

MELTON ANNUAL MONITORING REPORT 2013



Executive Summary

The Melton Annual Monitoring Report 2013 (MAMR) is the Council's eighth annual monitoring report and has been prepared under Section 113 of the Localism Act 2011. The Localism Act states that local planning authorities must publish information directly to the public in relation to the implementation of their Local Development Schemes and local development policies at least yearly in the interests of transparency. The local authority is no longer required to send a report to the Secretary of State

Melton Local Development Scheme

The Melton Local Development Scheme 2013 is the Council's public statement of its programme for producing the Melton Local Plan.

A Framework of Indicators

The Melton Annual Monitoring Report 2013 provides information for several indicators:

Contextual indicators

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

Output indicators

Output indicators assess the performance of policies and consist of Core Output Indicators and Local Indicators. Although we no longer have a statutory duty to produce an AMR, we are required to continue monitoring our performance. Core Output Indicators ensure there is a consistent assessment of Local Plan performance against identified targets. Local Indicators address the outputs of policies not covered by the Core Output Indicators and are particular to local circumstances and issues.

A summary of the Output Indicators is given below:

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Business Development and Town Centres Core Indicators

Indicator description		Information provided
Business D1	To show the amount and type of completed employment floorspace (gross and net).	The following gross and net development for employment use occurred in the Borough during 2012/13: <ul style="list-style-type: none"> • B1a gross 3593 sq.m. net 873.50 sq.m.; • B1b gross 0, net 0; • B1c gross 70 sq.m. net 577.5 sq.m.; • B2 gross 6026 sq.m., net 6389 sq.m.; and, • B8 gross 4078 sq.m., net 2390 sq.m.
Business D2	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).	6550 sqm of employment development during 2012/13 was on previously developed land
Business D3 (i)	To show the amount and type of employment land available on sites allocated for employment uses in the adopted Local Plan.	16.1ha of allocated employment land is available in the Borough for development.
Business D3 (ii)	To show the amount and type of employment land available in sites for which planning permission has been granted for employment uses, but not included in the adopted Local Plan.	12.54ha of land exists which has been granted planning permission for employment use but has not been completed.
Business D4 (i)	Total floor space permitted in 'town centre' uses within Melton Mowbray Town Centre in 2012/13.	There has been development of 657 sq.m. gross for town centre uses in Melton Mowbray.
Business D4 (ii)	Total floor space permitted in town centres within the local authority area in 2012/13	There has been development of 1488 sq.m. gross for town centre uses in the Borough outside of the town centre boundary.
<p>Business Development and Town Centres Core Indicators Summary</p> <p>16.1 ha of employment land is available from land allocated for employment uses and from outstanding planning permissions for employment uses. Employment land is to be made available within the new Melton Local Plan in accordance with local need, as identified through employment land studies.</p>		

Housing Core Indicators

Indicator description		Information provided
Housing H1	Planned housing target and annual provision	The Borough Council does not currently have an adopted housing target provision, following the withdrawal of the Core Strategy. In order to produce a provisional five year housing land supply the annual housing requirement will be based on the inspector's comments at the Core Strategy examination of 200 dwellings per annum.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2011).	From 2011/2013 221 dwellings have been completed within the plan period to date.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 2012/13 64 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 (2031).	The housing trajectory shows a further 4779 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.

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Housing H3	To show the number of gross new dwellings being built upon previously developed land (PDL)	Between 2011/12, 760 (69%) of dwellings were completed on previously developed land. 10 (15.6%) of houses completed during 2012/13 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 2012/2013.
Housing H5	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there have been 7 affordable housing completions during 2012/13.

Housing Core Indicators Summary

The completion rate is significantly lower than the rate provisionally set by the Council. The new Melton Local Plan will release additional sites to meet the strategic housing requirement to 2036. There have been 7 affordable homes and no gypsy and traveller sites delivered within the monitoring period 2012/13.

Housing Local Indicators

Indicator description		Information provided
Housing L1	Completions in the Borough by settlement category	Between 2006/07 and 2012/13 the majority of housing development (63.2%) took place within Melton Mowbray and the remainder within the rural areas. In 2012/13 monitoring by settlements is as follows: Melton Mowbray (33%) Rural Centres (31%) Sustainable Villages (28%) Unsustainable Villages (8%).
Housing L2	Density of residential completions in the Borough	16% of houses built in the Borough during 2012/13 have been on sites developed at densities less than 30 dwellings per hectare. 45% of dwellings have been developed at densities between 30-50 dwellings per hectare and no dwellings have been developed on sites at 50 dwellings per hectare.
Housing L3	Number of unauthorised Gypsy and Traveller caravans recorded in the Borough.	There have been 10 unauthorised Gypsy and Traveller sites created in 2012/13.

Housing Local Indicator Summary

Between 2012/13 the majority of housing development has taken place within Melton Mowbray and Asfordby. The majority of housing sites are built at 30-50 dwellings per hectare. To meet the findings of the Gypsy and Traveller Accommodation Needs Assessment we will need to provide 2 small residential sites of between 5 to 10 pitches and one transit site of 10 pitches. This need will be met through the new Melton Local Plan.

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Environmental Quality Core Indicators

Indicator description		Information provided
E1 Number of Planning Permissions granted contrary to Environment Agency on flooding and water quality grounds.	To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality.	There have been no planning permissions granted contrary to Environment Agency on flooding and water quality grounds for the year 2012/13.
E2 Change in areas of biodiversity importance	To show losses or additions to biodiversity habitat.	Unfortunately there is currently no up to date information available for this financial year; it will be made available as soon as possible.
E3 Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type.	Development generating 278 Kilowatts of energy from onshore wind was installed during 2012/13.
<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. Renewable energy generation data has now been monitored for five years and there appears to be a demand for wind energy within the Borough.</p>		

Town Centre Local Indicators

Indicator description		Information provided
Local Indicator TC1	Percentage of town centre businesses saying that sales turnover has increased over the last year	This indicator is provided by the Town Centre Managers. There is currently no up to date information currently available, however the AMR will be updated following the results of the Town Centre surveys.
Local Indicator TC2	Percentage of vacant commercial units in Melton Mowbray Town Centre	This indicator is provided by the Town Centre Managers. There is currently no up to date information currently available, however the AMR will be updated following the results of the Town Centre surveys.
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	This indicator is provided by the Town Centre Managers. Pedestrian footfall surveys show a slight increase above the average with pedestrian footfall staying relatively stable over the longer term.
Local Indicator TC4	Number of public car park tickets issued in Melton Mowbray	This indicator is provided by MBC Property Services. The number of public car park tickets issued in Melton Mowbray decreased to 57080 in 2012/13.
<p>Town Centre Local Indicators Summary</p> <p>The indicators suggest that the performance of the centre is relatively stable.</p>		

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Transport Local Indicator

Indicator description		Information provided
Transport TR1	Access to services by public transport	92% of properties completed during 2012/13 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 Asfordby and Melton Mowbray.		

Main Report

Purpose of Local Development Framework Monitoring

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

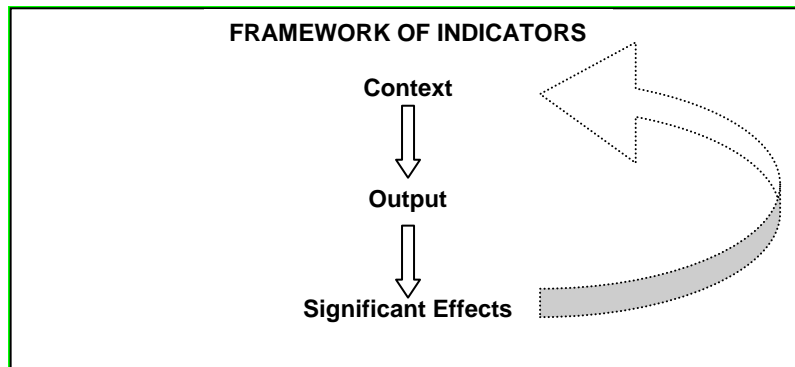
Local planning authorities are no longer required to produce an Annual Monitoring Report for submission to the Secretary of State. Instead Local Authorities are required to monitor planning performance and share the results with the local community. Moreover, we can now choose which targets and indicators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

Melton Local Development Scheme

The Melton Local Development Scheme (MLDS) is the Council's public statement of its programme for producing the Melton Local Plan. The latest Melton Local Development Scheme was published in 2013.

Annual Monitoring Report - A Framework of Indicators

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



Contextual indicators

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

Output indicators

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

Significant Effects Indicators

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

Melton Borough Profile

Location

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

Area

48,138 hectares

People and society

Population is 50,376 (ONS 2013), of which 21,490 are household residents and 460 in communal establishments.

Life expectancy for females is 83.1 years and for males 80.3 years.

18.1% are under 15 years of age.

19.2% are of pension age.

Black and minority ethnic population is 3%

Housing

21,468 households (ONS 2013)

Average household size 1.02 persons per household

Accommodation type (ONS 2013)

- detached 40.9.9%
- semi-detached 36.3%
- terraced 15.5%
- flat or apartment 5.3%
- bungalows 6.5%
- Mobile Homes 0.25%

Tenure (ONS 2013)

- owner occupied 72%
- Shared Ownership 0.9%
- rented from council/housing association 11.1%
- private landlord/letting agency 14.2%
- Living rent free 1.5%

Average house prices (ONS 2013)

- detached £226,000
- semi-detached £143,793
- terraced £120,793
- flat or apartment £103,000

Accessibility and transport

The Borough is crossed by the A606 Nottingham to Oakham road and the A607 Leicester to Grantham road. The A52 Nottingham to Grantham road runs through the Borough at the north edge. The M1 Motorway is about 25

minutes drive time to the west of Melton Mowbray, the A1 Trunk road is about 30 minutes drive time to the east, and Nottingham East Midlands Airport is about 30 minutes drive time to the north west. Melton Mowbray station is on the Birmingham to Stansted Airport railway line. Bottesford station is on the Nottingham to Skegness line.

Jobs and prosperity

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

90.4% of the working age population are economically active (Nomis 2013)

2.2% of the working age population claim Job Seekers allowance (Nomis, 2013).

There is a job density of 0.78

86.4% of businesses employ less than 10 employees

Gross weekly pay £423.30

Average annual earnings £24, 154.

Average household income £26,458

68% of the workplace population live and work in the Borough

51% of people aged 16-74 in employment travel to work by car

Environment

703 listed buildings

44 conservation areas

16 Sites of Special Scientific Interest

34 Scheduled Ancient Monuments

67.81% of river length assessed as good biological quality

84.24% of river length assessed as good chemical quality

22% of household waste recycled

27.7% of household waste composted

Average annual domestic consumption of electricity 4882kWh

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

Health and care

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

990 people received Disability Living Allowance (Nomis 2013).

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

320 people received Carers Allowance (Nomis2013); however, 5,273 people provided unpaid care to a relative or neighbour (Census 2013), a figure which will have almost certainly increased to the present day.

Deprivation

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

Students, education, skills and training

There are currently 14 academies across the Borough of Melton, due to the changes in the education system; we can no longer gain access to data of how many pupils are currently on the school roll. 72% of pupils within the Borough achieved 5 or more GCSEs grades A* - C (DfE, 2012).

Safety and protection

Offences recorded by the police (2011/12)

- Robbery 4
- Burglary 570
- Theft of a motor vehicle 71
- Theft from a vehicle 180

In 2011 there were 72 casualties involved in road accidents in the Borough.

Business Development and Town Centres

The employment land requirement for the Borough has been identified by undertaking employment studies leading to the amount of employment land to be delivered to be set out in the new Melton Local Plan. We will monitor delivery of employment land through this and subsequent Annual Monitoring Reports.

Business – D1 Amount and type of completed employment floor space and Business – D2 Amount and type of completed employment floor space on Previously Developed Land 2011/12 and 2012/2013.

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

		2011/12					2012/13						
		B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
BD1	gross (m ²)	4315	0	697	5527.4	5164	14467	3593	0	70	6026	4078	13767
	net (m ²)	4315	0	597	5527.4	3464	10885	873.5	0	577.5	6389	2930	10770
BD2	gross development on PDL (m ²)	4197.2	0	696.9	1814	4084	10792.1	806	0	0	3354	2390	6550
	% of gross on PDL	100%	0	100%	72%	100%	82.6%	22.4%	0	0	55%	100%	47.5%

Source: MBC

Table 2: Employment Land Completions

Use Class	Completions (sq metres)						
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
B1a	0	11048.2	335	269.5	469.2	4312	3593
B1b	820	55	0	0	0	0	0
B1c	2223	0	137.5	483	376.5	697	70
B2	1408	1791.25	3638	1035.1	388.5	5527.4	6026
B8	1700	303.1	8910	5979.4	2024	5366	4078
	6151	13197.55	13020.5	7767	3258.2	16041	13767

Source: MBC

Table 2 shows the amount of gross new employment floor space development by use class that has been developed from 2006/07 to 2012/2013. There has been an increase in employment completions across B1c, B2 and B8 use classes. The increase in employment land completions is due to the development extensions at Hudson Lane and Long Clawson Dairy.

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

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

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

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

Source: MBC

Table 4 below shows the amount of employment land with planning permission for B uses still remaining to be developed. The majority of sites still to be developed are for B2 and mixed uses.

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

	B1a	B1b	B1c	B2	B8	Mixed	Total
Sites with outstanding planning permission for employment uses in (Ha)	0	0	0.2	0.17	0.17	12	12.54

Source: MBC

Town Centre Development

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

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

Business – D4 (i) Total floorspace permitted in ‘town centre uses’ within Melton Mowbray town centre 2012/13

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

BD4 (i)		2011/12					2012/13				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within Melton Mowbray (m ²)	Gross	104	0	0	0	104	470	187	0	0	657
	Net	-152	0	0	0	-152	470	187	0	0	657

Source :MBC please see Appendix 1 for Use Class Order

Business – D4 (ii) Total floorspace permitted in ‘town centre uses’ within the local authority area 2012/13

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

BD4 (ii)		2011/12					2012/13				
		A1	A2	B1a	D2	Total	A1	A2	B1a	D2	Total
Amount of completed floorspace uses within the local authority area (m ²)	Gross	132	2.5	4314	15115	19766	770.4	187	264	267	1488
	Net	-46	2.5	3328	3616.76	8183.76	732	187	924	40	1883

Source: MBC please see Appendix 1 for Use Class Order

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

This is the fifth year that data relating to retail, office and leisure development has been available in this form. Core Indicator BD4 (i), along with Local Indicators TC1 to TC4, contribute to the measurement of the vitality and viability of Melton Mowbray town centre. Table BD4 (i) shows a gain of A2 floor space from 2011/12.

The NPPF states that local authorities should allocate suitable sites to meet the scale and type of retail, leisure, commercial office, tourism, cultural, community and residential development needed in town centres. Local authorities should also allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. Regular monitoring of indicator BD4

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(i) and local indicators TC1 and TC4 will be important in making an assessment of the health of the town centre as well as providing early signs of change so that appropriate action can be taken.

Outcomes	Actions
The amount of 'town centre uses' floorspace declined during 12/13 in Melton Mowbray and increased within the wider Borough.	<p>→</p> <p>This is the second year that the amount of 'town centre uses' floorspace has decreased within the town centre and may well be the result of the current economic climate. Continued monitoring will allow the assessment of any emerging trends which can be fed in to the new Melton Local Plan.</p>
The indicator set does not measure the type and quality of employment development that is available.	<p>→</p> <p>A set of local indicators will be developed once the new Melton Local Plan is formally adopted , to assess the contribution of employment and business development is having on the Borough.</p>

Five Year Housing Land Supply Statement 2013

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

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

The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period has previously been monitored through the NI159 indicator. The indicator looks at whether there are enough deliverable sites to meet planned housing provision over a “forward looking” 5 year period. So, for AMRs submitted in December 2013, the 5 year period would be considered to comprise April 2014 to March 2019.

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

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

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

The level of housing provision for the Borough was set at 170 dpa by the Regional Spatial Strategy (RSS); however, this was revoked on the 12th April 2013. The Borough Council had reflected this figure in the Melton Core Strategy which underwent Examination in early 2013. Following receipt of the Inspector’s preliminary conclusions, the Borough Council withdrew the Core Strategy on the 15th April 2013. As part of his preliminary conclusions the Inspector considered that the RSS figures were seriously out of date and suggested that a more realistic objectively assessed housing needs figure for the area would be 200 dpa.

The Borough Council is currently in the process of undertaking a Strategic Housing Market Assessment (SHMA) to provide the current housing requirements for the Borough. However, in order to prepare a five year housing land supply the Borough Council will use a provisional housing target

of 200 dpa, as suggested by the Inspector, until a new housing requirement based on up to date evidence is adopted by the new Melton Local Plan.

Over the plan period 2011- up to 2036 this would equate to 5,000 new dwellings; the cumulative provision over a five year period amounts 1000 dwellings, plus the 5% buffer requirement from later in the plan period, i.e. 1050

Land for 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.

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

Large Sites (developments of 10 or more dwellings)

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

Table 22 in Appendix 2 sets out these sites and the units estimated to be remaining to be built on them at 1st April 2014 along with an assessment of their deliverability in relation to availability, suitability and achievability.

Small Sites (developments under 10 dwellings)

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

The adopted Melton Local Plan identifies settlement envelopes where infill development is expected to take place and positively contribute towards housing delivery.

The historic small site completion rate until 2011 exceeded 70 dwellings per year and averaged 85 between 2007/08 and 2012/13 (see Table 7). After a

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drop to 56 dwellings in 2011/12, with a further decrease to 33 dwellings being completed in 2012/13, of which 4 were on garden sites. As Table 7 also shows, the average completion on non-garden small sites over the same period was 57 per annum.

Table 7: Historic Residential Completions on Residential Garden Land

Year	Number of Completions	Number of Completions excluding residential garden land
2007/2008	130	65
2008/2009	83	71
2009/2010	107	79
2010/2011	56	46
2011/2012	69	51
2012/2013	33	29
Total	478	341
Average	79	57

The NPPF states that local authorities should not include residential gardens in making any allowance for windfall sites.

The extant small site permissions (excluding residential garden sites) currently amount to 162 dwellings (see Table 23 in Appendix 2). This figure is generally consistent with the 50 dwellings per annum we expect to come forward when taking into account past trends, planning permission expiring after 3 years (50 x 3 years = 150) and allowing for a proportion of permissions to remain unbuilt.

Table 8: Five Year Housing Land Supply

Five year Supply at the 31st March 2013	
	<i>(dwellings / years)</i>
Housing Requirement	
A: Target per annum	200
B: Number of Years Remaining	23
C: Plan Period	25
D: Requirement Plan Period (A x C)	5000
E: Net completions 2011-2013	221
F: Residual requirement (D- E)	4779
G: Revised Target per annum (F ÷ B)	208
H: Five year supply (G x 5)	1039
I: Five year supply + 5% (H x 1.05)	1091
Housing Land Supply (excluding SUE)	
J: Deliverable Sites from SHLAA	473

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K: Broad Location: Small Sites	250
L: Rural Exception Sites for Affordable Housing	25
M: Total Supply (J+ K + L)	748
N: Under-provision against 5 year requirement (M-I)	291
No of years' supply against 5 year requirement (M÷G)	3.60
O: Under-provision against 5 year requirement + 5% (I-M)	343

This provides a realistic and a consistent approach to assessing the number of dwellings that are likely to be delivered on small sites in settlement envelopes. Based on past trends but excluding dwellings on residential gardens, we consider that over 5 years there will be 250 dwellings coming forward on small sites (50x5= 250).

Five Year Land Supply Calculation

Table 8 shows the housing land supply situation as at 31st March 2014. The table reflects housing completions and future supply in Melton against the provisional housing requirement of 200 dwellings per annum over a 25 year plan period. This requires 5000 dwellings to be delivered in Melton between 2011 and possibly up to 2036, an annual rate of 200 dwellings per year.

A forward looking five year housing land supply assessment covers the period from 1st April 2014 to 31st March 2019. A total of 1000 dwellings should be delivered over the five year period to 31st March 2019. The NPPF states that local authorities should identify five years' worth of housing with an additional buffer of 5% (moved from later in the plan period) to ensure choice and competition in the market. The five year supply with an additional 5% equates to 1091 dwellings over the five year period.

Table 8 shows the number of dwellings that can be delivered on deliverable sites at March 2014. This gives a supply of 473 dwellings which equates to a **3.6 years supply of housing land.**

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Table 9: Housing Trajectory

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	Total
Provisional Target	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	5000
Total Completed	157	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	221
Allocated Sites	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Large Site Planning permissions @ 31st March 2013 & Identified sites (from SHLAA) *	0	0	0	89	134	93	102	55	41	25	15	?	?	?	?	?	?	?	?	?	?	?	?	?	?	554
Broad Locations: Small Sites	0	33	50	50	50	50	50	50	45	45	45	45	40	40	40	40	30	30	30	30	30	25	25	25	25	923
Rural Exception Sites for Affordable Housing	0	0	7	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	117

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1814
30
30
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35
35
35
35
45
45
45
45
45
50
65
91
107
110
157
148
189
144
57
64
157
TOTAL

Source MBC

Housing – H1 Planned housing target and annual provision

The housing trajectory reveals the total amount of housing to be delivered over the plan period in conjunction with the provisional housing requirement of 200 dwellings per year.

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. 221 dwellings have been built in the Borough since the start of the plan period in 2011.

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

64 net additional dwellings were delivered during 2012/2013.

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 4779 dwellings will come forward over the life of the plan period.

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

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

Housing – H3 Number of gross new dwellings built upon PDL

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

	11/12	12/13	Total
Total number of completions	157	64	221
Completions on previously developed land (PDL)	79	10	89
Completions on PDL as a % of all completions	50.3%	15.6%	40.2%

Source: MBC

The National Planning Policy Framework encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. Table 10 shows that for the period 2012/13, 10 dwellings (40.2%) were built on previously developed land.

Housing – H4 Number of Gypsy and Traveller Pitches Delivered

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

	08/09	09/10	10/11	11/12	12/13
Number of Gypsy and Traveller Pitches Delivered/provided	0	0	0	0	0

Source: Leicestershire County Council

The Leicester, Leicestershire & Rutland Gypsy and Traveller Needs Accommodation Refresh 2012 outline a need for 8 permanent residential pitches between 2012 - 2016 and 7 permanent residential pitches beyond that, running until 2031. The outstanding transit pitch provision from the 2006-2011 assessment, still applies, this amounts to 2 transit pitches, once provided, this fulfils the currently identified transit pitch requirement till 2016.

Housing - H5 Gross Affordable Housing Completions

This year 7 dwellings were added to the affordable housing stock which is reduction from the 29 delivered in 2011/12 and a substantial reduction from the 114 provided in 2008/2009. This reflects the decline in house building and the restricted financial capacity of housing associations arising from the economic recession.

Outcomes	Actions
The number of affordable houses being brought online is significantly below the annual need of 130 identified through the most recent SHMA update.	→ Policies need to be implemented through the Local Plan process in order to better meet affordable housing needs.
There have been no Gypsy and Traveller pitches delivered in 12/13.	→ Sites need to be allocated through the Local Plan process and implemented in order to better meet Gypsy and Traveller accommodation.

Environmental Quality

Flooding

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

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

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

Flood Protection and Water Quality	Apr 12 – Mar 13
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.



Biodiversity

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

There is currently no up to date information for 2012/2013 but this will be made available as soon as this information is available.

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

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

Renewable Energy

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

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

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

Table 13: Renewable Energy Generation installed by Capacity and Type

Type	2008/09		2009/10		2010/11		2011/12		2012/13	
	Extant Permis sions Not Installe d	Install ed	Extant Permis sions Not Installe d	Install ed	Extant Permis sions Not installe d	Install ed	Extant Permis sions Not install ed	Instal led	Extan t Perm issio ns Not instal led	Install ed
Biomass	0	0	0	0	Heat*	0	0	0	0	0
Wind	10.5	11	23.5	49	66	8.5	14034	113	1887 00	278
Hydro	0	0	0	0	0	0	0	0	0	0
Solar	1	0	0	0	0	0	50	2600	0	0
Total	11.5	11	23.5	49	66	8.5	14084	105	1887 00	278

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

Outcomes	Actions
There is a general trend revealing a preference from renewable energy applicants for onshore wind development in the Borough.	Ensure that the Local Plan considers how planning policy can encourage renewable energy capacity within environmental constraints.

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

Development generating 278 Kilowatts of energy from onshore wind was installed during 2012/13. There remain extant planning permissions for renewable energy development from onshore wind capable of producing 188700 Kilowatts.

Local Indicators

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

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

Housing

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

Table 14: Completions by settlement category

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total	Total %
Melton Mowbray	147	163	187	163	104	59	21	844	63.2%
	73.9%	68.8%	65.8%	68.8%	66.2%	37.5%	32.8%		
Rural Centres	25	23	38	32	19	62	20	219	16.4%
	12.6%	9.7%	13.4%	13.5%	12.1%	39 %	31.25%		
Sustainable Villages	17	40	35	25	23	29	18	304	22.7%
	8.5%	16.9%	12.3%	10.5%	14.7%	18.4%	28.1%		
Other Villages*	10	11	24	17	11	7	5	85	6.3%
	5 %	4.6%	8.5%	7.2%	7 %	4%	7.8%		
Total	199	237	284	237	157	157	64	1335	100%

*Including dwellings in open countryside
Source: MBC

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

During the period 2006 to 2013 63.2% of new houses developed in the Borough were built in Melton Mowbray. In 2013, 32.8% were built in Melton Mowbray which is below the average for the plan period so far. This is due to the lack of large development sites currently under construction in Melton Mowbray.

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Rural Centres are those which have a good range of local community facilities and regular public transport. Each has a primary school, post office (albeit an 'outreach' facility in Long Clawson), general store, general medical practice (with pharmacy), community and leisure facilities, as well as employment opportunities. These characteristics provide each of the four communities with good access to jobs, key services and infrastructure. In 2012/2013, 31.25% of dwellings were built in these locations compared to an average of 16.4% during 2006 to 2013. This being due to a large site, granted through appeal, at Loughborough Road, Asfordby.

Sustainable villages have a more limited but still reasonable access to key services and facilities and on this basis would only be suitable for infill development. In 2013, 28.1% of dwellings were built in these locations compared to an average of 22.7% during 2006 to 2013.

Other villages have a poor range of facilities and would not be considered suitable for further development. In 2012/13, 7.8% of dwellings were built in these locations compared to an average of 6.3% during 2006 to 2013.

The monitoring of new dwelling completions according to the types of settlement will help to assess the proportion of development occurring in the most sustainable locations. During 2012/13 there was a decline in the number of dwellings located in Melton Mowbray with a corresponding slight increase in the proportion of new dwellings situated in sustainable and other villages. This is linked to a lack of large sites under construction in Melton Mowbray and one large development at Asfordby.

H2 - Density of Residential completions in the Borough

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

The graph above shows that 40% of residential completions were between 30 and 50 dwellings per hectare; 60% of housing developments in the Borough in 2012/13 have been at a density of below 30 dwellings per hectare. This represents an increase from 38% in 2011/12. There has been a decrease from 34% to 0% in 2012/13 sites developed at over 50 units per hectare; this reflects the decrease in the development of apartments.

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

Table 15: Unauthorised Gypsy and Traveller Caravans

Housing L3	08/09	09/10	10/11	11/12	12/13
No. of unauthorised Gypsy and Traveller caravans recorded in the Borough	40	23	16	14	10

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 Local plan are succeeding in meeting gypsy and traveller accommodation needs.

The indicator reveals that there have been ten incursions of unauthorised caravans in the Borough during 2012/13. This shows a decrease in unauthorised incursions in the Borough from the 2011/12 figure of 14 and a sharp decline from 2008/09. However, the figures still suggest a need for gypsy and traveller accommodation in the Borough.

Town Centre

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

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;

- Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
- Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive

Whilst Core Output Indicator BD4 reflects this objective to an extent, the opportunity has been taken to undertake further monitoring which reflects the local context.

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

Town centre businesses turnover

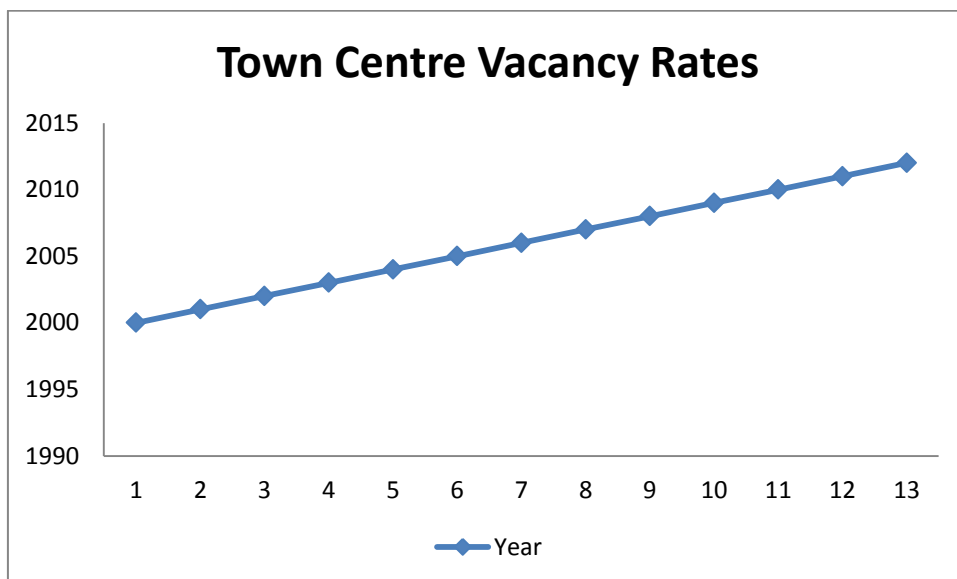
A survey of town centre businesses is currently being undertaken with surveys being sent out to all town centre businesses. The results of this survey will be included once available.

Vacant commercial units in Melton Mowbray Town Centre

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

The number of vacant commercial units in Melton Mowbray town centre has decreased from 6.32% in 2011; 6.7% in 2012 and has increased to 6.9% in 2013. This is well below the national average of 14.6%.

TC2 Commercial vacancy levels in Melton Mowbray Town Centre



Source: MBC

Pedestrian flows in Melton Mowbray Town Centre

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

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TC3 Pedestrian flows in Melton Mowbray Town Centre 2006-2012

Table 16: Pedestrian Flows in Melton Mowbray Town Centre

Location	Tuesday (persons / minute)									Thursday (persons / minute)								
	6	7	8	9	10	11	12	13	Average 2006/2013	6	7	8	9	10	11	12	13	Average 2006/2013
High Street	21	15	33	30	19	22	32.2	36	26	12	8	14	20	15	21	17.9	32	17.4
King Street	7	10	6	8	15	10	9.8	11	12.8	3	5	4	5	9	13	14.1	11	6.6
Burton Street	3	5	3	7	6	5	7.5	13	8.25	4	3	4	4	5	5	5.6	6	4.5
Sherrard St	26	37	29	30	40	33	31.3	37	32.9	21	15	14	20	17	24	26.4	26	20.4
Market Place	58	77	57	42	50	67	70.8	70	61.4	29	31	27	31	31	15	16.4	26	25.8
Nottingham St	52	53	18	58	49	45	70.9	74	52.4	20	18	7	32	14	21	24.2	22	17.2
Bell Centre	13	9	6	17	12	17	16.9	17	13.4	8	4	2	10	6	14	14.1	18	9.5
Total	180	206	152	192	191	199	239.4	305	207.8	97	84	72	122	97	113	118.7	141	105.5

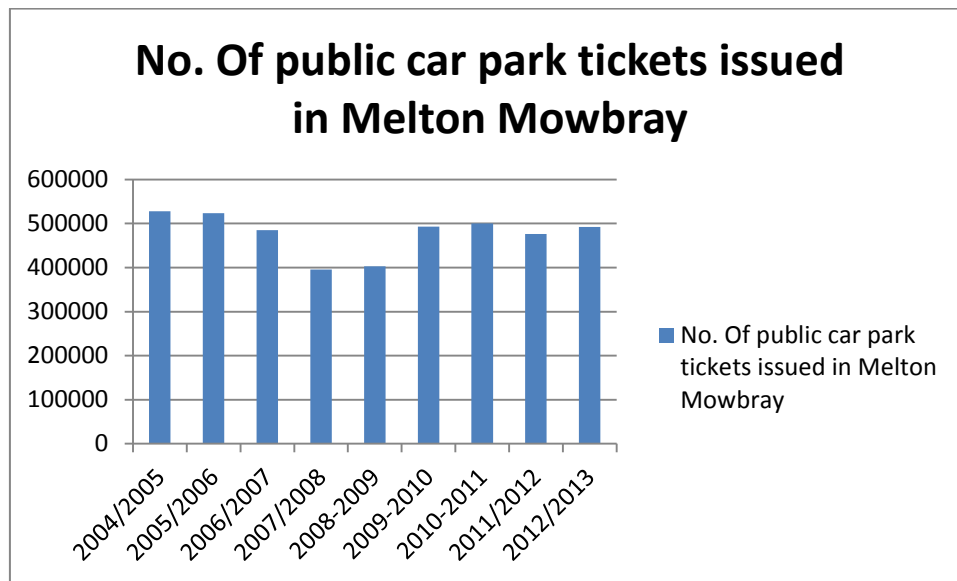
Source: MBC

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 2013. The total number of pedestrians recorded in 2013 is slightly below average for both Tuesdays and Thursdays with most streets showing an increase of varying degrees. The notable exception is Market Place and Nottingham Street which shows a significant drop on Thursday.

Use of public car parks

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

TC4 Parking tickets issued in Melton Mowbray



Source: MBC

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

The table above shows that the number of public car park tickets issued has increased from 2011/2012 to 2012/2013. 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 and is likely to account for this increase.

Access to services by public transport

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

TR1 - Access to services by public transport

Table 17 Access to services by Public Transport

Location of new dwellings	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Within half an hour public transport time of all six services	172 (86.00%)	189 (79.74%)	245 (83.05%)	225 (94.9%)	147 (94%)	148 (94.2%)	60 (94%)
More than half an hour public transport time of all six services	27 (14.00%)	48 (20.26%)	50 (16.95%)	12 (5.1%)	10 (6%)	9 (5.7%)	4 (6%)

Source – Completions on MBC residential land database

The table above shows that 94% of properties completed during 2012/13 were built in a location within 30 minutes public transport travel time of the key services identified by Local Transport Indicator TR1 (i.e. GP surgery, hospital, primary school, secondary school, employment and retail centres). The high percentages of houses located within a half hour public transport time since 2006 reflect the proportion of dwellings that have been built in Asfordby and 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.

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Table 18: Accessibility of Services by Public Transport

	GP Surgery	Hospital	Primary School	Secondary School	Employment	Retail
Number of dwellings within half hour public transport time	59	59	59	59	59	60
Number of dwellings not within half hour public transport time	5	5	5	5	5	4
% of dwellings within half an hour public transport time	92%	92%	92%	92%	92%	94%

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

Appendix 1

Table 19: Employment Land Availability on Allocated Employment Sites

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

Source: MBC

Table 20: Use Class Order

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

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Table 21: Extant Employment Use Permissions

Settlement	Address	Proposal	Reference	Site Area sqm
Ab Kettleby	White Lodge Farm	New Office	10/00149/FUL	57.2
Asfordby	Asfordby Methodist Church Main Street Asfordby LE14 3RZ	Change of use from chapel to residence	12/00826/FUL	706
Melton Mowbray	Quorn Lodge Hotel 46 Asfordby Road Melton Mowbray LE13 0HR	Rear extension to form gym facility for use by hotel guests.	12/00039/FUL	2275
Asfordby	Frisby Sand And Gravel Site Hoby Road	Change of use of former quarry and industrial land to static caravan/lodge park.	08/00206/COU 07/00402/COU	2890
Asfordby Hill	St Gobain PAM, Welby Lane	Erection of a new Industrial Unit and Open Storage Facility	10/00912/FUL	164313

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Asfordby Hill	Outline development of 35,080 square metres of B1(c) B2 and B8 industrial, warehouse units with parking and serving area. Construction of access road with cycleway and footpath, ancillary works and landscaping	Outline development of 35,080 square metres of B1(c) B2 and B8 industrial, warehouse units with parking and serving area. Construction of access road with cycleway and footpath, ancillary works and landscaping	09/00356/OUT	120328
Belvoir	Vale House Woolsthorpe Road Belvoir NG32 1PA	Mixed use of the dwelling house to include bed and breakfast accommodation and commercial use, use of the grounds for the provision of occasional use of bell tents. Resubmission of 11/00909/FUL	12/00242/FUL	6338
Belvoir	Engine Yard	COU to outbuildings to create rural workspace	10/00272/EXT	13315
Bottesford	Land Adjacent Deven Farm Grantham Road Bottesford	Proposed new 2 storey dwelling.	12/00412/FUL	518
Bottesford	Marcus Replicas, Rectory Lane	3 new industrial units/workshops	09/00229/FUL	804

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Eastwell	Village Hall 2 Main Street Eastwell LE14 4EH	Demolition of existing memorial hall and erection of new larger village memorial hall	12/00165/FUL	423
Eastwell	Village Hall 2 Main Street Eastwell LE14 4EH	Demolition and replacement of village hall	11/00137/OUT	449
Eaton	High Leys Farm Belvoir Road Eaton Grantham NG32 1SN	Conversion of farm building into dwelling for holiday letting.	12/00023/FUL	212
Grimston	Village Hall 28 Main Street Grimston LE14 3BZ	Single storey extension to village hall forming storage room and multi-purpose room.	12/00580/FUL	806
Harby	Barlows Lodge, Colston Lane	Change of use of part of farm to B8 storage involving placing upto 10 storage units on land.	09/00267/FUL	516
John O Gaunt	Workshops Offices And Storage Buildings Adjacent To John O Gaunt House Station Road John O Gaunt	Change of use from Agricultural land for erection of new assembly building.	12/00166/COU	872.7

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John O Gaunt	Rural Industrial Estate Station Road John O Gaunt	Construction of 3 workshop units	11/00380/FUL	200
Kirby Bellars	Field 1758 Thorpe Satchville Road Kirby Bellars	Erection of equipment store.	12/00514/FUL	1081
Long Clawson	Land Adjacent 54 Barkers Farm Church Lane Long Clawson	Change of use of agricultural buildings to use for B1 uses at Barkers Farm	12/00361/COU	2479
Long Clawson	Buildings Adjacent To The Hall Hose Lane Long Clawson	Conversion and change of use of the hay loft in existing stable building into part-holiday let accommodation and part staff accommodation for a stable manager and groom.	12/00561/FUL	6348
long Clawson	Weldhall Ltd, Melton Road, Long Clawson	New industrial buildings (Use Class order B)	11/00968/REM 11/00970/EXT	3641
Melton Mowbray	Melton Domestic Appliances 14 Leicester Street Melton Mowbray LE13 0PP	First floor over retail unit to form a storage and workshop	12/00346/FUL	110

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Melton Mowbray	Land Off Jubilee Street Melton Mowbray	New erection of Veterinary Surgery (Planning Category D1) and 3 retail units (Planning Category A1) with associated parking, landscaping and totem signage.	12/00044/FUL	2094
Melton Mowbray	Fire Station Nottingham Road Melton Mowbray LE13 0NP	Refurbishment of existing fire station, demolition of single storey offices and erection of new two storey extension, construct new double garage	12/00068/FUL	2030
Melton Mowbray	Brooksby Melton College Asfordby Road Melton Mowbray LE13 0HJ	Minor external alterations to college building and new reception area.	12/00929/FUL	996
Melton Mowbray	Animal Defence Centre Headquarters Remount Road Melton Mowbray Leicestershire	New welfare building to include demolition of original	13/00089/FUL	136
Melton Mowbray	Quorn Lodge Hotel 46 Asfordby Road Melton Mowbray LE13 0HR	Single storey front elevation to enlarge existing dining room.	13/00101/FUL	2276

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Melton Mowbray	Exel Logistics Green Bank Melton Mowbray	Change of use from B8 to B2	12/00483/COU	2167
Melton Mowbray	91 Thorpe Road Melton Mowbray LE13 1SE	Change of use of building from retail to domestic dwelling	12/00539/FUL	160
Melton Mowbray	61 King Street Melton Mowbray LE13 1XB	Change of use from A1 to A3	12/00569/COU	78
Melton Mowbray	Dental Surgery 32 Asfordby Road Melton Mowbray LE13 0HR	Change of Use from commercial use (Class D1) to residential unit (Class C3) with 2/3 parking spaces.	12/00821/COU	116
Melton Mowbray	Tsb Bank Plc 5 - 7 Sherrard Street Melton Mowbray LE13 1XH	Change of use from Bank to shop division of property to form 2 retail units, and installation of new shop fronts	13/00042/COU	2 410 000
Melton Mowbray	Old Guadalupe Leicester Road Melton Mowbray	Conversion of existing house and outbuilding to private offices	10/00340/FUL	4700

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Melton Mowbray	Tresillian House 67 Dalby Road	1st Floor extension to form an additional room to the Adult Learning Centre and offices	10/00371/FUL	2550
Melton Mowbray	Land off Nottingham Road	Redevelopment of the site for a new foodstore (class A1 of the town and country (use classes order 2005) with associated car parking, access highway works, landscaping and servicing.	10/00178/FUL	25136
Melton Mowbray	The Hub Dalby Road	Single Storey Mechanical workshop/garage	08/00936/FUL	10000
Melton Mowbray	The Hub Burton Road Melton Mowbray	Single storey construction workshop.	11/00822/FUL	550
Melton Mowbray	Tsb Bank Plc 5 - 7 Sherrard Street Melton Mowbray LE13 1XH	Change of use from bank to shop, division of property to form 2 retail units and installation of new shopfronts	09/00747/FUL	367
Melton Mowbray	Land Adjacent 7 King Street Melton Mowbray	Erection of 3 shop units	09/00613/FUL	637
Melton Mowbray	Land To Rear Of 55 Burton Street Melton Mowbray	New Class A1 discount foodstore with associated car parking and servicing arrangements.	10/00214/FUL	5294

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Melton Mowbray	Pedigree Petfoods Ltd Mill Street Melton Mowbray LE13 1BB	Replacement of the existing water treatment facilities, re-routing of pipework and ductwork associated with water treatment works, from existing facilities to new treatment works, erection of new services gantry to carry re-routed pipework and ductwork between the new water treatment building and existing production facilities, erection of new water treatment building, alterations to external hard surfaced areas to accommodate service routes and yards around the new water treatment works and upgrading of soft landscaping to the western site boundary.	11/00815	16173
Melton Mowbray	Melton Building Supplies 52 Thorpe Road Melton Mowbray LE13 1SQ	Extension to existing building for storage of building materials.	11/00173	6695
Melton mowbray	Afterglow Lighting Units 4P And 4Q Hudson Road Melton Mowbray LE13 1BS	First floor extension to existing offices.	13/00029/FUL	6747

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melton mowbray	Dry Transfers Of Melton Ltd Jubilee Street Melton Mowbray LE13 1ND	Side single storey extension to unit.	12/00849/FUL	566
Melton Mowbray	2 Mill Lane Melton Mowbray LE13 1AZ	Demolish existing detached 2 storey house and construct a steel clad portal building for B1 and B2 use.	12/00883/FUL	477
Melton Mowbray	Melton Abattoir Nottingham Road Melton Mowbray LE13 0NP	Change of use of former Abattoir site to car parking.	12/00889/COU	1865
Melton Mowbray	Airfield Farm Dalby Road Melton Mowbray LE13 0BL	Change of use to storage and businesses.	11/00916/COU	4329
Nether Broughton	Greenacre Dalby Road Nether Broughton LE14 3EX	Change of use of domestic garage to ice cream making room to include new doors and windows.	10/00318/COU	1430
Melton Mowbray	66 Dalby Road Melton Mowbray LE13 0BH	Demolition of existing dormer bungalow respite centre with flat roof rear extensions. Construction of new two storey reduced eaves height respite care centre with 1st floor staff and administrative suite with parking provision	11/00551/FUL	1369
Normanton	Hangar 10 Normanton	Installation of 2 x 30Te silos to feed a 1Te bagging plant and a 25kg bagging facility. New door	12/00485/FUL	60

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	Airfield Main Street Normanton			
Normanton	Hangar 10 Normanton Airfield Main Street Normanton	Use of premises for agricultural and general storage (relaxation of Condition 6 of planning permission 83/0782/6/904 relating to deliveries.)	12/00718/VAC	
Old Dalby	Field 7300 Six Hills Lane Old Dalby	Proposed extensions to existing abattoir, additional parking, new access and security hut barrier (amended plans received).	12/00927/FUL	19102
Old Dalby	Hunters Lodge 12 Church Lane Old Dalby LE14 3LB	Extensions and alterations to existing care home	12/00574/FUL	1923
Old Dalby	Agricultural Livestock Building Between Tunnel Farm And Saxelby View Farm Six Hills Lane O Tunnel Farm Six Hills Lane Old Dalby	Change of use from agricultural B8 with some B2	11/00957/COU	5000

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Old Dalby	Car Park Station Road Old Dalby	Outline application for operations centre for AE Faulks Ltd.	12/00218/OUT	5094
Saxelby	Websters Dairy 5 Main Street Saxelby LE14 3PQ	New two storey extension to dairy.	10/00765/FUL	1250
Stathern	The Garage 17 Main Street Stathern LE14 4HW	Single storey extension to existing garage.	12/00531/FUL	327
Stathern	Dove Cottage Day Hospice Canal Lane Stathern LE14 4EX	Construction of new two storey extension to provide garden room, treatment rooms, assisted bathroom, disabled toilets and ancillary stores/services plus storage at first floor level. New 23 space car park (in part to replace existing). hard and soft landscaping.	12/00923/FUL	4,540
Stonesby	The Cottage 3 The Green Stonesby LE14 4QE	Conversion of barn into holiday let accommodation.	12/00082/FUL	771

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Waltham On The Wolds	Waltham Hall Home 87 Melton Road Waltham On The Wolds LE14 4AJ	New Extension to the existing Hall comprising: 13 Self Contained Flats, 16 additional bedrooms, private Creche facility for staff's children, including driveway to new car park and cycle parking.	10/00193/FUL	23171
Wartnaby	New Estate Office North Drive Wartnaby Leicestershire	Proposed demolition of redundant barn and erection of new estate office and meeting room, adjacent to main entrance of friars well estate.	11/00961/FUL	68
Wymondham	37 Edmondthorpe Road Wymondham Melton Mowbray LE14 2AD	New Office Unit	12/00884/FUL	1938
Wymondham	Berkeley Arms 59 Main Street Wymondham LE14 2AG	Proposed accommodation to the rear of Berkley Arms to be used in connection with the public house	11/00381/FUL	530
			Ha: 49.13	Sqm: 491394.8

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Appendix 2

Table 22: Large Residential Sites

Address	Total Units	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	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Mill House Nurseries	50				10	20	20																
Belvoir Rd	56			10	23	23																	
Dairy, Langar Lane	10		10																				
Six Elms	19		19																				
War Memorial	60		30	30																			
Silver Dale	12				12																		

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36-42 Thorpe Rd	12			12																
Dieppe Way	60		30	30																
County Council	25			12	13															
St Marys Hospital	16			16																
King Edward VII	93			13	25	25	25	5												
Scalford Road	91			11	20	20	20	20												
The Rills	18					9	9													
Beebys Yard	20					10	10													
Wycliffe House	15					15														
88 Dalby Rd (Allocated)	32						16	16												
Melton Building Supplies	30								15	15										
Kings Rd Ind Estate	10								10											
	579		0	89	134	93	102	55	41	25	15									

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Table 23: Extant Residential Permissions on Small Sites Excluding Garden Sites

Settlement	Site Address	Original Planning Permission	Number of Dwellings remaining to be completed
Ab Kettleby	14, Wartnaby Road	07/01341/FUL	1
Asfordby	Asfordby Methodist Church	10/00801/FUL	2
Asfordby	Asfordby Methodist Church	12/00826/FUL	1
Asfordby	Car Park Adjacent to 8 Saxelby Road	12/00450/OUT	3
Asfordby Hill	Grange Garden Centre, Melton Rd	06/00302/FUL	1
Asfordby Hill	39 Melton Road	11/00082/FUL	1
Asfordby Hill	Land Adj 30 South Street	13/00034/FUL	4
Asfordby Hill	Land Adj 1 Crompton Road	13/00035/FUL	4
Barkestone	16, Middle Street	07/00751/FUL	1
Belvoir	Engine Yard	07/00094/COU	1
Bottesford	Pharmacy 4 Albert Street	08/00592/FUL	1
Bottesford	Field South of Lodge Farm, Barkestone Lane	12/00407/FUL	1
Bottesford	22 Queen Street	12/00478/FUL	4
Bottesford	Jalna, 9 Easthorpe Road	12/00885/FUL	1
Bottesford	73 Grantham Road	12/00928/FUL	1
Branston	11, Main Street	07/00493/FUL	2
Branston	27, Main St	06/00874/FUL	1
Buckminster	Blossoms 36 Main Street	08/00801/COU	1
Buckminster	The Bull Pen, The Old Stables, Hall Road	09/00419/COU	1
Coston	Grange Lane	04/00030/FUL	1
Croxton Kerrial	Land between 14 and 20, Church Lane	05/00767/FUL	1
Croxton Kerrial	Croxton Park	12/00769/COU	1

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	Nursery School		
Easthorpe	Easthorpe Manor, Manor Road	11/00640/FUL	1
Easthorpe	Easthorpe Lodge, Manor Road	11/00664/FUL	2
Edmondthorpe	Edmondthorpe Hall, Main Street	00/00499/FUL	1
Gaddesby	Land Adj 7 Ashby Road	12/00530/FUL	5
Goadby Marwood	Manor Farm, Towns Lane	08/00019/FUL	1
Great Dalby	Glebe Farm 21 Nether End	08/00655/FUL	4
Grimston	Grimston Lodge Stud, 75 Main Street	07/01249/OUT	5
Harby	Canal Farm, Langar Lane	10/00537/OUT	1
Harby	White Hart, 37 Main Street	10/00352.FUL	5
Harby	The Post Office, 10 Burden Lane	11/00614/FUL	1
Harby	Mill Farm, Colston Lane	12/00628/OUT	
Harby	Windy Ridge, 34 Harby Lane	12/00853/FUL	
Hoby	40, Main Street, Hoby	07/00481/FUL	1
Hose	Black Horse, 21, Bolton Lane	08/00474/FUL	1
Kirby Bellars	The Nursery, Main Street	07/01372/FUL	1
Kirby Bellars	Yew Tree Farm, 36 Main Street	09/00601/FUL	1
Kirby Bellars	Poplars Farm, Great Dalby Road	10/00474/FUL	1
Kirby Bellars	Sanham House Farm, Great Dalby Road	11/00855/FUL	2
Kirby Bellars	Field 1758, Thorpe Satchville Road	12/00090/FUL	1

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Kirby Bellars	Kirby Barn Farm, Thorpe Satchville Road	12/00245/FUL	1
Kirby Bellars	Holmwood, 33 Main Street	12/00538/OUT	
Knipton	Knipton Lodge Cottage, Pasture Lane	10/00885/FUL	1
Knossington	Knossington Holt, 24 Owston Road	12/00766/FUL	1
Little Dalby	Gartree Hill Farm, Gartree Hill Road	07/00726/FUL	1
Long Clawson	Elms Farm, East End (Plot 1)	07/00132/FUL	1
Long Clawson	The Shires 26 Church Lane	08/00703/OUT	4
Long Clawson	The Bungalow, 2 Back Lane	11/00486/FUL	1
Long Clawson	Shangri La, 2 Canal Lane	12/00237/FUL	1
Melton Mowbray	Riverside Riding Stables Riverside Rd	02/00566/FUL	4
Melton Mowbray	Rose Caravan, 2 Park Avenue	10/00040/FUL	1
Melton Mowbray	Rose Caravan, 2 Park Avenue	11/00431/FUL	2
Melton Mowbray	Childs Cottages, Burton Road	10/00264/OUT	1
Melton Mowbray	Mill House, Leicester Road	10/00709/FUL	4
Melton Mowbray	Garages Between Greaves Avenue And East Avenue	12/00106/OUT	4
Melton Mowbray	Burgh Cottage, 2 Gartree Drive	12/00234/FUL	2
Melton Mowbray	The Rutland Arms, 25 King Street	12/00249/FUL	6
Melton Mowbray	Gatehouse, Craven Lodge, Burton Rd	12/00384/FUL	1
Melton Mowbray	Workshop rear of 9-10 King Street	12/00719/FUL	4
Melton Mowbray	56 Edendale Road	13/00008/FUL	1
Melton Mowbray	209 Asfordby Road	13/00050/FUL	5
Melton Mowbray	91 Thorpe Road	12/00539/FUL	
Melton Mowbray	Dental Surgery 32 Asfordby Road	12/00821/COU	

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Nether Broughton	Land Adjacent 24 Chapel Lane	12/00842/FUL	3
Old Dalby	adj. Primary School, Longcliffe Hill	08/00012/OUT	1
Plungar	Windy Ridge, 34 Harby Lane	12/00853/FUL	
Redmile	1, Belvoir Road	07/00866/FUL	3
Redmile	The Chestnuts, 12 Belvoir Road	12/00914/FUL	1
Scalford	High Garth 8 Church Street	08/00678/FUL	1
Scalford	Daliegh Cottage, 5 New Street	12/00864/OUT	1
Shoby	Field 9000, Loughborough Road	11/00908/FUL	1
Somerby	Manor Farm, 2, Manor Lane	05/01025/OUT	3
Somerby	Builders Yard, The Field,	04/00760OUT	4
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	Field Number 4139, Oakham Road	11/00080/FUL	7
Somerby	Old Orchard, 10 High Street	12/00504/FUL	
Somerby	Field Nos 6313 etc, Oakham Road	12/00644/FUL	1
Somerby	22 High Street	12/00732/FUL	1
Sproxton	Delph, Coston Road	10/00439/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	Bottomwood Lodge, Moor Lane	11/00341/OUT	1

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Stathern	Briar Patch, 7 Blacksmith End	12/00512/OUT	
Stathern	17 Blacksmith End	12/00599/OUT	
Thorpe Satchville	36, Main Street	07/00310/FUL	2
Thorpe Satchville	Stable Cottage, 11 Church Lane	05/00926/FUL	1
Thorpe Satchville	White Lodge, Gated Road	11/00866/FUL	1
Twyford	Six Gables 23 Main Street	08/00305/FUL	1
Waltham	Field 3848, Melton Rd	06/00361/OUT	1
Waltham	Cresswell Spring Farm 19 High St	08/00141/FUL	1
Waltham	3 Melton Road	07/01228/FUL	1
Waltham	Methodist Chapel, Melton Road	11/00788/COU	1
Waltham	1 Melton Road	13/00062/FUL	
Waltham	Land Adjacent 48 High Street	78/0009/6/924	
Wymondham	Navvies Cottage, Butt Lane	11/00058/FUL	1
Wymondham	Transforge Uk Ltd, 19 Edmondthorpe Road	11/00098/FUL	1
Wymondham	Strawberry Farm, 1 Melton Road	11/00954/FUL	1
Wymondham	Junction of Main Street/Chapel Street	12/00016/FUL	1
			162

Source: MBC

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



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