



# Authority Monitoring Report 2024



Melton  
Borough  
Council

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# 1. Introduction

## 1.1 Background

This Authority Monitoring Report (AMR) has been produced by Melton Borough Council covering the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024, although some sections do contain information from later in 2024.

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 Census<sup>1</sup>

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 house price in Melton was £277,000 in July 2024 (provisional), up 7.9% from July 2023. This was higher than the rise in the East Midlands (2.5%) over the same period. Private rents rose to an average of £786 in August 2024, an annual increase of 21.1% from £649 in August 2023. This was higher than the rise in the

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



East Midlands (9.2%) over the year. The average price paid by first-time buyers was £232,000 in July 2024 (provisional). This was 7.9% higher than the average of £215,000 in July 2023 (revised). For homes bought with a mortgage, the average house price was £279,000 in July 2024 (provisional). This was 8.2% higher than the average of £258,000 in July 2023 (revised).

For each property type, average prices as of July 2024 in Melton were:

- Detached properties: £385,000
- Semi-detached properties: £254,000
- Terraced properties: £201,000
- Flats and maisonettes: £131,000



## 2. Executive Summary

### 2.1 Spatial Strategy

With 2,766 completions against the cumulative requirement of 2,435 dwellings, the housing delivery balance for the period 2011-2023 remains positive with a surplus of 331 dwellings above the housing requirement.

Cumulative completions since 2011 for the North Sustainable Neighbourhood is now of 193 dwellings, with 208 completions being recorded in the South Sustainable Neighbourhood.

### 2.2 Communities

With an annual requirement of 245 dwellings, Melton Borough has seen 390 residential net completions this period. This is the highest recorded number of completions since the start of the local plan period and now the sixth 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 \(July 2024\)](#). 62 affordable dwellings have been recorded this year, with a mix of these being Affordable Rent, Shared Ownership and Discounted Market Sale.

### 2.3 Economy

Since 2011, 9.47 ha (hectares) of employment land has been developed, leaving a shortfall of 4.27 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 2023 and March 2024, the town centre saw a total visitor footfall of 1,986,147, with a retail unit vacancy rate in December 2023 of 5.41%.

### 2.4 Environment

All environmental indicators remain unchanged this period. Indicators which are monitored include Local Wildlife Sites, Sites of Special Scientific Interest (SSSI), Local Geological Sites, Heritage Assets at Risk, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments and Conservation Areas.

### 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**

Following close of our Issues and Options consultation on the 7<sup>th</sup> January 2024, on the 19<sup>th</sup> September 2024, Council approved the start of regulation 19 consultation. This consultation on the Pre-Submission Local Plan Partial Update is expected to start in January 2025.

## **2.7 Climate Change**

Key actions taken relating to climate change includes the adoption of the Climate Change Strategy in June 2024 and the development of an internal decarbonisation action plan.

The Council in partnership with other Leicestershire Authorities has utilised government grant funding to install energy efficiency measures and solar PV into eligible private sector homes across the borough. Further funding is being used to increase EV charging infrastructure in Melton.

## **2.8 Self-Build and Custom Housebuilding**

This period a total of 38 entries have been registered, among the 38 entries, 3 of these are new entries to the register. The total number of planning permissions for serviced plots identified as self and custom build granted in this monitoring period is 8. 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, and one in 2024 in relation to Leicester City’ Local Plan period. Prescribed bodies and relevant authorities were consulted prior to the publication of the Five-year Review Conclusions at two stages in 2023 and again on an early version of the Pre-Submission Plan Update in October 2024. The latest has directly informed the Regulation 19 document. Further details about the Duty to Cooperate will be given on a Duty to Cooperate Compliance Statement (to be published along with the draft Local Plan).

## **2.10 Neighbourhood Plans**

This provides a snapshot of the progress of the different Neighbourhood Development Plans in August 2024. In total, 14 areas have had their Neighbourhood Plans made, with 1 (Asfordby) 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 £1,671,051.07 in section 106 costs across the Borough, with £322,454.85 received during this 2023/24 financial 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 2011-2024: 2766 (390 completions this period)

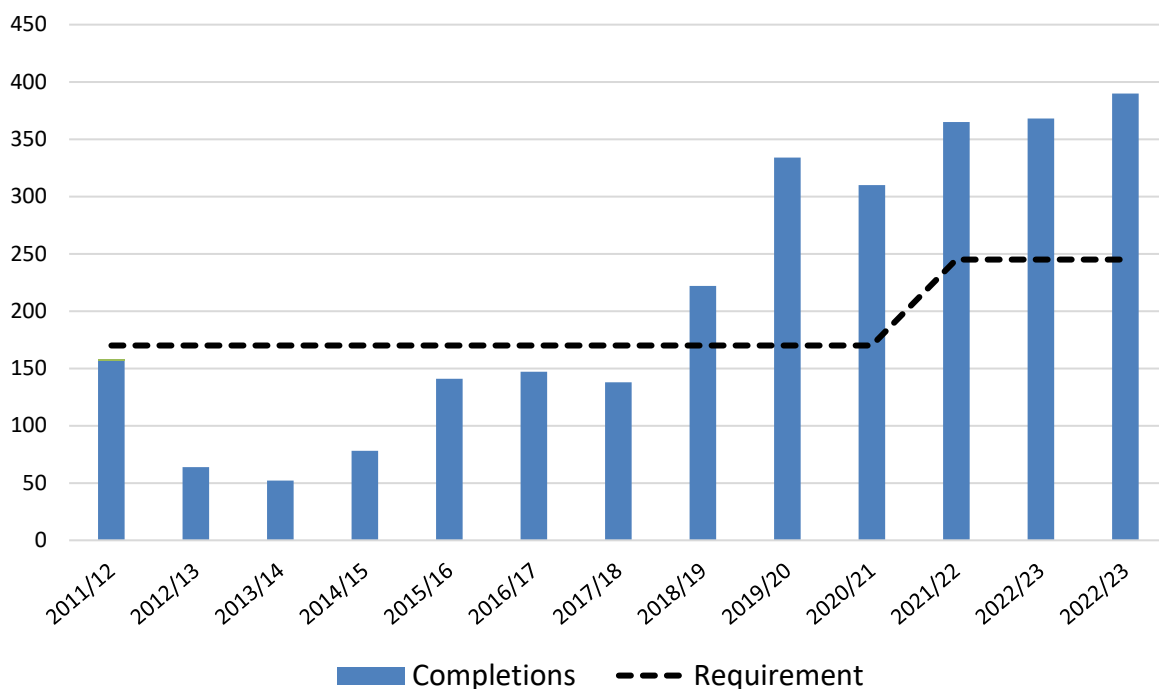
Net additional homes completed in Melton Mowbray Main Urban Area: 1307 (226 completions this period)

Net additional homes completed in the Rural Area (completions broken down into Service Centres, Rural Hubs and Other Rural Settlements): 1459 (164 completions this period). Breakdown 2011-2024 as 956 in Service Centres, 224 in Rural Hubs and 279 in Other Settlements)

The annual requirement in 2023/24 is of 245 dwellings, and with a total of 390 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 2024) shows Melton has identified 7.6 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 153%

**Figure 1. Net housing completions 2011-2024**



**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
2023/24	390	2766	245	2435	-145	0

## Sustainable Neighbourhoods

Number of homes delivered at the South Melton Sustainable Neighbourhood since 2011: 208

Approved by the cabinet on the 8<sup>th</sup> of December 2021, The new Masterplan supersedes and replaces that which was approved by the Cabinet on 17<sup>th</sup> June 2020. This Masterplan builds on the revised development layout which was approved by the Cabinet on 16<sup>th</sup> 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.

The initial target for April 2023 of 200 dwellings as set by [Appendix 5: Monitoring Framework](#) was short by 115 dwellings. As of April 2024, this target has now been met.

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.

19/00245/REM permitted 233 dwellings.

19/00376/FUL permitted 56 dwellings.

Number of homes delivered at the North Melton Sustainable Neighbourhood since 2011: 193

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>.

The initial target for April 2023 of 200 dwellings as set by [Appendix 5: Monitoring Framework](#) was short by 77 dwellings. As of April 2024, this target is still short by 7 dwellings.

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

### **Melton North Sustainable Neighbourhood (NSN) 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.

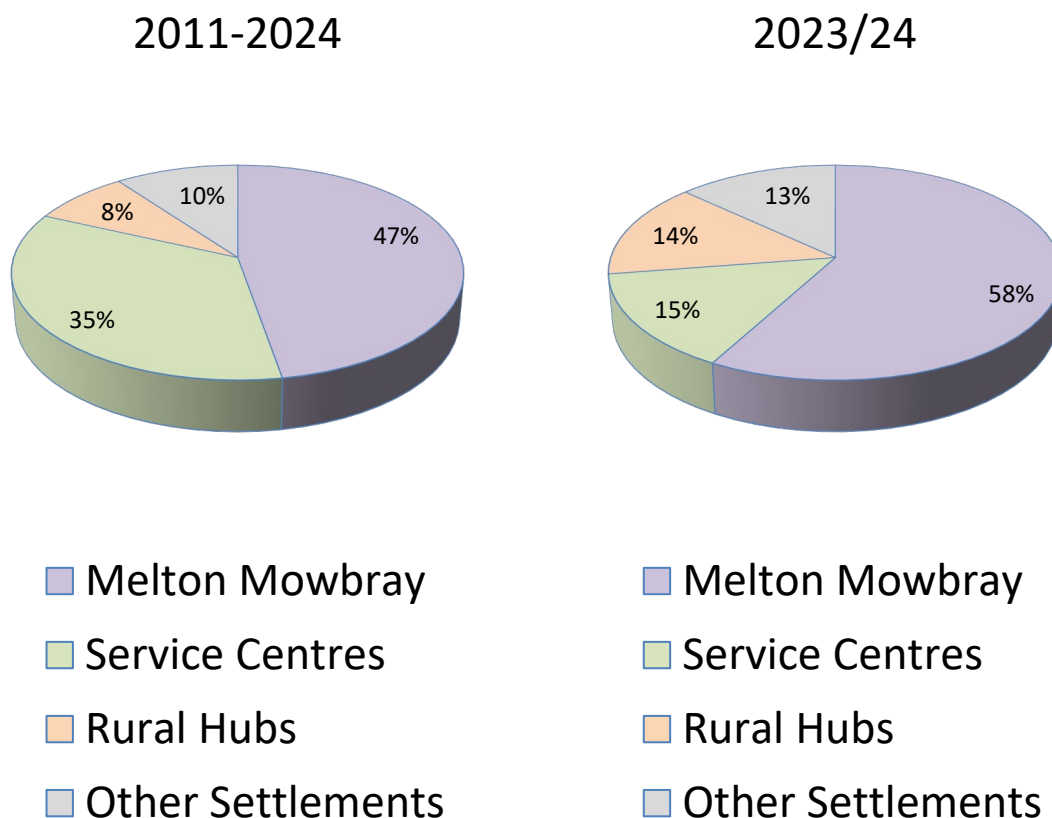
21/00973/OUT pending consideration for 575 dwellings and other community uses.

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 2011-2024



- Melton Mowbray
- Service Centres
- Rural Hubs
- Other Settlements

- Melton Mowbray
- Service Centres
- Rural Hubs
- Other Settlements

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	2023/24	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	2023/24	Total 2011-2023
Asfordby	ASF3	-	-	-	-	-	10	20	30
Asfordby Hill	ASFH1	-	-	-	-	-	-	16	16
Asfordby Hill	ASFH2	-	-	-	-	-	-	-	0
Bottesford	BOT1	-	-	-	-	-	-	-	0
Bottesford	BOT2	-	-	-	2	38	-	5	45
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	-	-	-	-	-	-	23	23
Gaddesby	GADD1	-	-	-	-	-	-	3	3
Gaddesby	GADD2	-	-	-	-	-	-	-	0



Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total 2011-2023
Gaddesby	GADD3	-	-	-	-	-	-	10	10
Great Dalby	GREA1	-	-	-	-	-	-	-	0
Harby	HAR1	-	-	-	-	3	11	1	15
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	70	193
Melton Mowbray	SSN	-	-	-	-	22	63	123	208
Melton Mowbray	MEL1	-	12	51	22	-	-	-	85
Melton Mowbray	MEL10	-	-	-	-	-	-	-	0
Melton Mowbray	MEL2	-	-	-	-	26	21	10	57
Melton Mowbray	MEL3	-	-	-	23	60	-	-	86

Settlement	LP Allocation	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	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	7	36
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	2023/24	Total 2011-2023
Wymondham	WYM2	-	-	2	3	2	1	1	9
Wymondham	WYM3	-	-	-	-	-	-	-	0

## Affordable Housing

Percentage of new homes completed that are affordable: 13% Total

63% in Melton Mowbray (2023/24), 37% in Villages.

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: 61% affordable rent, 39% intermediate housing (2023/24)

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

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.

The [Melton Borough Gypsy and Traveller Accommodation Assessment](#) (GTAA, December 2024) has been prepared by specialist consultants Opinion Research Services (ORS) providing a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in the borough for the period 2024-2040. The fieldwork undertaken as part of the assessment includes a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community, with a study baseline date of June 2024.

The assessment states that only the need for pitches identified in the GTAA from those households who met the 2023 Planning Policy for Traveller Sites (PPTS) planning definition should be formally considered as need arising from the GTAA. The need identified is 4 pitches for households that met the 2023 planning definition. This is made up of 2 pitches from concealed/doubled-up/over-crowded households or single adults; 1 pitch from a 5-year need from teenage children; and 1 from new household formation derived from the household demographics. The assessment states that initial consideration should be given to addressing this need through the intensification or expansion of existing sites where need has been identified. Consideration should also be given to regularising unauthorised sites. If this is not possible, consideration may need to be given to the allocation of new sites or pitches if residual need is identified.

Since the GTAA fieldwork concluded, a further two permanent Gypsy and Traveller pitches have been permitted in July 2024 at Castle View Road, Easthorpe (planning reference 22/00063/FUL) resulting in a residual need of 2 Gypsy and Traveller pitches within the Borough to 2040. Consideration will be given to intensifying or expanding existing sites where the need has been identified through targeted consultation with the affected families to address their requirements as recommended within the GTAA.

In addition, the GTAA identified a need for 13 pitches for undetermined households and whilst not a requirement to include in a GTAA, there is a need for 2 pitches for households that did not meet the 2023 PPTS planning definition. The GTAA states that this need from undetermined households and households that did not meet the planning definition, can be met via the criteria-based policy (as suggested in paragraph 11 in the PPTS). The assessment also found that there were no Travelling Showpeople identified living on yards in the Borough and therefore no current or future need for plots.

The GTAA and updated position will be used as a basis for determining planning applications and the Council will continue to monitor the delivery of Gypsy, Traveller and Travelling Showpeople accommodation in line with the latest evidence.

### 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 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): 9.47 ha

Residual requirement: 41.28 ha

Planned commitments (permissions): 6.01 ha

Planned commitments (allocations): 31 ha

Shortfall/ Surplus: 4.27 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
2023/24	-1402.2	87.3	16992	0	0	0	1.57	9.47



**Table 3: Full changes of the Class Use System 1<sup>st</sup> 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: 5.41%<sup>2</sup>  
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.

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<sup>2</sup> Springboard vacancy rate - December 2023

**Table 5: Town Centre Footfall April 2023-March 2024**

Month	Footfall
Apr-23	197,810
May-23	219,731
Jun-23	185,458
Jul-23	173,296
Aug-23	175,370
Sep-23	157,632
Oct-23	167,142
Nov-23	148,870
Dec-23	142,954
Jan-24	133,777
Feb-24	138,311
Mar-24	145,796
Total	1,986,147

Footfall in Melton Mowbray town centre has dropped by 21 per cent compared to the same period last year, according to new figures.<sup>3</sup>

[Melton Bid](#) say the number of people visiting the town centre in the year to July dropped by 278,614 people in comparison to the year to July 2023.

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<sup>3</sup> [Melton Times: Footfall drops in Melton town centre 6th Aug 2024](#)

### 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: 717

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

All 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. From this consultation, a total of 856 responses were received to the qualitative questions from 66 respondents, see [Issues and Options Consultation Document](#) for more information.

On the 19<sup>th</sup> September 2024, Council approved the start of regulation 19 consultation. This consultation on the Pre-Submission Local Plan Partial Update is expected to start in January 2025.



## 5. Climate Change

### Monitoring of territorial greenhouse gas emissions for Melton borough

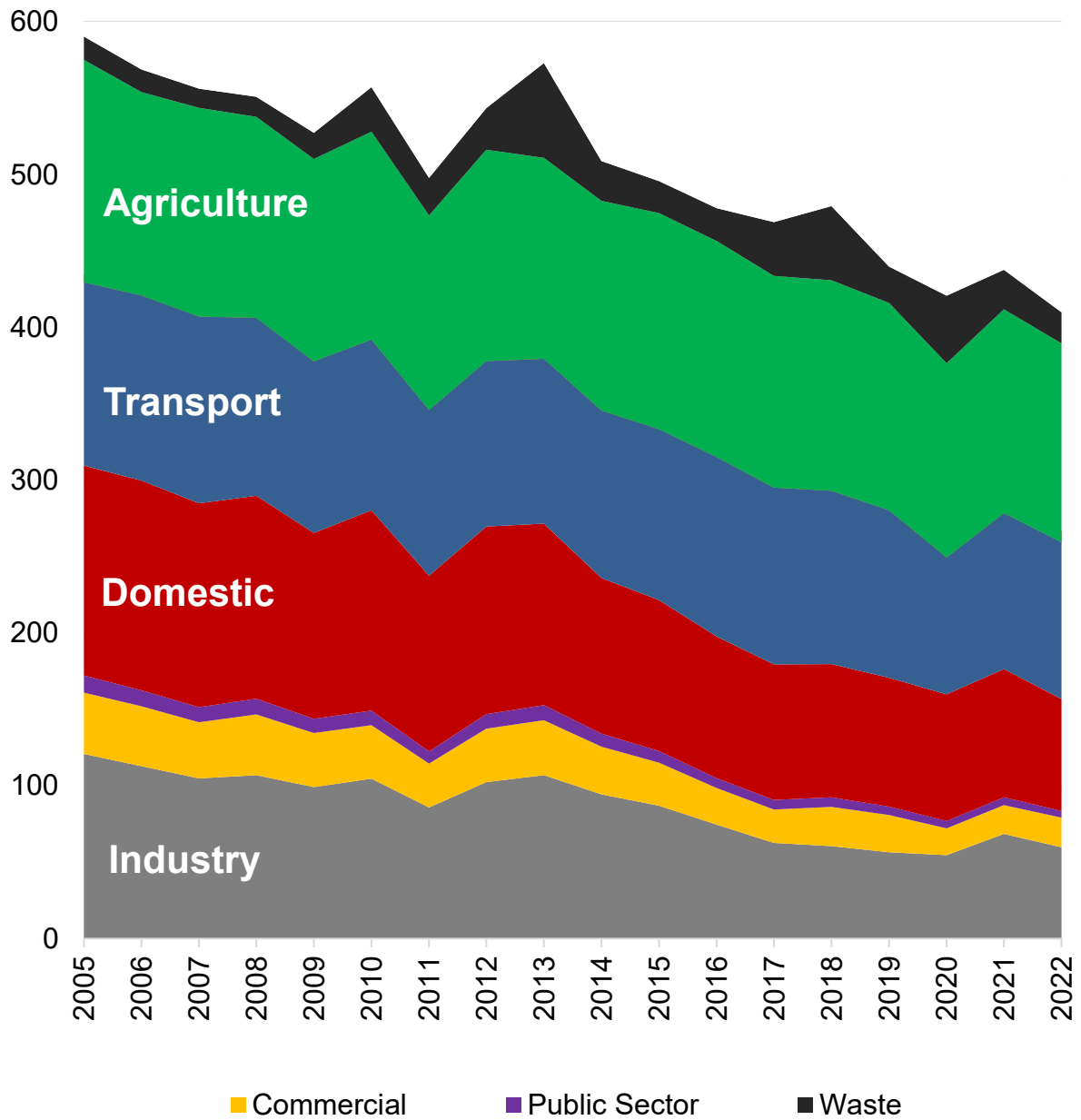
The Government publish annual data regarding local area greenhouse gas emissions. In June 2024 they released data for the year 2022, shown in table 6 below.

**Table 6: Melton borough greenhouse gas emission estimates by source (territorial emissions of CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O reported in KtCO<sub>2</sub>e; 2005-2022)**

Greenhouse gas emissions source	2005	2015	2020	2021	2022
Industry	120.9	86.9	54.6	68.6	59.8
Commercial	40.2	28.2	17.6	18.8	19.3
Public Sector	11.2	7.7	4.9	5.2	4.4
Domestic	137.3	98.7	82.9	83.8	73.3
Transport	124.6	120.5	97.1	109.1	109.7
Land use	-4.7	-8.6	-7.5	-7.1	-7.1
Agriculture	145.6	141.4	127.1	133.5	130.1
Waste	15.3	21.0	44.1	25.8	20.2
<b>Total Territorial GHG Emissions</b>	<b>590.4</b>	<b>495.7</b>	<b>420.7</b>	<b>437.6</b>	<b>409.8</b>

Overall local area greenhouse gas emissions continue to fall over time. They are estimated to have reduced by 31% since 2005, falling by 13% over the last 5 years (since 2017). The largest single emissions source arising in the borough is from Agriculture, responsible for just under a third of total area emissions. Agricultural emissions arise primarily from Nitrous Oxide (fertilisers) and CH<sub>4</sub> (methane, released by from livestock).

**Graph 1: Melton borough greenhouse gas emission estimates by source over time (territorial emissions of CO<sub>2</sub>, CH<sub>4</sub> and N<sub>2</sub>O in KtCO<sub>2</sub>e; 2005-2022)**



Data Source: [DENZ; Local authority and regional greenhouse gas emissions](#)

Key actions taken relating to climate change include;

- On 12<sup>th</sup> June 2024, the Council adopted the Climate Change Strategy following an extensive public consultation.
- 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 has utilised government grant funding to install energy efficiency measures and solar PV into eligible private sector homes across the borough.

Further funding is being used to increase EV charging infrastructure in Melton and surrounding villages. This work is being delivered through a partnership of Leicestershire Authorities.

- Action to decarbonise council operations has focused on the highest carbon emitters directly within our control. Energy audits for key office buildings and leisure facilities have been completed. An internal action plan is being developed with input from key areas across the council.

## 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 9<sup>th</sup> 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 (SPD) at its meeting of the Council on 24<sup>th</sup> 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 23<sup>rd</sup> 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.

2023 UPDATE: to keep the register as up to date as possible, all contacts on the previous register were contacted on 03/03/2023 and requested to fill out the new online form should they wished to remain on the register.

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 31<sup>st</sup> October to 30<sup>th</sup> October.

**Table 7.1: Self- and Custom-Build Need shown by the Register**

Base Period	Individual	Group
Base Period 1 (1st April 2016 to 30th October 2016)	21	3
Base Period 2 (31st October 2016 to 30th October 2017)	33	2
Base Period 3 (31st October 2017 to 30th October 2018)	19	0
Base Period 4 (31st October 2018 to 30h October 2019)	14	0

Base Period 5 (31st October 2019 to 30th October 2020)	7	0
Base Period 6 (31st October 2020 to 30th October 2021)	17	2
Base Period 7 (31st October 2021 to 30th October 2022)	17	1
Base Period 8 (31st October 2022 to 30th October 2023)	5	1
Base Period 9 (31st October 2023 to 30th October 2024)	3	0
Total	136	9

**Table 7.2 Plots for Self & Custom-Build Homes Granted Consent by Melton BC relative to Demand**

Base Period	Demand	Permissions Granted	Shortfall/ Oversupply
Base Period 1 (1st April 2016 to 30th October 2016)	0	0	0
Base Period 2 (31st October 2016 to 30th October 2017)	0	7	7
Base Period 3 (31st October 2017 to 30th October 2018)	0	0	0
Base Period 4 (31st October 2018 to 30h October 2019)	21	18	-3
Base Period 5 (31st October 2019 to 30th October 2020)	33	21	-12
Base Period 6 (31st October 2020 to 30th October 2021)	19	11	-8
Base Period 7 (31st October 2021 to 30th October 2022)	14	9	-5
Base Period 8 (31st October 2022 to 30th October 2023)	7	7	0
Base Period 9 (31st October 2023 to 30th October 2024)	17	8	-9
Total	111	81	-30

## 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. The local authorities within the HMA 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 is taking place with the following organisations:

- Environment Agency
- Historic England
- Natural England

- Homes England
- East Leicestershire & Rutland Clinical Commissioning Group and South Lincolnshire Clinical Commissioning Group (now Leicester, Leicestershire and Rutland Integrated Care Board and Lincolnshire Integrated Care Board)
- NHS England
- National Highways
- 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 former 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 in Local Plans.

In terms of governance arrangements, the Leicester and Leicestershire local authorities, 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, POF is also supported by the Task & Finish Group (T&F) which comprises senior officers that meet every week to work together on the strategic matters including housing, employment, transport and associated evidence studies. The T&F group supports and advises both POF and SPG.

The key strategic matter for Leicester and Leicestershire relates to housing and employment and involves a number of work streams to address the issue of unmet housing and employment arising in Leicester. This has involved collaborative working on the following studies:

- Housing and Economic Needs Assessment (HENA) - a study to better understand the need for housing and employment land including the type and mix needed within Leicester and Leicestershire
- Sustainability Appraisal (SA) – to appraise and inform the distribution options and scenarios considered in the Statement of Common Ground.
- Strategic Transport Assessment (STA) - to develop a series of growth scenarios to understand the impacts of growth on the transport network

- Strategic Growth Options and Constraints Mapping (SGO) – to assess the potential of strategic sites in Leicestershire and understand the opportunities and constraints at a strategic scale
- Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change – assesses the need for Large Warehousing and Logistics 2020 – 2041

Following completion of the [Housing and Economic Needs Assessment and the Sustainability Appraisal](#), Leicestershire local authorities have agreed options for accommodating the unmet need. A [Statement of Common Ground on the apportionment of Leicester’s unmet need](#) was first published in June 2022 and is now agreed by all the relevant local authorities.

Following this agreement, the [Strategic Growth Options and Constraints Mapping Study](#) and the [Strategic Transport Assessment \(Stage 1\)](#) were published in June 2024. This evidence is intended to support the delivery of the Strategic Growth Plan in the long-term.

The Strategic Growth Options and Constraints Mapping Study considers locational choices around delivery to 2050 and determines whether they offer suitable and appropriate solutions to deliver sustainable locations for new communities and economic growth. The Strategic Transport Assessment Stage 1 assesses and compares the respective transport implications of four different housing distribution scenarios between 2036 and 2051 to help identify how growth should be distributed across Leicester and Leicestershire in the long term.

In relation to the Local Plan Review and Update, those prescribed bodies and relevant authorities covered at the beginning of this section were consulted at three informal 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.
3. In October 2024, prior to the expected Regulation 19 consultation, a presentation on Duty to Cooperate matters and Local Plan progress was given, and an early version of the Pre-Submission Local Plan Update was circulated for comments. The feedback received is currently being processed and addressed in the Pre-Submission Local Plan Update document.

A Duty to Cooperate Compliance Statement will be published for the Local Plan Regulation 19 Consultation. The Statement is expected to cover Duty to Cooperate matters in more detail.



## 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 14 parishes have successfully made their plans, with 1 (Asfordby) having made their plan during this monitoring period. The information below shows the current (September 2024) progress and activity.

### **Made Neighbourhood Plans**

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

[Asfordby. 'Made' NDP \(10/November/2023\)](#)

[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**

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

Croxtan 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 6<sup>th</sup> 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 9<sup>th</sup> July 2019](#) for more details.

### 8.2 Section 106 Agreements (September 2024)

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 **£1,671,051.07** in section 106 costs across the Borough, with **£322,454.85** received during this 2023/24 financial 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 September 2024. 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-September 2024

<b>Planning Application</b>	<b>Location</b>	<b>Type of Contribution</b>	<b>Value of Contribution</b>
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	£87,398.15
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
15/00673/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	£3,202,732.16
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

16/00926/OUT	Land at Sysonby Lodge Nottingham Road Melton Mowbray	Monitoring	£924.00
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
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	£1,868,656.29
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 Scafford 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	£117,871.42
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
20/00397/OUT	Land South of Grange Farm, Harby Lane, Hose	Affordable Housing, Bus Pass, Bus Stop, Medical Practice, Library, Education, Travel Pack, Waste and Recycling Contribution, Monitoring	£299,625.23

20/00470/OUT	Land Adjacent to Crompton Road, Asfordby Hill	Buss Pass, Civic Amenity, Education, Healthcare, Travel Contribution, Travel Pack, Travel Plan, Monitoring	£651,732.72
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
21/00013/FUL	Land Rear of 1 to 3 Hickling Lane, Long Clawson	Additional First Homes Contribution, Affordable housing Rent, Bus Pass, Bus Stop, Civic Amenity, Healthcare, Library, Education, Monitoring	£139,827.84
21/00518/FUL	Land Adjacent Garden Centre, Melton Road, Asfordby Hill	Education, Monitoring	£87,234.22
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
<b>Total (including Leicestershire County Council's contributions)</b>			<b>£43,350,078.38</b>

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 (1<sup>st</sup> April – 31<sup>st</sup> 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

GTAA - Gypsy and Traveller Accommodation Assessment

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

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by contacting customer services at [contactus@melton.gov.uk](mailto:contactus@melton.gov.uk) or calling the number above.

