

MELTON AUTHORITY MONITORING REPORT 2016

Executive Summary



Executive Summary

The Melton Authority Monitoring Report 2016 (MAMR) is the Council's ninth 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 Borough Council Strategic Priorities

The Corporate Plan 2015-2020 provides an important framework to enable a robust approach to the Council's business planning, ensuring that our vision, priorities and spending decisions are based on sound evidence, thorough analysis as well as an understanding of community needs and aspirations.

At the forefront of this is a number of Strategic Priorities, split amongst three broad topics;

Place

- Promoting a vibrant and sustainable economy, focused on growth and prosperity.
- Developing a thriving Melton Mowbray town centre that is at the heart of the Borough.
- Helping to provide homes and environments that meet local needs.
- Creating a well-connected Borough.

People

- Promoting equality of opportunity and encouraging strong, healthy and resilient neighbourhoods.
- Supporting the most vulnerable to overcome disadvantage in order to live independent lives.
- Tackling the root causes of offending to create safer communities.

Agile Council

- To effectively manage demand delivering well-respected and value for money customer focused services with pride and efficiency.

The strategic priorities for the Borough provide a 'golden thread' that run through Councils Strategies, including the Melton Local Plan. The Council's goal is to enhance the quality of life for everyone in the borough of Melton to achieve a sustainable, prosperous and vibrant community - a place where enterprise can flourish and where people want to live, work and visit, This AMR is written with the golden thread of these priorities in mind.

Melton Local Development Scheme

The Melton Local Development Scheme 2016 is the Council's public statement of its programme for producing the Melton Local Plan and can be accessed at: http://www.melton.gov.uk/directory_record/9787/local_development_scheme_2016

A Framework of Indicators

The Melton Annual Monitoring Report 2016 provides information for several indicators:

Contextual indicators

Contextual indicators describe the background against which the Melton Local Plan policies will operate with specific relation to the Corporate Priorities. The AMR 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, 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:

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 2014/15 (2015/16 statistics not yet available): Gross <ul style="list-style-type: none"> • B1 2282.9m2 • B2 558.7 m2 • B8 595m2 • Total B Class completions 3646.63 Net: Figures <ul style="list-style-type: none"> • No figures for individual classes within Class B, but is known that 410m2 Class B was lost during the year and as such overall net figure for Class B is 3236.63m2.
Business D2 (i)	To show the amount and type of employment land available on sites allocated for employment in the Employment Land Study	30ha of land proposed for allocation in the Employment Land Study available for development.
Business D2 (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.	32.39ha of land exists which has been granted planning permission, not including the figure above (Figure taken from Employment Land Study).
Business D3 (i)	Total A1 floor space permitted in „town centre“ uses within Melton Mowbray Town Centre in 2013 to 2016.	There has been permission granted for 4021 sq.m. gross for town centre uses in Melton Mowbray.
Business D4 (i)	Total A1 floor space permitted in town & village centres within the local authority area in 2013 to 2016	There was 2,751 sqm gross A1 uses granted in Melton Borough in 2015-2016
<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 as allocations 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's Housing Target is 245 per annum. This is derived through the Leicester and Leicestershire SHMA.
Housing H2 (a)	To show the level of housing delivery from the start of the plan period (2011).	From 2011 to 2016, 502 dwellings have been completed.
Housing H2 (b)	To show levels of housing delivery for the reporting year.	In the monitoring year 2015/16, 151 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 (2036).	The housing trajectory shows a further 5,623 dwellings coming forward during the plan period.

Housing H2 (d)	To show how likely levels of future housing are expected to come forward taking into account the previous year's performance.	The likely levels of annualised future delivery can be seen in the housing trajectory table in the housing section.
Housing H3	To show the number of Gypsy and Traveller pitches delivered.	There have been 5 Gypsy and Traveller pitches delivered in the monitoring year 2015/2016.
Housing H4	To show affordable housing delivery. Through the total supply of social rent housing and intermediate housing	This year there have been 6 affordable housing completions during 2015/16.
Housing H5	Number of unauthorised Gypsy and Traveller caravans recorded in the Borough.	There have been 7 unauthorised Gypsy and Traveller sites in 2015/16.

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 6 affordable homes and gypsy and traveller sites delivered within the monitoring period 2015/16.

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 2015/16.
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.	150kw if wind turbines became operational between 2013 and 2016. Unfortunately exact dates are not available. During this time there was 32.2MW of Solar Farms granted permission, with one biomass scheme permitted as part of a residential outline planning permission.

Environmental Core Indicators Summary

No development has been granted contrary to the Environment Agency advice, thus contributing towards minimising the need for artificial flood defences. Renewable energy generation data has now been monitored for eight years and there appears to be a demand for wind energy within the Borough. Permissions have notably reduced with the Ministerial Statement on wind (June 2015) playing a particular effect with a number of applications withdrawn when this became public knowledge.

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	2013 - -37.5% 2014 - -11% 2015 - -50%

Local Indicator TC2	Percentage of vacant commercial units in Melton Mowbray Town Centre	The Current shop vacancy rate within the town is 4.5%
Local Indicator TC3	Pedestrian flows in Melton Mowbray Town Centre	Average footfall every 10 minutes between 10am and 1pm 2013 Market Day – 279 2013 Non Market Day – 156 2014 Market Day – 596 2014 Non Market Day – 258 2015 Market Day – 719 2015 Non Market Day - 232
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 Council owned car parks in Melton Mowbray decreased stayed fairly consistent across the three monitoring years ending with 447,191 in 2015/16.
<p>Town Centre Local Indicators Summary</p> <p>The indicators suggest that while the vitality of the town centre is improving, there is a problem with business revenue and as such these indicators should continue to be monitored yearly.</p>		

Transport Local Indicator

Indicator description		Information provided
Transport TR1	Access to services by public transport	96% of properties on schemes of 10 dwellings or more which were granted in 2015/16 and were within 400m of a regular bus route (Busses maximum 2 hourly).
<p>Transport Local Indicator Summary</p> <p>The high percentages of dwellings permitted within 400m of a bus stop is predominantly due to most of such development coming forward in Melton Mowbray and the Primary Service Centres.</p>		

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Main Report



August 2016

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.

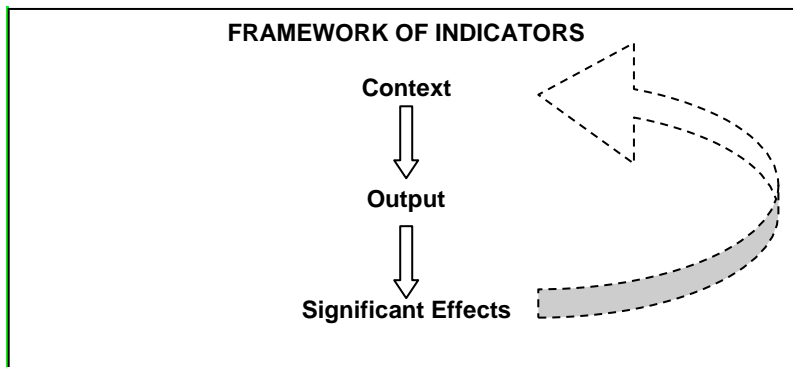
Local planning authorities are no longer required to produce an Annual Monitoring Report for submission to the Secretary of State. Instead Local Authorities are required to monitor planning performance and share the results with the local community. Moreover, we can now choose which targets and indicators 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 2016.

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

Population is 50,376 (ONS 2011), of which 24,718 are males and 26,658 are females.

18.14% are under 15 years of age (ONS 2011).

18.38% are of pension age (ONS 2011).

Black and minority ethnic population is 2.10% (ONS 2011)

Housing

22,121 households (ONS 2011)

Average household size 2.32 persons per household (ONS 2011)

Accommodation type (ONS 2011)

- detached 40.6%
- semi-detached 35.9%
- terraced 15.7%
- flat or apartment 7.6%
- Tenure (ONS 2011)
- owner occupied 72.12%
- 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 (Land Registry Jun-2016)

- detached £309,651
- semi-detached £178,444
- terraced £182,020
- flat or apartment £110,500

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 25 minutes drive time to the east, and Nottingham East Midlands Airport is about 45 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 (Nomis 2015)

83.9% of the working age population are economically active (Nomis April 2015-Mar 2016)

0.9% of the working age population claim Job Seekers allowance (Nomis, July 2016).

There is a job density of 0.76 (ONS 2014)

86.39% of businesses employ less than 10 employees (Nomis, 2015)

Gross weekly pay by workplace £419.20 (Nomis, 2015)

Gross weekly earnings by resident £421.50 (Nomis, 2015)

72.61% of people aged 16-74 in employment travel to work by car (ONS 2011)

Environment

702 listed buildings (Historic England, 2016)

45 conservation areas (MBC, 2016)

15 Sites of Special Scientific Interest (Natural England, 2016)

35 Scheduled Monuments Historic England, 2016)

Average annual domestic consumption of electricity 353082kWh (Domestic Energy Consumption, 2011)

Health and care

18.94% of adults are obese and 18.51% smoke (NHS Area Profile 2012 and 2013).

990 people received Disability Living Allowance (Nomis 2013).

Average life expectancy is 82.20 years (ONS 2012-2014)

Deprivation

Melton Borough has an Index of Multiple Deprivation rating of 13.12. This compares to 25 in Leicestershire, 24.65 in the East Midlands and 15.78 in England.

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 at these establishments. Of the remaining state ran schools there are 3,758 students enrolled (Jan 2016). 65.10% of pupils within the Borough achieved 5 or more GCSEs grades A* - C (DfE, 2013/14).

21.36% of people over 16 have no qualifications

Safety and protection

Offences recorded by the police (2016) per 1,000

- Robbery 0.18
- Burglary 2.44
- Theft of a motor vehicle 4.66
- Sexual 1.02
- Drugs 1.02
- Weapons 0.20

Average roads casualties 38.08 (Department of Transport 2011/13)

Business Development and Town Centres

The employment land requirement for the Borough has been identified by commissioning an Employment study for the Local Plan, this highlighted a need for 31ha of Employment Land to be allocated to meet the growth figures the Borough is targeting. 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

Table 1: Employment Land Completions

		2013/14				2014/15			
		B1	B2	B8	Total	B1	B2	B8	Total
BD1	gross (m ²)	2280	19764.9	1117	23161.9	2282.9	558.7	595	3646.63
	net (m ²)	Loss		23161.9	Loss		3236.63		
	0		410						

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	2013/14	2014/15
B1	3043	11103.2	472.5	752.5	845.7	5009	3663	2280	2282.9
B2	1408	1491.25	3638	1035.1	388.5	5527.4	6026	19764.9	558.7
B8	1700	303.1	8910	5979.4	2024	5366	4078	1117	595
	6151	13197.55	13020.5	7767	3258.2	16041	13767	23161.9	3246.63

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 2014/2015. There has been an increase in employment completions across 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 on sites referenced in the Employment Land Study (2015).

Table 3 identifies the amount of employment land that is currently available for B uses in the local authority area on sites recommended for employment in the Melton Employment Land Study 2015. This supersedes the now dated Melton Local Plan and has informed the proposed allocations in the new Local Plan.

Table 3: Amount of Employment Land Available on land recommended in the Employment Land Study.

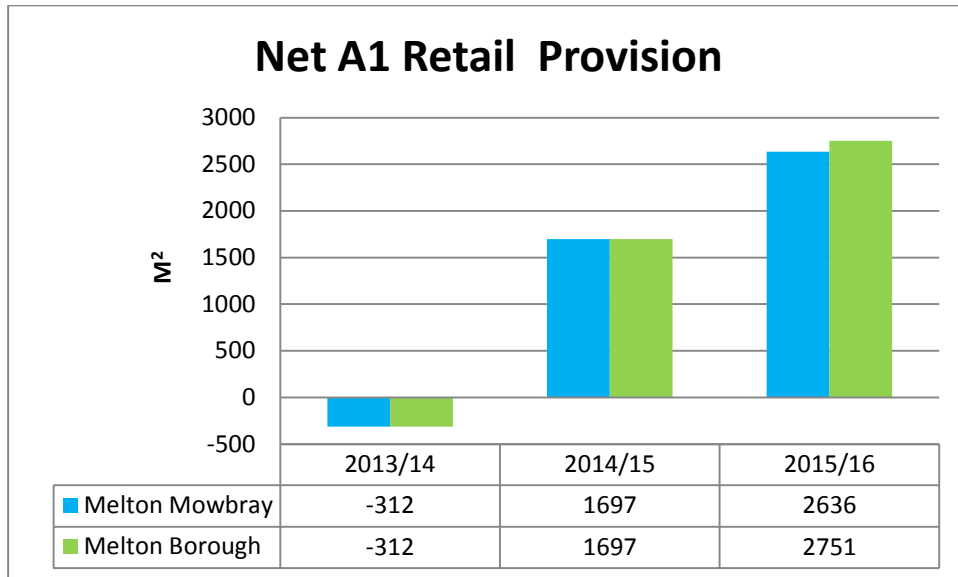
Site	Employment Land Available (ha)
Extension to Leicester Road Businesses Park.	20
Expansion to Asfordby Business Park	10
Melton Mowbray Centre	Not yet identified
Total	30

Source: MBC/Employment Land Study

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 Indicator in this instance looks at net planning permissions relating to class A1 within both Melton Mowbray and the Borough of Melton.



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 (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 floor space of A1 uses granted permission declined during 13/14 then increased in 14/15 and 15/16. This is primarily due to granting permission to an Aldi and Lidl store in town.	Continue to monitor the performance of the towns retail offer, to ensure a strong, resilient Melton Mowbray will continue to act as a draw to its catchment and not leak business to rival centres such as Nottingham, Leicester and Grantham.
The indicator set does not measure the type and quality of A1 uses, nor does it monitor other A class uses.	A set of local indicators will be developed once the new Melton Local Plan is formally adopted, to assess the contribution of the entire Class A and how it is performing.

Five Year Housing Land Supply Statement 2016

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.

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?

Housing need for the Borough is derived from the Leicester and Leicestershire SHMA 2014 (Strategic Housing Market Assessment). Through the SHMA process, Melton was deemed to have an objectively assessed housing need (OAN) up to 2036 of 6125, or 245 dwellings per annum. Melton Borough falls into a national trend of historic under delivery of housing against assessed targets. During the period 2011 (the start of the Local Plan Period) to 2016, the Borough delivered only 35% (502 dwellings) of its housing against the annual requirement of 245 per annum (1225 dwellings over the period). This shortfall should be added to the requirement when calculating five year supply.

Land for how much housing development is available?

The NPPF gives clear guidance on what can be used in calculation of supply. To be included sites should be deliverable, and to be classed as deliverable they must;

- Be available now
- Offer a suitable location for development
- Be viable
- Have a realistic prospect of being delivered in five years

Sites with an extant Planning Permission and meet the above criteria can be included in five year land supply, unless evidence exists that shows that the site will not be implemented within five years. This evidence can be that the scheme is no longer viable or the development no longer required. In many authorities allocations in Local Plans are used to supplement planning permissions in order to maintain a five year housing land supply. Melton Borough Council, due to the absence of an up to date local plan, cannot and does not use allocations in an attempt to bolster its five year land supply.

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.

Appendix 2 sets out these sites and the units estimated to be remaining to be built on them at 31st March 2016.

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.

Table 8: Five Year Housing Land Supply

5 Year Land Supply (shortfall made up over the next 5 years).	
Target per annum	245
Plan Period	25
Requirement Plan Period	6125
5 Year Requirement	1225
Current year	2016
Number of Plan Period years so far	5
Plan requirement to date	1225
Completions to date	502
Residual requirement	723
5 year supply + 20%	1470
Current 5 year requirement	2193
Revised Annual Target	438.6
Units Under Construction	95
Units with Permission	591
Units with Resolution to Permit	295
SHLAA sites without planning	0
Total Supply	996
Under provision against 5 years requirement + 20%	1147
No of years' supply against 5 year requirement	2.2

Five Year Land Supply Calculation

Table 8 shows the housing land supply situation as at 31st March 2016. The table reflects housing completions and future supply in Melton against the

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provisional housing requirement of 245 dwellings per annum over a 25 year plan period. This requires 6,125 dwellings to be delivered in Melton between 2011 up to 2036, an annual rate of 245 dwellings per year.

A forward looking five year housing land supply assessment covers the period from 1st April 2016 to 31st March 2021. A total of 1,225 dwellings should be delivered over the five year period to 31st March 2021. The NPPF states that local authorities should identify five years' worth of housing with an additional buffer of 5%, however the NPPF adds that

“Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

This is the case in Melton and as such a 20% buffer is used, giving a target of 1470 across the period. Furthermore, authorities with a shortfall in housing delivery are expected to add this to the five year land supply calculations. In Melton, this shortfall equates to some 723 since 2011. This gives a final figure for the five year period of 2193 dwellings, which gives a revised annual target of 438 dwellings per annum. The deliverable supply equates to 996 and this gives a final land supply figure of 2.2 years.

Housing Trajectory

Year	MM SNs	MM Sites	MM Windfall	SC Sites	SC Windfall	RH Sites	RH Windfall	Other Settlements	Totals
2016/17	0	39	5	20	24	0	6	9	103
2017/18	0	32	25	14	24	0	1	7	103
2018/19	0	100	19	35	10	14	4	30	212
2019/20	0	157	20	283	17	70	1	29	577
2020/21	50	52	17	308	19	44	3	9	502
2021/22	100	15	17	45	19	13	3	9	221
2022/23	200	15	17	45	19	13	3	9	321
2023/24	200	15	17	45	19	13	3	9	321
2024/25	200	15	17	45	19	13	3	9	321
2025/26	200	15	17	45	19	13	3	9	321
2026/27	200	15	17	45	19	13	3	9	321

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2027/28	200	15	17	45	19	13	3	9	321
2028/29	200	15	17	45	19	13	3	9	321
2029/30	200	15	17	45	19	13	3	9	321
2030/31	200	15	17	45	19	13	3	9	321
2031/32	200	15	17	45	19	13	3	9	321
2032/33	200	15	17	45	19	13	3	9	321
2033/34	200	15	17	45	19	13	3	9	321
2034/35	200	15	17	45	19	13	3	9	321
2035/36	200	15	17	45	19	13	3	9	321
Totals	2950	605	341	1335	379	323	60	219	6212

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 245 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. 512 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

151 net additional dwellings were delivered during 2015/2016.

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 5623 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 Gypsy and Traveller Pitches Delivered

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

	11/12	12/13	13/14	14/15	15/16
Number of Gypsy and Traveller Pitches Delivered/provided	0	0	0	0	5

Source: Leicestershire County Council

The Leicester, Leicestershire & Rutland Gypsy and Traveller Accommodation Assessment of 2013 has identified the following pitch requirements in the Borough:

2012 - 2017: 8 permanent pitches plus 2 transit pitches

2017 – 2022: 1 permanent pitch

2022 – 2027: 3 permanent pitches

2027 – 2031: 3 permanent pitches

A planning application granted on 23/04/2015 was for a site for 3 permanent pitches and 2 transit pitches. Thus, leaving 5 permanent pitches still to be granted before 2017.

Housing – H4 Gross Affordable Housing Completions

This year 6 dwellings were added to the affordable housing stock which is a slight decrease from the 7 delivered in 2012/13. However, it is 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 71 identified through the most recent SHMA update (2014).	→ Policies need to be implemented through the Local Plan process in order to better meet affordable housing needs.
There have been 5 Gypsy and Traveller pitches delivered in 15/16.	→ Sites need to be allocated through the Local Plan process and implemented in order to better meet Gypsy and Traveller accommodation.

H5 - Number of unauthorised Gypsy and Traveller caravans recorded in the Borough

Table 15: Unauthorised Gypsy and Traveller Caravans

Housing L3	2011/12	2012/13	2013/14	2014/15	2015/16
No. of unauthorised Gypsy and Traveller caravans recorded in the Borough	13	10	4	2	7

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 7 incursions of unauthorised caravans in the Borough during 2015/16. This shows a decrease in unauthorised incursions in the Borough from the 2012/13 figure of 10. However, the figures still suggest a need for gypsy and traveller accommodation in the Borough.

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 13 – Mar 16
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.

Outcomes	Actions
No development has been permitted against the advice of the Environment Agency during the six years of AMR monitoring.	Monitoring of the location of development will contribute to the Council's attempts to adapt to and mitigate against the potential impact of climate change.

Biodiversity

The importance that the Government attaches to conserving and enhancing biological diversity is set out in 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 2015/2016 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
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.	Continued monitoring will allow the assessment of any emerging trends which can be fed in to the Local Plan process.

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 permissions granted by type and capacity.

Date	2013/14	2014/15	2015/16	Total
Biomass	N/A	N/A	N/A	N/A
Wind	150KW	0MW	0MW	150KW (0.15MW)
Hydro	0MW	0MW	0MW	0KW
Solar	18.7MW	8.5MW	5MW	32.2MW
Total	18.85MW	8.5MW	5Mw	32.35MW

Changes to permitted development rights have affected these results
Source: MBC

Outcomes	Actions
There is a noticeable decline in wind farm approvals and stark rise in solar and biomass, especially when compared to E3 in the 2013 annual monitoring report.	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. There has been one planning permission for a large biomass scheme (Ref: 15/00537/OUT) however it has not yet been through reserved matters and the potential wattage is not yet known. There have been multiple permissions granted for smaller

biomass units but only to serve an individual dwelling or operation and not likely to contribute greatly to supply of energy outside these localised locations.

In most instances small scale solar energy sources no longer require planning consent, so there are no records in relation to these. There have also been multiple applications for small solar developments again localised and non-greater than 0.2MW. There have however been 4 large solar farm applications which have been granted permission totaling 32.2KW of energy.

Whilst there has been a general decline in onshore wind in recent years, since the last AMR two wind schemes have been permitted and constructed amounting to 150KW of power. There have however been multiple refusals of planning permission and applications withdrawn, especially so after the Ministerial Statement on Onshore Wind in June 2015.

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.

TC 1 Town centre businesses turnover

TC business surveys are conducted annually to monitor town centre performance.

Results are collated within the annual Town Centre Performance Report.

-2013 Report and business surveys – 37.5% of businesses said that sales turnover had increased in the last year.

-2014 Report and business surveys – 11% of businesses said that sales turnover had increased in the last year.

-2015 Report and business surveys – 50% of businesses said that sales turnover had increased in the last year.

TC 2 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. Vacancies 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 was 6.9% in 2013, this has reduced to 4.5% in 2016. This is less than half of the national average of 10.3% and East Midlands average at 9.6%. This decrease is the first since 2000, with a gradual increase in vacancy rates recorded in the years 2000-2015.

Source: MBC

TC 3 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/town 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. The following table provides the average number of people per 10 minutes between 10am and 1pm from the busiest footfall location in the locality on the relevant days recorded.

Year	Day	National Small Towns	Change	National Large Towns	Change	Melton Mowbray	Change
2013	Market/ Busy Day	122	N/A	281	N/A	279	N/A
	Non Market/ Quiet Day	90	N/A	202	N/A	156	N/A
2014	Market/ Busy Day	134	12	314	33	596	+317
	Non Market/ Quiet Day	98	8	193	-9	258	+102
2015	Market/ Busy Day	380	246	111	203	719	+123
	Non Market/ Quiet Day	199	101	99	-93	232	-26

The statistics for 2016 were not available at time of writing though they will be included in next year's AMR. As can be seen however from the table above, Melton Mowbray's market day footfall has increased by a large degree between 2013 and 2015, and more modestly on non-market days. Importantly it has done so at a rate far beyond that seen in the rest of the country. The majority of the 440 market day growth happened within the years 2013-2014. The growth in footfall was more modest between the years 2014-2015. The non-market day growth was more limited at 76 between 2013 and 2015, including a reduction of 26 between the years 2014 and 2015.

The national trend in both small and large towns paints a similar picture of growth during the period, this in the backdrop of an increase in online shopping which has been perceived to be likely to have a negative effect on town centre vitality. However, this could be linked to a predicted increase in A3 performance and an increase in personal disposable income. It does not necessarily correlate to an

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improvement in A1 performance.

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

Year	Short Stay	Long Stay	Total
2013-14	337274	106340	443614
2014-15	332837	120041	452878
2015-16	343547	103644	447191

Source: MBC

The table above shows that the number of public car park tickets issued has stayed fairly consistent during the three years since the last AMR, with no obvious discernable trends, either in long stay or short stay parking.

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 permitted within 400m of a regular bus route stop (2 hours).

TR1 - Access to services by public transport

App number	Settlement	Address	units remaining	Within 400m of Bus Stop
Sites Granted Planning Permission 2015/2016				
15/00178/FUL	Melton Mowbray	Field No. 3310, Scalford Road (Phase 2)	77	Yes
15/00593/OUT	Melton Mowbray	Land At South Of Hill Top Farm, St Bartholomew's Way	45	Yes
15/00017/OUT	Queensway	Land West Of Marquis Road And North Of Station Road	39	Yes
14/00954/OUT	Old Dalby	Land Adjacent The Woodlands, Station Road	15	No
15/00201/FUL	Asfordby Hill	Land Adjacent To 23 And 24, Glebe Road	15	Yes
Sites Granted Planning Permission 2015/2016 subject to 106				
14/00980/OUT	Asfordby	Field No 0070, Station Lane	100	Yes
15/00547/OUT	Long Clawson	Field No 7858, Melton Road	10	Yes
14/00777/FUL	Waltham on the Wolds	Land behind 38-48, High Street	26	Yes
15/00361/OUT	Gaddesby	Holme Farm	14	Yes

Table 17 Access to Public Transport

Source – Completions on MBC residential land database

The table above shows that 96% of schemes of 10 or more units granted planning permission during 2015/16 are within 400m from a regular public transport stop (2 hourly). This will help support social inclusion and improve people's accessibility to key services and centres, whilst providing an alternative for the personal car.

Melton Borough Council Development Management Performance

Melton Borough Council, like all Local Planning Authorities (LPA) is responsible for the determination of planning applications. It is expected that LPA's such as Melton decide planning applications within set periods of time. This can be extended if an agreement is made by the LPA and by the applicant, called an "extension of time", and can allow applicants extra time to submit additional information/modified plans and for the LPA to consider them. For standard planning applications, the deadline are as follows.

- 8 Weeks – Minor Development
- 13 Weeks – Major Development
- 16 Weeks – Major Development with Environmental Impact Assessment (EIA)

Authorities are expected to meet as many of these as possible. Melton Borough Councils performance against its own targets is listed below.

Indicator	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TARGET 2015/16
% 'major' applications determined in 13 wks	53.33%	83.33%	45.45%	62.50%	64%	41.66	60%
% 'minor' applications determined in 8 wks	73%	65.59%	67.84%	63.44%	62%	61.96	65%
% 'other' applications determined in 8 wks	88.86%	80.71%	83%	84.72%	73%	77.98	80%
% householder applications determined in 8 weeks	91.49%	80.77%	81.82%	87.71%	74%	76.00%	90%

Appendix 1

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
C4	Small House in Multiple Occupation
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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Appendix 2

Large sites with Planning Permission – status at 31 March 2016

App number	Settlement	Address	Proposal	under construction	units remaining
13/00522/FUL	Melton Mowbray	War Memorial Hospital, Ankle Hill	Conversion and new	yes	98
13/00497/FUL	Melton Mowbray	Field No. 3310, Scalford Road	New dwellings	yes	9
14/00078/OUT & 16/00259/REM	Melton Mowbray	Field Numbers 5855 and 6071, Nottingham Road	New dwellings	no	85
15/00178/FUL	Melton Mowbray	Field No. 3310, Scalford Road (Phase 2)	New dwellings	yes	77
12/00123/OUT & 13/00722/REM	Bottesford	Land Adjoining Belvoir Road And Green Lane, Belvoir Road	New dwellings	yes	51
12/00717/OUT	Melton Mowbray	Mill House Nurseries, Leicester Road	New dwellings	no	50
15/00593/OUT	Melton Mowbray	Land At South Of Hill Top Farm, St Bartholomew's Way	New dwellings	no	45
15/00017/OUT	Queensway	Land West Of Marquis Road And North Of Station Road	New dwellings	no	39
14/00954/OUT	Old Dalby	Land Adjacent The Woodlands, Station Road	New dwellings	no	15
15/00201/FUL	Asfordby Hill	Land Adjacent To 23 And 24, Glebe Road	New dwellings	no	15
08/00380/FUL	Melton Mowbray	36 - 44 Thorpe End	Conversion to dwellings (12)	no	12
15/00933/FUL	Harby	Long Clawson Dairy, 7 Langar Lane	New dwellings	yes	10
Total					506

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Appendix 3

Large sites with resolution to grant planning permission - status at 31 March 2016

Application	Full / outline	Address	Units	Likely to begin delivery?	Anticipated delivery in 5 years
14/00980/OUT	Outline	Asfordby. Field No 0070, Station Lane	100	2018-19	100
15/01011/OUT	Outline	Waltham on the Wolds. Field 1357, Melton Road	45	2018-19	45
15/00547/OUT	Outline	Long Clawson. Field No 7858, Melton Road	10	2018-19	10
14/00777/FUL	Full	Waltham on the Wolds. Land behind 38-48, High Street	26	2017-2018	26
13/00877/OUT	Outline	Melton Mowbray. Kind Edward VII Upper School, Burton Road	120	2018-19	100
15/00361/OUT	Outline	Gaddesby. Holme Farm	14	2017-18	14
Total			875		295

Appendix 4

Small sites with Planning permission at 31st March 2016

Settlement	With permission	Remaining unbuilt at 31-3-16
Melton Mowbray	79	69
Villages	143	126
Total	222	195

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Appendix 5

Planning permissions which may influence the supply of class A1

Reference	Proposal	Decision	Location Melton Mowbray
13/00166/ COU	Change of use from class A1 (retail) to A3 (food and drink)	Approved	Melton Mowbray
13/00294/ COU	Change of use to Building Society (from A1 - shops to A2 - Financial and Professional Services)	Approved	Melton Mowbray
13/00322/ COU	Change of Use from retail A1 to mixed use comprising A1 and A3 uses	Approved	Melton Mowbray
13/00441/ FUL	Change of use of approved scheme 13/00126 to provide a ground floor commercial unit (A1 use)	Approved	Melton Mowbray
13/00588/ COU	Change of use from A1 to A3.	Approved	Melton Mowbray
13/00747/ COU	Change of Use from A1 shop to include A1, A2 and DI classification.	Approved	Melton Mowbray
14/00022/ COU	Change of Use from part domestic ground floor and part Class A1 to the whole of the ground floor to Class A1	Approved	Melton Mowbray
14/00133/ FUL	Demolition of existing buildings and erection of open A1 Lidl Foodstore with associated access servicing and car park arrangements.	Approved	Melton Mowbray
14/00213/ FUL	Change of use of ground floor from A1 - shop to domestic to form one dwelling	Approved	Melton Mowbray
14/00289/ COU	Change of Use from A1 to D1 with replacement shop front.	Approved	Melton Mowbray
14/00859/ COU	Change of Use from A1 (retail) to A3 (restaurant)	Refuse	Melton Mowbray
14/00906/ COU	Proposed change of use from A1 to Sui Generis (tattoo studio)	Approved	Melton Mowbray
5/00159/ FUL	Erection of two-storey building comprising of two retail units (Use Class A1/B8 (Trade Counter)	Approved	Melton Mowbray
15/00207/ FUL	Conversion and change of use of the Old Blacksmith's barn to a retail unit (A1) and a police office (SUI GENERIS)	Approved	Buckminster
15/00246/ OUT	Mixed use redevelopment for residential development (up to 70 dwellings) B1 development (up to 850 sq metres) and village shop 100 sq metres (A1) with means of access.	Undecided – Appeal in progress	Brooksby

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	Open for Comment		
15/00268/ COU	Change of Use from B1 (c) light industrial to A1 undertakers.	Approved	Melton Mowbray
15/00451/ GDOCOU	Change of use to Class A1 retail	Approved	Asfordby Hill
15/00476/ FUL	Demolition of existing buildings at the former Ambulance Station Leicester Road, Melton Mowbray LE13 0DE, and erection of Class A1 food retail store	Approved	Melton Mowbray
15/00998/ FUL	Change of use - ground floor front room and cellar A2 to A1; remaining accommodation A2 to C3 with associated works	Approved	Melton Mowbray

Appendix 6

Sites Available with Planning Permission (BE Group Report)		
Site Name	Application Ref	Size (ha)
Stonepits Farm, Six Hills Road, Wartnaby	12/00052/FUL and 13/00880/FUL	0.5
St Gobain PAM, Welby Lane, Asfordby Hill	10/00912/FUL	10.32
Holwell Works, Asfordby Hill (Melton Mowbray Business Park)	09/00356/OUT	12.10
Land Adjacent 54 Barkers Farm, Church Lane, Long Clawson	12/00361/COU	0.16
Weldhall Ltd, Melton Road, Long Clawson	11/00968/REM	0.21
Land West Of Bowling Green, Leicester Road, Melton Mowbray (Melton Fields Business Park)	06/01012/OUT	1.83
Greenacre, Dalby Road, Nether Broughton	10/00318/COU	0.14
Agricultural Livestock Building Between Tunnel Farm and Saxelby View Farm Six Hills Lane, Tunnel Farm, Six Hills Lane, Old Dalby	11/00957/COU	0.55
Car Park, Station Road, Old Dalby	12/00218/OUT	0.55
Brooksby Foods, 4 Pate Road, Melton Mowbray	13/00135/FUL	0.21
Long Clawson Dairy Ltd, 28 West End, Long Clawson	13/00382/FUL	0.15
Land Adjacent Unit 9, Station Road, Old Dalby (Old Dalby Enterprise Village)	12/00128/OUT	2.70
MC Waste Services, 1 Pate Road, Melton Mowbray	13/00456/OUT	0.71
Truframe, Units 4P and 4Q, Hudson Road, Melton Mowbray	13/00121/FUL	0.35
Melton Foods, Samworth Way, Melton Mowbray	14/00177/FUL	0.26
Unit 13a Station Road, Old Dalby	14/00217/FUL	0.15
Kettleby Foods, 2 Samworth Way, Melton	14/00407/FUL	0.21
Land at Orston Lane, Bottesford	14/00468/OUT	1.41

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Appendix 7

Large scale renewable schemes consented since 2013.

Application Number	Address	Area (Ha)	Description	Status	Constructed
Large Scale Solar Farms					
16/00078/FUL	Paddys Lane, Old Dalby	15.8	installation of a solar park with an installed electricity generating capacity of up to approximately 5MW,	Per	Unknown
15/00430/FUL	Welby Road Asfordby Hill	13.864	Installation of Solar Photovoltaic (PV) Solar Farm including associated works. approximately 5MW	Per	Unknown
15/00424/FUL	Welby Road Asfordby Hill	8.9778	Installation of Solar Photovoltaic (PV) Solar Farm including associated works. approximately 3.5MW	Per	Unknown
14/00529/FUL	Six Hills Road Ragdale	27.1	Installation of Solar Photovoltaic (PV) Solar Farm including associated works. approximately 18.7MW	Per	Unknown
Large Wind Turbine Schemes					
13/00552/FUL	Main Road, Brentingby	0.058	Installation and operation of two 50Kw wind turbines each with a hub height of 36.4m and tip height of 46m	Per	Operational
13/00846/FUL	Leicester Road Frisby On The Wreake	0.1	50Kw wind turbine (height to hub 36.6 metres and height to tip 46.3 metres)	Per	Operational
Large Biomass Schemes					
15/00537/OUT	Sandy Lane Melton Mowbray	3.9	Biomass Boiler to partially power residential development of 30 dwellings.	Outline Granted	Not constructed

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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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