Welcome from the Chairman of the Melton Borough Local Plan Working Group

"This Draft Local Plan is being published to give you the opportunity to consider it and if you wish, to make formal objections or representations on it. This is the plan the Council wants to adopt, and is the result of evidence collection, analysis and consultation work over the last two years.

You will note that the document plans for the next 20 years or so, fostering economic growth and delivering necessary infrastructure, such as roads and schools, as well as planning for 6000 or so new houses. All these elements, including the proposed Melton Mowbray distributor road, are interdependent and will contribute to the sustainable development of the Borough as a whole.

We will use the plan to help attract additional more highly skilled industry and commerce to Melton. This is to help retain and attract people with more to spend in local shops and on local services, and to help reduce our economic reliance on low skilled roles in the food industry.

So as well as identifying much needed new housing land, the plan identifies sites for industry, commerce and shops, and supports the rural economy. As importantly, the plan also makes sure our most valuable and cherished environmental and cultural assets, which make the Borough such an attractive place to live and work, are protected.

If you have had your say on earlier versions of this plan, may I take this opportunity to thank you for your input and interest."

Councillor Pru Chandler

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Chapter 1: Introduction

1.1   This Pre Submission Draft Melton Local Plan has been published to fulfil the requirements of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It may also be known as the publication draft plan. It is the document that the Council considers is ready to submit to the Government for independent examination. Its publication follows consultation on the Melton Local Plan Emerging Options document, which ended in April 2016. The Pre Submission Draft Plan sets out the development strategy, policies and proposals, including site allocations, which will guide land use and development in the Borough up to 2036.

1.2   Publication of this Pre Submission Draft Plan marks the start of a six week period during which objections and representations relating to it may be made. This six week period runs from **Tuesday 8th November 2016 to Monday 19th December 2016 inclusive**. All responses that are 'duly made' at this stage are submitted to the Government for consideration by a Planning Inspector alongside the Council's Submission Draft Plan, as part of a Public Examination.

1.2   What is a Local Plan?

1.2.1   All Local Planning Authorities must prepare a Local Plan setting out planning policies for their area. The Local Plan guides decisions on planning applications for development and sets out the strategic direction of the area on social, economic and environmental matters.

1.2.2   Key roles of the plan are to set out the amount of new homes needed for the plan period, make provision for employment development and identify the infrastructure which might be needed to support it. The plan also identifies areas of land which should be protected. In addition, the plan sets out **who** will work together to deliver the plan and **what, where, how and when** development will be delivered in the Borough.

1.2.3   Local Plans must be positively prepared, justified, effective and consistent with national policy set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). It is not simply a duplicate of national policy, but applies the objectives of national policy to the local circumstances and local priorities.

1.2.4   Once the Local Plan is adopted, it will be the main factor used to decide planning applications for individual proposals, alongside Neighbourhood Plans, where applicable. The Local Plan must be kept up to date and reviewed when required.

1.3   National Planning Policy and Guidance

1.3.1   The NPPF and the NPPG are referred to throughout this document. Whilst there are other relevant central government plans, strategies and ministerial statements, the NPPF and NPPG set the ground rules and represent the main starting point for determining the matters that the Local Plan needs to deal with.

1.4   When will the Local Plan be completed?

1.4.1   Preparation of the Local Plan has followed a number of required stages to ensure that local people and other stakeholders have had the opportunity to be fully engaged in the process, and that the contents of the plan are based on robust evidence. The key stages of plan preparation are summarised in Figure 1.

1.4.2   It is anticipated that the Local Plan will be adopted by the Council in 2018. However due to the complex nature of the work, the programme is kept under regular review. For more details on the Local Plan work programme, please see the Melton Borough Local Development Scheme (LDS), which can be found at www.meltonplan.co.uk .

1.5   What period does the Local Plan cover, and when will it be reviewed?

1.5.1   NPPF states that Local Plans should preferably plan for a 15 year time horizon. The Melton Local Plan period is 25 years, from 01 April 2011 to 31 March 2036, but at least five of these years will have elapsed by the time the plan is adopted.

1.5.2   A development strategy over this amount of time has allowed a clear direction of travel to be set out for the Borough, as the plan includes enough development to effect a real step change in economic, social and environmental conditions over that time. However the Local Plan will need to be subject to regular review. Such reviews are likely to be triggered if monitoring of the delivery of the plan indicates that development is not coming forward as expected, or if other factors, such as updated evidence, becomes available, or if the development needs of neighbouring Local Authorities need to be taken into account.

1.6   How have we engaged on the Local Plan?

1.6.1   Melton Borough Council has undertaken extensive engagement with local people, businesses, landowners, developers and other stakeholders. It has also held a number of public events and drop-in sessions across the Borough as part of the Issues and Options consultation, as well as Emerging Options. A programme of similar events is planned at this stage. The Council

also established a set of Melton Local Plan Reference Groups which have been involved in nine rounds of meetings over the last three years.

1.6.2   Community engagement and how it has influenced the plan at each stage (see Figure 1) has been recorded in the Melton Borough Local Plan Consultation and Engagement Statement which will be submitted to the Inspector for consideration as part of the Public Examination. This statement has been prepared in sections alongside each stage of Local Plan preparation so that people can see how their contribution has helped to shape the plan.

1.7   The Value Added by the Reference Groups

1.7.1   The Melton Local Plan Reference Groups have been integral to the development of the Local Plan. They have ensured that the plan has evolved and been influenced by local people, and have contributed to the identification of constraints and opportunities, whilst developing an understanding of the rationale of the plan. The Reference Groups have also been party to the difficult decisions needed throughout each stage ensuring that the Reference Group members have travelled the complete journey of the plan's preparation.

1.7.2   Melton Borough Council established the Reference Groups in July 2013 under the following themes:

- Residents
- Employment
- Town Centre
- Landowner and Developer
- Environment
- Special Interest
- Young Persons

1.7.3   These themed groups have considered matters individually and together as the Local Plan has been progressed. There have been over nine rounds of Reference Group meetings, undertaking detailed discussions and workshop based exercises which have directly influenced the Local Plan. Full details of all sessions are set out in the Consultation and Engagement Statement.

1.8   How does the Local Plan relate to other plans and strategies for the area?

1.8.1   Partnership working and co-ordination of strategies are key features of the planning system. Melton Borough Council has liaised with relevant bodies that prepare strategies affecting the Borough's future, including health, transport, housing, employment, infrastructure providers and the

environment. This is to ensure that plans and policies are as closely aligned as possible and that strategies support each other. Delivery of some of the policies and proposals in the Local Plan will rely on actions by other parties, so it is important that this plan and other key strategies are aligned.

Preliminary consultation on what the Local Plan should contain

(Regulation 18)

Completed Jan 14 - Mar 14

Issues & Options Consultation on the key issues and options available to address them

(Regulation 18)

Completed Oct 14 - Jan 15

Emerging Options (Draft Plan)

Consultation draft strategy, policies and site options for development (Regulation 18)

January 16 - April 16

Publication (Pre Submission) Draft Plan

Formal representations invited on the draft plan

(Autumn 2016)

WE ARE HERE

Submission and Examination
Consideration of draft plan and representations by the Secretary of State through Public Examination (from February 2017)
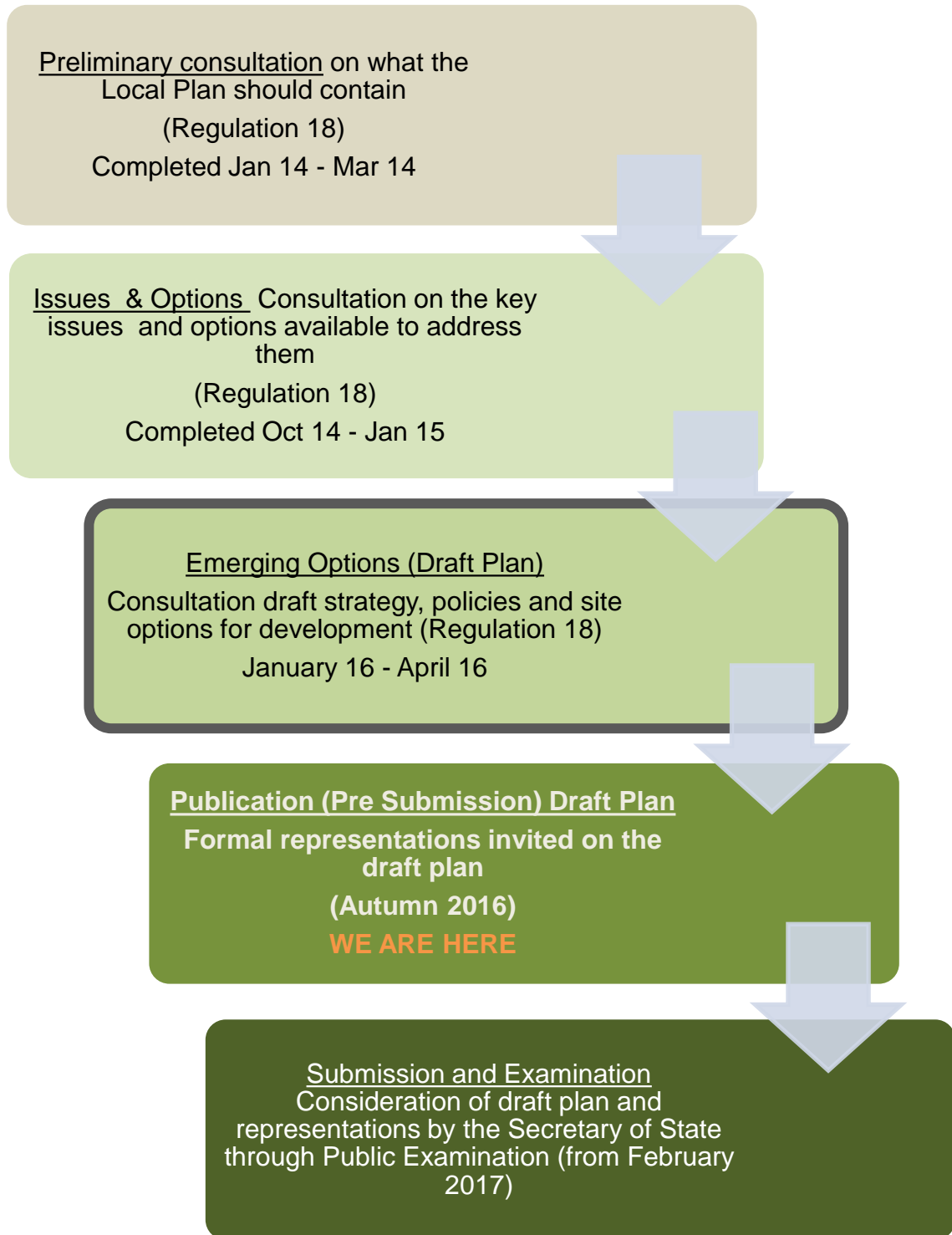
Figure 1: Local Plan Stages of Preparation

1.8.2   The Local Plan vision and objectives are aligned with the Council's priorities set out in the Corporate Plan 2015-2020, and address key issues set out in the Sustainable Community Strategy 2015-2020.

1.8.3   Together with other key local strategies, such as Melton Borough's Economic Growth Plan, these documents set out a joint vision for Melton Borough, shaping the actions and commitments to further economic, social and environmental well-being.

1.8.4   It is important to identify how future issues, challenges and priorities will be addressed across many different aspects and boundaries such as economic development, health, housing, education, climate change and infrastructure delivery. Key amongst these will be joint working and the Council's membership of the Melton Community Partnership, along with the Council's strong relationship with the Leicester and Leicestershire Enterprise Partnership.

1.8.5   This shows the importance of having a Local Plan that positively works with others and which carefully balances economic, social and environmental aspects in order to achieve the greatest benefits for the Borough, leading to sustainable development.

1.9   What are Neighbourhood Plans and how do they relate to the Local Plan?

1.9.1   Neighbourhood planning was introduced by the Localism Act 2011. By producing a Neighbourhood Plan, communities can take the lead on developing planning policies for their areas, provided that their plans are prepared in accordance with the rules set out by the Government and that any plans and policies are in general conformity with the strategic policies contained in the Local Plan. When a Neighbourhood Plan has successfully completed its preparation and adopted, it will be made part of the development plan. The policies and proposals included in the plan will then be used in determining planning applications in that area.

1.9.2   There are currently 12 Neighbourhood Plan areas designated in the Borough. Each area is at a different stage in the preparation of their plan. Asfordby has progressed the furthest having submitted a draft plan to the Council in October 2016. The designated areas, shown on Figure 2, are:

- Asfordby
- Bottesford
- Waltham on the Wolds and Thorpe Arnold
- Wymondham and Edmondthorpe
- Ab Kettleby
- Hoby, Rotherby, Brooksby and Ragdale

- [Croxton Kerrial and Branston](#)
- [Nether Broughton and Old Dalby](#)
- [Somerby](#)
- [Clawson, Hose and Harby](#)
- [Frisby on the Wreake](#)
- [Great Dalby](#)

1.9.3 Melton Borough Council is working with these communities to align timetables and aspirations.

1.9.4 **For the purpose of testing conformity of Neighbourhood Plans with the Local Plan, all policies included in the Local Plan up to Chapter 8 are regarded as strategic policies.** Whilst the remaining policies will be relevant for determining planning applications, they are not viewed as strategic policies for the purpose of testing Local Plan conformity.

1.10 How does the Melton Local Plan relate to the Plans of Neighbouring Local Authorities?

1.10.1 The Melton Local Plan has been prepared working jointly on strategic priorities with Leicester and the wider Leicestershire Local Authorities as well as Rushcliffe, South Kesteven, Newark and Sherwood District and Rutland. This is known as the Duty to Co-operate. The Local Planning Authorities are required to undertake the Duty to Co-operate with neighbouring authorities and other public bodies throughout the plan-making process for strategic and cross-boundary issues in order for the plan to be found legally compliant in the examination. This Pre Submission Draft Plan is a result of joint working with our neighbouring authorities.

1.10.2 Melton Borough forms part of the Leicestershire and Leicester Housing Market Area and as such, the Local Authorities work closely together, particularly when planning for housing, the economy and the infrastructure needed to support growth. Figure 3 sets out Melton Borough in the context of the neighbouring Local Authorities; the thick line shows the Leicester and Leicestershire Housing Market Area.

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Legend

- Draft Neighbourhood Plan received
- Neighbourhood Plan Area designated
- Melton Borough Boundary

Scale (at A4): 1:140,000

Bottesford

Clawson, Hose and Harby

Croxton Kerrial & Branston

Broughton and Old Dalby

Ab Kettleby

Waltham on the Wolds and Thorpe Arnold

Asfordby

Hoby, Rotherby, Ragdale and Brooksby

Wymondham & Edmondthorpe

Frisby on the Wreake

Burton and Dalby

Somerby

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Melton Borough Council
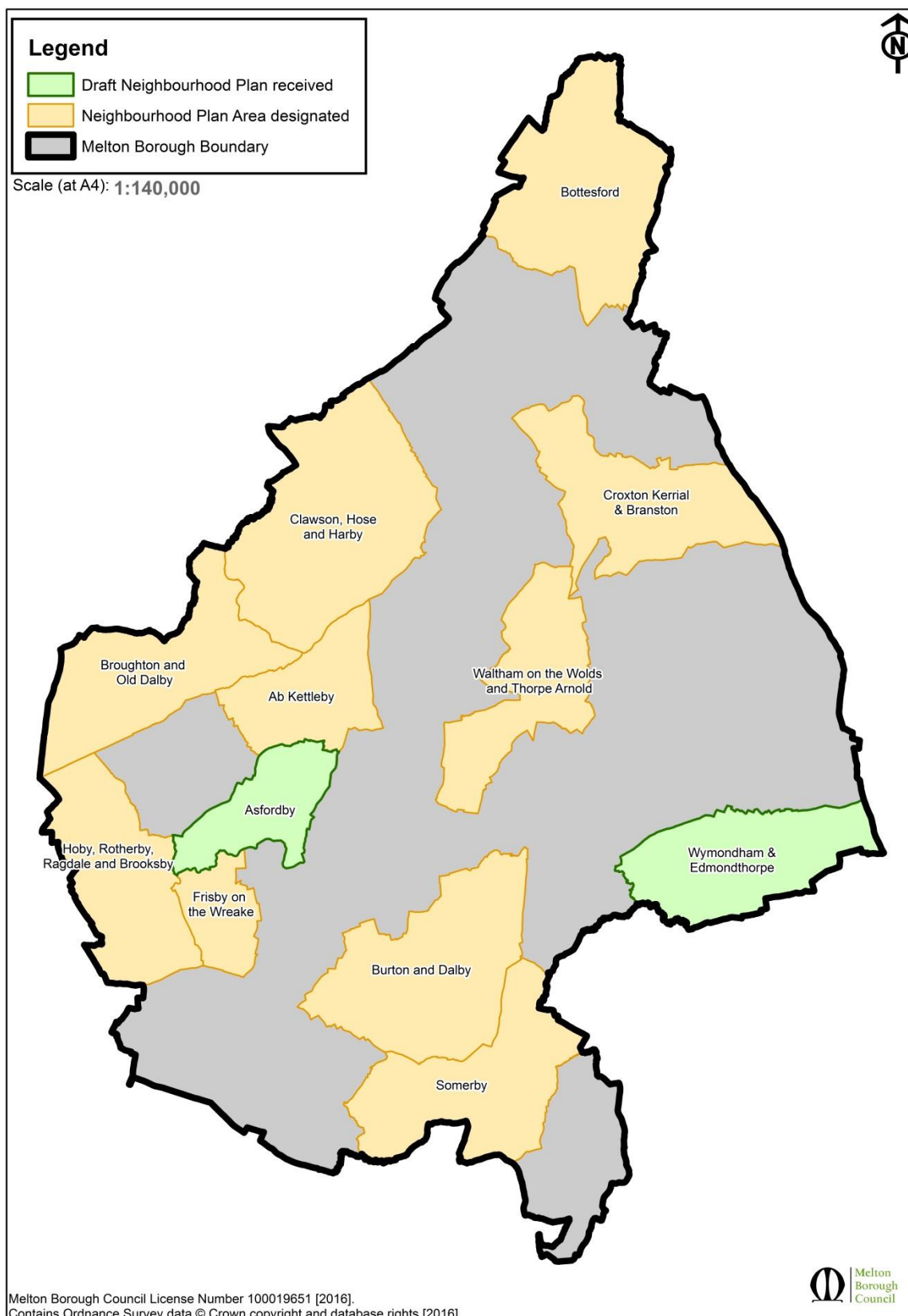
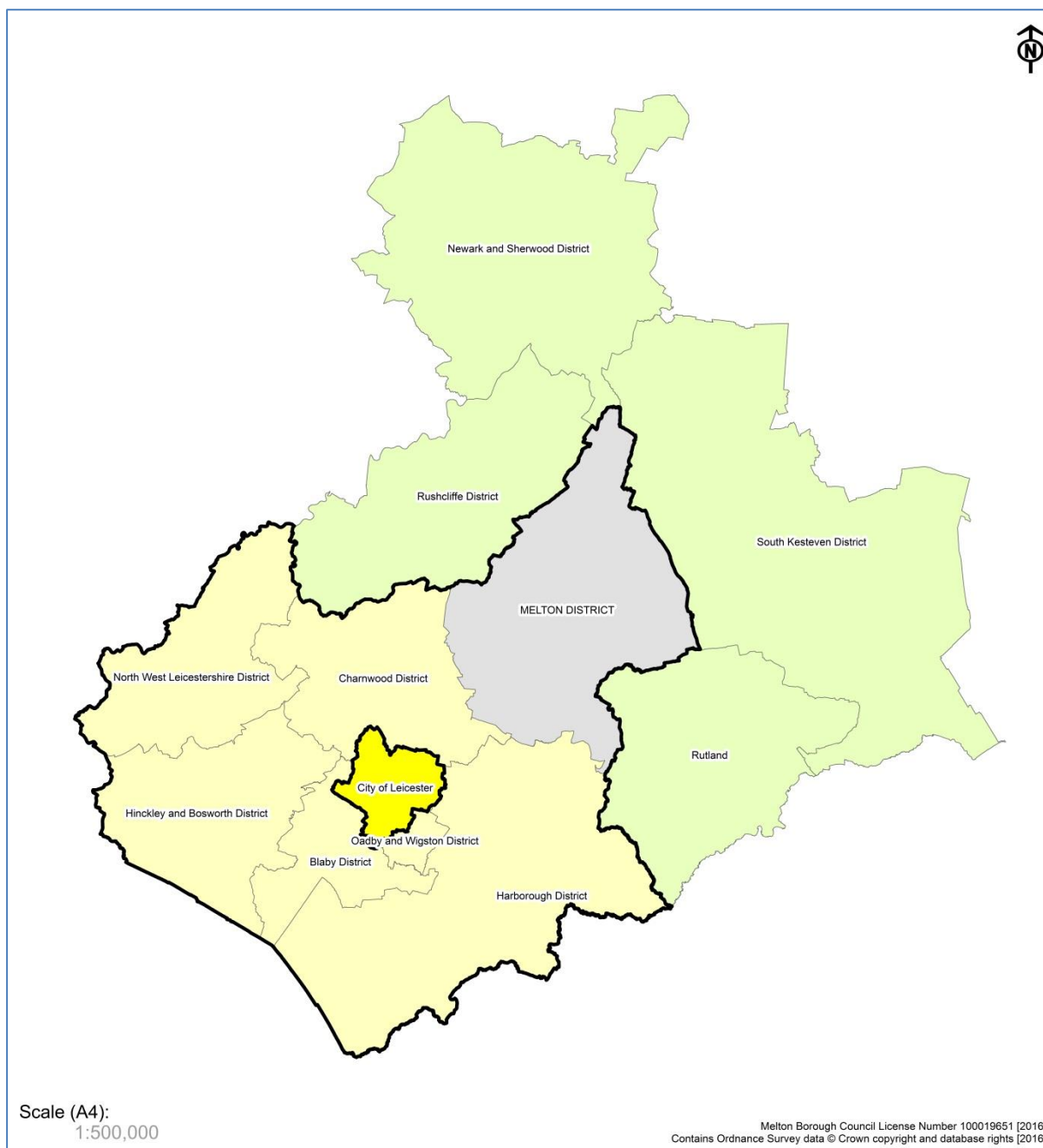**Figure 2: Designated Neighbourhood Plan Areas**

Figure 3: Melton Borough in Context

1.11   What will happen to previous work on the withdrawn Melton Core Strategy?

1.11.1   The Melton Core Strategy was withdrawn from Public Examination in April 2013, closely followed by a commitment to develop a New Local Plan swiftly and engaging as many people as possible in the process.

1.11.2   This Local Plan has revisited the policy choices made through the Core Strategy and reviewed or refreshed the evidence prepared to support that plan. Previous consultation feedback from the Core Strategy has not been carried forward; instead, the Local Plan has gathered up to date views through new methods of engagement. Some of the evidence base which underpinned the withdrawn Core Strategy is still valid. It has either formed the starting point for new evidence or remains valid because no significant change has taken place in the work area.

1.12   What will happen to the Melton Borough Local Plan 1999?

1.12.1   Until the New Local Plan is adopted, the development plan is provided by the saved policies of the Melton Borough Local Plan 1999 and these policies, read in conjunction with the NPPF, will guide decisions on planning applications.

1.12.2   Once the new Local Plan is adopted, it will supersede in its entirety the saved Local Plan Policies. These are all listed in Appendix 2.

1.13   What is the Melton Borough Local Plan Sustainability Appraisal?

1.13.1   Sustainability Appraisal (SA) is a statutory requirement and an essential part of assessing and selecting options for the Melton Borough Local Plan. It involves a detailed assessment of the Local Plan's objectives, options and proposed policies in terms of their environmental, social and economic impacts. Its purpose is to ensure that the policies and proposals of the local plan contribute to sustainable development.

1.13.2   The Melton Borough Local Plan has been prepared alongside an iterative SA process. The SA report published alongside this Pre Submission Draft Plan shows how reasonable alternative options and draft policies and proposals have been assessed against the sustainability objectives and the cumulative sustainability effect of all the policies and proposals. The SA process incorporates the requirements of the European Directive on Strategic Environmental Assessment (SEA) as well as an assessment of equalities and diversity.

1.13.3   Figure 4 shows how the SA has been developed in stages alongside the preparation of the Local Plan. At each stage of Local Plan preparation, an appropriate assessment of the effects of Local Plan options or draft policies has been set out in an SA report.
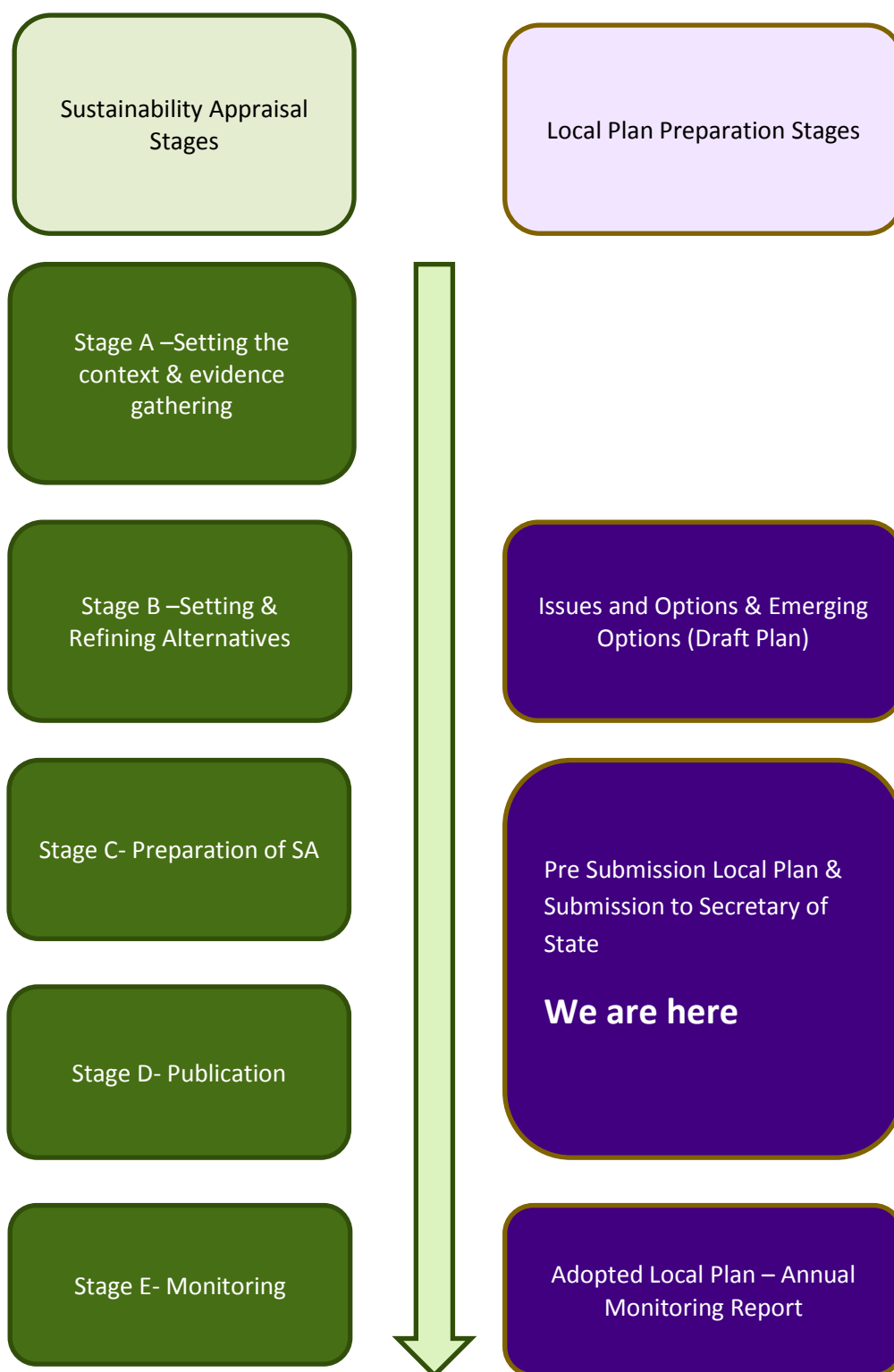
Figure 4: Sustainability Appraisal Process

Sustainability Appraisal Stages

Local Plan Preparation Stages

Stage A –Setting the context & evidence gathering

Stage B –Setting & Refining Alternatives

Issues and Options & Emerging Options (Draft Plan)

Stage C- Preparation of SA

Pre Submission Local Plan & Submission to Secretary of State

We are here

Stage D- Publication

Stage E- Monitoring

Adopted Local Plan – Annual Monitoring Report

1.14   What is the Melton Borough Local Plan Evidence Base?

1.14.1   Local Plans must be based on robust evidence. This evidence is extensive and often technical in nature, and has informed all stages of plan preparation. It is available to view alongside the Pre Submission Draft Plan on www.meltonplan.co.uk. At the end of each chapter, the main pieces of evidence relevant to that section are listed.

Chapter 2: Melton Borough Today - A Portrait

2.1   General

2.1.1   Melton Borough is an attractive rural area covering 48,138ha in the north-east part of Leicestershire and at the heart of the East Midlands. The Borough has a total population of approximately 50,376 (Census 2011) which has risen from 47,866 (2001 Census). The main activities of the Borough are centred on the market town of Melton Mowbray.

2.1.2   The Borough has a wide range and choice of places to live, with around a half of all existing housing located at Melton Mowbray. In the rural hinterland, there are some 70 attractive villages spread across all parts of the Borough including the larger settlements of Asfordby, Bottesford, Long Clawson and Waltham on the Wolds.

2.1.3   The Borough's employment base is primarily in food and drink related manufacturing, focused at Melton Mowbray. This main town is also where most retail, leisure and service sector jobs are located. Tourism, which makes a vital contribution to the Borough's economy, occurs at locations more widely spread across the Borough, as well as at Melton Mowbray.

2.2   Housing

2.2.1   In 2011 there were 21,490 households in dwellings comprising:

- 8,784 detached houses;
- 7,743 semi-detached houses;
- 3,341 terraced houses; and
- 1,622 flats/other.

2.2.2   8.5% of the housing stock is owned by the Local Authority with only 2.6% available for rent from a Registered Provider (RP). Privately owned housing accounts for 88% of the housing stock, which is higher than average for the East Midlands region and the rest of the country. Providing homes for those that cannot afford to buy is therefore a key challenge for the Borough.

2.2.3   Melton Borough is located within the Leicester and Leicestershire Housing Market Area. This recognises the relationship of the Borough with Leicester City and the rest of Leicestershire in terms of access to employment and services. However, parts of the area, e.g. Harby, Bottesford and Croxton Kerrial, relate more closely to Nottingham and Grantham.

2.2.4   The average house price in the Borough is £145,000, which is higher than the regional average but lower than the national average. More detailed breakdown of house prices based on house type is provided in our latest Authority Monitoring Report (AMR). In 2008/09, the Borough delivered 114

affordable homes. However, since then, delivery has become more challenging with no affordable homes delivered in 2013/14, only four in 2014/15 and six in 2015/16. This reflects the decline in house building and the restricted financial capacity of housing associations arising from the economic recession.

2.3 Jobs and Prosperity

2.3.1 Melton Mowbray is the main service and employment centre. A significant percentage of jobs is in manufacturing (mainly food and drink), which is higher than the national and regional averages. The jobs in Melton Mowbray are mostly provided by a few large manufacturers, although business start-ups are increasing, particularly in the rural parts of the Borough, where a growing trend for home working is matched with an attractive environment.

2.3.2 Of the resident working age population in Melton Borough, the proportion qualified below NVQ level 2 & 3 is very high and the proportion qualified to NVQ level 4 and above is also high. 21.4% of people over 16 have no qualifications. This gap in skills reflects the relatively low skilled jobs that are available in the town (Local Futures Profile, 2013) and represents a significant challenge for the economy, particularly in providing a labour force to service industry.

2.3.3 There are a growing number of small and medium sized enterprises spread across the Borough. Some of the jobs are on business parks such as Old Dalby or operating in small premises in rural locations. The number and diversity of jobs in the rural area have been increasing each year, as mentioned in paragraph 2.3.1 above.

2.3.4 Melton Mowbray is the Rural Capital of Food. The town centre has a varied range of commercial activity such as banks, solicitors and estate agents, but also a high proportion of independent retailers, particularly independent food shops. Vacancies in the town centre are relatively low. There are three supermarkets: Tesco on Thorpe Road, Sainsburys on Nottingham Road and Morrisons on Thorpe End. A new Lidl store on Scalford Road provides for the budget store market and there is a planning permission for Aldi on Leicester Road.

2.3.5 Outside Melton Mowbray, Asfordby, Bottesford, Long Clawson and Waltham on the Wolds act as the local service centres, although other larger villages, particularly to the south of the Borough, also perform a similar role.

2.4 Accessibility and Transport

2.4.1 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 northern 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 and East Midlands Airport are about 45 minutes' drive time to the north west. Traffic is known to cross the Borough to link from the M1 to the A1 and the east coast ports. Melton Mowbray station is on the Birmingham to Stansted Airport railway line, providing quick and regular access to Leicester. Bottesford station is on the Nottingham to Skegness line, with a good connection to Grantham.

2.4.2 Peak hour traffic flows at key junctions and sections of road in and around the Town Centre are at capacity. This results in severe delays to journey times when crossing the town, of in excess of 5 minutes. This is adversely affecting the quality of life of the residents of the Borough going about their daily business and also adversely affects the perception of the town as a place to do business in, or to visit. The environmental impact of this traffic congestion is magnified by significant numbers of HGVs in the traffic mix.

2.4.3 Despite the traffic conditions, Melton has relatively high levels of use of alternative means of transport, including cycling and walking.

2.5 Safety and Protection

2.5.1 Crime and fear of crime is relatively low in Melton Borough compared to the national and regional averages, with Melton Borough ranked 266th out of 376 national districts for the level of crime it experiences.

2.6 Community Development

2.6.1 On the indices of deprivation, Melton Borough is ranked 236 out of 354 districts, putting it in the 40% least deprived districts nationally. 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. Whilst this means that the Borough scores favourably compared to the rest of the sub region and nationally, there are pockets of deprivation, particularly in and around Melton Mowbray.

2.6.2 Whilst the Borough has an ageing population with a high percentage of the population in their 40's, there is an average number of young families living in the Borough compared to the rest of the country. However, there are fewer under 16 year olds and people aged between 15 and 44 living within the Borough than is found in Leicestershire as a whole and the rest of the country. This suggests that younger people are migrating out of the Borough for higher education opportunities and employment, and there may be an inward migration of older people seeking retirement homes.

2.6.3 Life expectancy for both the male and female residents in the Borough is higher than the regional and national average but it varies across the Borough.

2.6.4   A significant percentage (18.9%) of the population of Melton Borough is obese, which is comparable to the national average.

2.6.5   The Borough is served by 10 GP surgeries located in the town and larger villages. There are 5 dentists mainly concentrated in Melton Mowbray. Secondary schools are located in Melton Mowbray and Bottesford and 19 villages have a primary school. MV16 is located in Melton Mowbray providing further education for 16–18 year olds. Brooksby College provides tertiary education choices.

2.6.6   The hospital at Melton Mowbray has maternity facilities as well as a ward that provides general rehabilitation and palliative care. There is both a leisure centre with a swimming pool and a sports village in Melton Mowbray, and there are two libraries, one in Melton Mowbray and another in Bottesford. In the rural areas of the Borough, village and parish halls make a valuable contribution to local life, providing facilities for sports and leisure groups and accommodating further activities for the local population.

2.6.7   There are no large parks and gardens in the north and east of the Borough, and these areas are not served by Egerton or Wilton Parks in Melton Mowbray. Although there are other types of formal provision serving the area, such as allotments and cemeteries, these do not provide the function of a local park that people would visit and enjoy for recreational use or play.

2.6.8   There is generally a good distribution of natural and semi-natural sites across the Borough.

2.6.9   Open spaces in the more urban areas of the Borough tend to be well linked by green corridors, particularly in Melton Mowbray, with its Heritage Trail taking in town centre parks and gardens.

2.6.10 The Borough's residents have access to a number of leisure facilities and cultural activities including a leisure centre, golf courses, and theatre and cinema within Melton Mowbray.

2.7   Environment

2.7.1   Outside the built-up areas, arable farmland accounts for about half of the area. The remainder is used for grazing. Approximately 95% of agricultural land is grade 3, which is good to moderate quality.

2.7.2   The landscape is typically rolling hills and valleys. The most prominent features are the escarpments defining the southern edge of the Vale of Belvoir. The latter is also a tourist attraction, along with Burrough Hill, a former iron-age fort in the south of the Borough.

2.7.3   Melton Mowbray is situated in the centre of the Borough and is a large, well contained market town on rising ground above the Wreake Valley. The

numerous small villages within the Borough retain many of their historical features and are built in local ironstone and sandstone. Most are centred on a church or prominent spire. Many have been designated a Conservation Area, of which there are 45 in the Borough, containing some of the 702 listed buildings.

2.7.4 Gently sloped river valleys are also characteristic features of the landscape, notably the Wreake, Eye and Gaddesby Brook. The main waterway is the Grantham Canal.

2.7.5 Melton Borough has a long history of flood events. Flood alleviation work, such as the Brentingby Dam, has previously taken place, which has significantly reduced the impact of flood events in Melton Mowbray. Fluvial flooding is not the only type of flooding. Secondary sources include run-off from hillsides, groundwater flooding, flooding from sewers and drains and blockages to artificial drainage systems. All these comprise a significant flood risk in some areas of the Borough.

KEY EVIDENCE:

- 2001 Census
- 2011 Census
- Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014
- Local Futures Report, 2013
- Leicester and Leicestershire Employment Land Study, PACEC, 2012
- Melton Employment Land Study, BE Group, 2015
- Melton Open Spaces Study 2014
- Play Pitch Strategy 2014
- Indoor Facilities Assessment 2014
- Authority Monitoring Report 2016
- DCLG's The English Indices of Deprivation 2015

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Chapter 3: Vision and Strategic Priorities

3.1 The Vision for Melton Borough

> ### A Vision for Melton Borough
>
> In 2036, Melton Borough will be a thriving borough with new and well established local employers benefiting from a sufficient pool of appropriately skilled local workforce. There will be improved connectivity and ease of movement within and across the town, and to and from the nearby larger centres of Leicester, Loughborough, Nottingham and Grantham and the Borough's many villages. This will have elevated Melton Borough as a desirable place to live, work in and visit, both sub-regionally and beyond.
>
> Much new housebuilding, including a significant proportion of new homes suitable for first time buyers, young families and those on lower incomes, will have helped balance the local housing stock and slow down or reverse the trend towards an ageing population. It will also have increased the vibrancy of neighbourhoods, and helped to sustain local shops, schools and other services, both in Melton Mowbray and many of the villages. The strong historic and landscape character of the Borough will be as apparent and cherished as ever, and new development will be notable for the success with which it has been reflective of that character and integrated into its setting. The efficient use of land and the location of new development will have ensured that the best and most versatile agricultural land can continue to support a strong rural economy and that development overall during the plan period has created a more sustainable pattern and form than was prevalent at the outset.

Delivering the Vision

To deliver the vision, the Borough Council will work with its partners and others to promote and manage development in a way which consolidates and builds upon the unique reputation, heritage, character and rural nature of Melton Borough so that it meets the needs of the local community, benefits the economy and maintains or improves the quality of the local environment.

We will facilitate a sustainable pattern of high quality development which:

- Meets the needs of businesses to provide a diverse, competitive and innovative economy with high levels of local employment and good opportunities for training;
- Meets the current and future housing needs of the whole community;
- Provides the necessary infrastructure to support economic and population growth;

- **Strengthens and enhances Melton Mowbray's role as a historic market town and as the main social and economic focus for the Borough;**
- **Raises the quality, interest and diversity of Melton Mowbray's town centre and reduces the impact of traffic;**
- **Respects the individual character and distinctiveness of Melton Borough's town and villages, preserving their heritage and promoting good design;**
- **Ensures that people benefit from having better access to key services and facilities to create strong, healthy, safer communities;**
- **Retains the character of the countryside whilst supporting land-based industries and tourism opportunities;**
- **Enhances and minimises harm to the natural environment;**
- **Addresses the causes and effects of climate change and reuses and recycles resources.**

3.1.2 The vision, its delivery and the strategic priorities have been developed with significant input from Local Plan Reference Groups, and they have been refined by the consultation undertaken to date.

3.2. Strategic Issues, Objectives and Priorities for Melton Borough

3.2.1 Strategic priorities are the main overarching matters that the Local Plan will help make happen, in support of a range of other plans and strategies being developed and delivered by the Borough Council and its partners. These priorities have emerged to address the key strategic issues, identified in Table 1, that the Borough will face over the next 20 years or so.

Strategic Issue	Summary of Issue
1: Ageing Population	The Borough's population is ageing, to such an extent that if trends continue unchecked, there will be an increase in deaths over births in the Borough by 2036. Arising from this: - It would become increasingly difficult to meet the need and demand for services. - In local areas like many villages where older people would predominate, the ability to support local services, including local schools and public transport, would be at risk.
2: Amount and type of new housing	Not enough new housing, nor of the right type, has been built in the Borough in recent years, making it difficult for first time buyers, young families and others on lower incomes to move into or to continue to reside within the Borough.
3: Insufficient available local workforce	Arising from No. 2 above, local employers experience difficulties recruiting into relatively low skilled and low paid positions, affecting their efficiency and competitiveness. Most of the working age population is already in work, and wages are not high enough to incentivise people outside of the Borough to travel to work in the Borough, or to move to the Borough for the

Strategic Issue	Summary of Issue
	same purpose.
4: Impact of road traffic and congestion in Melton town centre	Melton Mowbray town centre is blighted and partially severed by high volumes of road traffic, including many heavy good vehicles, travelling across and through the town. This adversely affects local businesses, the attractiveness of Melton Mowbray to visitors, the ability of local people to go about their daily business, and the vitality and viability of the town centre as a whole.
5: Connectivity	Arising from 4 above, there is poor effective road connectivity through and across the town.
6: Flooding	There is a significant flood risk in some areas of the Borough. This arises from fluvial flooding, run-off from hillsides, groundwater flooding, flooding of sewers and drains and blockages to artificial drainage systems. Unless this can be mitigated viably, this can act as a significant constraint on new development.
7: Safeguarding valued heritage and local landscapes	The amount and quality of the Borough's historic buildings and landscapes are highly valued and a key selling point for the Borough in marketing itself as an attractive place to live, visit or set up a business. Any new development will need to reflect and be sympathetic to that in its siting, design and layout.
8: Absence of a large park in the north-east of the Borough	These areas are not served by provision elsewhere in the Borough. There is no significant single site that local people in this area can visit and enjoy for recreational use or play.
9. Employment sites and premises	There is an insufficient supply of freehold sites and premises, preferred by many local small medium enterprises (SME's).
10. Town Centre vitality and viability	Whilst the level of occupancy of town centre retail, financial and professional services is holding up compared to similar centres elsewhere, the quality and range of the retail offer is limited. The lack of modern office space within the town centre could also be depriving the centre of enhanced economic activity, daytime footfall and associated expenditure.

Table 1: Key Strategic Issues for Melton Borough

3.3   Strategic Objectives and Priorities

3.3.1 The strategic objectives are the main or high level things that the Local Plan is designed to help achieve. The strategic priorities are the most important of these. It is where the Local Plan can make most impact to address the issues identified in Table 1. The Local Plan can significantly contribute to achieving the other objectives, but to a lesser extent, and often in support of the complementary actions from other functions of the Council and its partners.

3.3.2 The strategic objectives and priorities for the Melton Local Plan will flow through the plan into various chapters. They reflect the key issues identified above and also relate to the objectives of the Melton Borough Sustainable Communities Strategy, which are to:

- **Improve the local economy and infrastructure**
- **Re-vitalise Melton Mowbray town centre**

- **Improve learning opportunities to help individuals achieve their potential**
- **Make existing structures and projects more accessible**
- **Reduce traffic congestion in Melton Mowbray**
- **Focus our work in the priority neighbourhoods**
- **Create a safer and stronger community**
- **Enable and support the provision of affordable housing**
- **Improve the health and well-being of local people**

3.3.3 They also link directly to the sustainability objectives of the Melton Borough Sustainability Appraisal, but are not identical.

3.3.4 The strategic objectives of the plan are set out below, with the priorities identified in *italics*.

Strategic Objectives

Housing Objectives

1. *Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing*

2. *Develop a housing stock to provide for the future aspirations for the local economy*

Jobs and Prosperity Objectives

3. *Enhance the vitality and viability of Melton Mowbray town centre*
4. *Provide sufficient land to meet current and future employment needs*

5. Help regenerate the rural economy

6. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets creating a Melton Borough "brand"

7. Create a mixed economy with increased knowledge-based jobs and wages

8. Provide better training opportunities and increase educational attainment

Accessibility and Transport Objectives

9. *Reduce the need to travel by car and improve access to public transport*

10. *Reduce traffic congestion in Melton Mowbray*

Safety and Protection Objectives

11. To improve community safety, reduce crime and the fear of crime

Community Development Objectives

12. *Improve access to services and facilities, including health, schools, social care, jobs, recreation, sport and education, broadband*

13. Promote sustainable communities

14. Improve facilities for all the community

15. Improve the health of the Borough and reduce health inequalities within the community

Environment Objectives

16. *Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment, to make places better for people*

17. *Conserve the historic environment and Melton Borough's heritage assets*

18. *Protect the rural character of the Borough*

19. *Reduce the risk of flooding and avoid development in areas prone to flooding*

20. Protect and enhance the natural environment and biodiversity

21. Reduce pollution

22. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation

23. Prepare for, limit, and adapt to climate change and promote low carbon development

24. Minimise the use of energy and promote forms of renewable energy in the correct locations

25. Ensure that the reuse and recycling of waste is maximised

3.3.5   Figure 5 indicates the broad spatial strategy of the Local Plan, and its context.
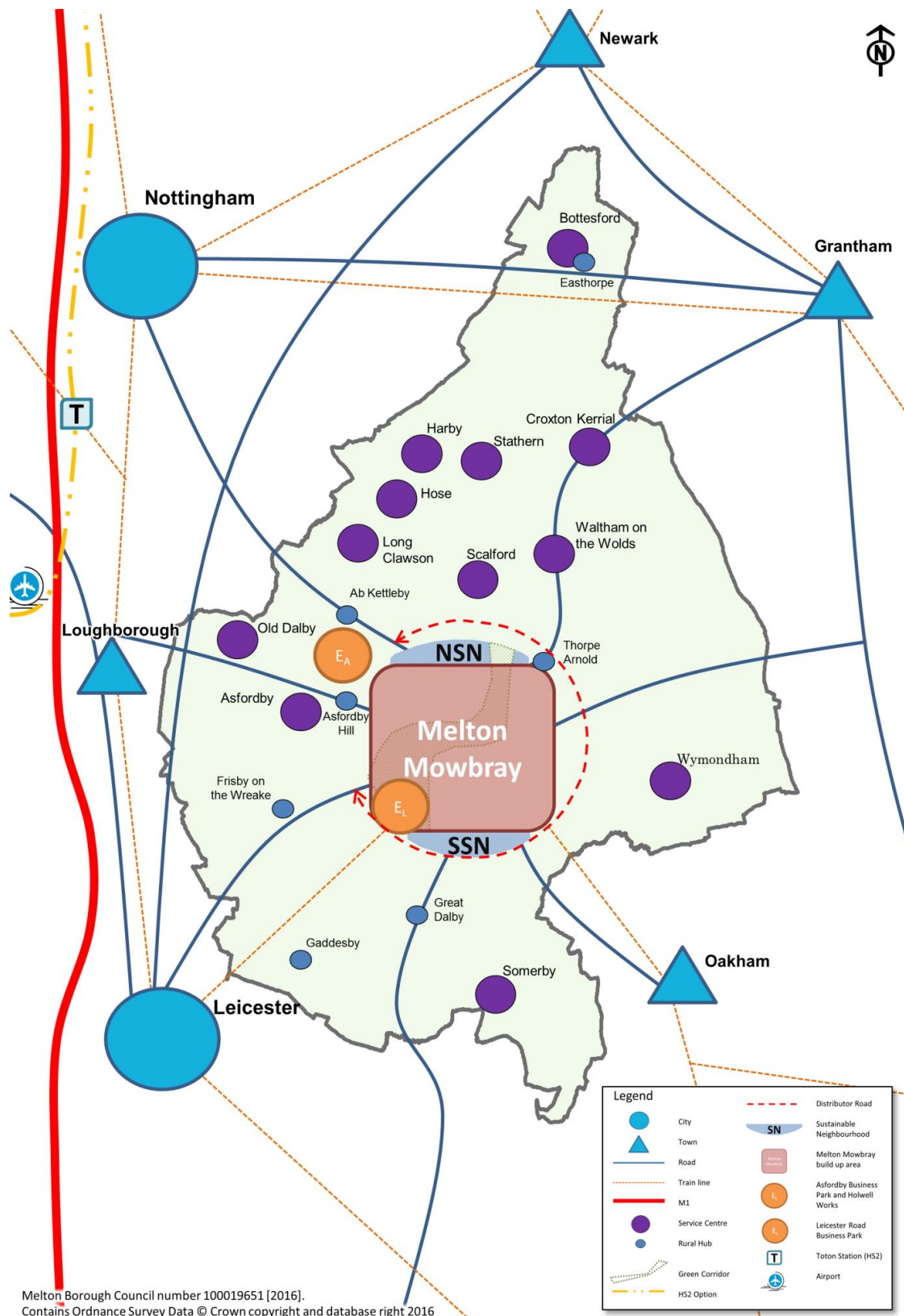
Figure 5: Pre Submission Draft Plan Key Diagram

Chapter 4: Growing Melton Borough – The Spatial Strategy

4.1 Sustainable Development

4.1.1 Sustainable development is at the heart of the planning system and is a key national objective. The NPPF requires the planning system to fulfil the "Three Strands of Sustainability":-

- An economic role – contributing to building a strong responsive and competitive economy;

- A social role – supporting strong, vibrant and healthy communities;

- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

4.1.2 A presumption in favour of sustainable development has been introduced by the NPPF. There is a requirement for Local Plans to reflect this presumption, and contain policies that will guide how the presumption will be applied locally.

4.1.3 The Planning Inspectorate considers that the model policy below is an appropriate way of meeting this expectation.

Policy SS1 - Presumption in favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or**

- **Specific policies in that framework indicate that development should be restricted**

4.2 Housing and Employment Growth (Overall Strategy)

4.2.1 [The Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) 2014](#) identifies Melton Borough as forming part of the Leicester & Leicestershire Housing Market Area. It identifies an Objectively Assessed Need for the equivalent of 245 new dwellings each year for the Borough of Melton between 2011 and 2036, driven by:

- natural population increase (i.e. births exceeding deaths);
- more people moving into the area than leaving;.
- the trend for smaller households, including more people living alone;
- existing shortfalls in housing, particularly affordable housing in rural areas; and .
- the ability to service the economy with sufficient people of working age.

Delivery of this growth is illustrated by a trajectory published alongside this Plan that will be regularly monitored and updated.

4.2.2 The number of homes needed in Melton Borough relates directly to the sustainability and success of the local economy. The Melton Employment Land Study 2015 considers how the Local Plan can support the economy with a supply of employment land, to allow local businesses and the economy to grow, and so provide more jobs and improve opportunities.

4.2.3 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 19.46ha and that therefore the Local Plan should provide for an additional 31.29ha of employment land. The Local Plan therefore provides an allocation of 20ha of employment land as part of the Melton South Sustainable Neighbourhood and 10ha as extensions to the Asfordby Business Park, both targeted towards the manufacturing and industrial sectors. A further 1ha of office based employment is allocated close to Melton Mowbray town centre and together, these are Melton's key locations for economic growth. The Local Plan also provides for small scale employment as part of the Melton North Sustainable Neighbourhood. This will provide small-scale office or business start-up accommodation integrated into residential areas of the development, helping to provide a focal point for the community. All this will be supported by the Local Plan's positive approach to the rural economy and rural economic diversification, where plan policies can support the long term sustainability of the Borough's villages, building on and furthering the attractiveness of the Borough for homeworking and small business start-ups,

particularly as improvements to broadband speeds are made over the plan period.

4.2.4 The roles of the town and villages in the Borough were reviewed following the Emerging Options consultation, and a revised approach adopted. This approach was based upon identifying settlements with four 'essential criteria' relating to service and facility provision:

1. primary school;
2. access to employment opportunities;
3. fast broadband; and
4. a community building.

4.2.5 The essential criteria have been used to distinguish between the proposed Service Centres and Rural Hubs. A Service Centre must have all 4 of the essential criteria, whilst Rural Hubs must have at least 3 out of 4, with one of those being a primary school. An addition to this is those settlements within 500m of a Service Centre or 2.5km of Melton Mowbray, which are also identified as a Rural Hub, due to their proximity to services and facilities within a cluster. This gives rise to the identification of five settlement roles which are explained in Table 2 and are identified on Figure 6 below:

Main Urban Area	Melton Mowbray
Service Centres	Service centres are villages that act as a local focus for services and facilities in the rural area. They have the essential services and facilities (primary school, access to employment, fast broadband, community building) and regular public transport, as well as a number of other important and desirable services such that they are capable of serving basic day to day needs of the residents living in the village and those living in nearby settlements. These villages should have all four of the Essential services and a good range of important and other facilities.
Rural Hubs	Rural Hubs are a village or a group of villages which share a range of essential and important local services which serve the basic needs of people living within them and in nearby settlements, which can be accessed by cycling and walking. Residents will generally travel to nearby towns and cities to meet their retail, leisure and employment needs. These villages will have 3 out of the 4 essential services (as set out in para. 4.2.4 above) and a range of other facilities, or easy access to them, in nearby settlements, forming a cluster or hub of village facilities. Settlements within 500m of a Service Centre or 2.5km of Melton Mowbray are also identified as a Rural Hub, due to their proximity to services and facilities
Rural Settlement	Rural settlements (small villages or hamlets that have little or no local services, where residents are entirely dependent upon travelling to a nearby settlement or town or city for work, recreation and service provision).

Table 2: Melton Settlement Roles

4.2.6   All settlements in the Borough have been identified as fulfilling one of these roles at the current time. However, it is recognised that the availability of facilities in villages can change and that this assessment needs to be regularly reviewed. The Local Plan policies should allow for communities to improve their sustainability or change roles through appropriate and proportionate development that also contributes towards the delivery of the Melton Local Plan vision and priorities. The policies are also sufficiently flexible to respond to changes to sustainability that occur over time.

4.2.7   This consultation draft plan has been prepared on the basis of the conclusions of Settlement Roles and Relationships Report 2016. In this Pre Submission Draft Plan, the following villages are identified as Service Centres and Rural Hubs:

Service Centres
Asfordby
Bottesford
Croxton Kerrial
Harby
Hose
Long Clawson
Old Dalby
Scalford
Somerby
Stathern
Waltham
Wymondham
Rural Hubs
Ab Kettleby
Asfordby Hill
Easthorpe
Frisby on the Wreake
Gaddesby
Great Dalby
Thorpe Arnold

4.2.8   All settlements, together with their existing identified role, are listed at **Appendix 3**.
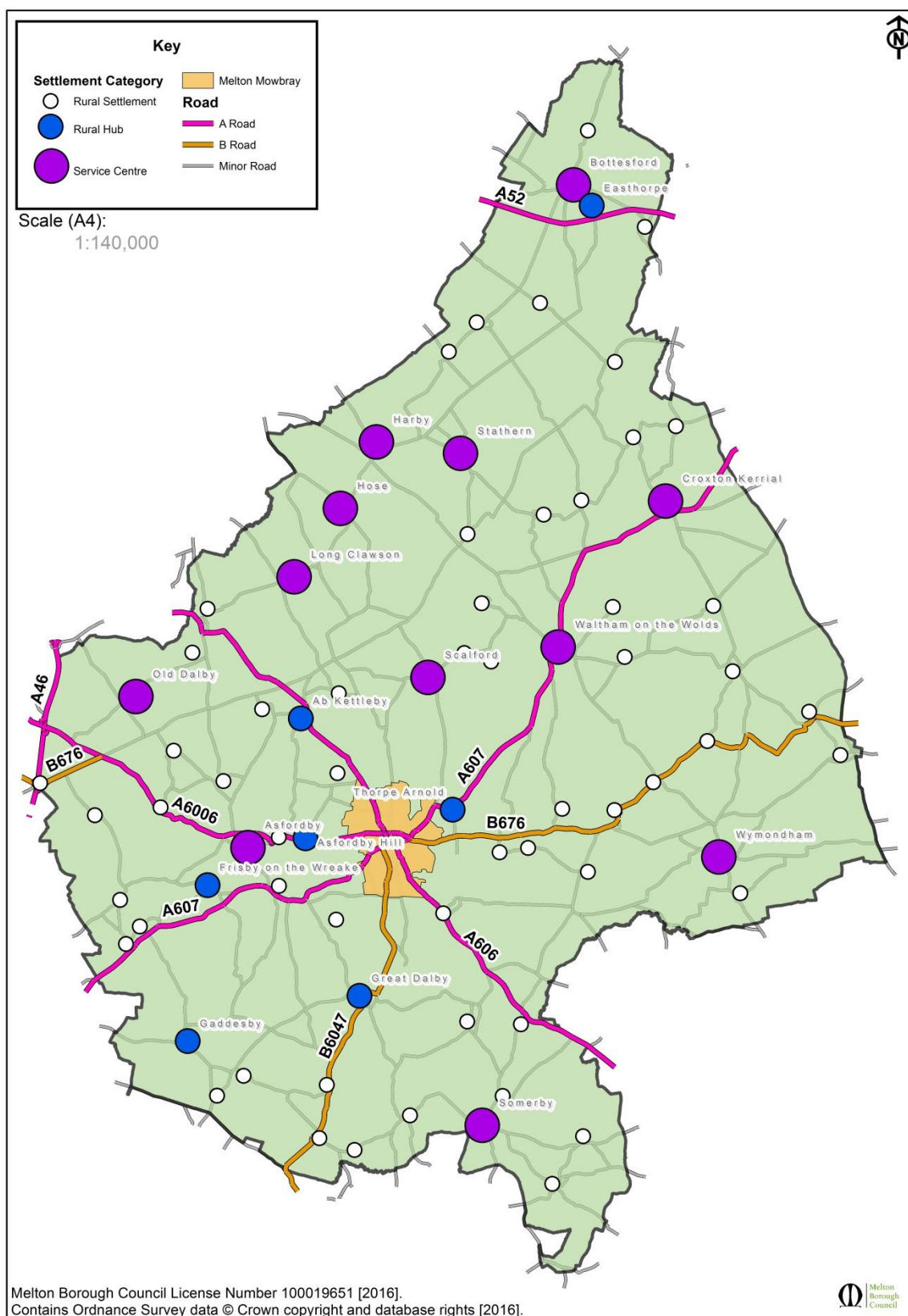
Figure 6 : Melton Settlement Roles

4.2.9 In finalising the Pre Submission Draft Plan, Parish Councils were asked to update a Village Facilities table for their villages in 2016. This update has

revealed a number of changes and corrections to the availability of facilities in some villages from previous stages of plan production. The role of a place is unlikely to change with minor fluctuations in service and facilities provision and it is important to consider what new development could add to a place and the Borough as a whole.

4.2.10 Publicaton of the Pre Submission Draft Plan and the six week period for making objections and representations that accompanies it provides an opportunity for individuals, Parish Councils, businesses and local groups to make formal representations on the Settlement Roles and Relationships identified and comment on the evidence that underpins them**.**

4.2.11 The 'Settlement Roles, Relationships and Opportunities Report 2015' assessed the relative merits of maintaining, reducing or increasing the proportional split of historical house building rates in Melton Mowbray and the villages. The study also considered increasing the proportion of the Borough's housing requirement located in Melton Mowbray, to 65% or 70%, with the remaining 35% to 30% being located in the villages. Alongside this, the Council also assessed the merits of delivering much of the Borough's housing requirement by identifying large scale housing development options as urban extensions, or in the form of a new settlement. Three potential locations for a new village were assessed. This work, along with associated sustainability appraisals, concluded that an increased focus of development on Melton Mowbray, delivered through the development of two new sustainable neighbourhoods, would have the greatest potential to realise the vision for the Borough, but that this should not be at the expense of allowing some of the Borough's villages to grow, to become more sustainable and add to housing choice and delivery opportunities.

'Windfall' sites

4.2.12 National policy advises that an allowance for windfall development should only be included in the five year land supply and be assumed to make a contribution toward meeting the Borough's housing requirement where there is strong evidence that such sites will continue to come forward. Past delivery rates and the 'relaxing' of restrictions on small site development in the smaller villages brought about by Policy SS3 provide that.

4.2.13 However, a high reliance on windfall sites will not demonstrate deliverability of housing requirements. Overall an allowance for windfall development of no more than 10% is made. This equates to an average of 25 per year which is lower than delivered in previous years and, with the factors described above, is expected to continue or be exceeded. Table 3 indicates how allowing for 5% windfalls in Melton Mowbray (200 homes – equates to 10 per annum) and

15% for windfalls in the villages (322 homes equates to 16 per annum) affects the overall requirement to identify sites for allocation:

	Requirement (2011-2036)	Windfall allowance	Residual to be identified
Melton Mowbray	3981	200 (5%)	3781
Rural Area	2144	322 (15%)	1822
Borough Total	**6125**	**522 (9%)**	**5603**
Borough Total	6125	522 (9%)	5603

Table 3: Distribution of 'windfall' sites

4.2.14 The approach set out above will need to be distributed to the Rural Area accordingly:

- 15% of the 2145 dwellings (322) windfall development across Service Centres, Rural Hubs and Rural Settlements.

- Service Centres & Rural Hubs – 85% of the 2144 dwellings (1822) via allocated sites.

Site allocations in the rural area

4.2.15 It is proposed to allocate housing development within the Service Centres and Rural Hubs on the basis of the existing settlement size. This is considered to be an inherently 'fair' and proportionate approach to allocation and will encourage growth in communities that is at a comparable rate, commensurate to their existing size. Paragraphs 4.2.18 to 4.2.22 below set this out in more detail.

Policy SS2 – Development Strategy

Provision will be made for the development of at least 6,125 homes and some 51 hectares of employment land between 2011 and 2036 in Melton Borough.

Development will be distributed across the Borough in accordance with the spatial strategy set out below:

Melton Mowbray Main Urban Area is the priority location for growth and will accommodate 65% of the Borough's housing need. The role and sustainability of Melton Mowbray will be significantly enhanced through the delivery of at least 3,980 homes and up to 31 hectares of additional employment land by 2036. Development will be expected to contribute positively to the provision of key infrastructure, including traffic relief within the town, to support its growing population and economy.

Service Centres and Rural Hubs will accommodate 35% of the remaining need (1822) on a proportionate basis. This will be delivered by planning positively for the development of sites allocated within and adjoining the

Service Centres and Rural Hubs by 2036, and by encouraging small scale development of 10 dwellings or less outside of the allocations in Service Centres, or 5 dwellings or less for the Rural Hubs, where they enhance the sustainability of the community in accordance with policy SS3 - Sustainable Communities.

Alongside Service Centres and Rural Hubs, Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as 'windfall' sites within and adjoining settlements by 2036. This development will be delivered through small unallocated sites of 3 dwellings or less which enhance the sustainability of the settlement in accordance with policy SS3.

Open Countryside: Outside the settlements identified as Service Centres, and those villages identified Rural Hubs and Rural Settlements, new development will be restricted to that which is necessary and appropriate in the open countryside.

Small-scale Unallocated Development

Outside of those sites allocated through the Local Plan, planning permission will be granted for small scale development of up to:

- **10 dwellings in Service Centres,**
- **5 dwellings in Rural Hubs, and**
- **3 in 'Rural Settlements';**

which enhance the sustainability of the settlement in accordance with Policy SS3 and, through repeated application, will not, result in a level or distribution of development that is inconsistent with the development strategy.

Neighbourhood Plans

The Council will support the preparation of Neighbourhood Plans and development proposals promoted through Neighbourhood Plans, provided that they are consistent with the strategic objectives and proposals included within this Local Plan.

4.2.16 Delivery of the Borough's housing target of 6,125 new homes and an employment land requirement of 31 ha over the period 2011-2036 is essential to the long term prosperity of the Borough, to ensure an appropriate balance between new homes and new jobs, and to create sustainable communities where housing meets the different needs of the local population and supports new and existing services and facilities. To ensure that the housing

requirement is met, Policy SS3 establishes individual housing targets for Melton Mowbray and for each settlement in the Service Centre and Rural Hub categories. The majority of the development in these settlements will be met through allocations in the Local Plan. **These are set out in Policy C1.** Housing allocations are on sites that can accommodate 10 dwellings or more.

4.2.17 The villages identified as Service Centres and Rural Hubs each have different sizes and ranges of facilities. They have different functions and different relationships with nearby towns, villages and the rural hinterland. It is important that these differences are recognised and reflected in the scale of new housing each is expected to accommodate. In each case, this has been examined and site allocations informed accordingly. Their ability to accommodate development and any particular constraints or requirements (at either settlement or individual site level) are set out in Appendix 1 which should be read in conjunction with Policy C1.

A proportionate approach

4.2.18 Information on population has been compiled and an estimate of the number of households in each settlement has been calculated. This allows a clear idea of the size of settlements, with the general approach that development should be commensurate with exiting settlement size.

4.2.19 This gives rise to the approach to distribution set out in Table 4.

4.2.20 Figures have been calculated identifying the number of new dwellings to be provided in each settlement based on existing population size. This figure has been amended to take into account dwellings that have been completed or are under construction since the beginning of the plan period in 2011, and to allow for those dwellings on small sites with an extant planning permission which are yet to be started. The final residual requirement that should be allocated in each settlement is identified in Table 5.

4.2.21 Not all settlements have sufficient allocations with the capacity to meet their residual requirement. In particular, the villages of Scalford and Great Dalby have no available or suitable sites. Of the 19 villages which are identified as Service Centres or Rural Hubs, 5 do not have enough capacity to meet the residual requirement set out. Together these 5 villages, Asfordby, Hose, Scalford, Stathern and Great Dalby, have a shortfall of 162 houses which need to be identified in other locations. The 162 dwelling shortfall is redistributed amongst the remaining Service Centres and Rural Hubs on a proportionate basis, related to population. The villages with capacity above their allocation are identified in Table 6 below, along with the proportion of the shortfall that is added to the original residual requirement, and Table 7, the final consolidated number of dwellings required for that settlement:

Service Centres	Current population estimate	% of population	No. of new dwellings (% of total) allocation)	Rural Hubs	Currentt population estimate	% of population	No. of new dwellings (% of total allocation)
Asfordby	2446	16%	290	Ab Kettleby	223	1%	18
Bottesford	3525	23%	419	Asfordby Hill	589	4%	72
Croxton Kerrial	530	4%	72	Easthorpe	143	1%	18
Harby	931	6%	109	Frisby on the Wreake	557	4%	72
Hose	580	4%	72	Gaddesby	381	3%	55
Long Clawson	1066	7%	128	Great Dalby	544	4%	72
Old Dalby	355	2%	36	Thorpe Arnold	120	1%	18
Scalford	356	2%	36				
Somerby	548	4%	72				
Stathern	728	5%	91				
Waltham	836	6%	109				
Wymondham	632	4%	72				
Total			**1506**	**Total**			**325**
Grand total							**1831**

Table 4: Housing allocations based on population

Service Centre	Residual requirement	Rural Hub	Residual requirement
Asfordby	217	Ab Kettleby	6
Bottesford	373	Asfordby Hill	61
Croxton Kerrial	68	Easthorpe	18
Harby	84	Frisby on the Wreake	69
Hose	65	Gaddesby	44
Long Clawson	110	Great Dalby	67
Old Dalby	29	Thorpe Arnold	18
Scalford	28		
Somerby	40		
Stathern	83		
Waltham	78		
Wymondham	58		

Table 5: Allocations adjusted for completions and small site commitments

Settlement	Population	Population (% of villages with capacity)	Redistributed proportion of deficit (162) (rounded)
Service Centres			
Bottesford	3525	34%	55
Croxton Kerrial	530	5.1%	8
Harby	931	8.9%	14
Long Clawson	1066	10.2%	17
Old Dalby	355	3.4%	6
Somerby	548	5.3%	9
Waltham	836	8%	13
Wymondham	632	6.1%	10
Rural Hubs			
Ab Kettleby	223	2.1%	3
Asfordby Hill	589	5.7%	9
Easthorpe	143	1.3%	2
Frisby on the Wreake	557	5.4%	9
Gaddesby	381	3.7%	6
Thorpe Arnold	120	1.2%	2
Total	10436		163

Table 6: Redistribution

4.2.22 Following this redistribution of the shortfall, final figures have been calculated for the number of dwellings to be allocated in each of the settlements, and these are set out in Table 7 below, and reflected in Policy C1.

Service Centre	Revised requirement to allow for redistribution	Rural Hub	Revised requirement to allow for redistribution
Asfordby	**181**	Ab Kettleby	**9**
Bottesford	**428**	Asfordby Hill	**70**
Croxton Kerrial	**76**	Easthorpe	**19**
Harby	**98**	Frisby on the Wreake	**78**
Hose	**57**	Gaddesby	**50**
Long Clawson	**127**	Great Dalby	**0**
Old Dalby	**35**	Thorpe Arnold	**20**
Scalford	**0**		
Somerby	**49**		
Stathern	**57**		
Waltham	**91**		
Wymondham	**68**		

Table 7: Service Centre and Rural Hub Housing Requirements

Policy SS3 – Sustainable Communities (unallocated sites)

Outside of those sites allocated through the local plan, planning permission will be granted for small scale development of up to

- 10 dwellings in Melton Mowbray and in Service Centres;

- 5 dwellings in Rural Hubs; and

- 3 in 'Rural Settlements';

where it has been demonstrated that the proposal enhances the sustainability of the settlement(s) to which it relates and, through repeated application, will not result in a level or distribution of development that is inconsistent with the development strategy. The Council expects proposals to meet the following criteria:

1.   The development provides housing or economic development which meets a local need as identified in a Neighbourhood Plan or appropriate community-led strategy, SHMA or economic needs assessment; and/or

2.   The development respects the Borough's landscape and settlement character such that it conforms with policies EN1, EN4 & EN6; and that (where relevent), the design conforms with Policy D1;

3.   The development will be served by sustainable infrastructure and or provide new infrastructure or services to the wider benefit of the settlement;

4.   The development respects ecological, heritage and biodiversity features and provides mitigation to prevent any potential harm;

5.   Where possible the development does not result in the loss of best and most versatile agricultural land;

6.   The development does not increase the risk of flooding, in accordance with Policy EN11;

7.   In rural settlements outside of the main urban area, the Council will seek to protect and enhance existing services and facilities and will support sustainable development proposals which contribute towards meeting local development needs, realising the vision and strategic priorities, and improving the sustainability of our rural areas.

4.3 Growing Melton Mowbray through Large Scale Development Sites

4.3.1 The development required in Melton Mowbray will be focussed in two new large scale 'sustainable neighbourhoods' to the north and the south of the town. These two options were considered in the context of a wider range of options that were informed by the findings of the Melton Local Plan Issues and Options consultation and identified in the Council's Strategic Housing Land Availability Assessment.

4.3.2 The Council has produced a paper 'Assessing Large-Scale Development Site Options' which details the methodology for assessing a wide range of large scale site options. Each of the options were scored against their ability to meet the Strategic Objectives and Priorities of the plan including objectives relating to: 'Housing (and Affordable Housing)'; Accessibility and Transport; Safety and Protection Priorities; Jobs and Prosperity; Community Development; and Environment.

4.3.3 All options were the subject to 'Sustainability Appraisal' and 'Strategic Environmental Assessment'. The Sustainability Appraisal of the 'Issues and Options' Local Plan concluded that the proposed 'Melton North' and 'Melton South' Urban Extensions offered the best opportunities to provide strategic scale growth which delivered the outstanding requirements for new housing and employment development. Because of their scale, these options are able to support a range of services and facilities, help to encourage communities to form, and reduce the need to travel. They have willing promoters and are considered deliverable during the plan period.

4.3.4 These developments will deliver new residential and business communities in the form of attractive and high quality new neighbourhoods and places supported by the infrastructure necessary to mitigate the impacts of growth.

4.3.5 The Melton Mowbray Transport Studies have made clear that for the town to grow sustainably, there will be a need for strategic investment in the highway network that improves the north/south connectivity. The transport evidence has appraised options to address traffic congestion within the town and has concluded that an outer distributor road is the best long-term deliverable solution. Additional traffic modelling and engineering solutions are being explored to develop the Melton Mowbray Transport Strategy in conjunction with the Highways Authority. This will include identification of the 'preferred corridor' for the distributor road alongside a series of other measures that will assist traffic management and improve congestion. It is expected that the full route of the distributor road will be delivered in a phased way. It is expected that development which is dependent upon the road for access will provide or contribute towards the delivery of the Melton Mowbray Distributor Road.

4.3.6 The Urban Extensions identified in the plan are expected to provide the northern and southern link roads, which will themselves deliver some traffic congestion relief to the town centre. The connecting section between these link roads will require other forms of funding, including public funding. Melton Borough Council is working closely with Leicestershire County Council to determine the route of the outer distributor road and to secure funding for the remaining section via public funding. Developer contributions from other sites in Melton Mowbray (outside the Sustainable Neighbourhoods) of 50 houses or more will also be expected to make a contribution, commensurate to their impact upon traffic conditions

4.3.7 Melton North and Melton South Sustainable Neighbourhoods will help to meet the towns need for development up to 2036 and beyond.

4.4 Melton Mowbray South Sustainable Neighbourhood

4.4.1 The Local Plan will identify some 120 ha of land to the south of Melton Mowbray as indicated on Figure 7. Melton Borough Council will work with developers and delivery partners to create the Melton Mowbray South Sustainable Neighbourhood (SSN).

4.4.2 The SSN is a key part of the delivery strategy for the Local Plan and will help to bring forward some 2,000 houses (of which it is expected that up to 1,700 will be built during the plan period) and 20 hectares of employment land. This constitutes some 30% of the overall housing and 60% of the outstanding employment requirements of the Borough during the plan period.

4.4.3 The SSN will create an improved urban edge that respects the town's heritage and relates sympathetically to Burton Lazars and the need to prevent the coalescence of Melton Mowbray with Burton Lazars and Eye Kettleby. The site will provide a new residential and business community which will contribute to the economic growth of Melton Mowbray. The development will provide a mix of homes integrated with the major expansion of the successful Leicester Road Business Park providing an opportunity to live and work within the neighbourhood.

4.4.4 The SSN will create improved residential and business gateways and improved connectivity to the town centre. It will improve east/west connectivity through a link road and green infrastructure which connect the A606 (Burton Road) to the A607 (Leicester Road). The former will be part of the Melton Mowbray Distributor Road.

4.4.5 A new local centre will be provided off the existing Dalby Road providing a focal point for the new residential and business community. This will provide local shops to serve the new residents and community facilities including a new primary school.

4.4.6　The development will be designed to incorporate green infrastructure to create a neighbourhood that is attractive, walkable and well connected to local leisure facilities and main walking, cycling and public transport routes into the town centre. Provision will be made for play and open space areas and the development will contribute to the delivery of sports pitches and built leisure facilities. Provision of sports and built facilities should be informed by the Playing Pitch Strategy and emerging Indoor Facilities Strategy (see Policy EN7). It will enhance the setting of the town and be respectful of its historic assets.

4.4.7　The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geo-diversity Study (2015) should be used to develop a comprehensive master-plan and set of design codes to guide the on-going development of the site, to ensure that it respects existing landscape, wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location.

Policy SS4 – South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)

Melton Borough Council will work in partnership with developers and delivery partners to deliver the South Melton Mowbray Sustainable Neighbourhood (SSN) identified as a strategic development location on the Policies Map. The Sustainable Neighbourhood will provide:

Housing
h1: 2,000 homes (of which 1,700 will be delivered before 2036), 37% of which should be affordable, subject to viability;
h2: Homes of a range of tenures, types and sizes in accordance with Policy C2 ;
Extra care housing to meets the needs of our ageing population in accordance with Policies C2, C3 and C8.

Employment
em1: 20 hectares of employment land for B1 (business) B2 (general industrial) and B8 (storage and distribution) uses to expand and enhance the existing Leicester Road Business Park.

Community facilities

c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions towards secondary education, to meet the identified need for school places; and

c2: An accessible local centre to serve the needs of the residents of the development including:

A A parade of shops providing up to 400 sq.m (net) of A1 (retail)

B Up to 400 sq.m (net) of other 'A2 – A5 class' uses;

C Small-scale employment opportunities (including B1 (a) office uses); and

D: A range of appropriate non-retail and community facilities and services (including community hall and medical services).

Transport

t1: A comprehensive package of transport improvements informed by an appropriate transport assessment including:

A: A strategic road link connecting the A606 to the A607 forming part of the Melton Mowbray Distributor Road as part of a wider agreed scheme; and

B: Measures to mitigate the short and medium term impacts of development on the existing transport network where adverse impacts are identified.

C: New and enhanced bus services connecting the development with the Town Centre and local employment opportunities;

t2: Measures that seek to achieve a modal shift away from private car use including:

A: a minimum 20 minute frequency bus service from the site into Melton Mowbray Town Centre and local employment opportunities with accessible bus stops which are less than 400 metres walk from all new residents;

B: well-connected street patterns and walkable neighbourhoods providing high quality, safe and direct walking, cycling and public transport routes including links using the green infrastructure network;

C: the retention of existing and provision of new walking, cycling and road connections within Melton Mowbray, to town centre facilities, and to existing and new employment and education services; and

D: provision of a Travel Plan for new residents which includes measures to encourage the use of public transport, as part of a wider travel plan.

Environment

en1: Protection of the separate identities of Burton Lazars and Eye Kettleby in accordance with Policy EN4 and respond to settlement fringe sensitivity in accordance with Policy EN1 to create a locally distinctive development and an improved town edge;

en2: Protection and enhancement of important areas of bio-diversity (habitats and species), in accordance with Policy EN2, including:
A: Protection and enhancement to the existing wildlife corridors and, where appropriate, provide new corridors to create a coherent network of biodiversity and green infrastructure, specifically the River Wreake tributaries and the Edendale Brook; and

B: Establish a protection zone between the River Eye SSSI and any future development; and

en3: Protection and enhancement of historic and archaeological features in accordance with Policy EN13; including the St. Mary and St Lazurus hospital scheduled monument

en4: Provide a network of new high quality multi-functional green spaces in accordance with the Council's open space standards set out in policy EN7;

en5: Provision of, or contributions towards, sports pitches and indoor leisure facilities in the town, in accordance with the Playing Pitch Strategy and emerging Indoor Facilities Assessment (see Policy EN7);

en6: Encourage developers to provide a development that exceeds building regulations for energy efficiency and carbon emissions, and to seek 10% of houses that obtain energy from renewable sources, where viable;

en7: Buildings and spaces which are adaptable to future climatic conditions including extremes of temperature, drought and flooding;

en8: Development that provides appropriate SuDS and flood alleviation measures in accordance with the Melton South assessment in the Strategic Flood Risk Assessment. Areas of the MSSN that are at higher risk of flooding shall not be used for built development; and

en9: Protection and enhancement of water quality.

<u>**Master planning and delivery**</u>

A master plan, including a phasing and delivery plan, should be prepared and agreed in advance of, or as part of, submission of a planning application for the Melton South Sustainable Neighbourhood (SSN). In order to achieve a comprehensive approach, the master plan should be prepared for the whole SSN including the adjacent employment site. It will set out in detail the structure and development concepts of the SSN to include, amongst other things:

m1: The distribution and location of proposed land uses;

m2: Important environmental features, including high grade agricultural land and biodiversity sites, and heritage assets that are to be protected;

m3: Areas of green infrastructure and green space (including important strategic green gaps to be protected); and,

m4: Areas of new landscaping;

m5: Design which performs well against Building for Life 12 and seeks to develop the principles of 'Active Design', in accordance with Policy D1.

The SSN master plan will be prepared in consultation with key stakeholders. Planning permission will not normally be granted for the SSN until a comprehensive master plan has been completed to the satisfaction of the Local Planning Authority.

Subsequent development shall be in accordance with the master plan and agreed design codes.

Figure 7: Melton Mowbray South Sustainable Neighbourhood Concept Map

Key
- Strategic Housing Allocation
- New Local Centre & Primary School
- Strategic Employment Allocation
- Indicative Distributor Road
- Indicative Distributor Road Junction
- Area of Separation

MELTON MOWBRAY SOUTH SUE

MELTON BOROUGH COUNCIL

Eye Kettleby

Indicative scale:

0   0.25   0.5
km

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4.5   Melton Mowbray North Sustainable Neighbourhood

4.5.1   The Local Plan identifies a location some 100 ha of land to north of Melton Mowbray, as indicated on Figure 8, for the delivery of the North Melton Mowbray Sustainable Neighbourhood (NSN).

4.5.2   The NSN is a key part of the delivery strategy for the Local Plan and will help to deliver some 1,700 houses (of which it is expected that 1,500 will be delivered in the plan period). This constitutes almost 25% of the overall housing requirements of the Borough.

4.5.3   The NSN will create a high quality residential neighbourhood around the Melton Mowbray Country Park and a new community hub adjacent to the existing John Fernley Academy, which will include small scale economic development opportunities targeted towards business start-ups and a new primary school.

4.5.4   Walking and cycle connectivity to the town centre will be significantly improved. The development will also provide a new link road connecting the Scalford Road with Nottingham Road and upgrades to Bartholomew's Way and Welby Road linking to the A6006 Asfordby Road, as part of the wider Melton Mowbray Distributor Road.

4.5.6   The development will be designed to incorporate new green infrastructure to create a neighbourhood that is attractive and walkable. Provision will be made for play and open space and the development will deliver or facilitate the provision of sports pitches in the immediate vicininty, and contribute towards indoor leisure facilities within Melton Mowbray. Provision of sports and built facilities should be informed by the Playing Pitch Strategy and emerging Indoor Facilities Strategy (see Policy EN7). It will enhance the setting of the town and be respectful of its heritage, designed in a way that development is sensitive to the Melton Mowbray landscape.

4.5.7   The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geo-diversity Study (2015) should be used to develop a comprehensive master-plan and set of design codes to guide the on-going development of the site to ensure that development integrates successfully with the Country Park and the surrounding landscape and respects existing wildlife and heritage assets and makes a positive contribution to appearance of the settlement edge in this location.

Figure 8: Melton Mowbray North Sustainable Neighbourhood Concept Map

MELTON MOWBRAY
NORTH SUE

Key

Strategic Housing Allocation
Melton Country Park
Indicative Distributor Road
Indicative Distributor Road Junction

MELTON BOROUGH
COUNCIL

Indicative Scale:

0   0.1 0.2   0.4
km

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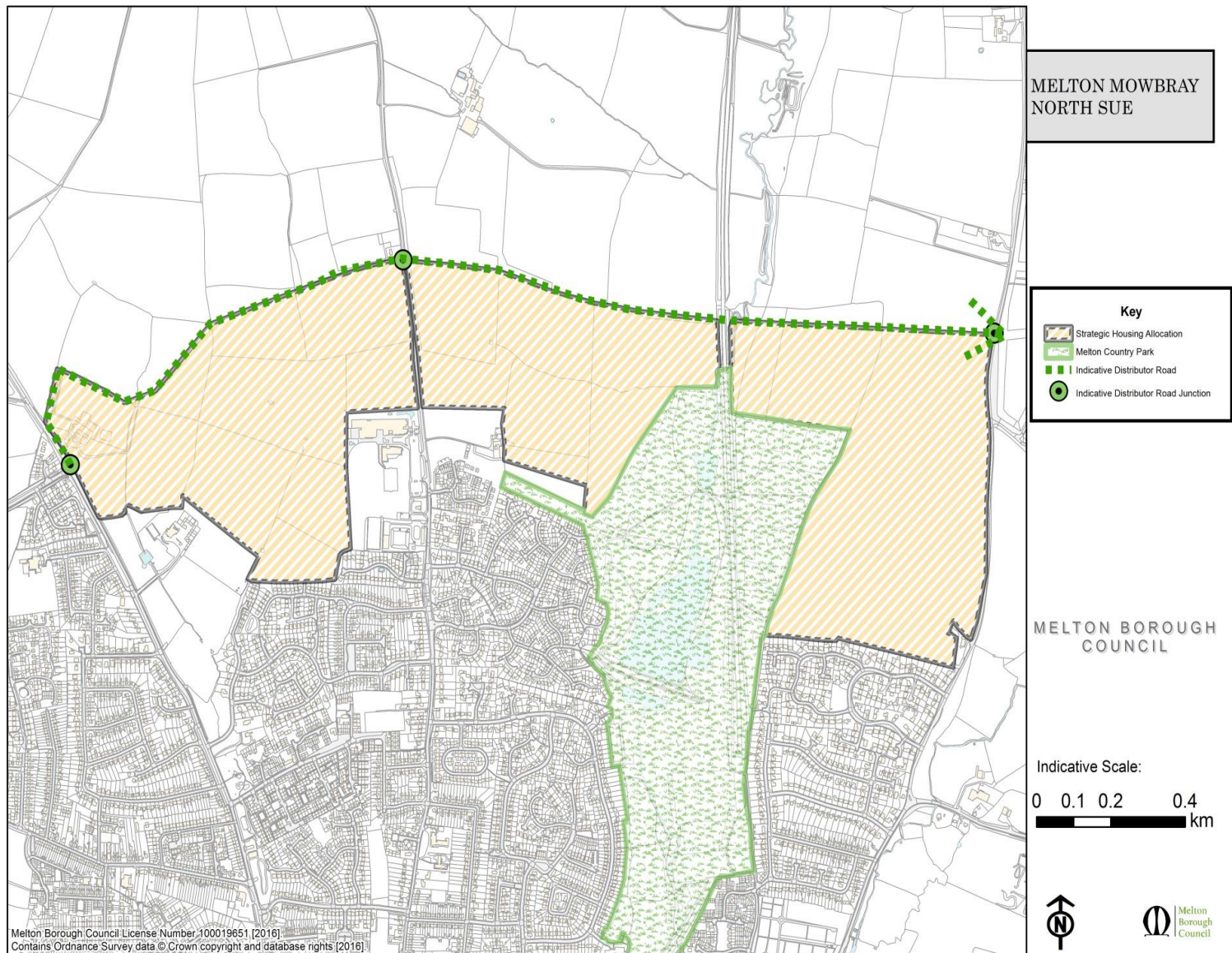
Policy SS5 – Melton Mowbray North Sustainable Neighbourhood

Melton Borough Council will work in partnership with developers and delivery partners to deliver the North Melton Mowbray Sustainable Neighbourhood (NSN) identified as a strategic development location on the Policies Map. The Sustainable Neighbourhood will provide:

Housing

h1: 1,700 houses (of which 1500 will be delivered before 2036), 37% of which should be affordable, subject to viability;
h2: Homes of a range of tenures, types and sizes in accordance with Policy C2;
Extra care housing to meets the needs of our ageing population in accordance with Policies C2, C3 and C8; and

Employment

em1: Small scale employment uses as part of a new local centre. Employment uses will mainly be for B1(a) offices. Other employment uses will be acceptable where they could be satisfactorily accessed and activities undertaken without adversely affecting the amenities of the residents of nearby houses.

Community facilities

c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions towards secondary education to meet the identified need for school places;

c2: An accessible local centre that will incorporate 'small-scale' retail uses (up to 200 square metres), office based employment uses and a range of community facilities & services, including healthcare facilities as necessary.

Transport

t1: A comprehensive package of transport improvements informed by an appropriate transport assessment including:

A: A strategic road link connecting A606 Nottingham Road to Melton Spinney Road forming part of the Melton Mowbray Distributor Road as part of a wider agreed scheme;
B: Securing a route that allows north/south connectivity as part of the Melton Mowbray Distributor Road;
C: Measures to mitigate the impact of development on the existing transport network where adverse impacts are identified;

D: New and enhanced bus services connecting the development with the town centre and local employment opportunities; and

E: Provision of new walking and cycle links as part of the proposed development.

t2: Measures that seek to achieve a modal shift away from private car use including:

A: A minimum 20 minute frequency bus service from the site into Melton Mowbray Town Centre and local employment opportunities with accessible bus stops which are less than 400 metres walk from all new residents;

B: Well-connected street patterns and walkable neighbourhoods providing high quality, safe and direct walking, cycling and public transport routes including links using the green infrastructure network;

C: The retention of existing and provision of new walking, cycling and road connections within Melton Mowbray; to town centre facilities; and to existing and new employment and education services; and

D: Provision of a Travel Plan for new residents which includes measures to encourage the use of public transport, as part of a wider travel plan.

<u>Environment</u>

en1: Protection to the separate identities of Scalford and Thorpe Arnold in accordance with Policy EN4 and respond to settlement fringe sensitivity in accordance with Policy EN1 to create a locally distinctive development and an improved town edge;

en2: Protection and enhancement of historic assets and their settings;

en3: Seek to retain and mitigate any potential harm to notable areas identified in the biodiversity study, in accordance with Policy EN2, including:

A: Protection and enhancement to the existing green infrastructure, local wildlife sites, wildlife corridors and, where appropriate, provide new corridors to create a coherent network of biodiversity and green infrastructure specifically Melton Country Park, Scalford Brook and Welby Brook and the disused railway line;

B: Establish a protection zone between Melton Country Park and any future development;

C: Establish a protection zone between areas of high ecological importance identified around Scalford Brook in the biodiversity study and any future development;

en4: Provide a network of new high quality of multi-functional green spaces in accordance with the Council's open space standards set out in Policy EN7;

en5. Provision, or facilitation, of sports pitches in the immediate vicinity, and contribute towards indoor built leisure facilities within Melton Mowbray, in accordance with the Playing Pitch Strategy and emerging Indoor Facilities Assessment (see Policy EN7);

en6: A development that exceeds building regulations for energy efficiency and carbon emissions, where viable;

en7: Buildings and spaces which are adaptable to future climatic conditions including extremes of temperature, drought and flooding;

en8: Development that provides appropriate SuDS and flood alleviation measures in accordance with the Melton North assessment in the Strategic Flood Risk Assessment. Areas of the MSSN that are at higher risk of flooding shall not be used for built development, and;

en9: Protection and enhancement of water quality.

<u>**Master planning and delivery**</u>

A master plan, including a phasing and delivery plan, should be prepared and agreed in advance of, or as part of, submission of a planning application for the Melton North Sustainable Neighbourhood (NSN). In order to achieve a comprehensive approach, the master plan should be prepared for the whole NSN. It will set out in detail the structure and development concepts of the NSN to include:

m1: The distribution and location of proposed land uses;
m2: Proposed key transport links, within and outside of the development, including those between the main housing and local centre, town centre and nearby employment uses, services & facilities;
m3: Important environmental features, including high grade agricultural land, biodiversity sites and heritage assets that are to be protected;
m4: Areas of green infrastructure and green space (including important strategic green gaps to be protected);
m5: Areas of new landscaping: and
m6: Design which performs well against BfL12 and seeks to develop the principles of 'Active Design', in accordance with Policy D1.

The NSN master plan will be prepared in consultation with key stakeholders. Planning permission will not normally be granted for the NSN until a comprehensive master plan has been completed to the satisfaction of the Local Planning Authority.

Subsequent development shall be in accordance with the master plan and agreed design codes.

Other sites in Melton Mowbray

4.5.8   Strategic housing land availability assessment (SHLAA) submissions included other sites in Melton Mowbray for some 723 dwellings and potential for a further strategic development locaton of in excess of 1,000 dwellings. To provide the flexibility in the plan to help ensure that the housing requirement is met, that a 5 year land supply is maintained and there is sufficient housing choice, the Local Plan proposes to allocate all these sites, but not the strategic development location. These sites, in conjunction with the Sustainable Neighbourhoods and sites already committed, will provide the combined allocation for Melton Mowbray of 3,980 capacity stated in the development strategy, with allowance for 'headroom'. These sites are likely to come forward during the lifetime of the plan and would be considered suitable in principle because they are located within the most sustainable settlement. These sites are addressed as individual allocations, alongside sites in rural locations, in Policy C1 and its related appendix.

4.6   Large Scale Development Site Delivery

4.6.1   A detailed trajectory for the delivery of housing has been produced alongside this Plan including delivery rates at the proposed Sustainable Neighbourhoods, allocated sites and other potential sources of delivery.

4.6.2   Both the NSN and SSN will be constructed over the duration of the plan period, and beyond. Having regard to nationally accepted build rates for large scale development sites, it is considered realistic to assume an annual average completion rate of 100 dwellings per year, based on the assumption that two house builder outlets would operate concurrently on each site. The effect of this is shown in Table 8.

		2016 - 2021	2021-2026	2026-2031	2031-2036
1	South Melton Mowbray	300	700	500	520
2	North Melton Mowbray	200	640	740	620

Table 8: Large Scale Development Site Delivery Summary

4.7   Long term Growth Strategy and review triggers

4.7.1   Melton Borough Council is committed to delivering the required amount of housing and employment to meet the needs of its population and help sustain its economy. The Council monitors housing and employment land (and other development completions) to assess progress to meeting outstanding requirements.

4.7.2 The Council considers that the spatial strategy and development allocations included in this plan are deliverable, but it will continue to monitor progress against targets set out in the attached monitoring framework (Appendix 5).

4.7.3 Where the Council identifies that the strategy is not delivering against the identified target, it will implement and explore ways of addressing any shortfall. Initially this would involve considering the reserve sites identified in this plan, but if these sites prove not to be suitable or deliverable, a partial review of the plan may be required to consider further options and strategic approaches to delivery.

4.7.4 Following the adoption of the Melton Local Plan, if significant shortfalls in housing are identified along with sustained difficulties in providing a five year supply of housing, the Council will assess the suitability of other sites (not included in the plan) that could help to deliver growth. These include:

- Sustainable new village proposals such as that previously considered at Six Hills, or other suitable locations;
- Other 'Suitable' sites within the rural area not allocated or identified as reserve sites; and
- Land to the west of Melton Mowbray.

4.7.5 Land to west of Melton Mowbray may have potential for longer-term growth, however this will depend upon the future use and availability of this land. At the current time, the majority of the site is in active use and not available for development. The majority of the land is owned and occupied by the Ministry of Defence Animal Centre (DAC). The DAC is a key part of Melton Mowbray heritage and has for many years made a significant contribution to Melton Mowbray's economy.

4.7.6 Melton Borough lies within the Leicester and Leicestershire Housing Market Area. The Council is committed to working collaboratively with other Authorities, including those within the Leicester & Leicestershire Housing Market Area, to update objectively the level of long term growth. This is being achieved through joint commissioning of a Housing and Economic Development Needs Assessment (HEDNA) and work towards establishing the scale and distribution of any emerging housing or economic development needs. Melton Borough Council will:

a) continue to work collaboratively with other Authorities, including those within the Leicester & Leicestershire Housing Market Area to establish, objectively, the level of growth that is required through the joint commissioning of a Housing and Economic Development Needs Assessment; and

b) work to establish the scale and distribution of any additional provision. In the event that this work identifies the need for further provision of housing and

employment land, an early review or partial review of the Plan will be brought forward to address this matter, unless there is sufficient flexibility already provided for within the Plan. Should a review be required it will be commenced within 12 months.

4.7.7 The Council is working collaboratively with the other authorities in the Leicester and Leicestershire Housing Market Area (HMA) on the preparation of a joint Strategic Growth Plan. The Plan, which is expected to be published in late 2017, will include a vision for Leicester and Leicestershire to 2050 and will set out the scale and spatial distribution of future development in the HMA up to 2031 and 2036.

4.7.8 Should the Strategic Growth Plan set out a scale and spatial distribution of development for this Council which is significantly different to that set out in the Local Plan, an early review or partial review of the Local Plan will be brought forward to address this matter, unless there is sufficient flexibility already provided for within the plan. Should a review be required, it will be commenced within 12 months.

Policy SS6 – Alternative Development Strategies and Local Plan Review

Melton Borough Council is committed to meeting its requirements for housing, employment and other development and infrastructure. The Council will regularly monitor delivery of new development in the context of policies and targets within this plan. Where monitoring identifies significant and persistent shortfalls in the delivery of housing and employment, infrastructure or spatial distribution that deviates significantly from the plan strategy, or there are changes within the HMA to the objectively assessed need for development or the spatial distribution of growth across the HMA, the Council will consider an early review of the Local Plan to identify alternative development sites.

To ensure any plan review arising from the above is carried out quickly, the Council will prioritise exploring the following potential alternative or long term options in terms of their suitability, availability, infrastructure and deliverability including:

- **Previously considered large scale site options at Normanton airfield, Dalby airfield and Six Hills;**

- **'Suitable' small sites within the rural area; and**

- **Land to the west of Melton Mowbray.**

KEY EVIDENCE:

2011 Census

Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014

The Melton Strategic Housing Land Availability Assessment, Melton Borough Council, 2015

The Melton Settlement Roles and Relationships Study, Melton Borough Council, 2015

The Melton Alternative Large Scale Development Sites Assessment Report, Melton Borough Council, 2015

The Melton Employment Land Study, BE Group, 2015

The Melton Mowbray North Sustainable Neighborhood Topic Paper, Melton Borough Council and the Developer Consortium, 2015

The Melton Mowbray South Sustainable Neighborhood Topic Paper, Melton Borough Council and the Developer Consortium, 2015

The Melton Mowbray Transport Study

Chapter 5: Melton's Communities – Strong, Healthy and Vibrant

5.1   Strong, healthy and vibrant communities are crucial to the sustainability of places, and contribute greatly to quality of life and wellbeing.

5.2   The Local Plan aims to support and strengthen local communities throughout Melton Borough, focusing on people's needs, including accessible services, housing, transport and jobs.

5.3   Housing

5.3.1   Housing of sufficient quantity, quality, affordability and type is critical for successful communities throughout the Borough.

5.3.2   Melton has many specific housing needs that are to be catered for through the Local Plan. These are:

- an ageing population
- vulnerable groups such as homeless people
- households with additional access requirements
- households on low and uncertain incomes or whose needs cannot be met by the market
- people living in houses occupied by more than one household
- people in need of extra care
- Gypsies and Travellers

5.4   Housing Allocations

5.4.1   In accordance with **Policy SS2 – Development Strategy** the Local Plan will allocate a range of sites for development across the Borough.

5.4.2   To identify the preferred housing sites, the Council carried out a systematic assessment of a wide range of potential housing development options which were mostly identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). Each of the sites presented to the Council under the SHLAA 'call for sites' that relate to the settlements identified in Policy SS2 has been assessed separately against a number of factors, and the resultant site selections are included in Appendix 1, alongside individual 'site-specific' policies.

5.4.3   The assessments have provided the site options available to meet the housing requirement for each location. The assessment ranks sites according to their suitability, with availability and possible alternatives also being taken into account. This has had a role in the 'redistribution' exercise (i.e. making provision where a location has insufficient sites).

5.4.4 Whilst the housing requirement has been adjusted to include sites completed and under construction and small sites, it does not include large sites which already have planning permission (or a resolution to grant), as these are included in the settlement assessments, usually as the highest ranked option to meet allocations. Small sites with planning permission but not yet started in each village have been discounted from the village requirement in the same way as sites completed and those under construction.

5.4.5 The Council needs to demonstrate that the plan will deliver a rolling five year housing land supply and that this supply is deliverable and realistic. In order to demonstrate a 5 year land supply, the sites have been identified taking into account their deliverability.

5.4.6 **Appendix 1** comprises a 'settlement-by-settlement' approach, including bespoke policies for each settlement to reflect its circumstances and the individual requirements of sites. For example, policies may be required in some locations that allow sites to progress only once infrastructure issues have been resolved, and sites may have critical design and layout requirements that need to be addressed for them to be regarded as 'suitable'.

5.4.7 Whilst the Local Plan as a whole includes a methodology for monitoring and trigger points for review (Appendix 5), it is considered good practice to build in flexibility within the plan itself to allow for a more robust approach and 'insulate' the need for review arising from relatively minor shortcomings on delivery, e.g. if an allocated site should become unavailable, or problems of a detailed nature are identified at application stage resulting in delay or non-delivery. The Plan therefore includes 'reserve sites' to offer this flexibility and additional resilience.

Policy C1 (A) – Housing Allocations

New housing will be delivered within the Local Plan on the following sites:

Settlement	Site	Policy	Number of homes	Total per settlement	Total
Melton Mowbray					
	Melton South Sustainable Neighbourhood	**SS4**	**1,700**	**3,200**	**3235**
	Melton North Sustainable Neighbourhood	**SS5**	**1,500**		
	MBC/033/13	MEL1	85		
	MBC/032/13	MEL2	120		
	MBC/133/14 (14/00078/OUT)	MEL3	16		
	MBC/030/13 (part)	MEL4	45		
	MBC/031/13	MEL5	62		
	MBC/006/16	MEL6	16		
	MBC/037/13	MEL7	16		
	MBC/132/13	MEL8	37		
	MBC/139/13	MEL9	23		
	MBC/135/13	MEL10	11		
	MBC/136/13	MEL11	20		
	MBC/138/13	MEL12	27		

Settlement	Site Reference	Policy/ Map reference	Capacity	Settlement requirement
Asfordby (1)	**MBC/148/14, MBC/106/13**	**ASF1**	**100**	
Asfordby (2)	**MBC/006/15, MBC/104/13, MBC/006/13**	**ASF2**	**60**	
Asfordby (3)	**MBC/108/13**	**ASF3**	**21**	
TOTAL			**181**	**217**
Bottesford	**12/00123/OUT (residue)**	**BOT1**	**34**	
Bottesford (1)	**MBC/013/16**	**BOT2**	**16**	
Bottesford (2)	**MBC/142/13**	**BOT2**	**19**	
Bottesford (3)	**MBC/011/15 (part)**	**BOT3**	**37**	
Bottesford (4)	**MBC/166/15 (part)**	**BOT3**	**65**	
Bottesford (5)	**MBC/057/13 (part)**	**BOT4**	**150**	
Bottesford (6)	**MBC/152/15 (part)**	**BOT5**	**84**	
TOTAL			**405**	**427**

Croxton Kerrial (1)	**MBC/079/13**	**CROX1**	40	
Croxton Kerrial (2)	**MBC/095/13**	**CROX2**	16	
Croxton Kerrial (3)	**MBC/096/13 (part)**	**CROX3**	20	
TOTAL			76	76
Harby (1)	**15/00942/OUT**	**HAR1**	15	
Harby (2)	**MBC/134/13**	**HAR2**	10	
Harby (3)	**MBC/038/16**	**HAR3**	40	
Harby (4)	**MBC/016/16 (part 1)**	**HAR4**	20	
Harby (5)	**MBC/016/16 (part 2)**	**HAR5**	30	
TOTAL			115	99
Hose	**15/00944/OUT**	**HOS1**	25	
Hose (1)	**MBC/008/16**	**HOS2**	22	
Hose (2)	**MBC/024/13**	**HOS3**	10	
TOTAL			57	65
Long Clawson (1)	**MBC/026/15 (part 1)**	**LONG1**	10	
Long Clawson (2)	**MBC/028/13**	**LONG2**	26	
Long Clawson (3)	**MBC/150/15**	**LONG3**	50	
Long Clawson (4)	**MBC/168/15**	**LONG4**	55	
TOTAL			141	127
Old Dalby	**MBC/009/16 and 16/184/OUT**	**OLD1**	20	
Old Dalby (1)	**MBC/046/13**	**OLD2**	15	
TOTAL			35	35
Scalford				
TOTAL			0	28
Somerby (1)	**MBC/146/14**	**SOM1**	27	
Somerby (2)	**MBC/023/16**	**SOM2**	42	
TOTAL			69	49
Stathern (1)	**MBC/012/16**	**STAT1**	40	
Stathern (2)	**MBC/041/16**	**STAT2**	17	
TOTAL			57	57
Waltham (1)	**MBC/054/13 (14/00777/FUL)**	**WAL1**	26	
Waltham (2)	**MBC/140/13 (15/01011/OUT)**	**WAL2**	18	
Waltham (3)	**MBC/164/15 (15/01011/OUT (part))**	**WAL2**	88	
TOTAL			132	91
Wymondham	**MBC/56/13 (15/00872/OUT)**	**WYM1**	12	
Wymondham (1)	**MBC/018/13**	**WYM2**	9	
Wymondham (2)	**MBC/072/13 (part)**	**WYM2**	12	
Wymondham (3)	**MBC/070/13 (part)**	**WYM3**	30	
TOTAL			63	68
Easthorpe (1)	**MBC/028/16**	**EAST1**	10	

Easthorpe (2)	MBC/027/16	EAST2	12	
TOTAL			**22**	**20**
Ab Kettleby (1)	**MBC/001/13**	**ABK1**	**10**	
Total			**10**	**9**
Asfordby Hill (1)	**MBC/112/13**	**ASFH1**	**49**	
Asfordby Hill (2)	**MBC/113/13**	**ASFH2**	**47**	
TOTAL			**96**	**70**
Frisby on the Wreake (1)	**MBC/191/15**	**FRIS1**	**40**	
Frisby on the Wreake (2)	**MBC/004/16 (part)**	**FRIS2**	**14**	
Frisby on the Wreake (3)	**MBC/007/16 (part)**	**FRIS3**	**40**	
TOTAL			**94**	**78**
Gaddesby	**15/00361/OUT**	**GADD1**	**14**	
Gaddesby (1)	**MBC/016/13 (part)**	**GADD2**	**30**	
Gaddesby (2)	**MBC/017/13**	**GADD3**	**11**	
TOTAL			**55**	**50**
Great Dalby	**No sites**		**0**	**67**
Thorpe Arnold (1)	**MBC/011/16 & MBC/160/15**	**THOR1**	**27**	
TOTAL			**27**	**20**

Housing proposals will be supported where they provide:

1. **A mix of dwellings in accordance with Policy C2;**
2. **Affordable housing in accordance with Policy C4;**
3. **The necessary infrastructure required to support development in accordance with Policy IN1; and**
4. **High quality design in accordance with Policy D1.**
5. **The requirements as set out in Appendix 1**

5.4.8   It is proposed to include 'reserve sites' in the Plan to offer this flexibility and additional resilience. These are identified separately within **Appendix 1** and distinguished from the allocations. They would come into play in the defined set of circumstances set out in Policy C1 (B).

Policy C1 (B): Reserve Sites

Proposals for new housing development on the reserve sites listed in this policy and identified on the Policies Map, which help to meet the development needs of the Borough and secure the sustainability of the settlement, will be approved where the proposal helps to meet the identified housing target for

the settlement, and it is demonstrated that allocated sites and existing permissions are unable to do so.

Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:

i. **the degree to which the allocated requirement is unmet;**

ii. **the likelihood that the allocated sites and outstanding permissions in the relevant Service Centre or Rural Hub will be delivered;**

iii. **evidence of the extent of community support;**

iv. **the wider public benefits arising from the development; and**

v. **compliance with each of the criteria of Policy SS3.**

Settlement (rank)	Site Reference	Capacity	Policy/ Map Reference
Asfordby	**None available**		
Bottesford	**None available**		
Croxton Kerrial	**None available**		
Harby (6)	**MBC/020/13**	**60**	**HAR6**
Hose	**None available**		
Long Clawson (5)	**MBC/169/15**	**40**	**LONG5**
Old Dalby (2)	**MBC/171/15 (part)**	**30**	**OLD3**
Scalford	**None available**		
Somerby (3)	**MBC/048/13**	**33**	**SOM3**
Stathern	**None available**		
Waltham (4)	**MBC/192/15**	**168**	**WAL3**
Wymondham	**None available**		
Easthorpe	**None available**		
Ab Kettleby	**None available**		
Frisby on the Wreake (4)	**MBC/036/16a**	**24**	**FRIS4**
Gaddesby	**None available**		
Great Dalby	**None available**		
Thorpe Arnold (2)	**MBC/010/16 and MBC/161/15**	**48**	**THOR2**
Melton Mowbray (13)	**MBC/153/15**	**240**	**MEL13**

5.5   Housing Mix

5.5.1   Melton has a very distinctive mix of housing, with few smaller 'entry level' properties such as terraced houses or flats and a large proportion (40%) of larger, detached houses.

5.5.2   A limited offer in terms of housing mix has implications for affordability and demand for affordable housing.

5.5.3   Furthermore, Melton has an ageing population, (over the 2011-36 period the number of people aged 65 and over is projected to increase by 92% with a higher (192%) increase in the number of people aged 85 and over), with many households residing in large and potentially unsuitable properties, increasing the need to provide smaller homes suitable for downsizing households. This in turn would release existing family housing stock back into the market.

5.5.4   The Local Plan aims to ensure that the new housing provided in the Borough over the next 20 years best meets the changing needs of the population. An appropriate mix of housing is necessary to secure mixed and balanced communities where people's needs and aspirations for new housing are met. The policy seeks to provide greater choice in the housing market.

5.5.5   To offer a mix of housing suitable for a wide variety of housing needs and to balance the current stock, the Melton Local Plan will encourage a mix of property types on developments of 10 or more dwellings.

5.5.6   Melton Borough Council's Housing Needs Study which examines the housing needs of the Borough at a detailed ward level, shows that the greatest need for both market and affordable housing is for two and three bedroom houses and bungalows. The low proportion of smaller homes currently available in the Borough makes it difficult for older people who want to downsize, those on low incomes and benefits, and younger people who want to find their first home. There is still a need for some medium and larger family homes, although we expect to see less of these types of homes than in the past. We also need to ensure that the design of new houses addresses the different needs of people in our community, including older people and those with disabilities.

5.5.7   Melton Borough Council Housing Needs Study has identified the optimum housing mix. This is set out in Table 9. Affordable housing is split between intermediate housing and social/affordable rented. This is to reflect the difference in the housing mix requirements of each.

	1-bed*	2-bed	3-bed	4+ bed
Market	5%	30%	45-50%	15-20%
Intermediate	15-20%	50-55%	25-30%	0-5%
Social/affordable rented	30-35%*	35-40%	20-25%	5-10%
All dwellings	15%	30-35%	35-40%	15%

Table 9: Housing mix requirements for market and affordable housing

*: A caveat needs to be placed on the 1 bed need for affordable housing as this figure is an anomaly and over inflated. The 1 bed need figure is mainly for elderly people, and as they are not affected by the housing benefit spare room subsidy, they could, on some occasions, be allocated a 2 bedroom property.

Policy C2 – Housing Mix

We will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer, having regard to market conditions, housing needs and economic viability.

Residential proposals for developments should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough including extra care and accessible housing, having regard to the latest evidence of housing need. Residential developments which include bungalows will be particularly supported.

Proposals for retirement homes, sheltered homes and care homes will be supported and required to meet the technical standard for access of Building Regulations 2015 Part M4(2).

Proposals for wheelchair accessible dwellings, where the Council is responsible for allocating or nominating residents, will be required to meet the technical standard for access of Building Regulations 2015 Part M4(3).

5.6 Housing Standards Review

5.6.1 New homes need to be high quality, accessible and sustainable. To achieve this, the Government has created the new national technical standards comprising new additional optional Building Regulations on water and access, and a new national space standard. This system complements the existing set of Building Regulations, which are mandatory. The optional regulations and space standard can only be applied where there is a local plan policy based on evidenced local need and where the viability of development is not compromised.

5.6.2 The demographic profile for Melton indicates a future need for housing for older and disabled people (including wheelchair user dwellings). The Strategic Housing Market Assessment 2014 (SHMA) estimates that the population change for people with mobility problems will be 109% over the plan period.

5.6.3 There are two optional higher technical standards for access in Part M of the Building Regulations 2015.

- M4(2) is the standard applicable to dwellings that provide a higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling, and provides particular benefit to older and disabled people, including some wheelchair users.
- M4(3) is the standard applicable to dwellings that are suitable, or potentially suitable through adaptation to be occupied by wheelchair users.

5.7 National Space Standard

5.7.1 The National Space Standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal (floor) area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

5.7.2 There is a need for smaller houses in Melton to meet the first time buyer and downsizing market and as such, this standard will ensure that new smaller properties have sufficient circulation, storage and living space. This should help make the offer of smaller dwellings more attractive to 'empty nesters' and effectively release more family sized dwellings onto the market.

5.7.3 Unlike other aspects of the Housing Standards Review, the space standard has not been incorporated into the Building Regulations. The standard is set out in Table 10.

5.7.4 Melton Borough Council's Housing Needs Study recommends that providing the right mix of housing may provide more flexibility than adopting the space standard. For example, a three-bedroom home which does not meet the standard may be preferable to a two bedroom one which does. However, the Council has aspirations to deliver as many homes which meet the standard as possible, and as such a specific policy is included in the Local Plan. House builders are also encouraged to address the lack of transparency in sales literature regarding whether bedrooms are designed for one or two-person occupancy.

Number of bedrooms (b)	Number of bedspaces (persons)	1 storey dwelling	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 10: Minimum Gross Internal Floor Areas and Storage (m²)

*1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings included enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

Policy C3 – National Space Standard and Smaller Dwellings

Residential developments will be particularly supported where the national space standard is applied to dwellings with up to and including 3 bedrooms.

5.8 Affordable Housing

5.8.1 Affordable Housing is defined as "social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market". The Housing and Planning Act 2016 inserts a new Affordable Housing definition into the Town and Country Planning Act 1990 and includes Starter Homes (as defined by the Act).

5.8.2 Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

5.8.3 Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

5.8.4 Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

5.8.5 The Local Plan aims to address the needs of these people by seeking an element of affordable housing. The SHMA indicates that some 1,775 affordable houses are required to satisfy need over the plan period (71pa). However, the need for affordable housing can vary upwards and downwards over time in response to changing economic circumstances. Also, smaller sites do not 'qualify' for affordable housing under National Planning Guidance so provision will be sought from sites of 11 or more units and/or where the floorspace exceeds 1000 m^2.

5.8.6 Melton's housing situation reflects the national situation, with house prices outstretching average earnings, meaning many cannot afford to buy or even rent a home.

5.8.7 The relationship between the cost of homes and wages is called affordability. Affordability is an issue for the Borough; to buy one of the cheapest 25% of homes sold in the Borough, residents need to earn more than the national average wage.

5.8.8 The availability of smaller or 'average' priced homes is limited in comparison to the number of larger and more expensive homes in the Borough. This highlights the problem that many households within the Borough face with being able to afford a home.

5.8.9 A policy with different levels of affordable housing provision across the Borough will not be implemented. However, on individual planning applications, regard will be given to current stock, tenure, type and mix along with the projected mix and level of affordable housing needed.

5.8.10 Affordable housing is mainly provided by the following sources:

1. Directly by Local Authorities and Registered Providers, often relying on external grant investment.
2. By developers on site.
3. Rural exception sites, also reliant on external grant investment.
4. Financial contributions. This is where affordable housing provision is not met on site, but instead a lump sum or commuted sum is provided to the

Local Authority who takes the lead on converting it to new affordable homes in the Borough.

5.8.11 The types of affordable housing range from rented housing, usually rented from a Housing Association, Registered Provider or Local Authority to part-ownership part rental properties, bought directly from house builders.

5.8.12 In accordance with the National Planning Policy Framework, Local Authorities set a site size threshold beyond which developers are expected to contribute towards the provision of affordable housing. Melton Borough Council requires a 37% affordable housing contribution on residential development sites with 11 or more units and/or where the floorspace exceeds 1000 m².

5.8.13 In order to meet the identified need, the Local Plan proposes that some 37% of new houses on qualifying sites should be 'affordable'. The policy approach recognises that the provision of affordable housing must not undermine the potential viability of schemes. The Council's Local Plan and CIL Viability Study indicates that the policy requirements can be achieved, to a greater or lesser extent, without undermining viability, depending upon market value area.

5.8.14 An affordable housing and housing mix supplementary planning document (SPD) will set out the policy and delivery in this area of housing in more detail. It will include the following items:

- o Mix, type, design and layout of affordable housing
- o Off site provision
- o Commuted sums
- o Financial contributions
- o Affordable housing in perpetuity
- o Allocation of affordable housing
- o Local connection
- o Starter Homes

Policy C4 – Affordable Housing Provision

Melton Borough Council will seek to manage the delivery of at least 1,775 new affordable homes between 2011 and 2036 in order to balance the housing stock and meet the community's housing needs.

It will do this by applying a target of 37% for affordable homes within housing developments on all sites of 11 or more units and/or where the floorspace exceeds 1000 m^2, having regard to market conditions, economic viability and other infrastructure requirements:

Location	Target
Melton Mowbray Southern SUE	
Melton Mowbray Northern SUE	
Melton Mowbray	**37%**
Service Centres	
Rural Hubs	
Rural Settlements	

5.8.15 The Local Plan policy has been subject to a plan-wide viability assessment in order to check it does not prejudice the delivery of development in the Borough by making it unviable. Viability assessments will also be requested on an application by application basis, where applicable.

5.8.16 With large scale, phased developments, it might be necessary to consider a varied approach to affordable housing contributions. For example, to ensure the delivery of the scheme and its associated infrastructure, the affordable housing contribution could be deferred until later phases of the development, or a reduced contribution rate could be agreed on the basis of securing other infrastructure provision in place of the total affordable housing requirement for the scheme. These approaches would be assessed via plan-wide and scheme-based viability assessments.

5.9   Rural Exception Sites

5.9.1   Another means of delivering affordable housing is through the 'exception site' policy. This is where land adjacent to existing settlements is used to provide for an identified affordable housing need (established through the Melton Borough Council Housing Need Study, Rural Housing Need Surveys and Neighbourhood Plan surveys) to meet the needs of local people, or those with a 'local' connection. This land would not normally be promoted for residential development and should be held in perpetuity for affordable needs (through a legal agreement making certain stipulations e.g. rent to be set at a social rent to ensure the housing remains affordable forever). This type of affordable housing provision has proved successful in Melton Borough with rural exception sites in Wymondham, Waltham on the Wolds, Somerby, Old Dalby and Long Clawson. Other villages will be subject to a programme of Rural Housing Need Surveys in order to identify whether there is a requirement for new affordable homes.

5.9.2   This type of provision is reliant on external grant investment, but National Planning Policy now allows for the provision of market housing on such exception sites, provided that it cross-subsidies the affordable housing. Cross subsidy with market housing will be considered on specific planning applications rather than being included in policy. For affordable housing through rural exception sites, the population must be 3,000 or less, otherwise

the area would not be considered rural. This is the Government accepted size of population to determine a rural area. The exception sites should reflect the character and scale of the settlement. The exception relates to development outside the criteria outlined in Policy SS3, limiting development in some settlements. It is not an exception to key constraints, such as high flood risk, etc.

Policy C5 – Affordable Housing through Rural Exception Sites

To enable the provision of affordable housing in the rural areas, the Council will consider proposals for 100% affordable housing on sites which would not normally be acceptable for general market housing, where there is a demonstrable need from people with a local connection. This 'Rural Exceptions' housing shall remain 'affordable' in perpetuity to continue to meet local need. Starter Homes will not be provided on rural exception sites as they cannot be held in perpetuity in the same way as affordable housing. Rural Exceptions schemes will be considered in settlements with a population of fewer than 3,000 where a demonstrable need exists. Provision may also be made where groups of villages can demonstrate a combined local need. In some circumstances (most likely due to viability), it will be acceptable to provide an element of market housing on rural exception sites, to cross subsidise the affordable housing.

5.10 Provision for Gypsies and Travellers

5.10.1 Definitions for Gypsies and Travellers vary across pieces of legislation. The definition used in Planning Policy for Traveller Sites (PPTS) (August 2015) is: *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.".*

5.10.2 Gypsies and Travellers mainly live on pitches. Pitches are permanent authorised sites either provided by Local Authorities or owned by Gypsies and Travellers themselves. Pitches can be large enough to accommodate a single static caravan and a touring caravan. They often also have a day room, with water and electric supply, to provide utility washing and bathroom facilities. Pitches in rural areas can often be a lot larger and may accommodate many caravans.

5.10.3 Transit sites are authorised sites which are used for short stays by Gypsies and Travellers. The sites are provided on a permanent basis and have basic amenities and services, which include water supply, shared toilets, washing facilities/utility room, and waste disposal.

5.10.4 As evidenced in the Leicestershire Gypsy and Traveller Needs Assessment 2016, Melton's permanent pitch requirement from April 2016 to March 2021 is 2 permanent residential pitches, and between April 2021 and March 2026 it is 1 permanent residential pitch. There is no further requirement for any pitches from April 2026 through to 2036.

5.10.5 There has been no identified need through the GTAA 2016 for any transit (temporary) pitch provision or plots for showpeople for Melton between April 2016 through to 2036.

5.10.6 National Planning Policy for Traveller Sites requires all Local Authorities to set targets for new pitches and plots. Local Authorities must also identify and maintain a five-year supply of sites in order to meet their targets for both new permanent residential and transit pitches.

5.10.7 Therefore, to be compliant with National Planning Policy, we have set out how the identified need for Gypsies and Travellers pitch requirements will be met.

5.10.8 Planning permission was granted on 23/04/2015 for 3 permanent pitches and 2 transit pitches as an extension to the existing Valley View site on Dalby Road, Melton Mowbray. Work on these pitches has started and so the planning permission has been activated. Planning permission was granted for a further 2 pitches on Sandy Lane, Melton Mowbray on 28/07/2016 which is also implemented. The owner of this site stated to the consultants who undertook the GTAA 2016, that they intend to sell the site with planning permission for the 2 pitches.

5.10.9 Due to the granting of these planning applications, the need identified in the GTAA 2016 is already being met, so no further pitches need to be found for the whole of the plan period up to 2036.

5.10.10 The GTAA 2016 states *"it has been suggested that there will need to be an increase in transit provision across the country as a result of changes to PPTS leading to more households travelling. Any recommendation for future transit provision will need to make use of a robust post-PPTS 2015 evidence base. A review of the evidence base relating to unauthorised encampments should be undertaken in autumn 2018 once there is a new 3 year evidence base following the changes to PPTS in August 2015".*

5.10.11 The Council therefore commits to undertaking the appropriate evidence base review in autumn 2018.

Policy C6 – Gypsies and Travellers

The most recent Gypsy and Traveller Accommodation Assessment (currently GTAA 2016) will be used as a basis for determining planning applications, together with the criteria within the most up to date Planning Policy for Traveller Sites. All applications would need the support of an evidenced need.

We will support sites for Gypsies and Travellers that:

1.   facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community; and
2.   are appropriate in scale, well designed, and provide suitable landscaping and boundary treatments; and
3.   provide an acceptable living environment for occupiers and are free from flooding, pollution, hazards or other adverse impacts on standards of living; and
4.   are well-related to local infrastructure and services of a nearby town or village, including safe and convenient access to the road network; and
5.   promote peaceful and integrated co-existence between the site and the local community.

5.11 Sustainable Communities

5.11.1 With the exception of the town of Melton Mowbray, Melton Borough is largely rural in nature. It is neither possible nor desirable for all new development to take place in the town and it is important that appropriate development is supported in the villages in order to maintain their vitality, to meet local need and to provide housing choice. This is outlined earlier in Chapter 4.

Accessing Services in Melton Borough

5.11.2 Every year, Melton Borough Council conducts an audit of Village Services. The services, as considered by the audit, are listed below;

- education facilities (nursery and primary school and secondary school)
- local shops, post offices and petrol stations/garages
- health care facilities (general medical practice, dentist and pharmacy)
- community facilities (village hall, public house, library, sport and leisure groups and places of worship)
- transport facilities (a regular 6 day a week bus service)
- opportunities of employment in other businesses
- allotments

5.11.3 Community facilities are not specifically defined, although any facility or service which enjoys wide support could be regarded as belonging to the

"community". The items listed above offer an illustration of the facilities which would be considered as community facilities. The list is not intended to be exhaustive.

Development which will improve community assets

5.11.4 An increase in community facilities can contribute towards the continuing viability of villages. It is important, therefore, that proposals which would result in either an increase in, or improvements to, community assets and facilities are supported. Gains can also be made by the replacement of existing community assets. For example, replacing an old or outdated village hall with a modern facility could allow the old site to be redeveloped to create a new village asset such as a playing field, or for affordable housing.

Development which will result in loss of community assets

5.11.5 It is recognised that there needs to be scope for change of use where there is no longer a demand for the service or facility and it is no longer viable. Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified. They must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable. They must show that there is no reasonable prospect of the established use being retained or resurrected, and that there is little evidence of public support for the retention of the facility.

5.11.6 In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.

5.11.7 Where permission is given for a change of use of a community facility and/or land, preference will be given to the premises remaining in some form of community or employment use, provided that the proposal adheres to other policies in the Local Plan.

5.12 Community Right to Buy

5.12.1 The Government has introduced legislative changes, as part of the Localism Act, which allows community groups to nominate "assets of community value". This gives communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative complements the objectives of Policy C7. However, the process of nominating assets and bidding for the right to acquire them would form an important part of the assessment of a proposal through Policy C7.

Policy C7 – Rural Services

Support will be given to proposals and activities that protect, retain or enhance existing community services and facilities* or that lead to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development.

Proposals for the change of use of community facilities*, which would result in the loss of the community use, will only be permitted where it is clearly demonstrated that either:

1.   there are alternative facilities available and active in the same village which would fulfill the role of the existing use/building, or
2.   the existing use is no longer viable (supported by documentary evidence),
and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

The proposal must also demonstrate that consideration has been given to:

a)   the re-use of the premises for an alternative community business or facility, and that effort has been made to try to secure such a re-use;
and
b)   the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.

* including facilities such as community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments.

5.13 Self-Build and Custom Build Housing

5.13.1 Custom build housing, including self-build, is housing built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.

5.13.2 The self-build and custom build sector makes an important contribution to housing supply, with about 1 in every 10 homes being built or commissioned by individuals. Yet this ratio is far lower than the proportion seen in most European countries.

5.13.3 The Government wants to enable more people to build their own home and wants to make this form of housing a mainstream option in order to increase the capacity and diversity of the house building industry to build more high quality new homes faster.

5.13.4 Many self-builders and custom builders find it difficult to secure a building plot for their projects and this is currently seen as the single biggest barrier to more self-build and custom build projects coming forward.

5.13.5 The Custom Build Homes programme was introduced by the Government in 2011 to support and encourage more people to build their own homes. As a result, national planning policy and guidance requires Local Authorities to establish the demand and, where a demand exists, to plan for such housing in their area.

5.13.6 The Self-Build and Custom House Building Act 2015 places a duty on Local Authorities to hold a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom house building projects. The Act also places a duty on Local Authorities to have regard to those registers in carrying out planning and other functions namely housing; the disposal of any land of the authority; and regeneration.

5.13.7 The self-build and custom build dwellings policy provides a mechanism for developers of large residential developments to sell a proportion of serviced plots to prospective self-builders or custom builders. There are a number of models which a developer could pursue which include any of the following:

- **DIY** – the customer buys a serviced plot and builds their own home to their own specification or uses a contractor.
- **Self-finish** - the customer buys a serviced plot and works with the developer to create a home to their specification which is then built as a watertight shell. The customer then finishes the dwelling themselves or uses a contractor.
- **Full Custom Build** - the customer buys a serviced plot and works with the developer to create a home to their specification. The house is completed by the developer.
- **Community** – a group of individuals join forces to purchase a number of plots. They may employ a planning consultant, architect and a contractor.

5.13.8 In 2015 the Council assessed the demand for self-build and custom build in Melton Borough and determined that it was such that a specific policy in the Local Plan was justified. The company BuildStore was used to carry out a search of how many people had subscribed to their Plot Search facility (people looking for self-build plots) and their Custom Build Register (people looking specifically at custom build sites). A total of 63 people in Melton Borough were registered as searching for either a self-build plot or a custom build site. Local chartered surveyors have up to 3 enquiries per week from self-builders and hold a register of potential self-builders seeking a building plot.

5.13.9 The Melton Housing Needs Study 2016 assessed the demand for self-build in the Borough. Evidence provided by local estate agents indicates that significant demand exits for self and custom build projects and the biggest barrier to success is the lack of available land.

5.13.10 The Self-build and Custom Build policy requires a proportion of plots on large housing proposals to be marketed for self and custom builders. The Melton Housing Needs Study recommends that in order to ensure adequate plots are marketed, such a policy should set out a minimum size. An analysis of people on the Council's Self/Custom Build Register reveals that the majority wish to build a single detached dwelling, and as such minimum plot requirements reflect this. The Study also recommends that appropriate marketing should include direct contact with people on the Council's Self/Custom Build Register and via the National Custom and Self-build Association (NaCSBA) portal or similar. This should include that administered by Buildstore. In addition, the Study recommends that the price of marketed plots must be commensurate with their value.

Policy C8 – Self Build and Custom Build Housing

To support prospective self-builders and custom builders on sites of 100 dwellings or more, developers will supply at least 5% of serviced dwelling plots, for sale, at an appropriate price, to self-builders or custom builders, which will be controlled by the following means:

A) the Council may seek developments of 5 self-build or custom build dwellings in a single site location to be developed in accordance with an agreed design code;

B) where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market or be built out by the developer.

C) marketed plots should be of a size at least equal to that of those for detached dwellings of 2-3 bedrooms on the main development site.

In locations within or adjacent to the built form of settlements and those in keeping with the surrounding area, self-build proposals for community schemes will be particularly supported.

5.14 Health

5.14.1 National Planning Policy states the purpose of planning is to *'contribute to the achievement of sustainable development'* and to *'support strong, vibrant, and healthy communities'.*

5.14.2 Positive planning can lead to reductions in health inequalities, by improving access to healthy food, through offering choices in the local market and reducing obesity by encouraging physical activity through the inclusion of open-spaces and leisure facilities. Planning can also facilitate social interaction which in turn can lead to improvements in mental health and general well-being.

5.14.3 Health and wellbeing is covered throughout National Planning Practice Guidance (NPPG) including the themes of transport, natural environment, climate change and design. Considering health at the design stage of a development proposal can therefore help to realise significant health benefits

5.14.4 There is a close relationship between poor housing and poor health. Poor housing can have a negative impact on a wider range of physical and mental health problems. Good housing can have beneficial impact on health, wellbeing and wider community benefits, including increasing energy efficiency, addressing fuel poverty, adapting homes to improve accessibility and wider programmes of home and neighbourhood improvement and support.

5.14.5 Leicestershire's Health and Wellbeing Strategy states that there is a strong link between deprivation and health and wellbeing. It makes growing the economy of Leicestershire, improving infrastructure to make Leicestershire an attractive place to invest in and focusing on growth in new high value economies a priority. Although Leicestershire is rural and affluent, there are long standing challenges posed by deprivation with some of the lowest household incomes clustered around parts of Melton, where Melton Egerton ward has the lowest income levels. The Leicestershire Health and Wellbeing Board is working with the Leicester and Leicestershire Enterprise Partnership (LLEP) to maximize the health gain associated with new employment opportunities in Leicestershire.

5.14.6 The Public Health Team at Leicestershire County Council is now responsible for most of the public health services previously provided by the NHS. The team recommends that for large residential strategic developments of 1,000 dwellings and over, planning proposals should be accompanied by a Rapid Health Impact Assessment. For other non-strategic major developments, where the Local Planning Authority considers it is important to assess the proposal's impact on public health, a desk-based assessment is appropriate.

<u>Policy C9 – Healthy Communities</u>

All development proposals should make a positive contribution to the following promoters of health and well-being:

a. Good quality, accessible green spaces, public realm, sports and recreational facilities close to where people live and work, to encourage greater participation in play, sport, walking and cycling and to maximise opportunities for social interaction;

b. Safe, convenient and attractive network of streets, paths and cycleways integrated with public transport which connect homes, workplaces, shops, schools, healthcare, leisure and other services and facilities to encourage active travel and prevents social isolation;

c. High quality local food growing spaces, including green roofs, edible landscaping, garden plots, community gardens, allotments and local markets, in order to provide access to fresh, healthy and affordable food;

d. 'Healthy Homes' that are affordable, easy to warm, have good natural light, decent space (internal and external), exploit views, safe from flooding and overheating, and are adaptable to people's changing circumstances that can occur over a lifetime;

e. High quality residential amenity;

f. A range of employment opportunities in accessible locations;

g. The avoidance of over concentration or clustering of any use type that could detract from people's ability to adopt healthy lifestyles (including hot food takeaways, payday lenders and betting shops);

h. Good local air quality, with new development in an air quality management area to be consistent with the aims and objectives of the Air Quality Action Plan, providing an air quality assessment where appropriate.

Contributions will be sought from developers towards the provision of health facilities where their development would impact on the capacity of existing healthcare provision.

Proposals for new health care facilities should relate well to public transport services, walking and cycling routes and be accessible to all sectors of the community. Opportunities for the multi-use and co-location of health facilities with other services and facilities should be considered to provide co-ordinated care and a community focus.

Health impacts of major development proposals should be considered early in the planning process through the submission of a Health Impact Assessment (HIA) with a planning application, where the Local Planning Authority requests it.

5.4.17 The HIA will enable the applicant to demonstrate how this policy has been met and should be commensurate with the size of the development.

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KEY EVIDENCE:

2011 Census

Melton Borough Council Housing Needs Study, JG Consulting 2016

Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014

Leicestershire Gypsy and Traveller Accommodation Assessment 2016

Melton Village Services Audit 2014

Leicestershire's Health and Wellbeing Strategy 2013-2016

Indices of Multiple Deprivation 2015

Melton Local Plan and CIL Viability Assessment, Cushman and Wakefield 2016

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Chapter 6: Melton's Economy – Strong and Competitive

6.1 Introduction

6.1.1 Melton Borough benefits from a vibrant economy, underpinned by a significant and predominantly food related manufacturing sector, concentrated on the market town of Melton Mowbray. The town is the main economic centre for the Borough, providing a base for the larger employers and being the main retail and service destination for local people and visitors.

6.1.2 Melton Mowbray is England's "Rural Capital of Food". Its town centre is the main destination for shopping and leisure within the Borough, with a rich, diverse and distinctive retail and other uses offer, enhanced by a weekly livestock market and twice-weekly Farmers' Market.

6.1.3 Businesses in the rural areas also play an important part in supporting the local economy. There is a diversity of mostly smaller rural enterprises in and around the Borough's villages, including farm diversification, from small scale up to regional tourism enterprises.

6.1.4 The Borough currently has very low levels of unemployment, but also high levels of low paid/low skills employment, especially within Melton Mowbray. This is attributed to the presence of a number of large manufacturers, particularly in food related businesses, and a reliance on agriculture.

6.2 The Economic context

6.2.1 Economic growth is a key objective of the National Planning Policy Framework.

The NPPF defines economic development as:

> *"Development including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development)"*

6.2.2 Melton Borough's economy sits within its wider Leicestershire context and the Local Plan's economic strategy is aligned with the aspirations contained within the economic strategy of the Leicester and Leicestershire Local Enterprise Partnership.

6.2.3 As well as contributing to wider economic goals, the Borough Council is committed to working with the private sector to deliver employment opportunities that meet the identified employment needs for current and future local residents and those who work in the Borough.

6.2.4 [The Melton Borough Community Partnership](#) has set out priorities for Melton Borough's economy in its [Melton Economic Development Strategy (MEDS)](#). These are reflected in the Local Plan which aims to deliver those sustainable economic development priorities spatially, so as to enhance the prosperity of the Borough's residents. Unless there is any significant step change in approach, it is expected that this Local Plan will be flexible enough to accommodate any reviews to the MEDS over the plan period.

6.3 Identifying Employment Growth Sectors

6.3.1 Employment in Melton Borough has historically been provided through farming and food production. However over the last 50 years, jobs in manufacturing and services have grown significantly as a proportion of overall jobs. Manufacturing employment in Melton Borough has largely been provided by significant companies such as Masterfoods (pet food producer), Melton Foods (Samworth Brothers), Kettleby Foods, Long Clawson Dairy and Arla Foods.

6.3.2 Nationwide, the service sector has grown significantly and continues to grow, whilst manufacturing has started to decline. This is not fully reflected in the Borough of Melton where manufacturing is forecast to experience significant growth up to 2036.

6.3.3 Whilst Melton Borough's food and drink specialism provides bespoke opportunities and a degree of local resilience, there is a need to monitor closely how this sector will perform in the future.

6.3.4 Growth in a range of economic sectors is essential for the Borough's economic future. A more resilient and higher performing economy will need to provide a greater diversity of jobs in a broader range of industries. The employment study indicates that the main areas of forecast employment growth are manufacturing, professional and other private services and information and communication (see Table 11).

6.3.5 Melton Mowbray also has the potential to attract and retain knowledge based industries e.g. PERA Business Park, which are key to competitive economies. They include enterprises such as:

- Hi tech Manufacturing
- Finance & Banking
- Business Services
- Communications
- Computing
- Research and Development; and
- Media

6.3.6 These enterprises usually require high quality sites in accessible attractive locations, and may be best located in and around the town centre, and/or integrated into mixed use schemes, or could be provided for as part of a single large business park.

Employment Sector	Jobs (2011)	%	Jobs (2036)	%
Agriculture, energy and water[1]	860	4	850	3
Manufacturing	4,410	19	6,120	24
Construction	1,490	7	1,740	7
Distribution, hotels and restaurants	2,050	9	2,560	10
Transport and communication[2]	1,540	7	1,840	7
Financial, Real Estate, Professional and Administrative activities[3]	4,400	19	5,180	20
Public administration, education and health	4,290	19	3,950	15
Wholesale and Retail	3,560	16	3,780	15
Total Jobs (all sectors)	22,620	100	26,020	100[4]

Table 11: Forecast change in jobs by employment sector 2011-2036
(Source: Employment Land Study, 2015)

6.3.7 Based on previous rates of delivery for each sector, the majority of B class employment growth has been in B1(a) offices and B2 manufacturing. The current main employment sectors are shown in Table 12 below.

Employment Sector	People Employed	%
Agriculture, energy and water	1,080	4
Manufacturing	4,416	17
Construction	1,982	8
Distribution, hotels and restaurants	5,341	20
Transport and communication	1,705	6
Financial, Real Estate, Professional and Administrative activities	3,568	14
Public administration, education and health	6,780	26
Other	1,508	6
Total Jobs (all sectors)	26,380	100
Note: The figures relate to people living in the Borough and those travelling to work outside it (not jobs in the Borough).		

Table 12: Melton Borough Residents' Employment by Sector (2011 Census)

6.3.8 However, historic trends may not be replicated going forward. Employment forecasts contained in the employment land study indicate that the main growth areas are likely to be in the manufacturing and service industry sectors, as shown in Table 11.

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[1] Includes Agriculture (650) Extraction and mining (10) and utilities (200)
[2] Includes Transport (1,020) and Information and Communication (520)
[3] Includes 'Professional and other services' (4,220) and 'Finance and Insurance' (180)
[4] Does not sum due to rounding.

6.3.9   The forecast changes in employment by employment sector over the next 20 years and to the local economy in general have informed the assessment of how much employment land is needed.

6.4   Ensuring an appropriate labour supply

6.4.1   A number of the Borough's key employers are currently unable to grow due to a lack of local labour and a shortage of freehold development sites available. If businesses are unable to expand in the Borough for these reasons, there is the very real possibility they will look to relocate out of the Borough. Even without relocation, high levels of commuting workforce coming from outside the Borough is not a sustainable model.

6.4.2   The Melton Employment Land Study (2015) found that there is likely to be a 7.1-7.9% increase in jobs in the Borough and an increase in the likely demands for employment land. This, combined with an existing low unemployment rate (only 0.9% of the working age population claim Job Seekers allowance), puts pressure on employers looking for additional staff and may force some to halt plans for expansion or employ staff from out of the Borough, leading to a likely increase in unsustainable modes of transport being used.

6.5   Providing Jobs

6.5.1   The Borough Council, in line with government guidance, is seeking to achieve sustainable growth. This forms part of the rationale as to why the higher objectively assessed housing need was selected from the Strategic Housing Market Assessment, and why the Spatial Strategy seeks to use new development to enhance Melton Mowbray's local and sub-regional role, whilst also allowing villages to develop sustainably. The Local Plan's strategy for providing jobs is therefore based on an assessment of employment and economic development needs and also the employment needs generated from new housing.

6.5.2   To enable businesses in the Borough to grow, increased labour supply must be provided in the locality. More jobs require an increase in the working age population, which will arise from planned new households. Moreover, in allocating 30ha of employment land, businesses have the opportunity to expand. These measures, combined with the delivery of strategic infrastructure such as the Melton Mowbray East Distributor Road, will pave the way for internal business growth and external investment coming into the town.

6.6   Amount of Employment Land Needed

6.6.1   Historically, Melton Borough has had a number of large employment sites with an ample supply of employment land. The three largest sites, Asfordby Business Park, Holwell Works, and Leicester Road Business Park, provide a substantial part of the employment land in the Borough.

6.6.2   In identifying an appropriate amount of employment land, the Local Plan seeks to align provision with the anticipated growth in jobs. More jobs require an increase in the working age population, which will arise from new households. More specifically, the policies seek to allow flexibility maximising the opportunities for and choice of employment that matches the available local employment and the future employee skills base. This will help to ensure that the Borough of Melton retains its economic competitiveness, meeting local economic needs and reducing the need for large scale out-commuting.

6.6.3   The Employment Land Study (2015) suggests there is a 'realistic deliverable supply' of 19.46ha of employment land (with planning permission) and that the Local Plan should provide for an additional 30.29ha of employment land. The requirement for employment land is based on an assessment of historic employment land take up in the Borough, and local intelligence about the future needs of businesses already in the Borough and those that might want to locate here. The plan takes account of changing economic conditions, the need to offer a balanced portfolio of sites and the presence of deliverability constraints that may affect some sites, and has made an allowance for all these to offer flexibility in the overall requirements.

6.6.4   Taking account of the above, Policy SS2 – 'Development Strategy' has identified a need to deliver 50.75ha of employment land in the Borough up to 2036.

6.6.5   Table 13 sets out the employment land supply for the Borough. It identifies completions since 2011 and sites that have planning permission (commitments), and sets out the additional land needed during the plan period.

	Requirements 2011-2036	Completions 2011 - 2015	Commitments as at 1st April 2015	Residual 2015 - 2036
Employment land (in Hectares)	50.75ha	7.5ha	19.5ha	23.75ha

Table 13: Employment position summary table

6.6.6   The Council will the monitor progress against these targets through its annual monitoring report.

6.6.7 Reference to employment land in the Local Plan refers mainly to offices, industrial space and warehouses. These are known as "Class B Uses" and are defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). These are set out in Table 14 below.

Employment Land (Class B Land Uses)
1. B1: Business
a) Offices, other than a use within Class A2 (Financial Services)
b) Research and development of products or processes
c) Light industry
2. B2: General Industrial
Use for the carrying out of an industrial process other than one falling in class B1
3. B8: Storage & Distribution
Use for storage or distribution centre (includes open air storage)

Table 14: Use Classes for business related uses

6.7 Employment Locations and Providing Jobs

6.7.1 The Local Plan seeks to sustain existing viable employment sites and make new land available for investors to create new jobs in the Borough, and for existing businesses to expand.

6.7.2 Research including consultation with local business and property agents led to recommendations in the Council's Employment Land Study (2015) that the majority of additional employment allocations should be in and around Melton Mowbray, but that the role of the rural economy also needs to be recognised. This gives rise to two strands of the spatial strategy, 'Melton Mowbray Employment Growth' and 'The Rural Economy', dealt with separately below.

6.8 Melton Mowbray Employment Growth

6.8.1 Melton Mowbray is the main economic centre for the Borough, providing the larger employers and the main retail and service destination for local people and visitors. The Spatial Strategy seeks to use new development to enhance Melton Mowbray's local and sub-regional role but also allows villages to develop sustainably.

6.8.2 The Local Plan therefore provides for an allocation of 20ha of employment land as part of the Melton South Sustainable Neighbourhood (Chapter 4 - 4.2.3) and identifies 10ha of additional land (achieved by remodelling and intensifying use) within the Asfordby Business Park, both targeted towards the manufacturing and industrial sectors and intended to be Melton's prime locations for economic growth. As part of the proposals elsewhere in this plan for a distributor road, attention should be paid to ensuring an effective connection with St Bartholomews Way, to ensure an effective link from

Asfordby Business Park to the town's arterial roads out of the town, distributor roads around the town and easy access on to the wider road network.

6.8.3 Offices

Notwithstanding previous rates of office delivery, the demand for land for additional office space in Melton Mowbray is perceived to be relatively low, in part due to premises available in rural areas and high quality office accommodation provided at PERA Business Park on Nottingham Road. The majority of new office development is expected to be delivered within Melton Mowbray town centre and/or as part of an extension to PERA. Some additional growth may be appropriate as part of the 'local centres' associated with the strategic developments to North and South of Melton Mowbray, which may also provide some small business start-up space.

Policy EC1 – Employment Growth in Melton Mowbray

The Council will seek to meet the employment needs of its residents and the wider economy, by providing sufficient new employment land for the period up to 2036 in the following locations:

1. 10 hectares of employment land within Asfordby Business Park for class B employment uses (as shown on the Policies Map);

2. 20 hectares of employment land, located off Leicester Road, as part of the South Melton Mowbray Sustainable Neighbourhood; and

3. 1 hectare of employment land for B1(a) office space within or adjacent to Melton Mowbray town centre and/or including PERA Business Park.

Proposals for employment development on allocated and non-allocated sites in Melton Mowbray will be allowed where:

4. The site is located in an area that can be easily accessed by public transport, walking and cycling, and can be satisfactorily accessed by service and other employment related vehicles;

5. It provides a mix of B-class employment uses that seek to meet local business and employment needs;

6. The sequential approach to town centre uses is applied where offices (use class B1(a)) are proposed.

6.9 Melton Borough's Rural Economy

6.9.1 Whilst Melton Mowbray will be the focus for economic growth, the contribution of a diversity of rural enterprises to the Borough's economy now and in the future cannot be underplayed. Outside the town, these operate in and around

villages across the Borough, including the larger ones. Rural enterprises can operate differently to those in the town, and whilst they include large employers, such as Long Clawson Dairy, Masterfoods at Waltham and Ragdale Hall, businesses tend to be of a smaller scale, and include many start ups.

6.9.2   Rural businesses often have strong local connections in terms of proximity and their local workforce, but also enjoy the attractive rural environment and the connections to a number of major centres such as Nottingham and Leicester, and to the national transport network.

6.9.3   The Local Plan must guide development in a way which ensures that the natural and physical environment (infrastructure) remains attractive and a local workforce can be provided to service business. This means additional employment growth in the villages through a positive approach to the rural economy and rural diversification. The Local Plan policy does not allocate specific sites in the rural areas. Instead, it encourages and allows small businesses to start up and expand to medium sized enterprises, where this can be achieved without any significant adverse impacts on the environment, local infrastructure and amenity.

6.9.4   Employment growth in the rural areas will be supported where it contributes to the long term sustainability of villages and is sympathetic to the rural character and attractiveness of the area. Increased homeworking and small business start-ups are anticipated over the plan period, particularly in light of improvements to broadband speeds.

6.9.5   In order to support the rural economy, where agricultural buildings are no longer needed for agriculture, they can be converted to provide employment opportunities. Conversions can bring environmental improvements, as good, sensitive design and general improvements can enhance the wider visual appearance of the area.

6.9.6   However it is also important to consider whether development is appropriate in its location, so that any significant numbers of visitors or employees can access it by means other than the car.

6.9.7   Local planning policies are also required to support farm diversification into agricultural and other land–based rural businesses such as farm shops, holiday accommodation and farm based processing and packaging, as these can help maintain working farms. Enterprises relating to the keeping or breeding of horses are also prevalent in the Borough's rural areas.

6.9.8   Schemes brought forward that generate additional traffic should contain sufficient car parking to avoid exacerbating the dangerous blockages to roads or footpaths that occur, particularly within settlements.

6.10 Food Enterprise Zone and 'Food and Farming' Local Development Order

6.10.1 Melton Mowbray is England's "Rural Capital of Food" and whilst Melton's food and drink specialism provides bespoke opportunities and a degree of local resilience, farm businesses are under pressure to respond to pricing volatility and to adapt to environmental challenges which adversely impact productivity and farm income.

6.10.2 In February 2015, Melton Borough Council in partnership with the Leicester and Leicestershire Enterprise Partnership (LLEP), successfully responded to DEFRA's national call for pilots to support a 'Food and Farming' Local Development Order (LDO). This pilot will ultimately deliver the planned growth of Leicestershire's only Food Enterprise Zone (FEZ). The LDO element was completed in June 2016 and was designed to allow a specific range of development to be fast tracked over a two year period (which can be extended after a formal review to five years) to enable new and existing food and farm based businesses to innovate, grow, and adapt to changing market opportunities, delivering enterprise and additional jobs for the local and sub-regional economy.

6.10.3 A key focus of the FEZ will be to improve integration within the food chain, linking the farmers at the beginning of the food chain, the manufacturers who add value to the food, the distribution partners who deliver it, the businesses/ establishments who sell it, and the customers who buy the high quality food products. There is also a significant export opportunity for the 'Made in Britain' brand as well as the historic Melton Mowbray 'covenant' and branding as the 'Rural Capital of Food'.

6.10.4 It is the ambition of the FEZ and LDO component to inspire development that contributes to a growing rural economy by seeing an increase in productivity and sector output. The initiative also recognises that investment in high-level skills training is needed to support the sub-regional and UK agri-food sector response to food security and food sustainability issues.

6.10.5 The NPPF indicates in paragraph 28 that 'planning policies should support sustainable growth in rural areas, in order to create jobs and prosperity by taking a positive approach to sustainable new development'. Economic diversity and agricultural diversification will therefore be encouraged specifically via the LDO, subject to it being demonstrated that the enterprise clearly enhances the food and farming supply chain and proposals involve the re-use of existing redundant buildings, or are entirely contained within an existing enclosed area with no significant adverse impact on the locality. Examples of proposals for the re-use and adaptation, or in certain defined

circumstances, the replacement of buildings or new buildings/extensions, are provided below:

- Uses and small scale developments to allow farm diversification
- 'Farm shops'
- New development to allow existing businesses to grow
- Uses directly related to agriculture and where the enterprise forms part of the food and farming supply chain.

Policy EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)

In order to support the rural economy, the Council will allow for:

A) new employment land to be provided in rural settlements; and/or;

B) rural employment proposals which create or safeguard jobs.

The following types of rural employment development are acceptable:

1. The re-use of existing farm buildings and well-designed new buildings for employment;

2. Schemes for farm diversification involving small-scale business and commercial development that help to support the viability and retention of the farm holding;

3. Small-scale tourism proposals, including visitor accommodation, such as glamping, camping and bed & breakfast;

4. The expansion of existing rural businesses, dependent upon the nature of the activities involved, the character of the site and its accessibility;

5. Small scale employment development to meet local needs; and

6. The use of land for agriculture, forestry and equestrian activity.

Subject to the proposal:

7. Being of an appropriate scale for its location;

8. Having sufficient accessible off road car parking provided on site or in the nearby vicinity to cater for the use proposed.

6.11 Protecting existing employment areas

6.11.1 The Council is mindful of the National Planning Policy Framework, which advises that:

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose"

6.11.2 Taking account of the findings of the Melton Employment Land Review 2015, the Council considers that all of the Borough's network of employment premises and land is essential to serve the needs of the existing economy, to help maintain a wide portfolio of employment sites, and to provide jobs, especially in the rural area. Without it, there could be a negative effect on the local economy and the Council's aims for sustainable development.

6.11.3 The Borough Council will seek to ensure that where existing employment sites are economically viable, contributing to the economic growth of the Borough and the wider economy and providing valuable jobs for local people, they remain in employment use. This reflects the findings of the Employment Land Study 2015, which indicated that a number of employment sites should be safeguarded from non B class uses, including:

- Masterfoods HQ, Waltham.
- Asfordby Business Park, Asfordby Hill
- Holwell Works (Melton Mowbray Business Park), Asfordby Hill
- Stanton PLC (St Gobain), Asfordby Hill
- Saxby Road Area (incorporating Hudson Road Estate), Melton Mowbray
- Crown Business Park (incorporating the Six Hills Area), Old Dalby
- Old Dalby Trading Estate, Old Dalby
- Melton and Kettleby Foods, Melton Mowbray
- Leicester Road Estate, Melton Mowbray.

6.11.4 However, the Borough Council recognises that as the economy changes, the requirements for the scale and type of land and premises needed may also change.

6.11.5 The Council will continue to monitor planning applications that affect the provision of current employment land, to ensure that any net gains and losses are recorded and appropriate action taken to ensure that employment provision and local need are, as far as possible, balanced.

Policy EC3 – Existing Employment Sites

The following employment sites and industrial estates across the Borough will be retained for employment uses (within Classes B1, B2 and B8 of the Use Classes Order).

Employment facilities listed for retention

EC3(i): Masterfoods HQ, Waltham.

EC 3 (ii): Asfordby Business Park, Asfordby Hill
EC3(iii): Holwell Works (Melton Mowbray Business Park), Asfordby Hill
EC3 (iv): Stanton Plc (St Gobain), Asfordby Hill
EC3 (v):Saxby Road Area (Incorporating Hudson Road Estate), Melton Mowbray
EC3 (vi): Crown Business Park, Old Dalby
EC3(vii): Six Hill Business Area, Six Hills
EC3(viii): Old Dalby Trading Estate, Old Dalby
EC3 (ix): Melton And Kettleby Foods, Melton Mowbray
EC3 (x): Leicester Road Estate, Melton Mowbray.

Other Key employment sites

EC3 (xi): Normanton Lane, Bottesford.
EC3 (xii): Orston Lane, Bottesford.
EC3 (xiii): Hickling Lane Employments Sites, Long Clawson.
EC3(xiv): Snow Hill Industrial Estate, Melton Mowbray
EC3 (xv): Burrough Court, Burrough on the Hill

Proposals to change the use of existing employment sites and allocations to non-employment uses will be permitted where:

- **it can be demonstrated, through an acceptable viability study, that the site is no longer economically viable for employment purposes in the long term; and**
- **there are alternative employment facilities available to meet employment needs in the same settlement or within the local vicinity; and**
- **the site is not well related to existing centres (large, existing or planned areas of population, employment or commercial activity) or is not able to be easily accessed by public transport, walking or cycling; or**
- **its release would offer significant benefits to the local area.**

Proposals for non B-class employment uses on employment sites will be allowed where they would support the effective operation of that site and would not be more appropriately located in town centres.

6.12 Holwell Works and Asfordby Business Park

6.12.1 The Holwell Works and Asfordby Business Park represent significant opportunities and challenges for the Borough. Both sites are identified on Figure 8. Studies have suggested that the Holwell Works site is contaminated affecting the viability of appropriate development. Asfordby Business Park is under occupied, but this may be partly due to units only being available on a leasehold arrangement and therefore not attractive to potential freehold investors. Improved access to both sites would be required to allow

significant major redevelopment/remodelling. This is likely to be secured as part of the Melton Mowbray Distributor Road.

6.12.2 Both sites are still seen as significant opportunities for the Borough, as part of a wider economic development strategy. They are both well serviced by water and power and benefit from a rail connection. Both sites represent significant brownfield opportunities for the Borough.

6.12.3 The starting point in considering the future of these sites is establishing whether they are viable employment opportunities going forward. If not, there may be potential to consider other land uses.
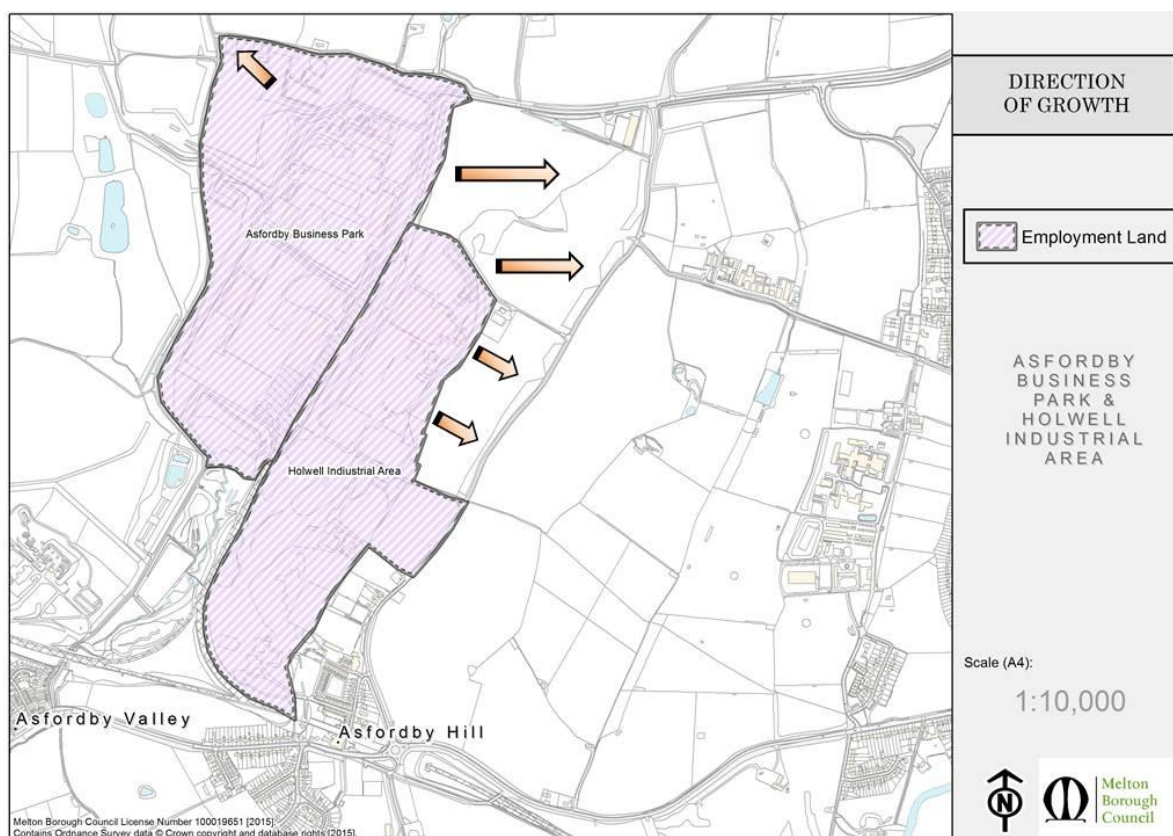
Figure 8: Asfordby Business Park and Holwell Industrial Area

6.13   Other employment proposals

6.13.1 The Local Plan and the wider economic development strategy for the Borough seek to generate a climate where investors will create sustainable jobs, either by expanding existing business, setting up new enterprises or through relocations to the area. The Local Plan policies allow flexibility in the amount and type of employment land in the Borough. The policies are not prescriptive in the mix of employment types (other than seeking to locate office uses to town centre locations)**.**

6.13.2 The Local Plan is seeking to plan positively for economic growth. It provides flexibility of sites to meet the growing employment needs of the Borough and

the wider economic area. The proposed allocations allow for high employment retention rates and limit the impacts of unsustainable commuting. The employment sites identified are 'deliverable' during the plan period and are in sustainable locations that are attractive to a commercial market. Notwithstanding this, the Council recognises that other 'speculative' employment sites and proposals for mixed-uses incorporating employment might be proposed during the plan period. The following policy seeks to plan positively for such circumstances.

Policy EC4 – Other Employment and Mixed-use Proposals

Proposals for employment and mixed-use developments (*incorporating employment uses)* outside of existing or allocated employment sites will be encouraged where:

- **the employment component of the scheme can be satisfactorily accessed by service and other employment related vehicles;**
- **the proposed uses are not more appropriately located in town centres;**
- **the site is located in an area that can be easily accessed by public transport, walking and cycling;**
- **the mix of uses does not result in an unacceptable impact on residents by reason of noise, disturbance, air quality or other emissions caused by the use of the building or the vehicle movements associated with it;**
- **the proposal does not adversely affect land which is of particular significance to the form and character of the settlement; and**
- **the proposal is of an appropriate scale in the context of the existing settlement.**

6.14 Retail, Leisure and the Town Centre

New retail and commercial leisure requirements

6.14.1 In order to plan effectively for new retail and commercial leisure developments, the Council has gathered evidence of the amount and type of such development that is required to help to meet identified needs.

6.14.2 The Melton Borough Retail Study 2015 assessed the future needs for retail and commercial leisure development across the Borough of Melton between 2015 and 2036. The study indicated that there was no demonstrable need for additional 'convenience' retail floorspace, and that 'comparison' floorspace would only be needed after 2021. Table 15 indicates the level of net and gross comparison floorspace needed over the plan period.

	By 2021	2026	2031	2036
Net	1,020 sqm	3,020 sqm	5,080 sqm	8,870 sqm
Gross	1,450 sqm	4,310 sqm	7,260 sqm	12,670 sqm

Table 15: Cumulative net and gross floorspace required in Melton Borough 2015-2036

6.15 Melton Mowbray Town Centre

6.15.1 Melton Mowbray Town Centre is the main destination for shopping and leisure within the Borough. It has a distinctive retail offer with a high proportion of independent retailers and small franchises which are enhanced by the weekly livestock market and the twice-weekly Farmers' Market. The town centre is much more than just a destination for shopping. It contains a rich and diverse number of uses which together give the town its own distinctiveness.

6.15.2 The National Planning Policy Framework seeks to ensure town centres remain vibrant, diverse and healthy and perform effectively as the heart of communities. To achieve this, it seeks to ensure that where possible, 'main town centre uses' (as defined by the NPPF), including retail uses, leisure uses and offices, are directed towards town centre locations.

6.15.3 Over the last twenty years, the role of the town centre as a destination to buy goods and services has been affected by factors such as the growth in online retail and services and the cost of travel. One effect is that uses that provide for social meetings, such as coffee shops and cafes, have increased, whereas shops have declined. This change in retail and the role of town centre is happening nationally. However recent developments around the centre of Melton Mowbray, such as the Premier Inn, Sainsbury's, Lidl, the redevelopment of Brooksby College and the Parkside Offices at Burton Street have had a positive impact upon the town centre.

6.15.4 The Melton Borough Retail Study (2015), and 'benchmarking data' for the Town Centre have indicated that Melton Mowbray town centre has proved relatively resilient. Vacancies remain low; the busy market and the 'Rural Capital of Food' brand may be the reasons for its continued resilience. The Local Plan considers the general need for change in and around the town centre over the next 15-20 years, how it could happen, how the role of the town centre will continue to change, and how to ensure that change is positive.

6.15.5 Balanced against the growing convenience of accessing services and shopping through the internet, the Local Plan must ensure a flexible approach to planning for the development of the Town Centre. Such an approach must ensure that advantage can be taken of key assets that will enable the Town Centre to remain a destination that people continue to want to visit, enjoy and spend time and money.

6.15.6 The shopping function of Melton Mowbray's town centre is its prime activity and is vital in securing a competitive town centre that provides customer choice and a diverse retail offer. The market place and its immediate surroundings are the hub of Melton Mowbray's shopping area and a focal point for pedestrians, particularly on market days.

6.15.7 Leisure facilities, restaurants, entertainment, banks and other over the counter services also play a part in attracting people to the town centre and contribute to its viability and vitality. It is important that these uses are located in parts of the town centre which would not weaken the shopping function and experience.

6.15.8 Local Planning Authorities are required to define the extent of town centres and primary shopping areas, based on the primary and secondary shopping frontages in designated centres, and to set policies that make clear which uses will be permitted in such locations. Figure 9 shows the extent of the Town Centre and primary and secondary shopping frontages, as recommended by the Melton Borough Retail Study 2015.

6.15.9 The viability and vitality of a town centre can be adversely affected by the loss of retail uses to non-retail uses along primary shopping frontages. The Council wishes to maintain flexibility in the mix of uses, whilst protecting the vitality, viability and character of the town centre.

6.15.10 The Borough Council works closely with local businesses, including a successful BID (Business Improvement District) which was established in 2011. The BID has established a number of projects tasked with improving business performance in the town, including a Melton Loyalty Card, Car Parking Campaigns, Media and Advertising Campaigns and a Business Directory.

Figure 9: Melton Mowbray Town Centre Boundary and Shopping Frontage

Key
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Town Centre Boundary

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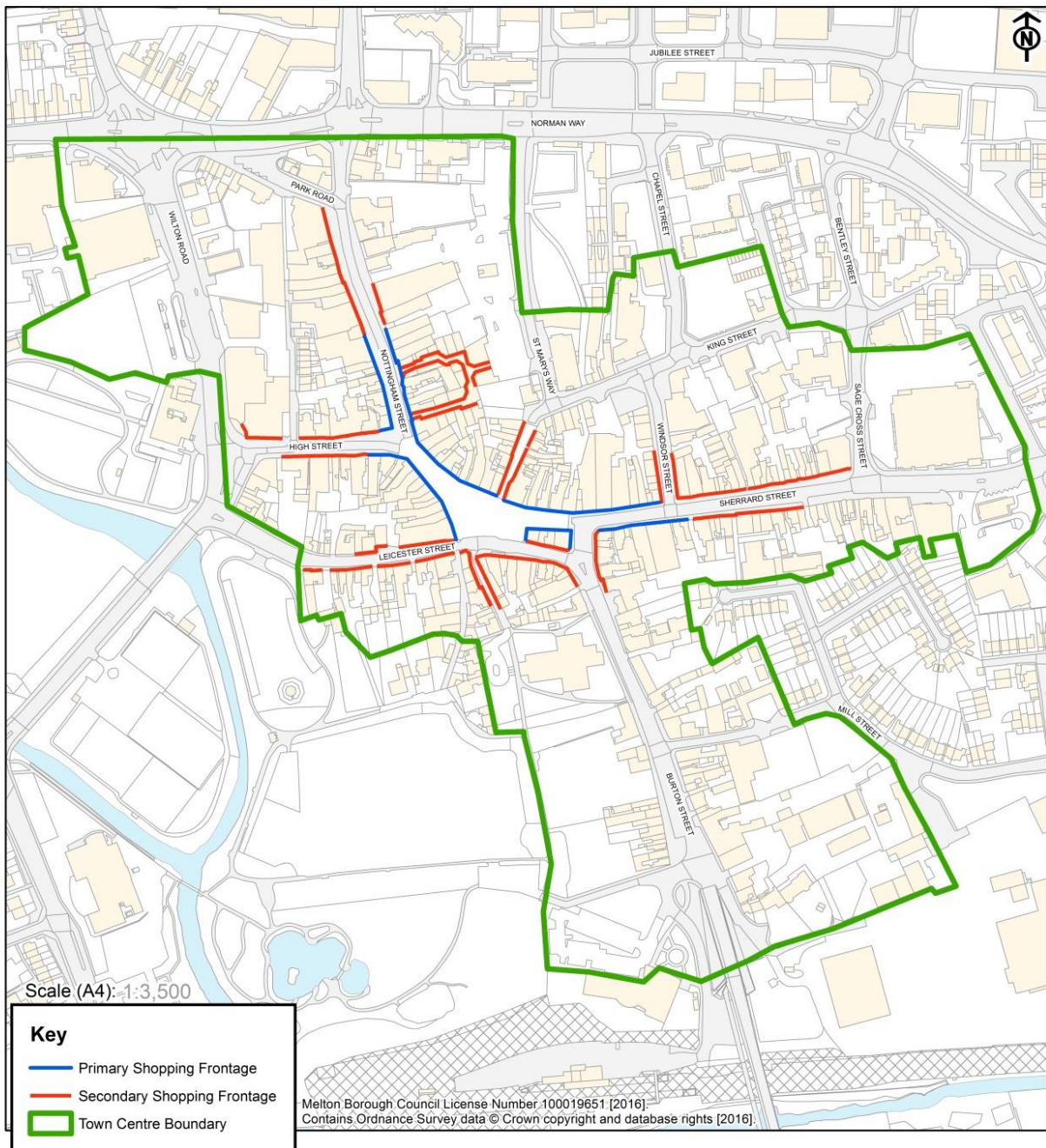
Policy EC5 - Melton Mowbray Town Centre

Melton Mowbray Town Centre will be the focus for retail growth in the Borough of Melton. The extent of the town centre and primary retail frontages is defined on the Policies Map. A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within centres ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available.

Retail impact assessments will be required to accompany proposals in Melton Mowbray for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 200sqm.

Proposals for new retail, leisure and other 'town-centre' developments will be allowed within the defined town centre where they:

1. Enhance the compact, legible and walkable character of the town centre;

2. Maintain a vibrant and active continuous shop frontage in and around the retail core;

3. Incorporate a high quality of shop front and advertisement design;

4. Are sympathetic to the numerous heritage assets within and adjacent to the town centre; and

5. Make adequate provision for car parking where possible and appropriate.

In primary shopping frontages, proposals for new, or change of use to:

a.   A1 retail uses will be encouraged, subject to the proposal incorporating a high quality design of shop front and advertisements.
b.   A2 – A5 uses will be allowed where this does not have an adverse impact on the character and/or sustainability of the primary frontage.

Outside of primary shopping frontages, but within the defined town centre, proposals for commercial leisure uses, restaurants, bars & pubs and hot food takeaways will be supported where these support day and evening activity and the main retail use of the town centre.

Policy EC6 – Primary Shopping Frontages

The Primary Shopping Frontages of Melton Borough Council, as designated on the Policies Map, are where the majority of A1 retail uses will be focussed over the Local Plan period.

Unless permitted development rights (or any successor) indicate otherwise, ground floor A1 units in the Primary Shopping Frontages should be retained predominantly for retail use. Proposals that would involve the loss, by change of use or re-development at ground floor level will be supported provided that:

1.   It makes a positive contribution to the vitality and viability of the Primary Shopping Area, **as shown on the Policies Map**;

2.   It would not result in non-A1 retail uses within larger units being grouped together in such a way that it undermines the retail role of the frontage;

3.   It would not result in a loss of A1 retail floor space or frontage of a scale harmful to the shopping function of the area;

4.   It would positively restore and/or enhance the character and appearance of the unit; and

5.   It would allow upper floors to be effectively used, including the possibility of independent use, where appropriate.

6.16 Retail development in other locations

6.16.1 A number of the larger villages in the Borough have a range of retail premises which help them act as service centres as follows:

- Asfordby
- Bottesford
- Waltham on the Wolds; and
- Long Clawson

'Town centre'[5] development located in and adjoining these centres which is of an appropriate scale to the existing centre and which contributes to supporting the sustainability of such places will be supported.

6.16.2 The retail study has identified a need for some small scale local retail provision as part of the development of the Southern Sustainable Urban Extension in Melton Mowbray. This should form part of the provision of a local centre. It may also be demonstrated that some small local retail will be required as part of the development of the Northern Sustainable Urban Extension. Any proposals for this type of development will need to be supported by a retail impact assessment.

Policy EC7 – Retail Development in the Borough

In other settlements with an existing retail offer that acts as a service centre, town centre[5] developments will be supported where they would be physically integrated, be of an appropriate scale and not have an adverse impact on the character of the village.

A retail impact assessment will be required for all retail proposals in these locations. Assessments will be used to ensure that retail proposals do not adversely affect the vitality and viability of Melton Mowbray town centre and other retail facilities within service centres.

Small independent village shops, post offices and social enterprises are exempt from this requirement.

Outside of Melton Mowbray town centre and service centres, in all cases a retail impact assessment will be required to accompany applications.

6.17 Tourism

6.17.1 Tourism makes a vital contribution to the economy of Melton Borough via direct spending and in creating jobs. In 2015, £85.4 million was generated within the local economy through visitor and tourism business expenditure which helps support around 1200 full-time equivalent jobs. This expenditure represents an increase of 6% on the previous year. Tourism in Melton Borough is centred on the character of Melton Mowbray as an attractive market town, its food heritage, the wider quality of the rural landscape and heritage assets such as Belvoir Castle. This is supplemented by family attractions such as the Twinlakes Amusement Park. Improving Melton Borough's tourism offer is integral to the wider economic strategy for Leicestershire. The Local Plan seeks to plan positively to support the growth of sustainable tourism in the area.

Policy EC8 – Sustainable Tourism

Sustainable tourism, visitor and cultural development proposals will be supported where they improve the facilities for visitors, including attractions and accommodation subject to the proposal:

1. being of an appropriate scale in the context of the host settlement; and

2. having benefits to local businesses in creating the potential to generate revenues.

Attractions and facilities of a significant scale should be located firstly within the town centre, then on the edge of the town centre, and then at other accessible locations.

Melton Borough Council will support, where appropriate, the restoration of the Grantham Canal. Moreover the Borough Council will resist planning applications which will have an adverse impact on tourism across the Borough, but with particular protection applied to valued attractions such as the Vale of Belvoir, Belvoir Castle and Burrough on the Hill Iron Age Fort, two of the most valued tourist attractions in the Borough.

KEY EVIDENCE:

2011 Census

Melton Retail Study 2015

Melton Employment Land Review 2015

Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014

NOMIS Official Labour Market Statistics, Office of National Statistics

Leicestershire Rural Economy Evidence Base, Rose Regeneration, June 2014

Local Futures District Profile: An Economic Social and Environmental Summary of Melton Borough

Leicester and Leicestershire Employment Land Study, PACEC, 2012

LEADER

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Chapter 7: Melton Borough's Environment – Protected and Enhanced

7.1 Landscape

7.1.1 The Borough of Melton is an attractive rural area that has a rich natural environment and built heritage. The area is valued by residents and visitors for its pleasant and tranquil environment and accessible countryside. It is important that the Local Plan ensures that these characteristics are maintained.

7.1.2 The gentle rolling landscape varies across the Borough as a result of geological conditions, farming practices and the local ecology. The area is famous for its pasture, dairy and beef suckler herds and sheep, and there is an extensive network of hedgerows, fox coverts and country lanes.

7.1.3 The Melton Landscape Character Assessment study identified 20 landscape character areas within the Borough. They include the Vale of Belvoir, which is an expansive gentle vale landscape in the north-east of the Borough; the Wold Scarp which is probably the most dramatic landscape in the Borough; the High Leicestershire Hills which is a classic landscape influenced by the requirements of sporting estates; and the Knipton Bowl, which is probably the most attractive and diverse landscape within the Borough.

7.1.4 The 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' assessed the sensitivity of the landscape as it relates to the built form of the settlement edges of Melton Mowbray and the larger villages. This study provides guidance about how to protect the landscape and ensure that the qualities of the Borough which are most valued by the community are retained, including tranquillity and historic features such as ridge and furrow.

7.1.5 In the past, the countryside has been a place that has generally been free of noise pollution and traffic movement. Tranquil areas in the countryside allow us to escape the noise and stress of cities, towns and suburbs, to be inspired and to get refreshed. They have generally been relatively undisturbed by light pollution or noise, and are prized for their recreational and amenity value. The Campaign to Protect Rural England has measured tranquillity and produced a tranquillity map for Leicestershire (2007). The county is ranked thirty-third out of eighty-eight English County and Unitary local authority areas for average relative tranquillity, with first ranked being the most tranquil, and last ranked the least.

7.1.6 One valuable aspect of the rich, natural environment of the Borough is its dark skies. There are two astronomical societies in the Borough which consider

dark skies to be a valuable asset for residents and an important aspect of tranquillity. National planning policy requires local planning authorities to encourage good design in order to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Sources of light pollution can include advertisements and floodlighting of buildings and sports facilities.

Policy EN1 – Landscape

The character of Melton Borough's landscape and countryside will be enhanced and protected by:

I.   Ensuring new development is sensitive to its landscape setting and enhances the distinctive qualities of the landscape character type (as defined in the Landscape Character Assessment); and
II.   Requiring new developments to respect existing landscape character and features. Proposals will be supported where they do not adversely affect important landscape features including:

1.   Distinctive topography;
2.   Important trees, hedges and other vegetation features;
3.   Important ponds, watercourses & other water areas;
4.   Important views, approaches and settings.

In addition, new developments will be supported where they:

5.   Do not adversely affect an area's sense of place and local distinctiveness; and
6.   Do not adversely affect areas of tranquility, including those benefiting from dark skies, unless proposals can be adequately mitigated through the use of buffering.

In order to mitigate potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals will be required to respond to design guidance in the individual assessments of settlement fringe sensitivity in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study.'

Neighbourhood Plans will be encouraged to use evidence provided in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' to inform site allocations and design guidance, to ensure that the Borough's landscape will be enhanced and protected.

7.2   Biodiversity

7.2.1 The rural nature of the area means that there is an extensive habitat for wildlife in the Borough. The Local Plan seeks to maintain and improve the

natural environment and ensure that development proposals minimise negative impacts on biodiversity and provide net gains where possible. An updated Biodiversity and Geo-diversity Study (2015; 2016) of the Borough identified the designated habitats and geological sites in the Borough.

7.2.2 The Study surveyed the suitable site options for development in and around Melton Mowbray and the ten largest villages and identified notable areas where significant habitats are present. This has been taken into account in selecting land allocations and will shape the future design of development, to ensure that it will retain important habitats and mitigate any potential harm within the final development. Wildlife corridors and Biodiversity Enhancement Sites, which could provide opportunities for biodiversity offsetting in the new Sustainable Neighbourhoods around Melton Mowbray, as well as potential Local Wildlife Sites which are worthy of designation, are also identified. Of note is that Melton Country Park is identified as a potential Local Wildlife Site in its entirety.

7.2.3 There are no designated sites located within either of the Melton Mowbray Sustainable Neighbourhoods or any of the small sites. The River Eye SSSI is the only designated site located adjacent to the South Sustainable Neighbourhood. A protection zone will be established between the River Eye SSSI and any future development in the South Sustainable Neighbourhood in accordance with Policy SS4.

7.2.4 A small number of non-statutory designated Local Wildlife Sites are located within the North Sustainable Neighbourhood and are assessed as having declined in quality to varying degrees since they were originally designated. In all circumstances, this is considered to be due to natural vegetation succession processes coupled with lack of management. These would benefit from management in order to enhance or restore them to their qualifying conservation status.

Policy EN2 – Biodiversity and Geodiversity

The Borough Council will seek to achieve net gains for nature and proactively seek habitat creation as part of new development proposals. It will protect and enhance biodiversity, ecological networks and geological conservation interests throughout the Borough and beyond its boundaries, by supporting proposals which:

A)   protect, extend or strengthen the Borough's most ecologically sensitive areas, including the River Wreake Valley;
B)   contribute to the provision of coherent wildlife networks;
C)   create new habitat;

D) re-naturalise rivers and streams wherever possible through the removal of hard engineered structures such as reinforced banks, weirs and culverts;

E) promote the preservation, restoration and re-creation of priority habitats as listed in the UK Priority Habitat Species List and Leicestershire Local Biodiversity Action Plan; and

F) promote the use of fencing which incorporates holes for wildlife.

Provided they do not harm:

G) internationally important sites either individually or cumulatively in association with other plans or projects, namely Rutland Water Spa/Ramsar;

H) nationally important sites;

I) Local Wildlife Sites (including candidate and potential), Local Geological Sites, including ancient woodlands, ancient and veteran trees, hedgerows and existing corridors such as disused railways, that allow movement of wildlife between sites;

J) river corridors;

K) biodiversity and geo-diversity designations identified in a Neighbourhood Plan; and

L) priority habitats & species identified in the UK Priority Habitat Species List and Local Biodiversity Action Plans and the Melton Biodiversity and Geodiversity Study, unless it can be demonstrated that there is no alternative site available and there are clear and convincing benefits of the development that clearly outweigh the nature conservation or scientific interest of the site. In this case, adequate mitigation measures or, exceptionally, compensatory measures will be required at a level equivalent to the biodiversity value of the habitat lost. Such proposals must be accompanied by ecological surveys and an assessment of the impacts on biodiversity and geodiversity.

Proposals for allocated sites should be informed by the site survey results and the recommendations for mitigation and enhancement in the Biodiversity and Geo-diversity Study.

The Borough Council will support the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreement.

7.3 Green Infrastructure

7.3.1 Green infrastructure refers to all types of open space that communities use, ranging from formal parks and playing fields to areas for informal recreation and wildlife habitats. It has benefits for improving health and well-being, as well as enhancing the physical environment and providing sites for nature conservation.

7.3.2 In the past, open spaces were often planned to meet a single purpose, such as sport or flood protection. However, today it is recognised that open spaces can frequently combine several functions including:

- Informal recreation and relaxation
- Children's play
- Outdoor sports provision
- Countryside access and tourism
- Conserving wildlife habitats and creating wildlife corridors
- Protecting landscapes
- Managing water resources and flooding. River corridors identified as functional floodplains are an excellent linkage of Green Infrastructure and can provide storage during a flood event.
- Producing useful products, such as timber, bio-crops and local food
- Countering the 'heat island' effect of urban areas.

7.3.3 This combination of uses will help develop green infrastructure as a "multi-purpose" network of open space across the Borough.

7.3.4 The Borough has a wide range of green infrastructure assets, including the Grantham Canal, the Rivers Wreake and Eye, Sites of Special Scientific Interest, country parks, nature reserves and local wildlife sites.

7.3.5 There is also a comprehensive network of public rights of way including six promoted routes, the most notable being the Jubilee Way. A number of dismantled railway corridors also provide some access, along with the opportunity for further improvement.

7.3.6 As Melton Borough grows, it is important that its green infrastructure is maintained and extended to meet people's needs as well as supporting other objectives including nature conservation, tourism and the use and enjoyment of the countryside.

7.3.7 A sub-regional Green Infrastructure Strategy (6Cs GI Strategy) has been prepared for the Three Cities and Three Counties Growth Point. This has been supplemented with the Melton Green Infrastructure Strategy 2011. This proposes Sub-Regional Green Infrastructure Corridors, including the Wreake

Strategic River Corridor. These generally reflect significant wildlife habitat corridors/areas that link at the sub-regional level.

7.3.8 The countryside in and around Melton Mowbray is recognised by the 6Cs GI Strategy as an Urban Fringe Green Infrastructure Enhancement Zone, and the Melton Green Infrastructure Strategy identifies it as providing the links between the town, Sustainable Urban Extensions and areas beyond. All large development proposals are expected to contribute to the delivery of the Borough-wide Green Infrastructure Strategy.

7.3.9 The Woodland Trust's Access to Woodland Standard includes an aspiration that everyone should have a small wood of at least two hectares within 500m of their home and a larger wood of at least 20 hectares within 4km of their home. 'Space for People' (Woodland Trust 2015) states that in Melton, 113 hectares of new woodland creation is needed to meet the standard for access to a wood of 2 hectares, and 140 hectares to meet the standard for access to a wood of 20 hectares. The Council aspires to meet these standards, through particular support for proposals which contribute towards this element of green infrastructure provision.

Policy EN3 – The Melton Green Infrastructure Network

A strategic approach to the delivery, protection and enhancement of green infrastructure will be taken by the Borough Council working with partners, in order to deliver new assets where deficits have been identified in the green infrastructure strategy and to enhance the following primary green infrastructure areas:

1. Melton North and Melton South Sustainable Neighbourhoods in accordance with Policy C1;
2. Areas of Separation in accordance with Policy EN4;
3. River Wreake and River Eye strategic corridor;
4. Jubilee Way;
5. Melton Country Park;
6. Grantham Canal;
7. The Wolds Escarpment;
8 Burrough on the Hill Country Park; and
9. Newark to Market Harborough disused railway line.

New development proposals will be supported where they retain and enhance important green infrastructure elements such as:

10. Watercourses (including ditches) and their riparian zones with buffers (free from development or formal landscaping) extending to a minimum of 8 metres from the top of the bank (on both banks) of any

given watercourse;

11. Woodland, orchard, mature trees, hedgerows;

12. Local BAP Habitats and those supporting local BAP priority species and species in the UK Priority Habitat Species List;

13. Access routes (public rights of way and permitted routes);

14. Existing public green space including sports pitches in accordance with the Playing Pitch Strategy, allotments and designated Local Green Space;

15. Areas of geological and archaeological interest;

16. Green infrastructure identified in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study; and

17. Historic Parkland.

The Council will particularly support proposals which contribute towards:

18. The 6Cs Green Infrastructure and Strategic Networks and

19. The Woodland Trust's Access to Woodland Standards.

New or enhanced green infrastructure corridors and assets should be as inclusive as possible and look to make provision for more than one of the following:

A) access to employment and leisure facilities and to the countryside;

B) physical activity and well-being opportunities for local residents such as formal sports in accordance with the Playing Pitch Strategy, parks and allotment provision;

C) provide high quality bridleways, walking and cycling links between the corridor and towns and villages;

D) educational resources for local residents;

E) biodiversity opportunities including the provision of tree planting, shrubs and other natural features on all new development sites;

F) mitigating and adapting to climate change, including through tree planting;

G) enhancement of landscape character in accordance with Policy EN1;

H) protection or enhancement of heritage assets and their setting in accordance with Policy EN13; and

I) opportunities for sustainable leisure and tourism.

Where new development has an adverse impact on green infrastructure corridors or assets, alternative sites and scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused.

7.4 Areas of Separation

7.4.1 A number of our villages are separated from a neighbouring settlement by only a small area of open countryside which is subject to development pressure. These areas are highly valued locally and are functionally important for maintaining the separation between settlements. The Areas of Separation, Settlement Fringe Sensitivity Study and Local Green Space Study assessed a number of areas of landscape within the Borough. It supports the overall principle of preventing coalescence and protecting areas of landscape between settlements. The study assessed a number of areas of landscape and concluded that the following are particularly important in terms of preventing coalescence and protecting important landscape settings and areas of tranquillity:

- between Melton Mowbray and Burton Lazars
- between Melton Mowbray and Thorpe Arnold
- between Melton Mowbray and Asfordby Hill
- between Melton Mowbray and Eye Kettleby
- between Bottesford and Easthorpe
- between Bottesford and Normanton
- between Asfordby and Asfordby Valley
- between Asfordby Hill/Valley and Kirby Bellars
- between Old Dalby and Old Dalby Trading Estate

7.4.2 The study recognises that some development may be acceptable in these areas, provided that the principles of maintaining separation and tranquillity are retained. The study therefore provides guidance for each area. This should be used to inform the masterplanning of future development proposals and the consideration of planning applications in the Areas of Separation identified above. These principles provide advice about how development can be accommodated in these sensitive locations in a way which maintains the sense of separation, and where appropriate landscape settings and areas of tranquillity.

7.4.3 Areas of Separation do not have a defined boundary because their purpose is not to prevent all development within the AoS, but rather to prevent development which would result in coalescence and harm to individual settlement character. They are not landscape designations, but rather areas which are identified as being particularly vulnerable to the effects of development.

Policy EN4 – Areas of Separation

New development proposals will be required to:

A.   Avoid the coalescence of settlements by maintaining the principle of separation between them;
B.   Retain highly tranquil parts of the landscape between settlements; and
C.   Safeguard the individual character of settlements.

New development proposals will be supported where they respect the following areas of separation as identified in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' as shown on the Policies Map:

- **Melton Mowbray and Burton Lazars**
- **Melton Mowbray and Thorpe Arnold**
- **Melton Mowbray and Asfordby Hill**
- **Melton Mowbray and Eye Kettleby**
- **Asfordby and Asfordby Valley**
- **Asfordby Hill/Valley and Kirby Bellars**
- **Bottesford and Easthorpe**
- **Bottesford and Normanton**
- **Old Dalby and Old Dalby Trading Estate**

In addition, new development proposals will be supported where they respect any Areas of Separation identified in a Neighbourhood Plan.

7.5   Local Green Spaces

7.5.1   To help protect green spaces which are important to local communities the NPPF has introduced the ability to designate such spaces as Local Green Space (LGS). The NPPF considers that this special protection would not be appropriate for most open space and should only be used under the following conditions:-

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a local significance, for example because of its historic significance, recreational value, tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

7.5.2 The Areas of Separation, Settlement Fringe Sensitivity Study and Local Green Space Study identified sites worthy of Local Green Space designation which score well against the following criteria:

- Proximity to local community;
- Demonstrably special to the local community (holds particular significance for beauty/heritage significance/wildlife value/recreational value/ tranquillity);
- The green area is local in character and is not an extensive tract of land; and
- Strength of character, condition and quality.

7.5.3 The Study also identifies spaces which may have the potential for Local Green Space designation in future but which have not met the criteria for designation in the Local Plan. These may be appropriate for designation either as part of a Local Plan Review or in a Neighbourhood Plan. The Study provides a management strategy for these spaces in order to make them more robust with regard to the Local Green Space criteria.

Policy EN5 – Local Green Space

Development proposals will be required to protect designated Local Green Spaces in the Borough.

Proposals should not harm the key features, value and functionality of a Local Green Space such that its character is protected.

Neighbourhood Plans are encouraged to designate additional Local Green Space as evidenced by the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study. Spaces which have the potential for designation in future, subject to enhancement, have been identified in the Study.

7.6   Settlement Character

7.6.1 In addition to Local Green Space designations there are many open areas of land within or adjoining the general built up area of settlements which make an important contribution to the character of the street scene or the physical environment of the settlement as a whole. These include those spaces which have the potential for Local Green Space designation in future.

7.6.2 Neighbourhood Plans are encouraged to identify features within settlements which contribute positively towards settlement character, for example important open space, gateways, approaches, views and elements of the local vernacular which are important to protect and enhance.

Policy EN6 – Settlement Character

Development proposals will be supported where they do not harm open areas which:

1. **Contribute positively to the individual character of a settlement;**
2. **Contribute to the setting of historic built form and features;**
3. **Contribute to the key characteristics and features of conservation areas; and**
4. **Form a key entrance and/or gateway to a settlement.**

Development proposals will also be supported where they do not harm individual features of a settlement which contribute towards settlement character as identified in a Neighbourhood Plan, including non-designated heritage assets.

7.7 Open Space, Sport and Recreation Provision

7.7.1 Public open space is a key element in the creation of healthy and attractive residential environments. New housing development will increase pressure on existing open space and it is therefore important that extra open space is provided, where appropriate.

7.7.2 The Melton Open Space Assessment Report (2014) assessed all typologies of open space against quantity, quality and accessibility standards and made recommendations for the protection, enhancement and delivery of additional open space in the Borough up to 2036.

7.7.3 In general, there is a good provision and distribution of open space in the Borough, though some deficits in certain types of open space, such as formal parks or local areas for play, can be identified in specific areas.

7.8 Allotments

7.8.1 Allotments can often provide important open spaces and improve the character and appearance of built up areas, as well as helping promote healthy communities and aiding self-sufficiency. However, they can frequently be subject to pressures for development due to their location.

7.8.2 Most allotment sites in the Borough are owned and managed by their respective Parish Council, although the Borough Council owns five allotment sites, managing three of them. The majority of allotment sites in the Borough are operating at 100% capacity with few vacant plots and a waiting list. Currently, over 200 people across the Borough are waiting for a plot.

7.8.3 The Melton Open Space Assessment supports the protection of allotment sites of high quality and value, as key forms of open space provision and the

enhancement of those which are currently of low quality. New strategic allotments provision is required where waiting lists indicate a gap, in the outer boundaries of Melton Mowbray, Bottesford and Waltham-on-the Wolds.

7.8.4 Development of allotment sites is not supported unless alternative provision of equivalent quality, quantity and accessibility is provided. For allotment sites which are identified as being of low quality and low value in the Melton Open Space Assessment (2014), development would only be supported if it can be demonstrated that enhancement would not increase the use of these sites.

7.9 Natural and Semi-natural Green Space

7.9.1 The Melton Open Space Assessment encourages all new development sites to include the provision of tree planting, shrubs and other natural features. It supports the enhancement of existing sites and spaces which are currently of low quality and value, where this could increase their use, such as the embankment paths in Melton Mowbray.

7.9.2 The enhancement of high value sites which are currently of low quality is supported: Stathern Road local nature reserve; Wymondham Rough Site of Special Scientific interest SSSI; Cribbs Meadow SSSI and National Nature Reserve; and River Meadow (Lake Terrace) and Dieppe Way/Nottingham Road.

7.10 Amenity Green Space

7.10.1 The Melton Open Space Assessment identifies a need for an additional 7.5ha of amenity green space in central Melton and an additional 0.25ha in west Melton up to 2036 as part of new strategic development. In addition, it recommends the enhancement of existing sites in these areas.

7.11 Parks and Gardens

7.11.1 The Melton Open Space Assessment identifies a need for an additional 2.59ha of parks and gardens in central Melton up to 2036 as part of new strategic development.

7.12 Provision for Children and Young People

7.12.1 The Melton Open Space Assessment supports the provision of an additional 0.44ha of facilities for children and young people in central Melton, 0.1ha of provision in north Melton and 0.38ha of provision in west Melton up to 2036. Provision of new teenage facilities to a minimum of 0.04ha in Buckminster and 0.04ha in Burton & Dalby, such as an outdoor gym, skate park, BMX park or Multi Use Games Area is also supported.

7.12.2 The Fields in Trust recommended minimum standards for equipped play areas are applicable to all new large scale housing developments.

7.13 Sports Pitches and Playing Fields

7.13.1 The opportunity to take part in formal or informal recreation can have significant benefits for our communities' health and well-being, providing the chance for social interaction and exercise.

7.13.2 The Melton Playing Pitch Strategy Assessment and Playing Pitch Strategy provide the evidence to support the protection and/or enhancement of existing facilities and the provision of new facilities.

7.13.3 This work provides an assessment of current facilities, identifies deficits and sets out the requirements to accommodate future growth in the Borough. There is unmet demand for football pitches in the Borough and the assessment concludes that population growth will result in demand for an additional 1 youth pitch, 0.5 adult pitch and three mini-pitches in the Borough. In addition, there is a need to improve and provide further changing accommodation in the Borough.

7.14 Indoor Sport and Recreation

7.14.1 In terms of access to indoor sports halls, much of this is delivered by the secondary school sites, where there is more limited access that is often being used to the workable limit.

7.14.2 In the rural area, village halls and other community facilities often provide the space required for recreational activities, such as badminton and keep fit classes. Whilst these are not specifically designed sports halls, they do make a useful contribution towards meeting local demands for physical activity.

7.14.3 The main provision for swimming facilities in the Borough is the Waterfield Leisure Pool, which has recently been refurbished and is expected to meet demand for a number of years.

7.14.4 To ensure that access to high quality open spaces and sport and recreation facilities is maintained, the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

7.15 Future Provision of Sport and Recreation Facilities

7.15.1 Housing development in the Borough is likely to produce an increased demand for sport and recreation facilities. The studies which have been undertaken have informed a number of playing space standards in the Local Plan which residential development will have to provide to meet future needs.

7.15.2 The Council is committed to the delivery of a strategic sports hub at King Edward VII Community Sports Centre. A fully NPPF compliant Indoor Facilities Assessment is underway which will determine the quantum of facilities required at the hub.

Policy EN7 – Open Space, Sport and Recreation

Where there are identified local deficiencies in the quantity, accessibility and/or quality of open space, sports and recreational facilities, new residential development of 10 dwellings or more will be required to contribute towards their provision and/or enhancement, in accordance with the open space standards paper, subject to viability considerations.

Quantity standards and playing pitch requirements are set out below:

Open space typology	Standard (ha/1000 population)
Parks and gardens	**1.92**
Natural and semi-natural greenspace	**1.38**
Amenity greenspace	**0.77**
Provision for children and young people	**0.13**
Allotments	**0.38**
Playing pitches	*Requirement (ha/1000 population)*
Football pitches	**0.41**

New development proposals will be supported where they protect sports facilities and strategically important sites and key centres as identified in the Playing Pitch Strategy.

The strategic open space, sport and recreation needs of the Borough up to 2036 will be met by working in partnership with Parish Councils through the development of Neighbourhood Plans, and with other partners, to deliver:

A.   New allotment space as part of new development in Melton Mowbray, Bottesford and Waltham on the Wolds.

B. Enhancement of the following natural greenspaces: Stathern Road Local Nature Reserve; Wymondham Rough SSSI; Cribbs Meadow SSSI and National Nature Reserve; and River Meadow (Lake Terrace) and Dieppe Way/Nottingham Road.

C. 7.5ha of amenity greenspace in central Melton and 0.25ha of space in west Melton.

D. 2.59ha of parks/gardens in central Melton.

E. 0.44ha of facilities for children and young people in central Melton, 0.1ha of provision in north Melton and 0.38ha of provision in west Melton.

F. New teenage facilities to a minimum of 0.04ha in Buckminster and 0.04ha in Burton & Dalby.

G. Redevelopment of King Edward VII community sports centre to a multi-sports hub, in accordance with the emerging Melton Indoor Facilities Assessment.

7.16 Tackling Climate Change

7.16.1 There is international consensus that anthropogenic climate change is happening and that it presents a significant risk to society, environmentally, socially and economically. There is now almost 40% more carbon dioxide in the atmosphere than there was before the industrial revolution, a level not experienced for at least the last 800,000 years.

7.16.2 According to the Meteorological Office, global temperature records show that the average temperature of the planet's surface rose by 0.89 °C from 1901 to 2012. Compared with climate change patterns throughout Earth's history, the rate of temperature rise since the Industrial Revolution is extremely high. The first decade of this century has been, by far, the warmest decade on the instrumental record which started in the 1850s. The highest temperature ever recorded (38.5°C) occurred in August 2003 in Kent.

7.16.3 In general, the UK climate is expected to become hotter and drier in the summer and warmer and wetter in the winter. Key expected changes include:

- Average UK annual temperatures may rise by 2 to 3.5 degrees by the 2080s.
- Annual average precipitation across the UK may decrease slightly, by between 0 and 15% by the 2080s. However the seasonal distribution of precipitation will change significantly, with winters becoming wetter and summers drier.
- An increase in the prevalence of extreme weather events. High summer temperatures and dry conditions will become more common. Very cold winters will become increasingly rare and extreme winter precipitation will be more frequent. The summer heat wave

experienced in 2003 is likely to become a normal event by the 2040s and will be considered cool by the 2060s.

Climate Change Mitigation

7.16.4 The UK Government is actively seeking to reduce greenhouse gas (GHG) emissions and has set targets in the Climate Change Act 2008 and Carbon Plan 2011 to cut GHG emissions by at least 34% by 2020 and 80% by 2050 below the 1990 baseline. However, the Government recognises that these targets will not be achieved without interventions by local organisations and in particular, local authorities. As such the Local Government Association and the Department of Energy and Climate Change (DECC) developed a memorandum of understanding to work closely together to support the reduction in GHG emissions. Part of this agreement includes the replacement of the Nottingham Declaration on Climate Change with Climate Local, which requires that local authorities publish specific commitments for which they are accountable. Melton Borough Council and Leicestershire County Council have signed up to Climate Local and Melton Borough Council is currently developing a Climate Local Action Plan.

7.16.5 The Carbon Reduction Target for Leicestershire is to reduce emissions by 23% between 2005 and 2020 as measured by the Department of Energy and Climate Change, as shown in Figure 10.
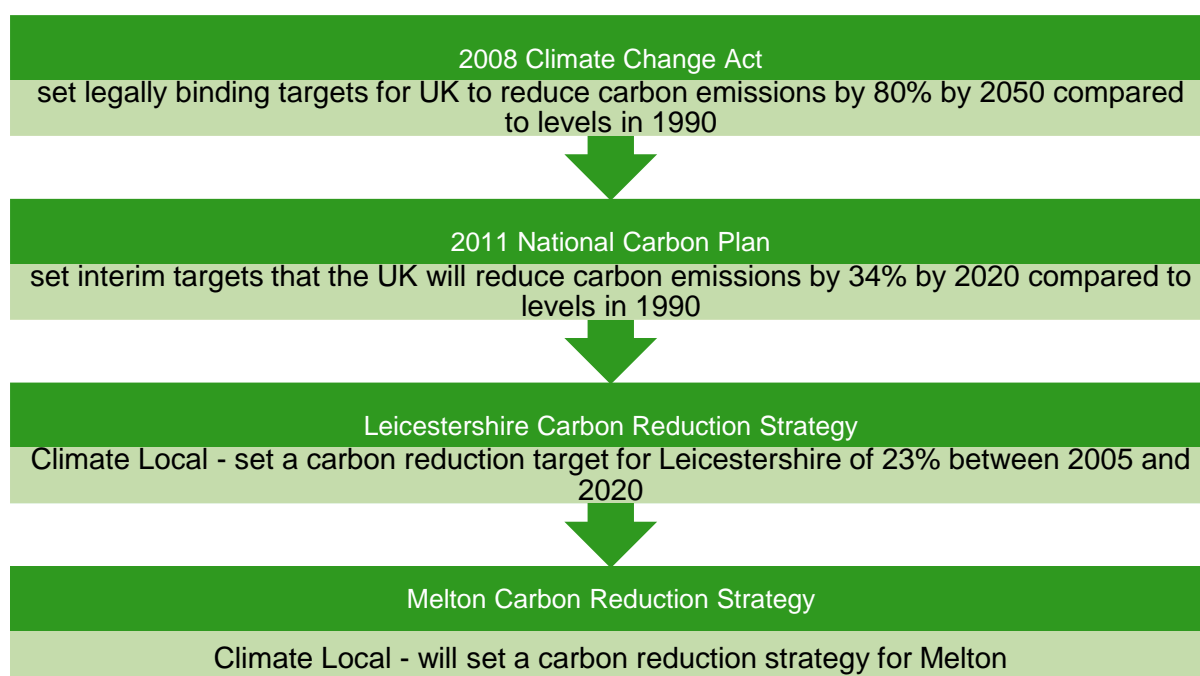
2008 Climate Change Act
set legally binding targets for UK to reduce carbon emissions by 80% by 2050 compared to levels in 1990

⬇

2011 National Carbon Plan
set interim targets that the UK will reduce carbon emissions by 34% by 2020 compared to levels in 1990

⬇

Leicestershire Carbon Reduction Strategy
Climate Local - set a carbon reduction target for Leicestershire of 23% between 2005 and 2020

⬇

Melton Carbon Reduction Strategy
Climate Local - will set a carbon reduction strategy for Melton

Figure 10: Derivation of Melton Borough's Carbon Reduction Strategy

7.16.6 The Department of Energy and Climate Change's (DECC) carbon dioxide emissions estimates 2014 show that total emissions in Melton Borough

reduced by 12.4% between 2005 and 2012, which compares to a reduction of 14% nationally. In addition, the 2012 per capita emissions in Melton were 8 tonnes compared to 7 tonnes nationally. These differences are likely due to the rural nature of the Borough where opportunities to use sustainable modes of transport are generally fewer than in more urban areas. This emphasises the importance of a spatial strategy which concentrates growth around Melton Mowbray where existing sustainable transport infrastructure can be utilised and expanded (Chapter 4).

7.16.7 The Local Plan needs to ensure that the use and development of land will contribute to climate change mitigation and that new developments should be designed to be energy efficient and to maximise the generation of renewable and low carbon energy. The energy hierarchy (see Figure 11) is the recognised approach to reducing carbon dioxide emissions. Its implementation can also be important in meeting wider policy goals, such as reducing fuel poverty which is important in Melton where 18-32% of households were identified as being in fuel poverty in 2012 (DECC 2014).
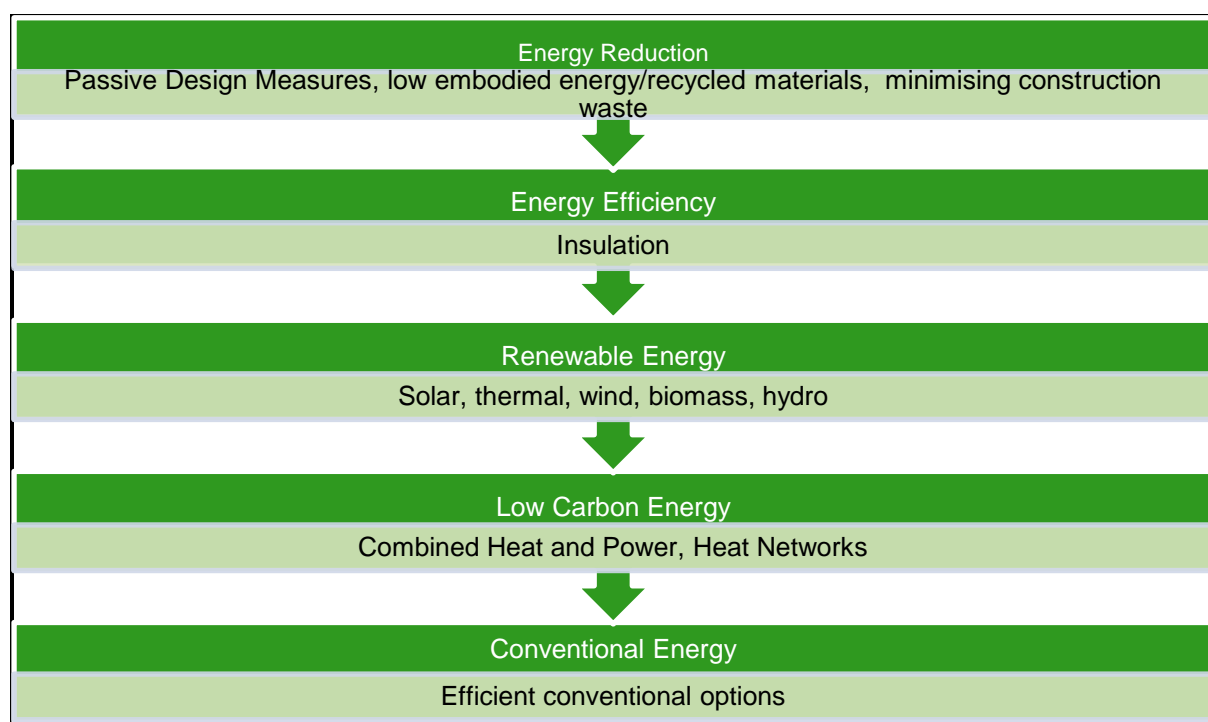

Figure 11: The Energy Hierarchy

Climate Change Adaptation

7.16.8 The planning system can help in addressing concerns about the effects of climate change (adaptation) by supporting design solutions that take account of flood risk, water efficiency and delivering green and blue infrastructure to aid cooling.

7.16.9 Whilst new development in the Borough provides an opportunity for the introduction of such sustainable schemes, these opportunities will need to be balanced with retaining the Borough's unique built heritage and natural character, along with the viability of development.

Trees and Woodland

7.16.10   Trees and woods play an important role in helping combat climate change, through both mitigation and adaptation. Trees can sequester carbon from the atmosphere and can be used as a sustainable source of fuel and building materials. Trees can also help in adaptation, by shading of buildings during the summer months and by cooling the atmosphere by evapotranspiration.

EN8 – Climate Change

All new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, in terms of:

- **Sustainable design and construction in accordance with Policy EN9 – ensuring energy efficient and low carbon development.**
- **Provision of green infrastructure in accordance with Policy EN3 – the Melton Green Infrastructure Network.**
- **Provision of renewable and/or low carbon energy production, including decentralised energy and/or heat networks in accordance with Policy EN10 – energy generation from renewable sources.**
- **Flood risk in accordance with Policy EN11 – minimising the risk of flooding and policy EN12 – sustainable urban drainage systems.**
- **Providing opportunities for sustainable modes of transport in accordance with Policy IN1 – delivering infrastructure to support new development.**

7.17   Adaptation of Existing Buildings and Heritage Assets

7.17.1 The provision of measures to address climate change in new development will be an important component of the Local Plan. However, the majority of the Borough's dwelling stock is already built. To increase their energy efficiency, it is possible to retrofit older dwellings through measures such as roof insulation, wall cladding or new windows. Beyond improving energy efficiency, it is also possible to retrofit small scale renewables to existing buildings such as solar panels, wind turbines and ground source heat pumps.

7.17.2 Historic buildings can provide good examples of sustainable layouts and construction methods along with the efficient use of energy and local resources; their survival reflects their success and adaptability. Conserving

and re-using historic buildings retains their materials and 'embodied energy' which is the energy used in producing the materials and the building's construction.

7.17.3 There are opportunities in most historic buildings to improve energy conservation without causing harm, through measures such as secondary glazing, improved loft insulation using natural materials, low energy lighting and the use of fuel efficient boilers. In some situations renewable energy technologies can also be installed without causing harm to the heritage significance.

7.17.4 Where conflict is unavoidable, the benefits of energy conservation measures should be weighed against the extent of harm to the heritage significance public benefits.

7.18 Sustainable Construction Methods

7.18.1 The construction process for any new development uses a significant amount of resources and generates construction waste and spoil. It is therefore important that as well as designing developments to be sustainable when completed, developments should take account of the principles of sustainable development during the construction process.

7.18.2 This can be done by minimising the adverse effects generated by construction, through the careful management of materials already on site and entering the site, and maximising the reuse of materials or the recycling of materials on site or locally.

7.18.3 New developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to:

- Reduce the overall demand for energy;
- Reduce carbon dioxide emissions;
- Reduce heat island effects;
- Contribute to health and well-being; and
- Be able to adapt to the affects of climate change.

7.18.4 Water is a precious resource and the impacts of climate change will place pressure on the demands for water and its quality. The Environment Agency's Water Resources Strategy for the Midlands predicts that by 2050, climate change could reduce summer river flows by 50 to 80 per cent. Increasing water efficiency will not only reduce demand for water but also reduce greenhouse gas emissions associated with water abstraction, treatment, transport, use and disposal.

7.18.5 All development proposals will be expected to be accompanied by a statement of their sustainability. The statement will show how these

considerations have been considered and explain what sustainable features are proposed as part of the development. Examples may include renewable energy, water saving measures and green roof systems along with other climate change adaptations. Excellent electronic communication networks can also support sustainable development.

7.18.6 Development proposals will be encouraged which:

1. Incorporate exemplar renewable energy generating technology;
2. Incorporate efficient building design/orientation;
3. Use land efficiently; and
4. Minimise energy demands.

7.18.7 Design flexibility and future proofing will be encouraged for developments to be adaptable over time.

Policy EN9 – Ensuring Energy Efficient and Low Carbon Development

Development proposals, including refurbishment, will be supported where they demonstrate the following, subject to viability:

- **How effective use has been made of materials that have been reused, recycled, are renewable, locally sourced, have been transported in the most sustainable manner, and have low embodied energy;**
- **A site waste management plan which emphasises waste minimisation, re-use and recycling during demolition and construction;**
- **How the design optimises natural sunlight and solar gain, and prevents overheating including providing non-mechanical means of ventilation and opportunities for cooling from tree planting and landscaping.**
- **How heat loss from all elements of the building envelope will be prevented;**
- **Water efficient measures to reduce demand on water resources, including through the use of efficient appliances, rainwater recycling, water butts and underground storage tanks, where technically feasible;**
- **Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete;**
- **How developments (dwellings and non-dwellings) have considered on-site renewable, low carbon or de-centralised energy provision, including connection to existing networks, where feasible, in accordance with Policy EN10. Where it is not possible to connect to or install a low carbon heat network, a statement must provide evidence that this has been fully explored and is unfeasible.**
- **Space for a home office in new homes has been considered;**

- **Space for cycle storage in new homes and employment sites has been considered and, where appropriate showers and changing facilities.**
- **Charging points for electric cars has been considered.**
- **A design and access statement for major development which demonstrates how the need to reduce carbon emissions has influenced the design, layout and energy source used.**

The retrofitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it:

- **does not harm heritage assets or their significance; and**
- **protects the character of conservation areas.**

7.19 Renewable and Low Carbon Energy in Melton Borough

7.19.1 The [UK Renewable Energy Strategy (2009)](#) indicates that 15% of the UK's energy demand will be met by renewable or low carbon energy sources by 2020. These include commercial and small scale wind, solar photovoltaic, solar thermal, ground source heat, hydroelectric, and biomass renewable technologies. This will also assist in meeting the UK's wider targets for reducing greenhouse gas emissions under the Kyoto Protocol and the Climate Change Act 2008. The latter requires an 80% reduction in UK emissions by 2050 with a 50% reduction having been achieved between 2023 and 2027.

7.19.2 [The Planning for Climate Change Study](#), evidenced by recent planning applications, suggests that Melton Borough has a strong potential to develop renewable energy: solar, wind and biomass energy from crops and waste. Wood obtained from trees which are certified as being managed in an environmentally sustainable way provides a sustainable source of biomass fuel. Whilst such technologies may be viable, they can have a significant impact on the landscape.

7.20 Decentralised Renewable Energy and Large Scale Renewable Energy

7.20.1 Unlike conventional power sources that rely on large power stations supplying the national grid, renewable energy from biomass, wind or solar power can be developed to supply individual communities and buildings. These may still be connected to the national grid or can operate separately using local power networks.

7.20.2 In the future, community owned decentralised schemes could benefit a whole settlement. For example, Hockerton in Nottinghamshire has bought and

installed a 225kw wind turbine, with feed-in tariff profits benefitting shareholders and paying for projects to benefit the local community.

7.20.3 However, it is unlikely that renewable energy alone will meet our energy demand. The Government has signalled its intention to investigate the opportunities which shale gas fracking may offer to provide additional sources of energy in the future. There is a possibility that areas in the Borough,

notably to the North and West, may be considered to have the potential for shale gas production. However, Leicestershire County Council would be the authority responsible for determining such proposals, as the Mineral Planning Authority.

7.20.4 To meet the national requirements for renewable energy production it is likely that, subject to funding availability, there will be continued demand for large scale renewable energy proposals in the Borough, with different types of renewable energy technology having differing impacts.

7.20.5 These large scale renewable proposals, especially wind energy, can have a significant impact upon the character and appearance of an area through impacts upon the landscape and heritage assets, along with effects on the amenity of residents.

7.20.6 In protecting Melton Borough's rural character, national policy also requires that consideration must be given to the need to reduce carbon emissions and support and deliver economic growth through low carbon energy generation.

7.20.7 The Local Plan sets out an approach to supporting and managing these types of development to ensure that adverse impacts are addressed, including cumulative landscape and visual impacts.

7.20.8 The Borough Council has prepared evidence on the impact of wind energy on the landscape. The Melton and Rushcliffe Landscape Sensitivity Study 2014 indicates the areas which have the most capacity and are the least sensitive for renewable wind energy development. This evidence has been used to inform policy on renewable energy such that it complies with the ministerial statement issued in June 2015 by the Secretary of State for Communities and Local Government, which is referenced in the National Planning Practice Guidance (Paragraph: 033 Reference ID: 5-033-150618). This set out new considerations to be applied to proposed wind energy development such that when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and

- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

7.20.9 In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a local or neighbourhood plan. Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority.

7.20.10   The Melton and Rushcliffe Landscape Sensitivity Study divides the Borough's landscape into 15 Landscape Character Assessment Units and makes a judgment on the landscape sensitivity to different heights of turbine. Sensitivity is judged on a five-point scale as shown in Table 16 below:

Sensitivity level	Definition
High	The key characteristics and qualities of the landscape are highly sensitive to change from the type and scale of renewable energy being assessed.
Moderate-High	The key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Moderate	Some of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Low-Moderate	Few of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of renewable energy being assessed.
Low	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type and scale of renewable energy development being assessed.

Table 16: Sensitivity levels and definitions

7.20.11   The assessment is applied to all forms of turbines based on the most common horizontal axis three-bladed turbine and cluster sizes, based on bandings that reflect those most likely to be put forward by developers. These are set out in Table 17.

7.20.12   It is considered that Landscape Character Assessment Units (LCUs) judged as being of Low or Low-Moderate sensitivity are suitable for wind energy development for the turbine heights and cluster sizes defined in The Melton and Rushcliffe Landscape Sensitivity Study.

Height to blade tip
<25m
25 to 50m
51 to 75m
76 to 110m
111 to 150m
Cluster size
Single turbine
Cluster of two or three turbines
Wind farm of four or five turbines
Wind farm of six or seven turbines
Wind farm of eight to ten turbines

Table 17: Most Common Horizontal Axis and Cluster Size

7.20.13   It should be noted that the Study is not a definitive statement on the suitability of a certain location, such that a site near the boundary of two LCUs needs to consider the assessment for both areas. The table in Policy EN10 which identifies areas suitable for wind energy development must be read in the context of the entire policy and the criteria 1-14 within it.

7.20.14   The layout and design of wind energy development proposals should be informed by both the generic guidance and the detailed guidance for each Landscape Character Unit in the Melton and Rushcliffe Landscape Sensitivity Study 2014.

7.20.15   In considering the cumulative effects of wind energy development, the guidance for multiple developments in the Melton and Rushcliffe Landscape Sensitivity Study 2014 should be followed.

Policy EN10 – Energy Generation from Renewable Sources

Renewable energy proposals appropriate for Melton, including biomass power generation, combined heat and power (CHP), hydro, wind, solar and micro generation systems, will be supported and considered in the context of sustainable development and climate change.

Proposals for renewable energy technology, associated infrastructure and integration of renewable technology on existing or proposed structures will be assessed both individually and cumulatively on their merits taking account of the following factors;

1.   Siting, so as to gain maximum effect from wind/solar/water sources;
2.   The surrounding landscape, townscape and heritage assets;
3.   Residential and visual amenity;
4.   Noise impacts;

5. Odour impacts;

6. Designated nature conservation, geo-diversity or biodiversity considerations, including potential impact on ancient woodland and veteran trees;

7. Ecology;

8. Aircraft movements and associated activities, including effects on radar, communications and navigational systems;

9. Electromagnetic transmissions;

10. High quality agricultural land;

11. Access for construction, maintenance and de-commissioning;

12. Not creating demand for bio-energy fuels known to result in net carbon emissions through production methods, transport requirements and/or loss of carbon sinks;

13. General safety in terms of highways, power lines, icing, visual distraction; and

14. Transport movements for importation of biomass fuel.

In the case of proposals for wind energy development involving one or more wind turbines, planning permission will only be granted if:

15. A bond is in place to cover de-commissioning; and

16. The development site is in an area identified as being suitable for wind turbine development in a Neighbourhood Plan; or

17. The development site is in an area identified as being of low or low-moderate sensitivity to wind turbine development in the Melton and Rushcliffe Landscape Sensitivity Study 2014. These areas and acceptable turbine requirements are set out in the following below; and

18. Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In developing proposals for new thermal generating stations, developers should consider the opportunities for CHP and district heating from the very earliest point and it should be adopted as a criterion when considering locations for a project. Renewable energy proposals which will directly benefit a local community in the medium and long term and/or are targeted at residents experiencing fuel poverty will be particularly supported.

Landscape Character Assessment Unit	Maximum Acceptable Turbine Height (to blade tip) and Cluster Size
LCU1 Vale of Belvoir	<25m as a single turbine or clusters of two/three in larger scale areas
LCU3 Leicestershire Wolds: Dalby to Belvoir Wolds	<25m as a single turbine or clusters of two/three in larger scale areas
LCU5 Leicestershire Wolds: Ragdale to Saltby Woods	<25m as a single turbine in the smaller vales or two/three turbines in elevated areas.
LCU6 Kesteven Uplands: Saltby and Sproxton Limestone Edge	Up to 75m as clusters of two/three turbines in wooded areas or clusters of four/five in open arable areas
LCU8 High Leicestershire Hills: Great Dalby and Gaddesby Pastoral Farmland	Up to 50m as clusters of four/five turbines and in areas of varied, steeply sloping topography and small field patterns clusters of two/three
LCU9 Leicestershire Wolds: Wreake Valley	<25m as clusters of two/three turbines
LCU 10 Leicestershire Wolds: Eye Valley	<25m as a single turbine in the east of the area and two/three turbines in the west.
LCU11 High Leicestershire Hills: Gaddesby Valley	<25m as clusters of two/three turbines
LCU13 Leicestershire Wolds: Buckminster, Wymondham and Freeby Farmland	Up to 50m as clusters of two/three turbines
LCU14 Leicestershire Wolds: Asfordby Quarry	Up to 50m in clusters of four/five turbines
LCU15 Leicestershire Wolds: Melton Farmland Fringe	Up to 50m as clusters of two/three turbines

7.21 Managing Water Resources and Flooding

7.21.1 The Borough's rivers, lakes and brooks are a valuable asset, supporting wildlife, recreation and tourism, as well as providing water for business, agriculture and households. Water resources require careful management to conserve their quality and value, and, to address flooding issues.

7.21.2 The bodies responsible for water resources and flood risk are increasingly looking at whole river catchments as the best way of integrating the aims of water conservation, wildlife and flood management.

7.22 Flood Risk in Melton Borough

7.22.1 National planning policy requires a risk based sequential approach to flood risk, avoiding high risk areas and steering development to areas at lower risk.

7.22.2 As well as managing risk to the development itself, development should not increase flood risk elsewhere and opportunities should be taken to reduce downstream flooding events, for example, by reducing run-off rates.

7.22.3 Local Plans are required to follow a "sequential approach" to development whereby sites at risk of flooding can only be allocated for development if there is insufficient land available in areas with lesser or no flood risk. Exceptionally, it may be appropriate to develop land at risk of flooding for sustainability reasons or to avoid economic or social blight in an area.

7.22.4 Melton Borough is at flood risk from a variety of sources. Flood history shows the Borough has been subject to flooding from all sources of flooding in the past, most recently in 2007 and 2012 where Melton Mowbray was protected by its defences. Melton Mowbray and Bottesford suffered flooding from canals in 2001, with flooding in Bottesford due to a combination of fluvial and surface water, as well as from the Grantham Canal. Whilst the standard of protection through Melton Mowbray is high, the current condition of many defences in the Borough are classed as 'fair' or 'poor' suggesting some improvement or remediation may be required in the future if the defence is to provide the desired standard of protection. Developer contributions towards improvement and/or maintenance of flood defence provision may be necessary in order to make development proposals acceptable where defences are deemed unsatisfactory.

7.22.5 Melton Borough Council has undertaken a Level 1 and Level 2 [Strategic Flood Risk Assessment](#) (2015) to provide evidence to make informed decisions on the Local Plan. This has appraised all potential sources of flooding including Main River, Ordinary Watercourse, sewers, canal, reservoir, surface water and groundwater flooding and makes an assessment of the potential increase in risk due to climate change. It has updated and reviewed historic flooding incidents and mapped the location and extent of the functional floodplain.

7.22.6 An SFRA Addendum Report (2016) has updated the climate change mapping for the Borough to take account of new climate change guidance issued by the Environment Agency in February 2016. This shows the potential impacts that climate change may have on river flows and subsequently on flood events in a 'worse-case scenario'. In the 2015 SFRA, this involved applying a 20% change factor to the 1 in 100 year flows. The new guidance requires that a 50% change factor be applied to 1 in 100 year flows. The consequences of this are that some areas which are currently not at risk of flooding could be in future. New development must therefore be designed to be flood resistant and resilient for future scenarios by, for example raising floor levels or siting the least vulnerable parts of the development in areas most at risk.

7.22.7 As well as assessing the impact of future large-scale developments both within and outside the Borough, the SFRA includes detailed assessments for potential large and small scale site allocations and has informed the assessment of the suitability of sites for allocation and informed site specific

policies. These set out the flood risk to the site and provide guidance for site specific flood risk assessments, as well as recommendations on the likely acceptability of different types of sustainable drainage system for managing surface run-off. The SFRA provides a framework for the application of the Sequential Test of sites and, where necessary, the Exception Test.

7.23 Flood Risk Assessments

7.23.1 Flood Risk Assessments (FRA) are required for all development proposals over 1 hectare and those on sites in Flood Zones 2 and 3. The aim of the FRA is to demonstrate that the development is protected to the 1% annual probability event and is safe during the design flood event, including an allowance for climate change. Mitigation measures should only be considered once risk has been minimised as far as possible by planning sequentially across a site. Methods to reduce flood risk include:

1. SuDS;
2. Site layout and design;
3. Modification of ground levels;
4. Localised raised defences with compensatory storage if defences remove storage from the floodplain or flood cell;
5. Raised floor levels in buildings to 600mm above the maximum water level caused by a 1 in a 100 year flood event plus climate change;
6. Improvement of flood defence provision; and
7. Resistance and resilience through flood barriers, wet-proofing and non-return valves.

7.24 Sustainable Drainage Systems

7.24.1 Surface water flooding describes flooding from sewers, drains and ditches that occurs during heavy rainfall in urban areas and includes overland flows originating from groundwater springs. Sustainable drainage systems (SuDS) are used to reduce the risk of flooding caused by surface water drainage by copying the way that water drains in nature, instead of relying solely on traditional piped drainage.

7.24.2 The design, construction and future maintenance of SuDS must be carefully defined and a clear and comprehensive understanding of the existing catchment, hydrological processes and existing drainage arrangements is essential. On 15th April 2015 Leicestershire County Council, as the Lead Local Flood Authority (LLFA), became a statutory consultee to the planning process and is responsible for reviewing the surface water drainage systems for all major development applications.

7.24.3 SuDS can enhance green infrastructure and a river or stream corridor through the creation of wet habitats such as floodplain grazing marsh, floodplain meadows, wet woodland and ephemeral and permanent ponds.

Policy EN11 – Minimising the Risk of Flooding

Melton Borough Council will ensure that development proposals do not increase flood risk and will seek to reduce flood risk to others. The Council will do this by working in partnership with the appropriate agencies (the Environment Agency, Leicestershire County Council as Lead Local Flood Authority, Internal Drainage Boards, Severn Trent & Anglian Water and the Canal and River Trust), developers and landowners.

The Borough Council will follow a sequential approach to flood risk management with the aim of locating development on land with the lowest risk of flooding (Zone 1). For development in Flood Zones 2, 3a & 3b, the exception test will be applied in accordance with Table 3 of National Planning Practice Guidance. In addition:

The development of sites in Zone 2 will be permitted where development:

- is resilient to flooding through design and layout which follows a sequential approach and includes hazard free access to sites for pedestrians and vehicles in the event of flooding;
- has floor levels which are above the 1 in 100-year flood level plus an allowance for climate change (in line with the latest climate change guidance), with appropriate freeboard; and
- incorporates appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake such off-site measures as may be necessary.

Development in defended Zone 3a will only be considered where it can be demonstrated that it meets requirements A), B), & C) above, and:

D)   it is safe from residual risk of flood defences failing, e.g. overtopping breach and pump failure, and

E)   it does not impede flow rates or reduce flood plain storage unless compensatory storage is provided on a level-for-level and volume-for-volume basis.

Development on undefended Zone 3a will only be considered where it can be demonstrated that it meets requirements of A), B), C), E) above and:

F)   is appropriate in accordance with Table 3 of the National Planning Practice Guidance, or

G)   cannot be located on land at lower risk due to lack of suitable land, where there are exceptional reasons for the development to take place in that location;

Development on the functional floodplain (Zone 3b) will be allowed for water-compatible uses and essential infrastructure only, where no reasonable alternative sites are available and the requirements of A), B), C) and E) above are met.

All planning applications for development in Flood Zones 2 and 3, or which exceed one hectare should be accompanied by a flood risk assessment which should:

• **Be informed by the Melton Strategic Flood Risk Assessment and the best available information covering all sources of flood risk;**

• **Be proportionate to the degree of flood risk, as well as the scale, nature and location of the development;**

• **Include a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, allowing for climate change effect and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff;**

• **Incorporate Sustainable Drainage Systems and considers their ongoing maintenance unless they are demonstrated to be not technically feasible;**

• **Demonstrate that the development will be safe during its lifetime, does not affect the integrity of existing flood defenses and any necessary flood mitigation measures have been agreed with the relevant body;**

• **Demonstrate that the adoption, ongoing maintenance and management of any mitigation measures have been considered and any necessary agreements are in place;**

• **Demonstrate how proposals have taken a positive approach to reducing overall flood risk and have considered the potential to contribute towards solutions for the wider area;**

• **Demonstrate that the condition of any relevant defences and residual flood risk has been considered.**

Where appropriate the Council will require developers to restore watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement, in order to reduce flood risk and provide local amenity and biodiversity benefits.

Normally no buildings should be constructed within 8 metres of the banks of watercourses, to allow access for maintenance as well as providing an ecological corridor. In addition, proposals should not result in the loss of any existing open water features.

Proposals will need to demonstrate that the capacity of the foul water sewerage network has been considered.

Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal not resulting in an increase in flood risk elsewhere.

Proposals for development located adjacent to the Grantham Canal will need to consider the residual risk in the event of overtopping and/or breaches of the embankment due to culvert collapse or animal burrowing.

For allocated sites in areas at risk of flooding, proposals should demonstrate how site-specific flood risk implications identified in the Strategic Flood Risk Assessment have been addressed.

Policy EN12 – Sustainable Drainage Systems

For major developments, proposals should demonstrate through a surface water drainage strategy that properties will not be at risk from surface water flooding allowing for climate change effects.

Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands near watercourses. For SuDS techniques which are designed to encourage infiltration, a site-specific infiltration test will be required to ensure that the water table is low enough.

For sites which lie within or close to groundwater protection zones or aquifers, guidance should be sought from the Lead Local Flood Authority.

Where SuDS are not technically feasible, the applicant is required to provide evidence that a connection to a public surface water sewer is necessary.

All developments will be expected to be designed to achieve, where appropriate, a net decrease in surface water run-off rates, including

through green infrastructure provision such as the planting of native trees and bushes and the consideration of using 'green roofs'. All developments on greenfield sites will be expected to achieve greenfield run-off rates.

All developments will be required to manage surface water through keeping to a minimum the creation of non-permeable areas.

For allocated sites, any surface water management strategy should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented.

7.23 Heritage

7.23.1 Melton Borough has a rich and varied heritage with 704 historic buildings and 44 designated conservation areas. Melton Borough also has 2 Registered Parks and Gardens at Belvoir Castle and Stapleford Park, and 35 Scheduled Monuments. Not all these are open to the public.

7.23.2 Conservation Area Appraisals and Management Plans for all of the designated conservation areas are completed. These will help us enhance the historic environment and to respond sensitively to proposals for development within Conservation Areas and those affecting listed buildings. In addition, the Melton Borough Landscape and Historic Urban Character Assessment Report (2011) provides an assessment of the historic assets of Melton Mowbray which should be referenced for all development proposals within the town.

7.23.3 Melton Borough contains a wealth of heritage assets which play an important part in the local character and identity of the Borough. Therefore, it is important that both designated and non-designated heritage assets are recognised and protected. Where possible they should be enhanced through the new Melton Borough Local Plan. The Heritage Environment Record (HER) should be referenced in proposals for development in the Borough.

Policy EN13 – Heritage Assets

The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

Melton Borough has a number of important historic assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs) and non-designated heritage assets (ranging from nationally to locally important heritage features).

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced.

The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

A)   seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.

B)   seeking new developments to make a positive contribution to the character and distinctiveness of the local area.

C)   ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;

D)   seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;

E)   allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and

F)   the use of Article 4 directions where appropriate.

KEY EVIDENCE:

Melton Borough Landscape and Historic Urban Character Assessment Report, ADAS, 2011

A Green Infrastructure Strategy for Melton Borough, TEP, 2011

Planning for Climate Change Study, IT Power, 2008

UK Renewable Energy Strategy HM Government, 2009

Melton and Rushcliffe Landscape Sensitivity Study, LUC, 2014

Melton Strategic Flood Risk Assessment Report and Addendum Report, JBA Consulting, 2015; 2016

Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, Influence

2015; 2016

Melton Borough Biodiversity and Geodiversity Study, WYG 2015; 2016

Melton Open Space Assessment, KKP, 2014

Melton Open Space Standards Paper, KKP, 2014

Melton Playing Pitch Strategy Assessment, KKP, 2014

Melton Playing Pitch Strategy, KKP, 2014

The 6 Cs Green Infrastructure Strategy 2010

Leicestershire Carbon Reduction Strategy 2013-2020

National Carbon Plan 2011

Agricultural Quality of Land in Melton Borough, Land Research Associates Ltd., 2005

Chapter 8: Managing the Delivery of the Melton Local Plan

8.1   Delivering Infrastructure

8.1 1   New development in Melton Borough will need to be supported by an appropriate level of infrastructure. Infrastructure is all the utility needs generated by development, including energy and water, as well as new physical and social provision such as transport, schools, doctors' surgeries, open space and leisure facilities.

8.1 2   The type and scale of infrastructure required will depend on how development is distributed, as well as how existing and future residents choose to live their lives in the future.

8.1 3   Where it is likely that infrastructure will be funded via contributions from development, we will need to check that the contribution would meet the following tests for planning obligations, i.e. that they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.

8.1.4   New development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development.

8.1.5   The Community Infrastructure Levy (CIL) was introduced in April 2010 through legislation which allows local authorities to collect a levy or tariff on specific types of development based on a cost per floor area. The tariff is used to fund essential Infrastructure which cannot be funded through developer contributions. Further information on this is at Section 8.10 below.

8.2   The Melton Borough Infrastructure Delivery Plan

8.2 1   To ensure that infrastructure needs are identified early in the planning process and can be delivered effectively, the Local Plan is accompanied by an Infrastructure Delivery Plan (IDP). To support the Melton Borough Local Plan an Infrastructure Delivery Schedule has also been prepared (see Appendix 4) to provide a starting point in understanding the Borough's priority requirements.

8.3   Transport

8.3.1   The rural nature of the Borough and its dispersed pattern of villages, coupled with limited public transport services, has meant an increased reliance on the

private car. Traffic growth has led to rising carbon emissions and problems of congestion, which has had a negative impact on the environment, particularly in Melton Mowbray.

8.3.2 These issues will need to be faced so that the adverse effects on the environment, communities and the economy do not become worse, particularly so that access to services can be maintained and so that journey reliability is not further compromised.

8.3.3 Such considerations have been an important part in determining the spatial distribution of development. Focusing new development in locations where there are sustainable travel options and the need to travel by car is reduced are important elements of the Spatial Strategy set out in Policy SS2. This approach will also ensure that development is located where it can make the best use of existing services and facilities.

8.3.4 The Local Plan will be used to guide decisions on matters such as the location of new housing and businesses, along with the infrastructure to support them. However it is important to remember that, whilst existing issues such as traffic congestion will need to be taken into account, it is not a primary role of the Local Plan to provide solutions to current problems.

8.3.5 The transport priorities for Leicestershire are set out in the [Leicestershire Local Transport Plan 3 (LTP3) by Leicestershire County Counci](l) as the Highways Authority which covers the Borough. It is important to ensure that the policies in the Melton Local Plan contribute towards achieving the LTP3 goals, which are:

- A transport system that supports a prosperous economy and provides successfully for population growth.
- An efficient, resilient and sustainable transport system that is well managed and maintained.
- A transport system that helps to reduce the carbon footprint of Leicestershire.
- An accessible and integrated transport system that helps promote equality of opportunity for all our residents.
- A transport system that improves the safety, health and security of our residents.
- A transport system that helps to improve the quality of life for our residents and makes Leicestershire a more attractive place to live, work and visit.

8.3.6 Locally identified key transport issues, which the Local Plan also seeks to address, are:

- Congestion in the town centre and the need for a Melton Mowbray Distributor Road;
- Poor public transport, with better bus and rail services required;
- Pedestrian access, especially in the town centre;
- Better connectivity to rural areas and the wider road network;
- Parking; and
- Improved cycling access.

8.3.7 The Local Plan makes provision for a variety of methods to be used to reduce the impact of development and relieve congestion. These include measures such as the spatial distribution of development, improvements to footpaths, cycleways and public transport networks, using design to minimise the need to use cars for shorter trips, measures to reduce car use, such as travel plans and parking provision, and the provision of critical new road infrastructure. Some of these measures will cost significantly more than others, for example, funding to deliver new highway connections. Specific development proposals, including those for the Northern and Southern Sustainable Neighbourhoods to Melton Mowbray, will be expected to make provision for traffic improvement measures, including the provision of key highway connections, which will be required to access the developments proposed.

8.3.8 Leicestershire County Council (LCC), supported by a number of transport studies, has identified that the road network in Melton Mowbray is operating close to capacity, resulting in journey times which are unreliable and have a detrimental impact upon the local economy. There have been substantial junction improvement schemes along Norman Way in Melton Mowbray in recent years, but a number of junctions are close to capacity in the town.

8.3.9 Additional transport modelling completed in 2015 showed that with the anticipated levels of traffic growth and development, a number of key junctions will be taken above operational capacity, which would cause unacceptable delays in traffic. Consideration has been given to a variety of potential solutions to these issues. This work concluded that a Melton Mowbray Distributor Road would have a positive long term effect on traffic congestion within the town centre, and should form the basis of the development of a transport strategy for the town.

8.3.10 The Spatial Strategy set out in this plan focuses strategic housing and economic growth on Melton Mowbray as the most sustainable development option. To ensure that the required growth can be accommodated, road infrastructure for Melton Mowbray and/or contributions towards it will be required as a component of new development proposed by the Melton Local Plan.

8.3.11 Further modelling, engineering and costing work is being prepared to identify the preferred corridor for a distributor road. This work will also identify a package of additional measures, such as increased pedestrian and cycling access to the town centre and other attractors, which will contribute towards alleviating congestion within the town centre. The outcome of this work will help us to understand how the impacts of development should be mitigated. This will be an important component of planning for growth.

8.3.12 Much of the required investment in highways and transportation in the Borough is likely to be delivered through the development of proposed housing and employment sites, which will require new or improved highway infrastructure to access the development.

Policy IN1 –Transport & Strategic Transport Infrastructure

Melton Borough Council and its delivery partners will support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

New development will be required to contribute to transport improvements in line with appropriate evidence, including the Infrastructure Delivery Plan, the Local Transport Plan and local transport strategies.

All new developments should, where possible, have regard to all the following:

1. **Are located where travel can be minimised and the use of sustainable transport modes maximised;**
2. **Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure;**
3. **Seek to generate or support the level of demand required to improve, introduce or maintain public transport services, such as rail and bus services;**
4. **Do not unacceptably impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through appropriate improvements;**
5. **Support the enhancement of existing or proposed transport interchanges such as the railway stations at Melton Mowbray and Bottesford;**
6. **Provide appropriate and effective parking provision and servicing arrangements.**

Melton Mowbray

In accordance with the Infrastructure Delivery Plan and the transport evidence base, new development in Melton Mowbray will be expected to contribute towards and/or deliver parts of a number of town-wide strategic transport infrastructure projects, including:

(i)   The South Melton Mowbray Distributor Road – a series of strategic road links which connect the A607 (Leicester Road) to the A606 (Burton Road);

(ii)   The North Melton Distributor Road – a strategic connection between the A606 (Nottingham Road), Scalford Road and Melton Spinney Road;

(iii)   The Melton Country Park Greenway – a series of measures that improve accessibility and the attractiveness of walking and cycling connections through the Melton Country Park to the town centre and other town attractors such as employment, education and retail.

These strategic transport infrastructure schemes are considered fundamental to the delivery of growth in Melton Mowbray. They are detailed in the Infrastructure Delivery Plan where their defined routes and delivery will be safeguarded. Their delivery will be pursued by working with developers, landowners, the Highway Authority and other relevant agencies.

8.4   Education

8.4.1   National policy on education provision aims to offer choice and diversity for the community. Leicestershire County Council, as the education authority, undertakes modelling work to assess the available capacity of schools in the Borough. This is used to inform the requirements for primary and secondary school places, along with the cost of providing for these requirements.

8.4.2   Currently, in Melton Mowbray, the cumulative impact from known housing development proposals would result in a significant deficit of primary school places, which would justify provision of a new primary school within both the North and South Melton Mowbray Sustainable Neighbourhoods.

8.4.3   In the rural area, a number of schools are likely to require developer contributions to help meet the costs of providing additional pupil places, either through an extension to existing schools or through replacement with a new larger school.

8.4.4   At secondary school level, the required places resulting from development justify additional provision, as anticipated pupil numbers cannot be accommodated at existing school sites over the plan period. Extensions to John Ferneley College and Belvoir High School are required as well as provision within the South Sustainable Neighbourhood for a new 600 place secondary school.

8.5 Healthcare

8.5.1 In April 2013 the East Leicestershire and Rutland Clinical Commissioning Group (ELR CCG) and South West Lincolnshire CCG (SWL CCG) took on full responsibility for commissioning healthcare services for residents in Melton Borough.

8.5.2 The Borough Council has worked together with the Public Health Team at Leicestershire County Council to carry out a Heath Impact Assessment of the Local Plan. The outcome of this assessment has informed the development of healthcare policies in this draft plan. As part of this work the Council, together with Public Health, followed the "Healthy Towns" concept, especially through the development of the two Sustainable Neighbourhoods planned for Melton Mowbray.

8.5.3 It is clear that the forecasted population growth will have an impact on healthcare provision in the Borough and additional provision will be required, namely GP and primary dental care services. Further discussions and engagement is required with healthcare providers in order to establish the location and quantum of provision necessary.

8.6 Energy Supply

8.6.1 Electricity is supplied in the Borough by Western Power Distribution (formerly Central Networks). Gas is supplied by the National Grid.

8.6.2 Discussions have revealed the need for additional power infrastructure to support the extension of the Leicester Road employment site. The development of the employment site will therefore be expected to provide land to accommodate a new 5KV primary sub-station in this location. Provision of a new 5km power line to feed this sub-station will also be required. Planning for the provision of this infrastructure is underway to ensure that it can be delivered by Western Power in time to meet the power needs of the development as it arises. The capacity of the power network is also an issue in some of the more rural parts of the Borough where there are "power hungry" employment uses. This issue will be addressed as and when the need arises, however businesses and developers should be aware that it may affect the delivery of development proposals over the plan period.

8.6.3 The situation for the provision of utilities can rapidly change and is highly dependent upon the location of development. The Borough Council will engage with the relevant companies throughout the plan period, to ensure that development and utilities provision remains in step.

8.7 Water Supply and Drainage

8.7.1 Severn Trent Water is responsible for the water supply and waste water treatment in most of the Borough; a small area in the east of the Borough is

covered by Anglian Water. No issues at a strategic level have been identified, but more detailed engagement will take place as individual sites start coming forward.

8.7.2 Sustainable Drainage Systems (SuDS) are a requirement of the Flood and Water Management Act 2010. However, SuDS can often be seen as additions to development and the potential multi-functional benefits are not fully realised if they are not fully incorporated in the design process.

8.7.3 On this basis, SuDS should be considered at an early stage in the master planning process to allow maximum integration of drainage and open space. This will then maximise the opportunity to create amenity space, enhance biodiversity and contribute to a network of green and blue spaces.

8.7.4 To reduce the water generated by development proposals, schemes should make maximum use of drainage measures such as green roofs, permeable surfaces and water butts.

8.8 Police

8.8.1 Leicestershire Police is responsible for policing within the Borough. The Police Authority advises that if it is to be able to adequately deal with the number of additional dwellings proposed in the plan, additional funding should be acquired through Section 106 contributions for new housing schemes. Without securing additional funding, the levels of policing may drop below an acceptable standard when the additional housing is built, thus making it necessary to carry out the Section 106 contribution tests.

8.9 Waste

8.9.1 The key area of concern is around household and recycling waste sites which are already operating over capacity. Despite the trend in waste generation per capita reducing, based on the assessment of future demand, provision of new Household Waste Recycling facilities is required. These could be delivered on either a single site or through the expansion of existing facilities. Potentially one large site could be delivered in Melton Mowbray for all of Melton Borough, to meet the aims of sustainable waste management set out in Leciestershire County Council's Pre Submission Draft Minerals and Waste Local Plan 2016.

8.10 Developer Contributions and Community Infrastructure Levy (CIL)

8.10.1 Carefully considered and sensitive development offers substantial benefits to society. It provides homes, employment opportunities and the facilities and services required. It can also stimulate economic growth. However development of all scale impacts on the environment and existing infrastructure, and can place a burden on the community. The planning

system exists to reconcile the benefits of a development against the costs it can impose.

8.10.2 The planning system currently provides for some of these burdens or costs to be addressed through planning obligations where the specific planning issues arising from a development proposal can be addressed on a site by site basis. For other infrastructure items, CIL pooling restrictions allow contributions from up to five development proposals. This means that in order to fund much of the essential infrastructure in the Borough, which is neither site specific nor can be funded through the pooling of developer contributions, the adoption of a CIL charging schedule is necessary. Melton Borough Council intends to adopt CIL and will be consulting on a Preliminary Draft Charging Schedule after the Pre Submission Draft Local Plan publication period has finished**.**

8.10.3 The preparation of a CIL must be in accordance with the statutory process set out in the Regulations and must be set at a level which will not affect the viability of development in the Borough. The Council has undertaken a CIL viability assessment in order to provide the evidence to support the introduction of a CIL Charging Schedule. The Borough's infrastructure which will be funded through CIL will be set out in a Regulation 123 List and this will be consulted on alongside the Preliminary Draft Charging Schedule.

Policy IN2: Infrastructure Contributions and Community Infrastructure Levy

Development that provides additional dwellings or employment premises will be expected to help to deliver sustainable communities through the payment of Community Infrastructure Levy, where chargeable, and/or by making developer contributions to local infrastructure in proportion to its scale in the following order of priority:

I.   Essential infrastructure necessary to ensure adequate provision of essential utilities, facilities, water management and safe access, as identified in the Infrastructure Delivery Plan or Neighbourhood Plan.

II.   Essential infrastructure (including the Eastern Distributor Road) as identified in the Infrastructure Delivery Plan or Neighbourhood Plan including contributions from residential development towards affordable housing to meet the requirement set out in Policy C4.

III.   Desirable infrastructure as identified in the Infrastructure Delivery Plan or Neighbourhood Plan.

8.11 Broadband

8.11.1 Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education and home working and an increasingly central part of community cohesion and resilience, particularly in rural areas.

8.11.2 Developers can 'future-proof' their developments by installing superfast broadband infrastructure. In addition to the reputational and wider economic benefits of ensuring that residents are able to access superfast broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting, if the infrastructure is not fit for purpose.

8.11.3 The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally. It aims to achieve a transformation in the country's broadband access, with everyone in the UK able to access broadband speeds of at least 2 megabits per second (Mbps) and 95% of the UK receiving far greater speeds (superfast broadband) of at least 24Mbps by 2017. It is also exploring options to extend the benefits of superfast broadband to remaining areas.

8.11.4 The National Planning Policy Framework (NPPF) recognises the importance of infrastructure in delivering sustainable economic growth, and states that 'the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services' (Paragraph 42). The NPPF goes on to say that 'in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband' (Paragraph 43).

8.11.5 Superfast broadband is currently available to 78% of homes and businesses in the UK. The rollout of the project has been steadily increasing since it began in 2012. The Department for Culture, Media and Sport, which helps fund the project, is hoping that by 2017 the fibre broadband coverage across the UK will be increased to 95%. The Government has worked with Openreach – BT's local access network business - and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build residential properties in the UK. The new deal will see fibre based broadband offered to all new developments either for free (for developments of 30 dwellings and over) or as part of a co-funded initiative (for developments of under 30 dwellings). As part of the agreement, Openreach is introducing an online planning tool for homebuilders. This will tell them whether properties in a given development can be connected to fibre for free,

or if a contribution is needed from the developer to jointly fund the deployment of the local fibre network.

8.11.6 Superfast Leicestershire (Leicestershire County Council and partners, including Melton Borough Council and BT) is responsible for the implementation of superfast broadband in Leicester City and Leicestershire. Phase 1 of implementation from June 2014 to March 2016 saw coverage increase from 83% to 92%. Phase 2 aims to have 96% coverage by December 2017, with a target of 90% for Melton Borough. Funding is available beyond Phase 2 with the aim of increasing superfast coverage further.

8.11.7 In order to guarantee a fixed fibre solution (which is more reliable than wireless) for superfast broadband of at least 30 Mbps, new developments must be served by either:

i) fixed fibre to premises technology (FTTP); or
ii) fixed fibre to cabinet technology (FTTC) which provides speeds of up to 80 megabits per second.

Policy IN3: Broadband

Information communication networks, such as superfast broadband, will be supported across the whole of Melton Borough to reduce the need to travel and will be a requirement for new developments.

Proposals of 30 dwellings or more will be required to provide fixed fibre superfast broadband.

Proposals for residential development of less than 30 dwellings and commercial development will be required to provide fixed fibre broadband where this is technically feasible, subject to viability.

New developments must be served by either:

i) **Fibre to the Premises (FTTP) technology ; or**
ii) **Fibre to the Cabinet (FTTC) technology enabling access to broadband speeds of up to 80 megabits per second.**

KEY EVIDENCE:

Melton Infrastructure Assessment: Infrastructure Delivery Plan; Infrastructure Delivery Schedule; and Regulation 123 List. Arup 2016
Melton Local Plan and CIL Viability Assessment. Cushman and Wakefield 2016.
Melton Mowbray Distributor Road Option Appraisal Report. Jacobs 2016

Chapter 9: Managing Development

9.1   Development Management is the process of working with developers to facilitate development[1] whilst protecting the environment through the granting or refusal of planning permission and controlling unauthorised developments.

9.2   The Local Plan sets out strategic policies based on the outcomes of evidence and consultation. These overarching policies will guide the future development of the Borough but will not provide the level of detail required to adequately assess planning applications. It is therefore necessary to develop more detailed policies to support the implementation of the Local Plan vision and objectives and to pick up on issues that that are not adequately addressed by the strategic policies.

9.3   However the Borough Council is not starting from scratch. The Melton Borough Local Plan 1999 currently contains policies that are used as the basis for assessing planning applications. Under the provisions of the Planning and Compulsory Purchase Act 2004, the Council has 'saved' policies (see Appendix 2) until such time they are replaced by policies in the new Melton Borough Local Plan or they become out of date.

9.4   Design

9.4.1   The National Planning Policy Framework (NPPF) requires that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

9.4.2   Many of the policies included in this plan will affect the design of development proposals. These policies address the following factors:

- How sustainable drainage systems have been incorporated into the design from the outset;
- Materials, quality and local character;
- Setting, impact on the settlement and views to and from the development;
- Landscaping, setting;
- Context/character how it relates to existing but creates its own character and a strong sense of place, reflecting heritage assets whilst being innovative;
- Designing out crime, including lighting, natural surveillance and defensible space;
- Open space and Green Infrastructure, running through the development and connecting into the development;
- Biodiversity, impacts and opportunities;

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[1] Development includes: Housing, commercial, industrial buildings working and the use of land and buildings.

- Sustainability (energy efficiency and low carbon generations, carbon emissions, sustainable drainage etc.);
- Scale of development and relationship with its surroundings;
- Entrance and exit design, creating gateways and attractive routes; and
- Accessibility for all potential users of the development.

9.4.3 A specific design policy has been included in the plan to help address the objective set out in the NPPF to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". A Supplementary Planning Document (SPD) will be prepared to provide more detailed advice and guidance about what is considered to be good design in a local context.

Building for Life 12

9.4.4 Building for Life 12 (BfL12) is a government and industry-endorsed tool which can help create well-designed homes and neighbourhoods. It is designed to reflect the requirements of the NPPF and National Planning Practice Guidance (NPPG) by asking 12 questions which determine how well a residential proposal delivers high quality design and a good standard of amenity. Based on a traffic light system, the aim is to achieve as many 'greens' as possible, challenge 'ambers' and avoid 'reds'. A red indicator suggests that one or more aspects of the design need to be considered and resolved; ambers indicate a need for further discussion or refinement; and greens indicate one or more aspect of the scheme have been well considered and resolved.

9.4.5 It is recommended that BfL12 is used as early in the design process as possible in order to identify aspects of a proposal that are of concern or those that need some attention. The Council encourages its use as a basis for pre-application discussions for residential proposals.

Active Design

9.4.6 Active Design is a set of design guidelines to get people moving through suitable design and layout of new housing developments. It has been developed by Sport England and Public Health England in response to an increasing prevalence of obesity and inactivity amongst both adults and children nationally. Active Design consists of the following ten principles:

- Activity for All: neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.
- Walkable Communities: homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

- Connected Walking and Cycling Routes: all destinations should be connected by a direct, legible and integrated network of walking and cycling routes.
- Co-location of Community Facilities: the concentration of retail, community and associated uses to support linked trips should be promoted.
- Network of multi-functional open space in order to support a range of activities including sport, recreation and play plus other landscape uses including SuDS, woodland, wildlife habitat, allotments and orchards.
- High quality streets and spaces: employment of high quality, durable materials, street furniture and signage.
- Appropriate infrastructure to enable sport and physical activity to take place across all contexts including workplaces, sports facilities and public space.
- Active buildings: the internal and external layout, design and use of buildings should promote opportunities for physical activity.
- Management, maintenance, monitoring and evaluation: long-term maintenance and viability of sports facilities and public spaces should be considered in their design.
- Activity promotion and local champions: health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

9.4.7 Active Design can be used as a tool to inform the design and layout of development and assist in pre-application discussions. The Council will use its design guidelines in the determination of planning applications.

Policy D1 – Raising the Standard of Design

All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:

a)   Siting and layout must be sympathetic to the character of the area;

b)   New development should meet basic urban design principles outlined in this plan and any accompanying Supplementary Planning Documents (SPD);

c)   Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design;

d)   Amenity of neighbours and neighbouring properties should not be compromised;

e) Appropriate provision should be made for the sustainable management of waste, including collection and storage facilities for recyclable and other waste;

f) Sustainable means of communication and transportation should be used where appropriate;

g) Development should be designed to reduce crime and the perception of crime.

h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development;

i) Proposals include appropriate, safe connection to the existing highway network;

j) Performs well against Building for Life 12 and seeks to develop the principles of 'Active Design' for housing developments;

k) Makes adequate provision for car parking; and

l) Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all.

Siting and Layout

9.4.8 The siting and layout must be sympathetic to the character of the area in terms of its street layout, appearance (in terms of urban form, architecture and hard and soft landscaping).

9.4.9 All new developments should meet the basic 'urban design' principles:

    a) **Connections with the existing urban structure:** well related to the traditional street pattern and allowing for future links. Developments that preclude future development of adjoining land or prevent potential links to wider networks should be avoided;

    b) **Legible places:** New development should allow places to be easily understood by their users, particularly when moving around. Legible places can be created by:

- Locating landmark buildings in prominent locations;
- Creating groups of buildings with strong character (including residential and commercial uses);
- Creating open spaces and use of street trees and vegetation
- Using topography and important features in the landscape (watercourses and other water areas, feature trees and hedges, manmade and natural features) to help give an area a strong character and distinctiveness;
- Enable a variety of uses to create character areas and features.

Anonymous estates with 'off the peg' house types and which rely on a standardised hierarchy network of loop roads and cul-de-sacs should be avoided unless there are no other solutions. Innovative street design that uses high quality materials, street trees, street form and floorspace will be encouraged where these are safe and can be adequately maintained;

(c)   **Permeable streets:** Streets should be 'permeable' for all users and ensure ease of movement between homes, jobs and services, pedestrians and cyclists should normally be given priority. All schemes should have safe, easy access to the existing network of streets and footpaths. Large scale schemes, such as sustainable urban extensions, will be required to create links that maximise sustainable transport modes and seek to minimise journey distances to important services and facilities. Direct links should be a fundamental part of the design process and not inserted as an afterthought;

d)   **Active streets:** All new developments should have 'active edges' of new buildings fronting the street. Residential developments should have their 'fair face' fronting streets and other public spaces. Developments that 'turn their back' on public areas (streets, parks, footpaths etc) should be avoided;

e)   **Mix of uses:** Creating a mix of uses on large sites to include residential, retail, employment and community uses (schools / health facilities / libraries / community halls) etc will help to create character areas and will encourage activity in the street at various times of the day;

f)   **Scale and massing:** The scale and massing of buildings (in terms of height, bulk and relationship with the street) is a key consideration in creating effective spaces. Buildings of inappropriate scale and mass can have an adverse impact on the amenity of streets, spaces and other buildings by adversely affecting the sense of openness or creating an inappropriate relationship with the street in terms of: enclosure; loss of aspect; loss of light; or loss of privacy. In some cases continuity and enclosure of building frontages are important to reflect the character of the area;

g)   **Density :** Density of new development should be sympathetic to its context but should also seek to maximise the use of land as a scarce resource;

h)   **Design and materials:** Building materials in new developments should be sympathetic to the character of the area in terms of detail, craftsmanship, texture, colour and treatment. Materials should be hard wearing and capable of being maintained in good order. The use of innovative materials will not be discouraged unless their use would cause demonstrable harm to the character of the area;

i)   **Landscape and streetscape:** Landscaping (hard and soft) and creation of public spaces should be an integral part of the design of new schemes. High quality landscape helps to make new developments more attractive and also has benefits to the microclimate (through shading and planting) and addressing surface water drainage through creation of swales or similar. The use of street 'floorscape' and high quality surfacing materials can help to create distinctive areas.

Buildings and development in context

9.4.10 New development must respect the character of the local area and the wider setting and the qualities that make it distinct from other areas. New development should sympathetic to the local area in terms of scale, massing, design, materials, landscaping and architectural detailing.

Protecting amenity

9.4.11 The development should not adversely affect neighbours and nearby uses and occupiers by reason of being overbearing, overlooking, loss of privacy, loss of light, pollution (including that from artificial light) and other forms of disturbance.

Waste facilities

9.4.12 New development should incorporate appropriate facilities for the storage and sustainable management of recyclable and other waste.

Sustainable communication and transport

9.4.13 New developments should make adequate provision for the storage of bicycles, the potential to create 'hook-up' facilities for electric cars and connecting to broadband networks.

Crime prevention

9.4.14 The potential to reduce the risk of crime and anti-social behaviour should be maximised through the design and layout of new development. Opportunities for safe and active streets and natural surveillance should be explored and 'hard' measures should be a last resort. Crime prevention measures must not be at the expense of overall design quality or social inclusivity. Gated communities, for example, will not normally be permitted.

Landscaping and existing trees and hedges

9.4.15 New development should include adequate landscaping in the interests of visual amenity, softening the impacts of development, providing new opportunities for bio-diversity, having a positive impact on surface water drainage and resilience to climate change.

9.4.16 Landscaping should use appropriate native and local species of plants which are, where possible, resilient to climate change.

9.4.17 Development proposals should not result in the loss of trees and hedgerows which are important features.

Impact on the highway network

9.4.18 New development should be designed and located so that it is able to provide suitable access and can be accommodated without adverse impact on the local and wider highway network. Where on or off-site works are required to mitigate the transport impacts of development, the applicant will be required to demonstrate the impacts of these measures in ameliorating any problems, and that the scheme is technically possible and is viable. Development that would have severe residual cumulative impact on the highway network will not be permitted.

9.5 Equestrian Development

9.5.1 Horse riding is a popular activity in the Borough and can be a good means of diversifying the rural economy. Equestrian use is an appropriate use in the countryside but care is needed to minimise the impact of development proposals on the character of the rural area.

9.5.2 The NPPF states at Paragraph 73 that access to high quality opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Melton Borough, being predominantly rural in nature, has a number of equestrian businesses and individuals with an interest in taking part in equestrian activities.

9.5.3 The requirement for formal planning permission is dependent upon the proposed use of the land. The use of land for grazing, for example, does not require planning permission, as per Section 336 of the Town and Country Planning Act 1990. Planning permission would, however, be required where horses are kept on the land. Kept, in this instance refers to the existence of a built shelter (be it stable or field shelter) or where horse-feed is supplemented beyond grazing. Where this is the case, planning permission would be required for a change of use from agricultural to equestrian.

Policy D2 – Equestrian Development

Extensions to existing equestrian operations or development of new equestrian facilities in open countryside locations will be granted, where it can be demonstrated that:

1. The development will not have an adverse effect on the landscape or the character of the area;
2. The development, or effects resulting from the development, will not have an unacceptable impact on residential amenity;
3. The development is grouped where possible with new/existing structures;
4. The development would not result in the loss of best quality agricultural land; and
5. Size, scale, design and construction materials are appropriate to its setting and function.
6. Where possible, it should link with the existent Bridleway network.
7. The development will not have an overly adverse impact on the highway network.

In assessing the proposals, the Council will consider the justification given, the sustainability credentials of the development and the cumulative impact when formulating its decision.

Where possible, proposals should make use of existing buildings and/or where possible use sites within or adjoining settlements.

9.5 Agricultural Workers' Dwellings

9.5.1 The close relationship between the town and country means that in special circumstances, it will be necessary to provide new agricultural dwellings in the rural areas. This is especially true in a rural Borough such as Melton which has a large and diverse agricultural sector. In some instances, some agricultural, fishery or forestry operations require a worker to live on or close to the site, in locations where in normal circumstances a dwelling would be unacceptable.

9.5.2 Beyond the remit of the defined settlements in the spatial hierarchy, in open countryside locations, proposals for dwellings will be restricted. When a proposal is in accordance with a predominant land use such as farming/ forestry/fishery and there is a provable demonstrable need, a dwelling for the specific use of agricultural or other rural workers may be permitted, subject to it meeting the criteria of Policy D3.

Policy D3 – Agricultural Workers' Dwellings

Proposals for the development/creation of agricultural/forestry and other rural workers dwellings will be granted so long as it is demonstrated that:

A. The proposal can be proven to be economically viable.

B. The need for the labour is essential, permanent and full time.

C. The necessity for workers to live on or in close proximity to the premises can be adequately demonstrated.

D. It can be shown that there are no existing dwellings that could meet the requirements of the enterprise near to the premises which would be available and suitable.

E. That the proposal is close to the agricultural/forestry operation, and in circumstances where this cannot be achieved, the development must be in a logical location which will not have a detrimental impact on the landscape and amenity.

F. That the development of a new dwelling would not provide an obvious opportunity for infill development.

G. That the design of the dwelling, including scale, materials and curtilage would be in keeping with design Policy D1.

H. That satisfactory access and services can be provided.

I. That public sector expenditure on the provision of infrastructure will not be required.

9.5.3 In situations where existing dwellings in the ownership of the applicant have been sold off within the previous 24 months, applications for agricultural/rural workers dwellings may be refused.

9.5.4 The Council may use its powers to remove permitted development rights when approving an agricultural/rural workers' dwelling, to prevent future development having a detrimental effect on the local area. Furthermore, on farms which have recently been fragmented, or are soon to be fragmented, planning obligations may be used to tie the dwellings to the farm to prevent them being sold separately.

9.5.5 Applications for agricultural/rural workers' dwellings should be of an appropriate size and scale. Applications for a dwelling with extensive facilities which are deemed to be excessive and beyond the remit of the operation will be refused.

KEY EVIDENCE:

Melton Borough Local Plan 1999

Melton Mowbray Town Centre Masterplan, AECOM, 2008

Leicestershire Local Transport Plan 3 (LTP3), Leicestershire County Council, 2011

Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, Influence 2015; 2016

Melton Infrastructure Assessment: Infrastructure Delivery Plan; Infrastructure Delivery Schedule; and Regulation 123 List. Arup 2016

Building for Life 12 2016, Built for Life

Active Design 2015, Sport England

Glossary of Terms

Adopted/ Adoption - The final confirmation of a Local Plan being given full status by a local planning authority.

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and house prices.

Areas of Local Separation - An area of open countryside that separates two neighbouring settlements, whose main purpose is preserving settlement identity, and which is based on landscape character and visual appearance of the area.

Authority Monitoring Report (AMR) - The Annual Authority Monitoring Report will monitor and assess development in the area to help determine whether policies are being achieved. The Sustainability Appraisal has specific monitoring requirements which can be used in developing AMR contextual indicators.

Biodiversity - 'Biodiversity' is a term commonly used to describe the variety of life on Earth which encompasses the whole of the natural world and all living things with which we share the planet. It includes plants, animals, even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create living ecosystems.

Brownfield Land - Land which has previously been developed encompassing vacant or derelict land, infill sites and land occupied by redundant or unused buildings.

Building for Life - Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods so that new developments can be attractive, functional and sustainable places.

Business Improvement District - An arrangement whereby businesses get together to plan how to improve their trading environment and the public realm. They decide what improvements they want to make, what it will cost them and how they are going to manage the process.

Carbon Footprint - A carbon footprint is the total set of greenhouse gases (including carbon dioxide) produced by the things we do.

Chain of Conformity - This term describes the relationship between documents, plans and policies and how closely they must correspond with one another and reflect other planning strategies and policies. 'Conformity' can take a number of forms ranging from 'having regard to' to 'must conform to'.

Community Infrastructure Levy (CIL) - The levy allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Infrastructure Levy Charging Schedule - The Charging Schedule sets out the rates that will be charged for different types of development.

Conservation Area - Areas of special architectural or historic interest. Conservation area designation does not prevent change but is intended to help preserve and enhance the character and appearance of the area.

Core Strategy - A former Development Plan Document which set out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Development Control/ Development Management (DC/DM) - The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission, having regard to the development plan and all other material considerations.

Development Plan - A document or documents which set out the policies and proposals for development and use of land in the area. This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents (DPD) - Statutory development plan documents are now termed Local Plans in the 2012 Regulations and must be subject to rigorous procedures of community involvement, consultation and independent examination, and are adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Duty to Cooperate (DtC) - A requirement, introduced by the Localism Act 2011 for local planning authorities to work collaboratively with neighbouring authorities and other public bodies across local boundaries on strategic priorities, such as development requirements which cannot wholly be met within one local authority area.

Edge of centre - For retail purposes a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary.

Examination - An Examination chaired by an independent inspector to consider if the development plan is sound. Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Greenfield Land - Greenfield land is land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land which is a term for specially designated land around large built up areas to prevent settlement coalescence. There is no Green Belt in Melton Borough.

Green Infrastructure - A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality life benefits for local communities.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated assets and assets identified by the local planning authority (including local listing).

Housing Associations (HA) - in England are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones. Housing associations has been used as the generic name for all social landlords not covered by local authorities (see below). In previous editions housing associations were referred to as Registered Social Landlords, although the term (private) **Registered Provider** of social housing is now commonly used.

Housing Market Area (HMA) - A geographical area which is relatively self-contained in terms of housing demand. And now in terms of also economic growth.

Infrastructure - Basic services necessary for development to take place, e.g. roads, public transport, electricity, sewerage, water, education and health facilities.

Infrastructure Delivery Plan - A supporting document which includes details of the infrastructure needed to support the delivery of the Local Plan.

Landscape Character Assessment - A tool that is used to help understand, and articulate, the character of a landscape, helping to identify the features that gives a locality its 'sense of place' and pinpoints what makes it different from neighbouring areas.

Listed Building - Statutory Listed Buildings are protected for their architectural and historic value as part of the nation's heritage.

Local Development Scheme (LDS) - The Local Development Scheme sets out the timetable, targets and milestones for the preparation of LDF documents.

Local Enterprise Partnership - A body designated by the Secretary of State for Communities and Local Government, established for the purpose of improving the conditions for economic growth in an area.

Local Nature Reserve - To qualify for Local Nature Reserve status, a site must be of importance for wildlife, geology, education or public enjoyment. Some are also nationally important Sites of Special Scientific Interest. All district and county councils have powers to acquire, declare and manage sites.

Local Plan - The Local Plan establishes a local planning authority's policies for meeting the economic, environmental and social aims for their area as it affects the development and use of land. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local Strategic Partnership - A multi-agency partnership which brings together at a local level, the different parts of the public, private, community and voluntary sectors; allowing different initiatives and services to support one another so that they can work together more effectively.

Local Transport Plan - Statutory documents which set the strategy for the management, maintenance and development of the area's transport system explaining how funds will be used to deliver improved transport and help meet transport objectives. LTPs are prepared by the local highways authority which for Melton is Leicestershire County Council.

Local Wildlife Site - Local Wildlife Sites are identified and selected for their local nature conservation value. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally-designated wildlife sites.

National Planning Policy Framework (NPPF) - This sets out the Government's planning policies for England and how these are expected to be applied, replacing previous Planning Policy statements and Guidance (PPS/PPGs). It must be taken into account in the preparation of local plans and is a material consideration in planning decisions.

Neighbourhood Plan - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

Objectively assessed housing need (OAN) – national planning policy requires local planning authorities to identify their objectively assessed needs for market and affordable housing in the housing market area. The OAN for Melton Borough comes from the Strategic Housing Market Assessment (see entry below).

Out of Centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of Town - A location out of centre that is outside the existing urban area.

Ridge and Furrow - An archaeological pattern of ridges and troughs created by a historical system of ploughing.

Policies Map (formerly Proposals Map) - This will illustrate the policies and proposals of Local Plans and 'saved' policies that have a geographic designation or specific land use implication. The map will be an Ordnance Survey base map and where necessary include inset maps.

Saved Policies - The term confirms that an adopted development plan or policy will continue to operate for a period of three years from the commencement of the Planning and Compulsory Purchase Act 2004, or from the date of adoption of an emerging plan. The period may be extended for a plan or particular policies with the agreement of the Secretary of State.

Scheduled Monument - 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. Historic England takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport.

Section 106 Agreement - A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990, to mitigate the impacts of a development proposal.

Site of Special Scientific Interest (SSSI) - A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

Soundness - A Local Plan will be examined by an independent inspector whose role is to assess whether it is "sound". To be sound it must be:

- *positively prepared* (meeting assessed development and infrastructure requirements, including those unmet in neighbouring authorities),
- *justified* (the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence),
- *effective* (deliverable over its period and based on effective joint working on cross-boundary strategic priorities) and
- *consistent with national policy* (enabling the delivery of sustainable development in accordance with the NPPF)

Statement of Community Involvement (SCI) - A Statement of Community Involvement establishes a local authority's strategy on community and stakeholder consultations on the LDF and planning applications.

Strategic Environmental Assessment (SEA) - A Strategic Environmental Assessment is a required under European Union regulations and will assess the policies and proposals of DPDs likely to have a significant environmental impact. It will be incorporated within the Sustainability Appraisal process.

Strategic Housing Land Availability Assessment (SHLAA) – Evidence which assessing the suitability, availability and achievability of land for development of housing and potentially other uses. Anyone can submit sites into assessment and the evidence makes no decisions about whether development should take place, which is a decision for the Local Plan process.

Strategic Housing Market Assessment - The Strategic Housing Market Assessment is a key element of the evidence base which analyses the housing market in depth advising on the types of housing needed in different areas and the amount and pattern of need for affordable housing.

Strategic Road Network - Highways England is responsible for the construction and maintenance of motorways and major trunk roads in England used to move people and freight around the country which is known as the strategic network of roads.

Supplementary Planning Documents (SPD) - Supplementary planning documents will elaborate on policies and proposals in DPDs. They will not have development plan status. They will be considered as a material planning consideration and their weight will be reflected by their status. SPDs are likely to take the form of design guides, development briefs for a Melton Sustainable Neighbourhood or thematic based documents.

Sustainability Appraisal (SA) - Sustainability Appraisal will assess the social, economic and environmental impacts of the policies and proposals of Local Plans. It is an iterative process that will commence from the outset of document preparation. In Melton Borough this has be combined with health and equalities to create and Integrated Impact Assessment.

Sustainable Community Strategy -The Local Government Act 2000 placed a duty on local authorities to prepare 'community strategies', for promoting or improving the economic,

social and environmental well-being of their areas, and contributing to the achievement of sustainable development in the UK. It also gives authorities broad new powers to improve and promote local well-being as a means of helping them to implement those strategies.

Sustainable Urban Drainage Systems - A sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.

Sustainable Urban Extension (SUE) - An urban extension which enables sustainable patterns of living to be built into all stages of planning and implementation including high quality design, well-planned infrastructure and sustainable transport options facilitating easy access to a wide range of facilities and services.

Town centre uses - Main uses include retail development (including warehouse clubs and factory outlet stores); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls), offices and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Windfall sites - Sites which have not been specifically identified for housing development through the planning process but which may come forward over the course of the plan.