted development rights have affected 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 domestic solar energy sources no longer require planning consent so there are no records in relation to these. However, large scale solar farms do still require consent. Development generating 8.5 Kilowatts of energy from onshore wind was installed during 2010/11. There remain extant planning permissions for renewable energy development from onshore wind capable of producing 66 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.
8.5 (Kw's) of energy has been installed in the borough in 2010/11. 66 (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)

	2006/07	2007/08	2008/09	2009/10	2010/11	Total	Total %
Melton Mowbray	133(71.5%)	163(68.8%)	188(63.7%)	163(68.8%)	104 (66%)	751	67.5%
Category 1	26(14.0%)	23(9.7%)	39(13.2%)	32(13.5%)	19 (12%)	139	12.5%
Category 2	21(11.3%)	40(16.9%)	39(13.2%)	25(10.5%)	25 (16%)	150	13.5%
Category 3	6(3.2%)	11(4.6%)	29(9.8%)	17(7.2%)	9 (6%)	72	6.5%
Total	199	237	284	237	157	1114	100%

Source: MBC

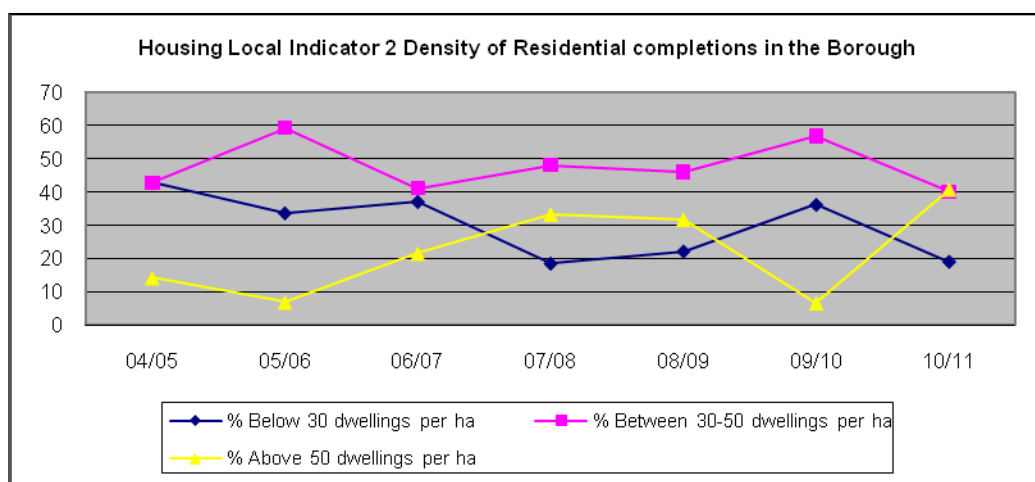
The Government is committed to the principle of sustainable development. Guidance contained in Planning Policy Statement 3 'Housing' and Planning Policy Guidance 13 'Transport' which encourages the location of new development in the most sustainable locations. The accessibility of new development to 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 2006 to 2011 about 67.5% of new houses developed in the Borough were built in Melton Mowbray. In 2011, 66% were built in Melton Mowbray which is above the average for the plan period so far. 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.

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 19.11% of development in the Borough in 2010/11 has been below 30 dwellings a hectare. This represents a decrease from the figure of 36.30% recorded in 2009/10.

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

Housing L3	2007/08	2008/09	2009/10	2010/11
No. of unauthorised Gypsy and Traveller caravans recorded in the borough	43	40	23	16

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 16 incursions of unauthorised caravans in the borough during 2010/11. This shows a decrease in unauthorised incursions in the Borough from the 2009/11 figure of 23, and a steady decline from 2008/09. However, the figures still suggest a need for gypsy and traveller accommodation in the District.

Town Centre

The Government's key objective for town centres, detailed in 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.

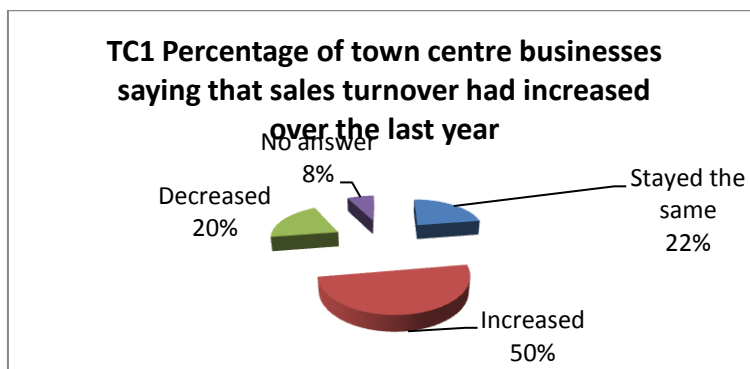
Enhancing the vitality and viability of Melton Mowbray is a key objective of the Melton Core Strategy 'Preferred Options'. Whilst Core Output Indicator BD4 reflects this objective to an extent the opportunity has been taken to undertake further monitoring which reflects the local context.

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 2011 a survey of town centre businesses was undertaken with surveys being sent out to all town centre businesses, of these 41 were returned.

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



Source: MBC

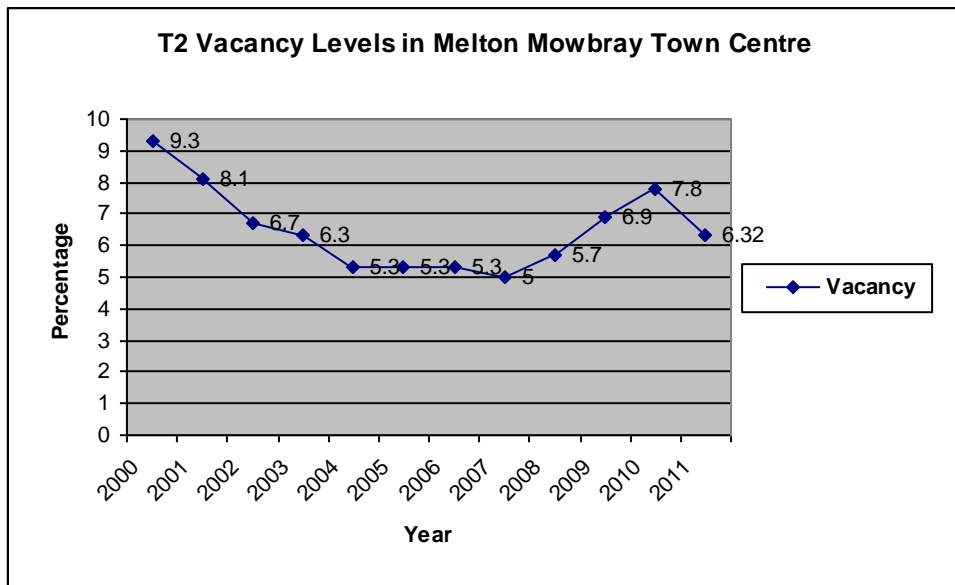
The views of town centre traders are monitored annually to gain their views on the health of their business which allows us to assess the cumulative impact on the vitality of the town centre. Table TC1 above reveals that 50% of business owners who responded to the survey had experienced an increase in turnover.

Vacant commercial units in Melton Mowbray Town Centre

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

The number of vacant commercial units in Melton Mowbray town centre has decreased from 7.8% in 2010 to 6.32% in 2011. This is well below the national average of 11.3%.

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	2011	Average 2006/2011	2006	2007	2008	2009	2010	2011	Average 2006/2011
High Street	21	15	33	30	19	22	23.33	12	8	14	20	15	21	15.00
King Street	7	10	6	8	15	10	9.33	3	5	4	5	9	13	6.50
Burton Street	3	5	3	7	6	5	4.83	4	3	4	4	5	5	4.17
Sherrard St	26	37	29	30	40	33	32.50	21	15	14	20	17	24	18.50
Market Place	58	77	57	42	50	67	58.50	29	31	27	31	31	15	27.33
Nottingham St	52	53	18	58	49	45	45.83	20	18	7	32	14	21	18.67
Bell Centre	13	9	6	17	12	17	12.33	8	4	2	10	6	14	7.33
Total	180	206	152	192	191	199	186.67	97	84	72	122	97	113	97.50

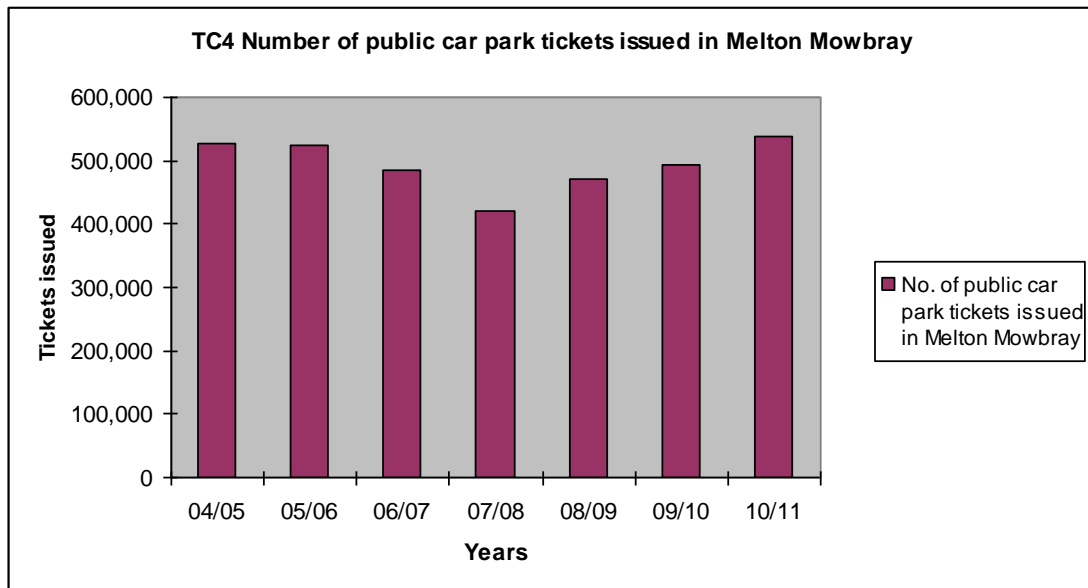
Source: MBC

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 2011.

Use of public car parks

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

TC4 Parking tickets issued in Melton Mowbray



Source: MBC

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

The table above shows that the number of public car park tickets issued has increased from 08/09 to 10/11 following a previous slump. However, it should be noted that the 2009/10 and the 2010/11 figures include those for the Burton Street car park which was a free car park until 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	10/11
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%)	147 (94%)
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%)	10 (6%)

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% of properties completed during 2010/11 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.

	GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Number of dwellings within half hour public transport time	150	147	150	149	149	149
Number of dwellings not within half hour public transport time	7	10	7	8	8	8
% of dwellings within half an hour public transport time	96%	94%	95.5%	95%	95%	95%

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

Melton Annual Monitoring Report 2011

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



Melton Borough Council, Council Offices, Nottingham Road
Melton Mowbray, Leicestershire, LE13 0UL

Phone: 01664 502395

Fax: 01664 410283

Email: ldf@melton.gov.uk

Website: http://www.melton.gov.uk/environment_and_planning/planning/planning_policy