

Authority¹ Monitoring Report 2023



Melton
Borough
Council

Contents

1. Introduction	2
2. Executive Summary	9
3. Monitoring	12
4. Local Plan Review and Local Plan Update.....	26
5. Climate Change.....	27
6. Supplementary Planning Documents	30
7. Self-build and Custom Housebuilding	32
8. Duty to Cooperate	33
9. Neighbourhood Plans.....	36
10. Developer Contributions.....	37
11. Acronyms and Abbreviations.....	44

1. Introduction

1.1 Background

This Authority Monitoring Report (AMR) has been produced by Melton Borough Council covering the period 1st April 2022 to 31st March 2023, although some sections do contain information from later in 2023.

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

1.2 Legislative Background

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

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

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

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

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

1.3 Melton Borough Profile

The rural borough of Melton is split up into 16 district wards and 26 civil parishes, covering a total of 76 settlements. The Borough is crossed by the A606 which links Nottingham to Oakham, as well as the A607 which links Leicester to Grantham. The M1 motorway is a 25-minute drive from the west of the town, whilst the A1 is a 25-minute drive to the east of the town. Melton Mowbray train station is on the railway line that connects Birmingham and Leicester to Stansted Airport, and Bottesford train station is on the Nottingham to Skegness line. The nearest major airport to the Borough is East Midlands Airport, which is roughly 40 minutes' drive to the Northwest.

2021 Census¹

Between the last two censuses (held in 2011 and 2021), the population of Melton increased by 2.7%, from just under 50,400 in 2011 to around 51,800 in 2021.

The population here increased by a smaller percentage than the overall population of the East Midlands (7.7%), and by a smaller percentage than the overall population of England (up 6.6% since the 2011 Census).

In 2021, Melton was home to around 0.8 people per football pitch-sized piece of land, compared with 0.7 in 2011. This area was among the lowest 10% for population density across English local authority areas at the last census.

Between the last two censuses, the average (median) age of Melton increased by four years, from 43 to 47 years of age. This area had a higher average (median) age than the East Midlands as a whole in 2021 (41 years) and a higher average (median) age than England (40 years). The median age is the age of the person in the middle of the group, meaning that one half of the group is younger than that person and the other half is older. The number of people aged 65 to 74 years rose by just under 1,700 (an increase of 34.1%), while the number of residents between 35 and 49 years fell by around 2,300 (20.7% decrease).

Melton has an overall Health Index score of 104.8, which is down 2.5 points compared with the previous year. These measures include mental and physical health, (such as feelings of anxiety and conditions such as diabetes), local unemployment, road safety, and behaviours like healthy eating. A score of 100 represents average levels of health in England in 2015. A higher number always means better health and a lower number means worse health. Melton ranked around average among local authority areas in England for health in 2021.

The average price for a detached property in Melton is £426k in Jul 2023.

The average price for a semi-detached property in Melton is £276k in Jul 2023.

¹ <https://www.ons.gov.uk/visualisations/areas/E07000133/>

The average price for a terraced property in Melton is £214k in Jul 2023.

The average price for a flat property in Melton is £140k in Jul 2023.

1.4 Economic Profile²

Economic Activity & Inactivity

In the Melton area 25,600 people were economically active. This was 88.6% of those that were of working age. The England average was 78.7%.

The 26,500 make up 4.9% of the working age population of the Leicester and Leicestershire area that are economically active.

Of the male working age population 88.3% (11,600) were economically active. Of the female working age population 88.9% (14,000) were active. 45.3% of those who were economically active were male and 54.7% were female.

In the Melton area 3,300 were economically inactive. This was 11.4% of those that were of working age. The average was 21.3%. Of those that were of working age that were economically inactive, in the Leicester and Leicestershire area, 2.4% lived in Melton.

Of the male working age population 11.7% (1,500) were economically inactive. Of the female working age population 1.1% (1,800) were inactive. 54.5% of those that were inactive were female and 45.5% male.

Job Occupation

With 3,700 Managers, Directors and Senior Officials is the largest of the broad occupation areas identified. Of the broad occupation areas identified there were 6 with a 10% share or more of jobs.

With a share of 14.5% of all jobs Managers, Directors, and Senior Officials is the largest occupation area. The Melton area has on average a larger share of Sales and Customer Service, Process, Plant and Machine Operatives, Managers, Directors and Senior Officials, Elementary Occupations and Caring, Leisure and Other Service Occupations.

There are on average fewer Professional, Administration and Secretarial occupations. In the case of Professional occupations this is significant.

Job Postings

In 2023 there have been 2,848 unique job postings in the Melton area (up to the end of June).

² LLEP Melton Annual Economic Profile 2023

When the year-to-date figures for June 2023 are compared to those for June 2016, 2017, etc. figures for 2023 are considerably higher.

Over the year 2022 there were 4,332 unique job postings, this is higher than other years. From a low of 283 in June 2020 at the height of the pandemic, the number of job postings with some exceptions has continued to grow. The figure for June 2023 was 1,560.

The high job posting figures demonstrate a few things depending on the industry, a continued underinvestment in people and skills, BREXIT, an ageing workforce, people opting to leave the workforce, skills and labour shortages and people accessing opportunities in other industries.

Claimants

The number of claimants at the time of the production of this report was 845. Claimant numbers with a few exceptions had continued to fall since February 2021; Numbers since July 2022 however, have seen an upward trend.

At the time of the introduction of government measures to tackle the pandemic, claimant numbers rose from 625 (March 2020) to 1,365, its peak in May 2020.

Prior to the pandemic there had been business uncertainty in relation to the UK leaving the EU. This was demonstrated when the number of claimants between December 2016 and March 2020 more than doubled (280 to 625).

When comparing local and national claimant rates throughout the period 2016 to June 2023, Melton's claimant rate has been consistently below England's. At the time of writing this report (June 2023) the claimant rate was 2.8%. At the start of the pandemic (March 2020) the claimant rate was 2.1%. In December 2016 it was 0.9%. Claimant rates at a local and national level have not returned to pre-pandemic levels.

Historically there have been more male claimants than female claimants. At its highest point (May 2020) the rate for males was 5.3%. At its highest the female claimant rate was 3.7%. (May and September 2020). The latest figure (June) was 3.3% for males and 2.3% for females. Figures are higher than pre-pandemic levels.

There is a larger share of 18-24 year olds that are claimants. Current figures are above pre-pandemic levels.

The number of job postings continues to rise. Prior to the pandemic the number of postings was lower than the number of claimants. This has not been the case since February 2022. Since December 2022 there have been significant rises in job postings.

Claimant numbers are above the pre pandemic level and have largely been static since the end of 2021.

Unemployment

At a national level over the last year unemployment has fallen from 4.6% to 3.6%. Melton's unemployment rate is 1.5 percentage points lower than the national rate.

For the last reporting quarter (Jan 22-Dec 22) 600 people were unemployed. For the same reporting quarter in 2019 the figure was 900. This translates to an unemployment rate of 3.6% in 2019 and an unemployment rate of 2.1% in 2022. The latest figure for England was 3.6%.

Business

In 2022 there were 2,535 businesses. The majority of businesses in the area (90.5% or 2,295) were micro businesses (less than 10 staff), this is above the average (89.6%).

There were 200 (7.9%) small businesses, 35 (1.4%) medium and 5 (0.2%) large businesses. Combined small and medium sized (not micro) make up 235 (9.3%) businesses, the average is 10%.

In terms of business numbers, the three broad industry areas in the Melton area with the largest share of businesses are Construction (13.4%), Professional, Scientific and Technical (15.4%), and Agriculture, Forestry and Fishing (14.6%).

When comparing local with national figures there are some sectors that differentiate the local area from the average. There are on average a larger share of Manufacturing and Agriculture, Forestry and Fishing businesses. There are a smaller share of Transport and Storage, Retail, Information and Communications, Health and Accommodation and Food Services businesses.

Dissolved and Incorporated Businesses

Traditionally the number of business incorporations has been larger than business closures. There are a few exceptions to this, 2021 saw the largest number of dissolved businesses but this was still fewer than incorporations. Year to date figures in 2023 demonstrate for the first time larger numbers of dissolved businesses than incorporated businesses.

Employment

The table below demonstrates those sectors that have the largest employment numbers. These sectors all have employment of over 500. There are 13 of these, the largest being the Manufacture of Food Products.

Sector	Employment Number
Manufacture of food products	3000
Retail trade, except of motor vehicles and motorcycles	2000

Education	1750
Crop and animal production, hunting and related service activities	1250
Food and beverage service activities	1250
Office administrative, office support and other business support activities	1000
Activities of head offices; management consultancy activities	800
Human health activities	800
Sports activities and amusement and recreation activities	800
Other personal service activities	800
Specialised construction activities	700
Wholesale trade, except of motor vehicles and motorcycles	700
Public administration and defence; compulsory social security	600

These sectors are the largest in the area but they may not differentiate the area from others, for example the Retail and Education sectors are likely to have a strong presence across the Leicester and Leicestershire area and England as a whole.

These 13 sectors have combined employment of 15,450. The total employment for the area is 23,445.

In the case of the sectors that differentiate the area there are 12 that have a location quotient equal to or greater than 1.5, the largest of these is the Manufacture of Food Products. It is generally accepted that a location quotient of 1.5 or more demonstrates a local speciality (this can be a positive or negative for an area).

Earnings

Median resident earnings in the Melton area are £641.80. This is below the average of £645.80.

Male resident earnings in the area are £735.30, this is higher than average (£690). Male resident earnings are higher than female resident earnings (£483.50). Female resident earnings are lower than the national average (£584.50).

Median workplace earnings in the Melton area are £602.60 (resident earnings £641.80). This is below the average of £645.60.

Male workplace earnings in the area are £637.90 (resident earnings £735.30), again this is lower than average (£689.90).

Qualifications

30.6% of the working age population have a level 4+ qualification. This is below the England average (43.2%).

On average at all levels in Melton there are fewer people with qualifications.



2. Executive Summary

2.1 Spatial Strategy

With 2,376 completions against the cumulative requirement of 2,190 dwellings, the housing delivery balance for the period 2011-2023 remains positive with a surplus of 186 dwellings above the housing requirement.

Cumulative completions this period for the North Sustainable Neighbourhood is of 123 dwellings, with 85 completions being recorded in the South Sustainable Neighbourhood.

2.2 Communities

With an annual requirement now remaining at 245 dwellings, Melton Borough has seen 368 residential net completions this period. This is the highest recorded number of completions since the start of the local plan period and now the fifth consecutive year with a surplus against the annual requirement. Further details in relation to housing supply and housing delivery in the Borough can be found in the [Five-years' housing land supply and housing trajectory report \(July 2023\)](#).

125 affordable dwellings have been recorded this year, a substantially larger amount than last year. This is partly due to a 55 dwelling 100% affordable housing scheme being delivered. The tenure of the total 125 dwellings is a mix of Affordable Rent, Shared Ownership, Rent to Buy and Discounted Market Sale.

2.3 Economy

Since 2011, only 7.9 ha (hectares) of employment land has been developed, leaving a shortfall of 6.74 ha against the targeted requirement for the borough of 50.75 ha. No net additional main town centre uses floor space has been delivered as part of the South Sustainable Neighbourhood. Although, a late delivery of the employment allocations was expected, the general lack of delivery of employment land needs to be actively addressed by the Council to ensure there is enough provision in the future.

Between April 2022 and March 2023, the town centre saw a total visitor footfall of 2,017,480, with a retail unit vacancy rate in Jan 2023 of 5.2%. This is an improvement on 11.2% in July 2022 and the October 2021 vacancy rate of 11.7%. The result this quarter remains higher than the benchmark low of 8.7% recorded in January 2016.

2.4 Environment

This period has positively recorded a removal of 1 entry in the Heritage Assets at Risk register, the register identifies sites most at risk of being lost as a result of neglect, decay or inappropriate development. All other indicators remain unchanged.

2.5 Infrastructure

North and East Melton Mowbray Distributor Road (NE MMDR) scheme update (May 2023) from Leicestershire County Council:

“Construction on the NEMMDR began early in 2023 with advance works to create access routes for construction vehicles and machinery as well as the setting up of site compounds, removal of vegetation and erection of fencing.

Main works on the scheme started in May 2023 and are now progressing well. The road is expected to be completed and open to traffic in late 2025.”

2.6 Local Plan Review and Local Plan Update

On 28 September 2023, the Council agreed that it was appropriate that a partial Local Plan update was required. On 6 November 2023 the first public consultation (Regulation 18 consultation) started and, as indicated in the recently updated Local Development Scheme (September 2023), by the end of 2024 a new public consultation on the draft Plan (Regulation 19 consultation) is expected.

2.7 Climate Change

Key actions taken relating to climate change since March 2022 include the undertaking of a community consultation on climate change, publication of a draft Climate Change Strategy for public consultation. The Council have been working with APSE Energy to produce a 2019/20 baseline study of the emissions generated by our own operations which will inform the reduction targets and action plan. We updated the data in September 2023 and our carbon footprint has fallen by 178 tonnes of carbon equivalent.

The Council has secured grant funding to install energy efficiency measures and solar PV into eligible private sector and council homes across the borough. Further funding is being used to increase EV charging infrastructure in Melton.

2.8 Self-Build and Custom Housebuilding

With a total of 77 individuals and 3 groups on the register, this period (31/10/21 – 30/10/22) has seen an addition of 18 new entries onto the register. The total number of planning permissions for serviced plots suitable for self and custom build granted in this monitoring period is 9, with a split of 7 certain and 2 possible. For more information, please visit: <https://www.meltonplan.co.uk/self-custom-build-register>.

2.9 Duty to cooperate

The Council keeps collaborating with other local authorities and prescribed bodies in duty to cooperate and cross-boundary matters. Two Statements of Common Ground were signed in 2021 and 2022 in relation to Warehousing and Housing and Employment needs. Prescribed bodies and relevant authorities were consulted prior to the publication of the Five-year Review Conclusions at two stages. The first one in

June 2023 asking for general comments, and the second one in July 2023 asking for feedback on the draft Five-year Review Conclusions.

2.10 Neighbourhood Plans

This provides a snapshot of the progress of the different Neighbourhood Development Plans in August 2022. In total, 13 areas have had their Neighbourhood Plans made, with 1 (Burton and Dalby) being made this monitoring period.

2.11 Developer Contributions

Melton Borough Council continues to work closely with Leicestershire County Council to support the delivery of appropriate infrastructure and funding for the borough including but not limited to village halls, healthcare and police.

In total, since 2013 MBC have received £1,374,128.80 in section 106 costs across the Borough, with £330,646.00 received during this 2022/23 period. Please note that these figures are not definitive and may vary due to monitoring contribution figures that are subject to variability set by triggers as outlined in each signed agreement.

3. Monitoring

3.1 Spatial Strategy

Associated Policies: Policy SS1, SS2, SS3, SS4, SS5, SS6

Residential development

Total net additional homes completed 2011-2023: 2375 (368 completions this period)

Net additional homes completed in Melton Mowbray Main Urban Area: 1081 (175 completions this period)

Net additional homes completed in the Rural Area (completions broken down into Service Centres, Rural Hubs and Other Rural Settlements): 1295 (193 completions this period, broken down as 899 in Service Centres, 168 in Rural Hubs and 228 in Other Settlements)

The annual requirement in 2022/23 is of 245 dwellings, and with a total of 368 recorded completions this monitoring period, the cumulative shortfall continues to remain at zero. See table 1 below for more details.

Current 5-Year Housing Land Supply position (July 2023) shows Melton has identified 9.1 years' worth of housing supply. Considering the current annual housing completions, the Council is expected to achieve a [Housing Delivery Test](#) result for 2023/24 of 173%

Figure 1. Net housing completions 2011-2023

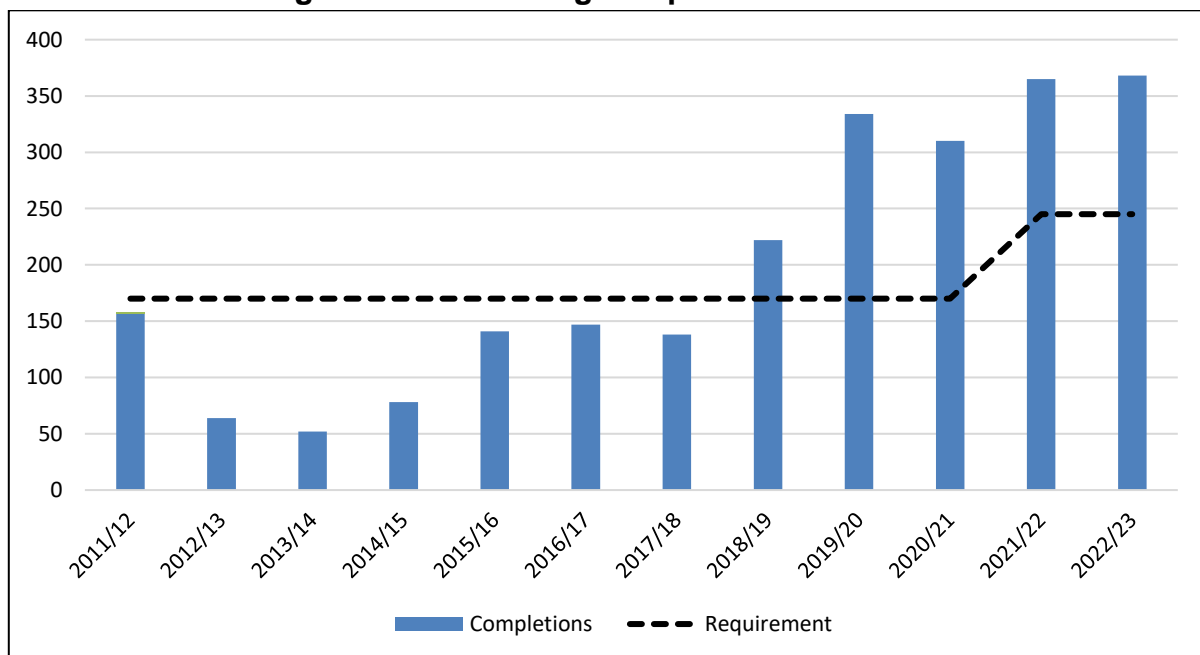


Table 1. breakdown of period and cumulative completions from the start of the local plan period (2011) to present.

	Completions	Cumulative Completions	Requirement	Cumulative Requirement	Shortfall/Surplus	Cumulative Shortfall
2011/12	157	157	170	170	13	13
2012/13	64	221	170	340	106	119
2013/14	52	273	170	510	118	237
2014/15	78	351	170	680	92	329
2015/16	141	492	170	850	29	358
2016/17	147	639	170	1020	23	381
2017/18	138	777	170	1190	32	413
2018/19	222	999	170	1360	-52	361
2019/20	334	1333	170	1530	-164	197
2020/21	310	1643	170	1700	-140	57
2021/22	365	2008	245	1945	-120	0
2022/23	368	2376	245	2190	-123	0

Sustainable Neighbourhoods

Number of homes delivered at the South Melton Sustainable Neighbourhood since 2011: 85

Approved by the cabinet on the 8th of December 2021, The new Masterplan supersedes, and replaces that which was approved by the Cabinet on 17th June 2020. This Masterplan builds on the revised development layout which was approved by the Cabinet on 16th December 2020 and which was considered following detailed work undertaken with the County Council to enable them to accept the Homes England Housing Infrastructure Fund (HIF) award.

With a total of 89 completions recorded at April 2023 of 85 dwellings, the initial target of 200 dwellings as set by [Appendix 5: Monitoring Framework](#) was short by 115 dwellings.

The primary school and the employment land off Leicester Road are likely to be delivered later in the development. The provision of the employment land in particular is linked to delivery of the southern MMDR link road.

Melton South Sustainable Neighbourhood (SSN) Applications

16/00515/OUT (pending consideration 1500 dwellings), with part site inclusive to the east pending 175 under ref 15/00127/OUT.

19/00377/REM permitted 266 dwellings.

19/01099/REM permitted 199 dwellings.

19/00376/FUL permitted 56 dwellings.

Number of homes delivered at the North Melton Sustainable Neighbourhood since 2011: 123

Approved by the Cabinet on 13th October 2021, the approved North Sustainable Neighbourhood Masterplan gives a framework to guide considerations of future planning applications in the North Sustainable Neighbourhood Area. Further information can be found at the following link

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

With a total of 123 completions recorded at April 2023 of 85 dwellings, the initial target of 200 dwellings as set by [Appendix 5: Monitoring Framework](#) was short by 77 dwellings.

The primary school is likely to be delivered later in the development programme as required.

Melton North Sustainable Neighbourhood (SSN) Applications

19/00208/REM permitted 200 dwellings.

22/00484/REM permitted first phase 153 dwellings.

21/01330/REM permitted second phase 240 dwellings.

18/00359/OUT permitted 290 dwellings and primary school.

21/00989/OUT pending consideration for 175 dwellings.

21/00973/OUT pending consideration for 575 dwellings and other community uses.

21/01198/OUT pending consideration 480 dwellings and potential primary school.

3.2 Communities

Associated Policies: Policy C1(A), C1(B), C2, C3, C4, C5, C6, C7, C8, C9

Figure 2. Cumulative allocations completions by settlement 2011-2023

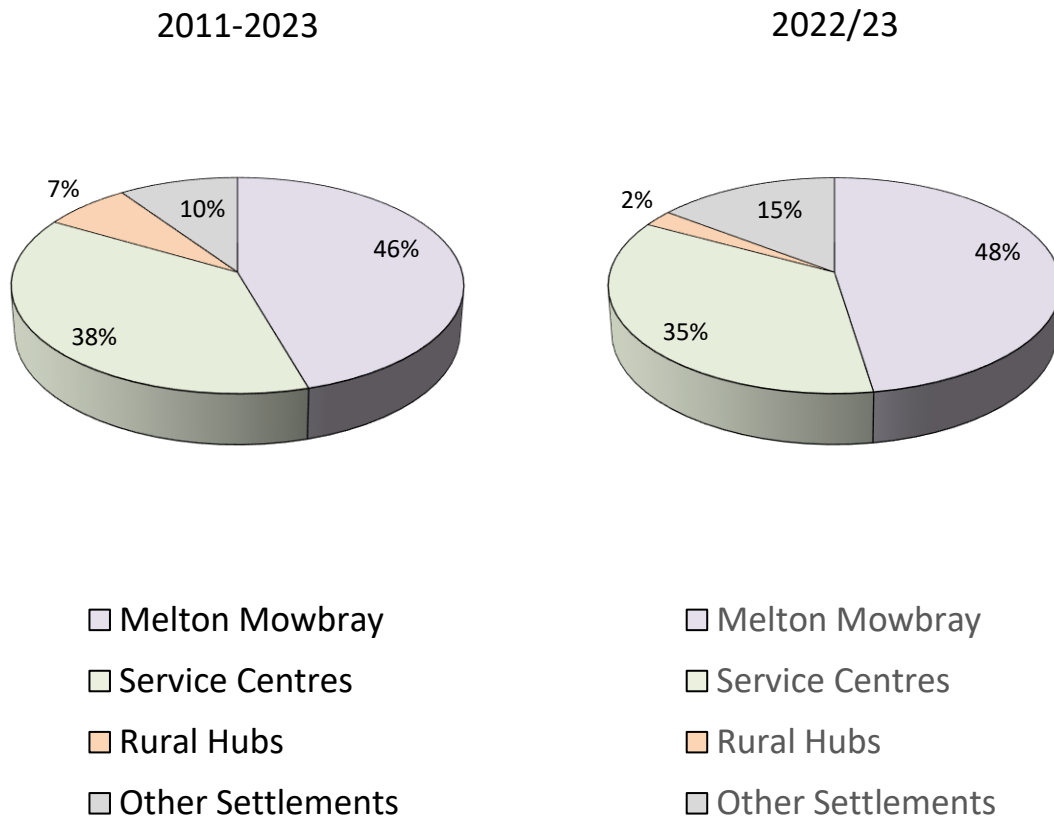


Table 4. Breakdown of allocations completions by LP reference

Site completed
Site not started/ incomplete

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023
Ab Kettleby	ABK1	-	-	-	-	-	-	0
Asfordby	ASF1	-	7	50	34	9	-	100
Asfordby	ASF2	-	-	-	-	17	38	55

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023
Asfordby	ASF3	-	-	-	-	-	10	10
Asfordby Hill	ASFH1	-	-	-	-	-	-	0
Asfordby Hill	ASFH2	-	-	-	-	-	-	0
Bottesford	BOT1	-	-	-	-	-	-	0
Bottesford	BOT2	-	-	-	2	38	-	40
Bottesford	BOT3	-	-	-	-	-	-	0
Bottesford	BOT4	-	-	28	18	51	-	97
Croxton Kerrial	CROX1	-	-	-	-	-	-	0
Croxton Kerrial	CROX2	-	-	-	-	-	-	0
Croxton Kerrial	CROX3	-	-	-	-	-	-	0
Easthorpe	EAST1	-	-	-	1	-	-	1
Easthorpe	EAST2	-	-	-	-	-	-	0
Frisby On The Wreake	FRIS1	-	-	37	16	-	-	53
Frisby On The Wreake	FRIS2	-	-	-	-	-	-	0
Frisby On The Wreake	FRIS3	-	-	-	-	-	-	0
Gaddesby	GADD1	-	-	-	-	-	-	0
Gaddesby	GADD2	-	-	-	-	-	-	0

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023
Gaddesby	GADD3	-	-	-	-	-	-	0
Great Dalby	GREA1	-	-	-	-	-	-	0
Harby	HAR1	-	-	-	-	3	11	14
Harby	HAR2	6	3	3	-	-	-	12
Harby	HAR3	-	-	-	-	-	-	0
Harby	HAR4	-	-	-	-	-	-	0
Hose	HOS1	-	-	-	-	-	-	0
Hose	HOS2	-	-	-	-	-	-	0
Long Clawson	LONG1	-	-	-	10	-	-	10
Long Clawson	LONG2	-	-	-	-	-	-	0
Long Clawson	LONG3	-	-	-	-	-	-	0
Melton Mowbray	NSN	-	-	-	27	19	77	123
Melton Mowbray	SSN	-	-	-	-	22	63	85
Melton Mowbray	MEL1	-	12	51	22	-	-	85
Melton Mowbray	MEL10	-	-	-	-	-	-	0
Melton Mowbray	MEL2	-	-	-	-	26	21	47
Melton Mowbray	MEL3	-	-	-	23	60	-	86

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023
Melton Mowbray	MEL4	-	-	-	-	-	-	0
Melton Mowbray	MEL5	-	-	-	-	56	-	56
Melton Mowbray	MEL6	-	-	-	-	-	-	0
Melton Mowbray	MEL7	-	-	-	-	-	-	0
Melton Mowbray	MEL8	-	-	-	4	-	-	4
Melton Mowbray	MEL9	-	-	-	-	-	-	0
Old Dalby	OLD1	-	-	-	10	10	9	29
Scalford	SCAL1	-	-	-	-	-	-	0
Somerby	SOM1	-	-	-	-	-	-	0
Somerby	SOM2	-	-	-	-	-	-	0
Stathern	STAT1	-	-	-	-	-	-	0
Stathern	STAT2	-	-	2	3	3	-	8
Thorpe Arnold	THOR1	-	-	-	-	-	-	0
Thorpe Arnold	THOR2	-	-	-	-	-	-	0
Waltham	WAL1	-	-	-	-	-	24	24
Waltham	WAL2	-	5	36	20	38	6	105
Wymondham	WYM1	-	-	-	8	4	-	12

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total 2011-2023
Wymondham	WYM2	-	-	2	3	2	1	8
Wymondham	WYM3	-	-	-	-	-	-	0

Affordable Housing

Percentage of new homes completed that are affordable: 33.96 % Total, 38.4 % in Melton Mowbray (2022/23)

Baseline: 7.17% at April 2016 of the total gross number of houses delivered are affordable homes.

Percentage split of all affordable homes delivered between intermediate housing and social or affordable rented housing: 36% affordable rent, 64% intermediate housing (2022/23)

Baseline: 66% affordable rented housing, 34% intermediate housing for the period 2011-2017.

This year there has been a substantially larger amount of affordable housing than last year. This is partly due to a 55 dwelling 100% affordable housing scheme being delivered. The tenure of the total 125 dwellings is a mix of Affordable Rent, Shared Ownership, Rent to Buy and Discounted Market Sale.

Number of affordable homes delivered on Rural Exceptions sites in the Borough: 0

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

Gypsies and Travellers

Permanent Gypsy and Traveller pitches delivered: 3

Transit Gypsy and Traveller pitches delivered: 0

All 3 permanent pitches were implemented in 2017. Therefore, this target has been met. No Transit Gypsy and Traveller pitches have been delivered, but there is no specific target for this.

3.3 Economy

Associated Policies: Policy EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8

Employment

The [Employment Land Study](#) suggested a need for 50.75 hectares (ha) of employment land in the Borough up to 2036. The study indicated there is a realistic supply of 19.46 ha and that therefore the Local Plan should provide for an additional 31.29 ha of employment land. The Local Plan therefore provides an allocation of 20 ha of employment land as part of the Melton South Sustainable Neighbourhood and 10 ha as extensions to the Asfordby Business Park, both targeted towards the manufacturing and industrial sectors. A further 1 ha of office-based employment is allocated close to Melton Mowbray town centre and together, these are Melton's key locations for economic growth. Action will need to be taken in order to tackle the shortfall of employment land within the borough and to ensure Melton has enough suitable land provision for the future.

Cumulative Employment Land developed since 2011 (in Hectares): 7.90 ha

Residual requirement: 42.85 ha

Planned commitments (permissions): 5.11 ha

Planned commitments (allocations): 31 ha

Shortfall/ Surplus: 6.74 ha (shortfall)

Changes to the Class Use system 2020/21

In line with the reform to the Use Classes Order which came into force on 1st September 2020, Melton Borough Council continue to monitor employment completions against the new use class system. For more information and historical data please visit <https://www.meltonplan.co.uk/amr> to view previous reports.

Table 2: Employment Completions (sq. m): New use class from 1st September 2020

	E	B2	B8	F1	F2	Sui-Gen	TOTAL (ha)	TOTAL (cumulative ha)
2021/22	2573	2564	582	0	0	-3.5	0.57	7.11
2022/23	4094.14	-816.8	4650	0	0	0	0.79	7.90

Table 3: Full changes of the Class Use System 1st September 2020

Use	Use class revoked (31st August 2020)	New use class from 1st September 2020
Retail shop - not more than 280 sqm (net sales area) mostly selling essential goods, including food and at least 1km from another shop	A1	F2
Retail shop	A1	E
Financial and Professional Services	A2	E
Café or restaurant	A3	E
Pub/Drinking Establishment	A4	Sui-Generis
Hot Food Takeaway	A5	Sui-Generis
Office (to carry out any operational or administrative functions)	B1a	E
Research and development of products or processes	B1b	E
Any Industrial Process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Clinics, health centres, creches, day nurseries, day centres	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F1
Cinemas, concert halls, live-music performance venues, bingo halls and dance halls	D2	Sui-Generis
Gyms, indoor sport, recreation or fitness not involving motorized vehicles or firearms, principally to visiting members of the public	D2	E
Hall or meeting place for the principal use of the local community	D2	F2
Indoor or outdoor swimming baths, skating rinks, outdoor sports or recreation grounds (not involving motorised vehicles or firearms)	D2	F2

Amount of employment land delivered in Melton Mowbray South SSN: 0
Baseline: 0 hectares at April 2016.

Amount of employment land delivered at Asfordby Business Park: 0
Baseline: 0 hectares at April 2016.

Amount of office space delivered in Melton Mowbray Town Centre: 0
Baseline: 0 hectares at April 2016.

Amount of additional 'town centre use' floorspace provided in Melton town centre: 0

Percentage of new town centre use floorspace provided in Melton Mowbray town centre: 0

Percentage of ground floor retail voids in Melton Mowbray town centre: 5.2%³
Baseline: 4.5% of the units.

Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre: 26.98%
Baseline: 33% of Primary Retail Frontage currently occupied by non-A1 uses.

Amount of net additional main town centre uses floorspace provided in Melton South Sustainable Neighbourhood: 0
Baseline: 0 sqm at April 2016.

There has been no employment land delivered yet in the above allocated areas, it is expected through development of the sustainable neighbourhoods that these will be delivered later in the plan period. The lead in times for the development of the Sustainable Neighbourhoods mean that significant progress towards meeting this target is unlikely to be achieved in the short-medium term; for example, the employment area at Leicester Road will be brought forward as part of the Melton South Sustainable Neighbourhood, for which planning permission is predominantly still pending, and which will be delivered in phases throughout the remainder of the plan period.

³ Springboard vacancy rate - January 2023

Table 5: Town Centre Footfall April 2022-March 2023

Month	Footfall
Apr-22	178,439
May-22	181,015
Jun-22	162,987
Jul-22	153,132
Aug-22	161,988
Sep-22	147,674
Oct-22	151,257
Nov-22	147,947
Dec-22	173,012
Jan-23	144,024
Feb-23	175,852
Mar-23	240,153
Total	2,017,480

Positive news for Melton to see it holding its own with a vacancy rate in Jan 2023 of 5.2%, compared to the East Midlands vacancy rate of 10.4% and UK vacancy rate of 10.2%. And independent units again supporting that take up, 71.4% compared to 57.4% in the East Midlands and 42.7% nationally. This is an improvement on 11.2% in July 2022 and the October 2021 vacancy rate of 11.7%. The result this quarter remains higher than the benchmark low of 8.7% recorded in January 2016.

3.4 Environment

Associated Policies: Policy EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN8, EN9, EN10, EN11, EN12, EN13

Number of Local Wildlife Sites: 239

Baseline: 231 (according to the 2015 Biodiversity and Geodiversity Study)

Number of Sites of Special Scientific Interest: 16

Baseline: 16 (according to the 2015 Biodiversity and Geodiversity Study)

Number of Local Geological Sites: 10

Baseline: 9 LGS (according to the 2015 Biodiversity and Geodiversity Study)

Number of Heritage Assets at Risk: 16

Baseline: 6 by 2015 (Historic England)

Number of Listed Buildings: 716

Baseline: 702 by 2015 (Historic England)

Number of Historic Parks and Gardens: 2

Baseline: 2 by 2015 (Historic England).

Number of Scheduled Monuments: 36

Baseline: 35 by 2015 (Historic England)

Number of Conservation Areas: 45

Baseline: 45 by 2015

This period has positively seen the removal of three sites (list entries: 1061273, 1360866 & 1360902), with an unfortunate addition of two new sites, list entries: 1177844 & 1307542. Overall, this is a net decrease of 1 entry on the register for the period.

For more information on the sites included on this register please visit

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=melton>.

All other indicators have seen no change this period.

Sources for the above information include [Leicestershire and Rutland Environmental Records Centre \(LRERC\)](#), [Natural England](#), and [Historic England](#).

3.5 Infrastructure

Associated Policies: Policy IN1, IN2, IN3, IN4

Key milestones reached in delivering the South Melton Mowbray Distributor Road: Scheme not started.

Target: Scheme completion by 2036.

Key milestones reached in delivering the North Melton Mowbray Distributor Road: Construction on the NEMMDR began early in 2023

Target: Scheme completion by 2036.

Key milestones reached in delivering the Melton Country Park Greenway: Scheme not started.

Target: Enhanced linkages offering a range of non-vehicular connectivity to the town centre and other facilities.

Notes: North and East Melton Mowbray Distributor Road (NE MMDR) scheme update (May 2023) from Leicestershire County Council:

“Construction on the NEMMDR began early in 2023 with advance works to create access routes for construction vehicles and machinery as well as the setting up of site compounds, removal of vegetation and erection of fencing.

Main works on the scheme started in May 2023 and are now progressing well. The road is expected to be completed and open to traffic in late 2025.”

For the most up-to-date information please visit

<https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/north-and-east-melton-mowbray-distributor-road-scheme/updates>.

Key milestones towards introducing the Community Infrastructure Levy: N/A*

Amount of CIL collected: N/A*

*The Council has decided that progress on the Community Infrastructure Levy (CIL) be suspended until a time where the council believes it is a suitable approach for MBC. Please visit <https://www.meltonplan.co.uk/cil> for more details.

For information regarding Section 106 contributions, please see [Section 10. Developer Contributions](#).

4. Local Plan Review and Local Plan Update

The Local Plan sets out the council's vision and aims for the development of the Borough, focusing on housing, employment, and infrastructure. The current plan was adopted in 2018 and will run up to 2036.

On 28 September 2023, the Council undertook the required [five-year review of the adopted Melton Local Plan](#) and agreed that it was appropriate that a partial update was required to improve the effectiveness of the policies and reflect the changes to national updates. The conclusions indicated that most of the policies in the adopted Local Plan would benefit from an update, however, some policies such as the overall spatial strategy (policy SS2) or the housing allocations (policy C1A) are still relevant.

Considering the above, and the publication of an updated [Local Development Scheme](#), Melton Borough Council opened the regulation 18 consultation on the Melton Local Plan Update [Issues and Options consultation document](#) (and the [Sustainability Appraisal Scoping Report](#)) on Monday 6th November 2023 ending Sunday 7th January 2024.

Following this consultation, a regulation 19 consultation on the draft plan will be expected by the end of 2024 and the submission of the Melton Local Plan Update by June 2025 (in alignment with the transitional arrangements associated with the Planning Reform).

5. Climate Change

Monitoring of territorial greenhouse gas emissions for Melton borough

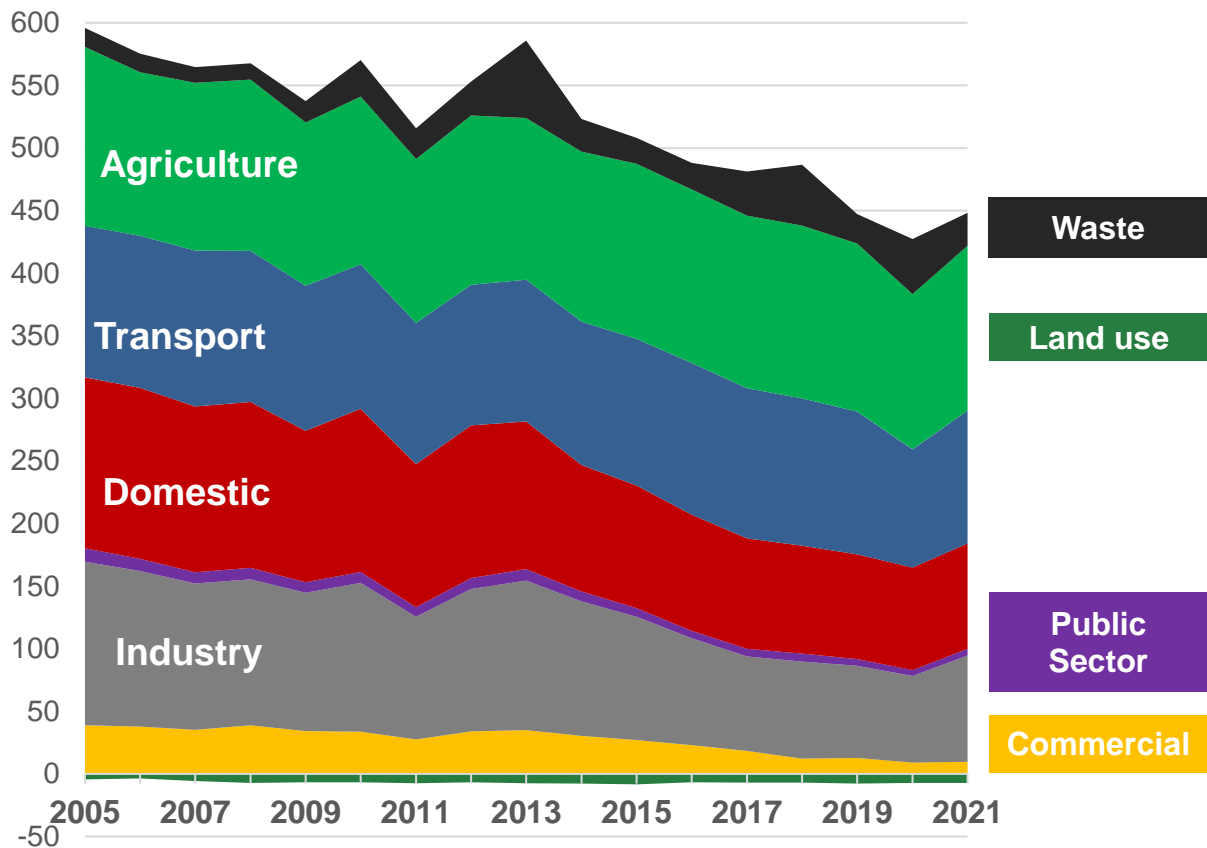
The Government publish annual data regarding local area greenhouse gas emissions. In 2023 they released data for the year 2021, shown in table 6 below.

Table 6: Melton borough greenhouse gas emission estimates by source (territorial emissions of CO₂, CH₄ and N₂O reported in KtCO₂e)

Greenhouse gas emissions source	2005	2010	2015	2020	2021
Industry	130.7	118.9	98.6	69.2	85.0
Commercial	38.8	33.7	27.0	9.0	9.6
Public Sector	10.8	8.8	6.7	4.7	5.3
Domestic	136.5	130.4	97.9	81.8	84.2
Transport	121.1	115.3	117.2	94.6	106.0
Land use	-4.5	-6.7	-8.4	-7.3	-7.2
Agriculture	142.8	133.9	139.8	123.9	131.9
Waste	15.2	29.1	20.9	44.0	26.1
Grand Total	591.4	563.4	499.8	419.9	440.9

Overall local area greenhouse gas emissions continue to fall over time. They are estimated to have reduced by 25% since 2005, falling by 13% over the last 10 years or by 8% over the last 5 years. Overall emissions have however risen since last reporting year, 2020, this is due to the impact of Covid-19 pandemic and associated lockdowns, which depressed the 2020 data, particularly transport. The 2021 data may still be slightly impacted due to pandemic related restrictions which occurred in 2021.

Graph 1: Melton borough greenhouse gas emission estimates by source over time (territorial emissions of CO₂, CH₄ and N₂O reported in KtCO₂e)



[local authority and regional greenhouse gas emissions](#)

Key actions taken relating to climate change since March 2022 include;

- February to April 2022, the council undertook a community consultation on climate change, to help inform development of local climate action plans and strategy.
- On 22 November 2023, the council published a draft Climate Change Strategy for public consultation. The consultation ends on 31 January 2024 and it is expected to be finalised and adopted by the council in Spring 2024.
- Melton Local Plan Update Issues and Options consultation proposes to strengthen climate change by making it a key thread and consideration that runs across the entire plan.
- The Council have been working with APSE Energy to produce a 2019/20 baseline study of the emissions generated by our own operations which will inform the reduction targets and action plan. We updated the data in September 2023 and our carbon footprint has fallen by 178 tonnes of carbon equivalent.

- The Council has secured grant funding to install energy efficiency measures and solar PV into eligible private sector and council homes across the borough. Further funding is being used to increase EV charging infrastructure in Melton. Much of this work and future environmental projects are being delivered through a partnership of Leicestershire Authorities.

Action to decarbonise council operations has focused on the highest carbon emitters directly within our control. Work is underway on energy audits for key office buildings and leisure facilities. To increase awareness of climate change across the Council, staff and Members have been making pledges on taking climate action.

6. Supplementary Planning Documents

Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.

[Regulations 11 to 16 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) set out the requirements for producing Supplementary Planning Documents.

For more information on the SPD's listed below please visit <https://www.meltonplan.co.uk/spd>.

Housing Mix and Affordable Housing SPD

Melton Borough Council adopted a Housing Mix and Affordable Housing Supplementary Planning Document (SPD) on 9th July 2019. Subsequent to the Cabinet meeting, a minor amendment, through an officer delegated decision, has been made to section 3.1.2, for clarity and this is the final version of the Housing Mix and Affordable Housing SPD.

The SPD sets out the details of what the Council will expect of housing developers, in order to comply with Policies C2; C4 and C5 of the adopted Melton Local Plan. It includes detailed guidance on the Council's approach to the negotiation of the amount, size, type and tenure of affordable housing, guidance on economic viability assessments and off-site provision. It also includes detailed advice on how the Council will calculate any commuted sums for affordable housing, when exceptionally, providing affordable Housing on site is not the optimal solution.

Design of Development SPD

Melton Borough Council formally adopted its Design of Development Supplementary Planning Document (SDP) at its meeting of the Council on 24th February 2022. The objective of the Design of Development SPD is to raise the quality of developers' designs throughout the Melton borough.

The document has been developed following a 6-week consultation during summer 2021, taking into consideration the views of local residents, their priorities and the changing demands of their lives. It will provide additional guidance and information to assist developers to achieve good design within a local context, helping them to implement and interpret design related policies in the Melton Local Plan, creating new developments that will be valued, relevant and useful in the future.

Developer Contributions SPD

Melton Borough Council adopted the Developer Contributions Supplementary Planning Document (SPD) on the 23rd September 2021. This SPD was prepared to support the implementation of Policy IN3 of the Melton Local Plan.

This Supplementary Planning Document (SPD) sits alongside the Melton Local Plan 2011-2036 which was adopted in October 2018. The purpose of this Developer Contributions Supplementary Planning Document (SPD) is to set out Melton Borough Council's approach to seeking Section 106 planning obligations in the absence of a Community Infrastructure Levy (CIL) Charging Schedule within the Borough. It provides guidance to Policy IN3 of the Melton Local Plan and works towards achieving the Council's corporate priority of delivering sustainable and inclusive growth in Melton (Priority 3).

7. Self-build and Custom Housebuilding

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

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

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

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

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

Total number of new entries have joined the register during this relevant base period (31st October 2021 to 30th October 2022): 18

Total number of individuals on the register: 77

Total number of groups on the register: 3

Total number of planning permissions for serviced plots suitable for self and custom build have been granted between 31st October 2021 to 30th October 2022 - 7 certain, 2 possible.

8. Duty to Cooperate

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

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

After the adoption of the Local Plan in October 2018, active engagement has continued with neighbouring local planning authorities and organisations in order to meet the requirements of the Duty to Cooperate.

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

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

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

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

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

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

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

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

To date, the following Statements of Common Ground have been signed by Melton Borough Council:

- [Statement of Common Ground relating to Strategic Warehousing & Logistics Need \(September 2021\)](#). This document addresses the need for Large Warehousing and Logistic floorspace to 2041, including the next steps to ensure the needs of the sector are appropriately planned across Leicester & Leicestershire.
- [Statement of Common Ground relating to Housing and Employment Land \(June 2022\)](#). This document addresses: Duty to Cooperate; Leicester & Leicestershire Housing and Employment Needs to 2036; Unmet Need to 2036, and the Apportionment of unmet need to 2036. This document is currently following the appropriate governance arrangements in other Local Authorities in order to be signed by them.

Finally, as part of the Melton Local Plan Five-year Review, those prescribed bodies and relevant authorities covered at the beginning of this section were consulted at two stages:

1. In June 2023, by stating our intention to launch the regulation 18 consultation by late Summer/early Autumn and requesting general comments. Local Authorities in Leicester and Leicestershire were also sent a draft of the Local Plan Review conclusions for policy SS2 at this stage.
2. In July 2023, the draft Five-year Review document was sent to all the prescribed bodies and relevant authorities. No significant cross-boundary issues were identified at this stage, and the feedback received helped to define the scope of the Local Plan Update.

9. Neighbourhood Plans

The Borough of Melton is a small rural area comprising 26 Parishes and the market town of Melton Mowbray. A total of 13 parishes have successfully made their plans, with 1 (Burton and Dalby) having made their plan during this monitoring period. The information below shows the current (October 2023) progress and activity.

Made Neighbourhood Plans

[Ab Kettleby. 'Made' NDP \(12/November/2019\)](#)

[Bottesford. 'Made' NDP \(14/October/2021\)](#)

[Burton and Dalby. 'Made' NDP \(25/01/2023\)](#)

[Clawson, Hose and Harby. 'Made' NDP \(06/June/2018\)](#)

[Frisby. 'Made' NDP \(01/August/2018\)](#)

[Gaddesby. 'Made' NDP \(23/June/2021\)](#)

[Hoby with Rotherby. 'Made' NDP \(23/June/2021\)](#)

[Nether Broughton and Old Dalby. 'Made' NDP \(06/June/2018\)](#)

[Scalford. 'Made' NDP \(23/June/2021\)](#)

[Somerby. 'Made' NDP \(23/June/2021\)](#)

[Stathern. 'Made' NDP \(27/June/2022\)](#)

[Waltham on the Wolds. 'Made' NDP \(06/June/2018\)](#)

[Wymondham. 'Made' NDP \(06/June/2018\)](#)

Other

Asfordby. Referendum will be held on Thursday 28th September 2023

Barkestone, Plungar and Redmile. Informal Discussions (N/A)

Croxton Kerrial. Reg. 14 consultation completed (18/March/2019)

Melton Town Centre. Informal Discussions (N/A)

Sewstern. Informal Discussions (N/A)

10. Developer Contributions

8.1 Community Infrastructure Levy

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

As of July 2019, the council has decided that that progress on the Community Infrastructure Levy (CIL) be suspended until a time where the council believes it is a suitable approach for MBC. For more information please read the [Cabinet - Developer Contributions: Update and Proposed Approach 9th July 2019](#) for more details.

8.2 Section 106 Agreements (November 2023)

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

In total, since 2013 MBC have received £1,374,128.80 in section 106 costs across the Borough, with £330,646.00 received during this 2022/23 period.

The table below reports on the S106 agreements that have been signed by developers, Leicestershire County Council and Melton Borough Council, these date back to 2013 and are up to date to November 2023. The contributions vary depending on size of the development and location. The main contributions include education, open space, transport and library.

Please note that these figures are not definitive and may vary due to monitoring contribution figures that are subject to variability set by triggers as outlined in each signed agreement.

Details of signed S106 Agreements from 2013-November 2023

Planning Application	Location	Type of Contribution	Value of Contribution
10/00178/FUL	Sainsburys Nottingham Road Melton Mowbray	Bus Shelter, Pedestrian Crossing, Town Centre Linkages, Town Centre Management, Monitoring	£218,350.00
12/00123/OUT	Land Adjoining Belvoir Road And Green Lane Belvoir Road Bottesford	Bus Pass, Bus Stop, Travel Pack, Police, Schools, Monitoring	£409,809.36
13/00497/FUL	Field No. 3310 Scafford Road Melton Mowbray	Civic Amenity, Dry Leisure Facilities, Pavilion, Highways, Library, Open Space Maintenance, Transport, Travel Plan, Police, Monitoring	£309,600.06
13/00552/FUL	Field 0003 Main Road Brentingby	Decommissioning Bond	£15,000.00
13/00522/FUL	War Memorial Hospital Ankle Hill Melton Mowbray LE13 0QL	Civic Amenity, Dry Side Facilities, Library, Police, Monitoring	£21,058.00
13/00648/EXT	36 - 44 Thorpe End Melton Mowbray	Civic Amenity, Off-Site Infrastructure, Library, Monitoring	£32,664.84
13/00844/FUL	Travis Perkins Trading Co Ltd 59 Mill Street Melton Mowbray LE13 1BA	Civic Amenity, Library, Monitoring	£3,074.00
13/00877/OUT	King Edward Vii Upper School Burton Road Melton Mowbray LE13 1DR	Bus Pass, Bus Stop, Civic Amenity, Library, On Site Open Space Maintenance, Police, Real Time Information Display, Travel Pack, Monitoring, Education	£708,725.87
14/00078/OUT	Field Numbers 5855 And 6071 Nottingham Road MELTON MOWBRAY	Bus Pass, Bus Shelter, Bus Stop, Civic Amenity, Information Display Case, Leisure Facilities, Library, Park, Police, Travel Plan, Travel Signal, Travel Packs, Monitoring	£145,227.30
14/00133/FUL	Crown House 50 - 52 Scafford Road Melton Mowbray LE13 1JY	Finger Post Sign, SCOOT Validation, Monitoring	£4,500.00
14/00777/FUL	Land Behind 38 - 48 High Street Waltham On The Wolds	Civic Amenity, Library, Travel Pack, Bus Pass, Bus Stop, Monitoring	£24,903.80
14/00808/OUT	Field No 3968 Melton Spinney Road Thorpe Arnold	Bus Pass, Civic Amenity, Park, Schools, Library, Police, SCOOT Validation, MMDR, Sustainable Transport, Travel Pack, Travel Plan, Monitoring	£3,344,840.08

14/00980/OUT	Field No 0070 Station Lane Asfordby	Bus Information Display, Bus Pass, Bus Shelter, Civic Amenity, Police, Real Time Information Display, Travel Plan, Travel Pack, Off-Site Public Open Space, On-Site Open Space Maintenance, Monitoring	£365,349.00
15/00017/OUT	Land West Of Marquis Road And North Of Station Road Old Dalby	Bus Stop Infrastructure, Real Time Information Display, Dropped Curbs, Library, Travel Pack, Bus Pass, Civic Amenity, Monitoring	£42,898.15
15/00178/FUL	Field No. 3310 Scalford Road Melton Mowbray	Civic Amenity, Community Facilities(Dry), Pavillion, School, SCOOT Validation, Library, Open Space Maintenance, Police, Transport, TRO, Monitoring	£362,114.52
15/00246/OUT	Spinney Campus - Brooksby Melton College Melton Road Brooksby Melton Mowbray	Bus Pass, Bus Stop Information Display, Civic Amenity, Library, Police, Schools, Travel Pack, Monitoring	£499,821.28
15/00361/OUT	Land At Holme Farm Rearsby Lane Gaddesby	Civic Amenity, Monitoring	£1,152.00
15/00476/FUL	Ambulance Station Leicester Road LE13 0DA	Travel Plan	£6,000.00
15/00537/OUT	Sandy Lane Poultry Farm Sandy Lane Melton Mowbray	Bus Pass, Civic Amenity, Village Hall, School, Library, Off-Site Affordable Housing, Travel Pack, Monitoring	£969,257.87
15/00547/OUT	Field 7858 Melton Road Long Clawson	School, Open Space Maintenance, Monitoring	£82,330.55
15/00673/OUT	Millway Foods Colston Lane Harby LE14 4BE	Bus Information Display, Bus Pass, Bus Stop, Off-Site Open Space, Police, School, Travel Pack, Village Hall, Monitoring	£193,884.77
15/00832/OUT	Field No 4862 Glebe Road Wymondham	Library, Traffic Calming, Monitoring	£3,452.70
15/00910/OUT (now 17/00717/VAC)	Barrats Phase Field OS 002 Leicester Road Melton Mowbray	Bus Pass, Civic Amenity, Schools, Travel Plan, Library, Police, MMDR, Sustainable Transport, Travel Pack, Monitoring	£2,954,702.98
15/00910/OUT (now 17/00717/VAC)	Bellway Phase Field OS 002 Leicester Road Melton Mowbray	Bus Pass, Civic Amenity, Schools, Travel Plan, Library, Police, MMDR, Sustainable Transport, Travel Pack, Monitoring	£3,202,735.16
15/00933/FUL	Long Clawson Dairy 7 Langar Lane Harby LE14 4BL	Village Hall	£16,623.00
15/00942/OUT	Allotment Gardens Boyers Orchard Harby	Village Hall, Monitoring	£67,260.25

15/00943/FUL	Mill House The Uplands Melton Mowbray	TRO, Monitoring	£5,000.00
15/01011/OUT	Field 1357 Melton Road Waltham On The Wolds	Open Space Commuted Sum, Bus Pass, Bus Stop, Library, Pedestrian Crossing, Travel Pack, Waste, Monitoring	£136,202.00
15/01019/OUT	Field OS 3500 Hecadeck Lane Nether Broughton	Bus Pass, Civic Amenity, Schools, Library, Travel Pack, Village Hall, Monitoring	£99,354.66
16/00100/OUT	Field OS 3300 Oakham Road Somerby	Schools, Bus Pass, Bus Stop, Travel Pack, Monitoring	£133,268.76
16/00157/OUT	Land Adjacent The Woodlands Station Road Old Dalby	Civic Amenity, Schools, Library, Open Space Maintenance, Monitoring	£179,788.34
16/00290/FUL	Land West Of Bowling Green Leicester Road	Civic Amenity, School, Healthcare, Library, Monitoring	£346,738.43
16/00318/OUT	Land Around Sherbrook House And Millway Foods Colston Lane Harby	Bus Pass, Primary Education, Travel Pack, Village Hall, Monitoring	£325,910.12
16/00491/OUT	Land Off Great Lane Frisby	Library, Schools, Travel Pack, Monitoring	£100,547.03
16/00539/OUT	Field 6934 Bypass Road Asfordby	Bus Pass, Civic Amenity, Library, Off-Site Affordable Housing, Schools, Travel Pack, Monitoring	£242,037.91
16/00560/OUT	Birleys Garage 1 Waltham Lane Long Clawson	Bus Pass, Civic Amenity, Primary School, Travel Pack, Monitoring	£380,625.78
16/00570/OUT	Field 0070 Hoby Road Asfordby	Bus Pass, Civic Amenity, Library, Healthcare, School, Travel Plan, Travel Pack, Monitoring	£337,039.93
16/00577/FUL	Don Greenwood And Partners 42 Main Road Nether Broughton	Schools, Village Hall, Monitoring	£67,140.82
16/00704/OUT	Land South Of Leicester Road Frisby	Civic Amenity, Schools, Library, Buss Pass, Travel Pack, Monitoring	£307,981.48
16/00708/FUL	75 Welby Lane Melton Mowbray	Schools, Monitoring	£29,853.20
16/00740/OUT	Land At Water Lane Water Lane Frisby	Bus Pass, Bus Stop, Civic Amenity, Schools, Travel Pack, Monitoring	£196,305.18
16/00847/OUT	33 Melton Road Waltham	Open Space Commuted Sum Green Space, Open Space Commuted Sum Local Play Area, Bus Pass, Library, Schools, Speed Reduction, Travel Pack, Waste, Healthcare, Monitoring	£1,073,688.63
16/00907/OUT	Recreation Area Melton Road Asfordby Hill	School, On Site Open Space Maintenance, Monitoring	£77,796.27

16/00919/FUL	Brooksby Melton College King Street	Civic Amenity, Schools, Monitoring	£16,394.46
17/00315/OUT	Longcliffe Hill House Longcliff Hill Old Dalby	Schools, Village Hall, Monitoring	£49,373.77
17/00397/OUT	Land Opposite 1 And 10 Station Lane Old Dalby	Bus Pass, Civic Amenity, Library, Schools, Travel Packs, Village Hall, Monitoring	£495,689.98
17/00636/OUT	The Paddock, Dalby Road, Nether Broughton	Schools, Monitoring	£55,987.06
17/00641/OUT	Fields 8456 7946 And 9744 Normanton Lane Bottesford	Bus Pass, Bus Stop, Pedestrian Crossing, Railway Station Car Park, Speed Reduction, STARS, Travel Pack, Monitoring	£209,010.80
17/00821/FUL	Land Adjacent to Glebe Road, Asfordby Hill (phase 2)	Schools	£47,729.37
17/01389/FUL	Butlers Cottage 11 Somerby Road Pickwell	Affordable Housing, Monitoring (MBC)	£59,288.75
17/01500/OUT	Field 4100 Lake Terrace Melton Mowbray	Bus Pass, Civic Amenity, Healthcare, Library, Schools, MMDR, Travel Pack, Travel Plan, Monitoring	£1,174,312.82
17/01577/OUT	The Old Clay Pit Grantham Road Bottesford	Bus Pass, Bus Stop Improvement, Library, School, Travel Packs, Monitoring	£138,164.39
18/00145/OUT	Land North Of Pasture Lane Gaddesby	Library	£330.00
18/00201/FUL	King Edward VII Upper School Burton Road Melton Mowbray LE13 1DR	Bus Pass, Library, Travel Packs, Monitoring	£10,647.05
18/00359/OUT	Land at Melton North Nottingham Road Melton Mowbray	Bus Pass, Civic Amenity, Education, Melton Healthcare Facilities, Highways Contribution, Library, Melton Country Park, SCOOT Validation, Strategic Road (MMDR), Sustainable Transport, Travel Pack, Travel Plan, TRO, Monitoring	£6,381,065.35
18/00500/OUT	Grange Farm House Harby Lane Hose	Bus Pass, Bus Stop, Civic Amenity, Medical Practice, Schools, Travel Packs, Monitoring	£225,814.47
18/00632/OUT	Field 6967 Grantham Road Bottesford	School, Buss Pass, Bus Stop, Travel Pack, Library, Healthcare, Monitoring	£257,440.22
18/00721/OUT	Land at Burdetts Close Great Dalby	Bus Pass, Bus Stop, Civic Amenity, Healthcare, Play Area, Schools, Travel Pack, Monitoring	£301,662.03
18/00769/OUT	Land at Melton North Scafford Road Melton Mowbray	Bus Pass, Civic Amenity, Country Park Education, Healthcare, Highways, Library, SCOOT Validation, Strategic Road (MMDR), Sustainable Transport, Travel Pack, Travel Plan, TRO, Monitoring	£8,902,785.86

18/0111/FUL	Field OS 2713 2100, Longcliff Hill, Old Dalby	Bus Passes, Civic Amenity, Education, Library, Medical Practice, Travel Pack, Village Hall, Monitoring	£149,598.20
18/01479/OUT	Sandy Croft , 31 Sandy Lane, Melton Mowbray	Affordable Housing, Bus Pass, Healthcare, Education, Travel Pack, Waste & Recycling, Monitoring	£247,433.48
19/00217/FUL	Land West Of Bowling Green Leicester Road Melton Mowbray	Off Site Play Equipment, Education	£80,000.00
19/00256/FUL	Land North Of 55 Main Street, Kirby Bellars	Affordable Housing	£76,000.00
19/00342/FUL	Land At South Of Hill Top Farm St Bartholomews Way Melton Mowbray	Bus Pass, Civic Amenity, Education, Library, Strategic Road (MMDR), Healthcare, Travel Pack, Travel Plan, Monitoring	£1,944,656.29
19/00376/FUL	"Field OS 0002 Leicester Road Melton Mowbray"	Bus Passes, Civic Amenity, Education, Melton Healthcare Facility, Strategic Road (MMDR), Library, Travel Pack Contribution, Monitoring	£1,266,839.73
19/00709/FUL	Hose Lane, Long Clawson	Affordable Housing, Monitoring	£35,350.00
19/00859/OUT	Canal Lane Hose	Bus Pass, Bus Stop, Civic Amenity, Long Clawson Medical Practice, Library, High School, Travel Pack, Monitoring	£163,081.59
19/00909/OUT	Land at St Mary's Hospital Melton Mowbray	Bus Pass, Civic Amenity, Education, Library, Melton Healthcare Facilities, Travel Pack, Monitoring	£638,920.50
19/01072/FUL	Field OS 7858 Melton Road Long Clawson	Library, Schools, Monitoring	£107,323.00
19/01302/FUL	Land of West of Main, Stathern	Bus Pass, Footbridge, Bottesford Library, Long Clawson Medical Practice, Off Site Play Equipment, Primary School, High School, Village Hall, Travel Pack, Monitoring	£744,622.34
19/01303/FUL	Land at Holme Farm, Rearsby Lane, Gaddesby	Affordable Housing, Library, Primary School, Waste & Recycling, Monitoring	£139,032.00
19/01354/FUL	Catherine Dalley House Scalford Road Melton Mowbray	Affordable Housing, Civic Amenity, Library, Latham House Medical Centre, Monitoring	£228,833.86
20/00003/FUL	The Presbytery 77 Welby Lane, Melton Mowbray	Library, NHS, Monitoring	£15,607.96
20/00009/OUT	Land South Of Granary Close, Bottesford	Affordable housing, Bus Stop Contribution, Education, Healthcare, Off-Site Open Space, Monitoring	£86,655.50
20/00102/FUL	Southfields Farm Church Lane Somerby	Schools, Monitoring	£106,952.60
20/00295/FUL	Easthorpe Lodge, Manor Road, Easthorpe	Bus Contribution, NHS, Library, Education, Travel pack, Village Hall, Monitoring	£172,753.02

20/00470/OUT	Land Adjacent to Crompton Road, Asfordby Hill	Buss Pass, Civic Amenity, Education, Healthcare, Travel Contribution, Travel Pack, Travel Plan, Monitoring	£997,238.76
20/00591/OUT	Land OS 469098 313572, Pasture Lane, Gaddesby	Library, Waste Management, Highways, Monitoring	£9,527.00
20/01124/FUL	Wyndham Development Site, Kennelmores Road, Melton Mowbray	Education, Monitoring	£12,422.26
20/01186/FUL	Wyndham Development Site, Kennelmores Road, Melton Mowbray	Education, Monitoring	£24,844.52
20/01223/FUL	Sandcliffe, Leicester Road, Melton Mowbray	Buss Pass, Healthcare Facilities, Travel Pack, Monitoring	£23,626.95
20/01233/FUL	Somerby Methodist Church, High Street, Somerby	Village Hall, Monitoring	£10,350.00
20/01324/FUL	Wyndham Development Site, Kennelmores Road, Melton Mowbray	Education, Monitoring	£12,422.26
21/00518/FUL	Land Adjacent Garden Centre, Melton Road, Asfordby Hill	Education, Monitoring	£16,747.31
21/00710/FUL	The Kings Head, 54 Nottingham Street, Melton Mowbray	Healthcare Facilities, Library, Waste and Recycling, Monitoring	£12,940.60
22/00250/FUL	Plot 12 Melton Commercial Park, St Bartholomews Way, Melton Mowbray	Travel Plan	£11,037.50
Total (including Leicestershire County Council's contributions)			£43,705,127.69

Following amendments to the Community Infrastructure Levy Regulations in 2019, Melton Borough Council has produced its second Infrastructure Funding Statement (IFS). The IFS provides a summary of all financial and non-financial developer contributions activity for the previous financial. These statements are intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable process.

The statements will be published annually and cover the previous financial period (1st April – 31st March). For more information, please visit <https://www.meltonplan.co.uk/ifs>.

11. Acronyms and Abbreviations

AMR – Authority Monitoring Report

CIL – Community Infrastructure Levy

DPA – Dwellings Per Annum

DPF - Development Plans Forum

FEMA - Functional Economic Area

Ha - Hectare

HMA - Housing Market Area

IDP – Infrastructure Delivery Plan

IFS – Infrastructure Funding Statement

LCC – Leicestershire County Council

LLEP - Leicester and Leicestershire Local Enterprise Partnership

LP – Local Plan

LQ – Location Quotient

MAG - Members' Advisory Group

MBC – Melton Borough Council

MMTS – Melton Mowbray Transport Strategy

NE MMDR - North and East Melton Mowbray Distributor Road

NSN – North Sustainable Neighbourhood

OAN - Objectively Assessed housing Need

PAS - Planning Advisory Service

POF - Planning Officer's Forum

S106 - Section 106

SGP – Strategic Growth Plan

SOC - Standard Occupational Codes

SOCG - Statement of Common Ground

SPD – Supplementary Planning Document

SPG - Strategic Planning Group

SSN – South Sustainable Neighbourhood

SSSI - Sites of Special Scientific Interest

SUDS - Sustainable Urban Drainage Systems

Sqm – Square Meter

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

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

Contact Us

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Planning Policy

Melton Borough Council

Parkside, Station Approach,

Burton Street,

Melton Mowbray

Leicestershire

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by contacting customer services at contactus@melton.gov.uk or calling the number above.