

Melton Local Plan

Emerging Options (Draft Plan)

January 2016

2011 - 2036



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



“The Draft Local Plan that we are inviting you to comment on is the result of 18 months of consultation through reference groups and other forums.

You will note that the document covers the economic growth of the whole Borough over the next 20 years or so, not just housing numbers. Whilst a considerable part of the draft plan does cover where the 6000 or so houses, we are required to plan for should be placed, sites are also required for industrial, commercial and retail expansion, necessary to provide additional jobs etc. In planning for growth we also need to consider the need for infrastructure improvements to support it. This plan supports the delivery of new services and facilities and identifies the need for an outer relief road

for Melton Mowbray.

The Melton Borough is currently a low wage economy due to its reliance on the food industry, and it is felt that this is an ideal opportunity to attract additional industry and commerce into an area that requires a higher skilled workforce. Currently, too many Melton Borough residents have to travel to neighbouring towns and cities to practise their skills and it is a proven fact that many shop where their work is, thus robbing local shops of much needed revenue.

Whilst we all accept that the Melton Area is currently an attractive area to both live, work and do business in, we must move forward and this consultation is an ideal opportunity to do so. Please take time to comment on the Draft. This is your opportunity to have a say in the future development of Melton Town, the many villages that make up the Borough together with the important rural economy”.

Councillor Pru Chandler

Contents

Welcome from Chair.....	i.
Chapter 1: Introduction.....	1
Chapter 2: Melton Borough Today – A Portrait.....	14
Chapter 3: Vision and Strategic Priorities.....	19
Chapter 4: Growing Melton Borough – The Spatial Strategy.....	26
Chapter 5: Melton’s Communities – Strong, healthy and vibrant.....	55
Chapter 6: Melton’s Economy – Strong and Competitive.....	84
Chapter 7: Melton Borough’s Environment – Protected and Enhanced.....	109
Chapter 8: Managing the delivery of the Melton Local Plan.....	146
Chapter 9: Managing Development.....	155

Appendices

- Appendix 1: Schedule of Local Plan 1999 Saved Policies
- Appendix 2: Village Categories
- Appendix 3: Melton Local Plan Infrastructure Delivery Plan (Draft)
- Appendix 4: Monitoring Framework

Glossary of Terms

Policies Maps



Town Centre Artwork, Melton Mowbray

Chapter 1: Introduction

You said:

- It was difficult to predict the future; 2036 may be too long term.
- The Local Plan needs to factor in regular reviews if it is to cover such a long period.
- The Duty to Cooperate must be met throughout the ‘lifetime’ of the Local Plan, particularly with regard to delivering new homes in Leicester and Leicestershire.
- The Vision needs to be flexible in a rapidly changing world accounting for global security, technological advances and climate change.
- The timeframe provides flexibility and is consistent with the NPPF and the emerging evidence, particularly the Strategic Housing Market Assessment.

1.1 The Emerging Options consultation document is an important step in producing a Local Plan for Melton Borough. It follows consultation on the Melton Local Plan Issues and Options which ended in early 2015. This consultation Draft Plan sets out the preferred development strategy and draft policies to guide the development in the Borough up to 2036.

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 is then used to guide decisions on planning applications for development as well as set out the strategic direction of the area on social, economic and environmental matters.

1.2.2 The plan sets out the amount of new homes needed for the plan period and makes provision for employment development and identifies the infrastructure which might be needed to support them. The final Publication Local Plan will identify sites for housing and employment development as well as areas of land which should be protected. This Emerging Options consultation plan identifies a basket of site options which have been assessed against our criteria and considered suitable and sustainable for development. The plan seeks the communities’ comments about these sites before decisions are made by the Council about which specific sites to allocate in the final Publication Local Plan. It also 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 [National Planning Policy Framework \(NPPF\)](#) and the [National Planning Practice Guidance \(NPPG\)](#). However they are not simply a duplicate of national policy, but apply 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. The law governing decision making provides it with this importance, provided it is kept up to date.

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 and strategies, 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 must follow a number of stages to ensure that local people and other stakeholders are fully engaged in the process, and that the contents of the plan are based on robust evidence. The process of preparing the plan must include consideration of alternative options and be subject to on-going Sustainability Appraisal. The final Publication Local Plan will be submitted for external examination by an independent Planning Inspector. These stages of work are summarised in Figure 1 below. It is expected that the Local Plan will be adopted by the Council by the summer of 2017, 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

1.5 What is the Local Plan Emerging Options (Draft Plan)?

1.5.1 The Emerging Options (Draft Plan) provides the opportunity for interested parties to comment on the proposed strategy and for the plan to be adjusted in response to those comments before the Publication version of the plan is published. Interested parties will be able to make representations on the Publication Version of the Plan which will be considered by a Planning Inspector as part of the Local Plan Examination in Public.

1.6 What is the timeframe for the Local Plan and when will it be reviewed?

1.6.1 NPPF states that the Local Plan should preferably plan for a 15 year time horizon. The Melton Local Plan period is from 01 April 2011 to 31 March 2036. A development strategy over this period will set a clear direction of travel for the Borough. However the Local Plan will need to be subject to regular review as necessary. A review of the plan may be triggered by the outcome of monitoring, which assesses whether the plan is being delivered as expected, or in response to other factors such as progress with the delivery of plans and meeting development needs in neighbouring Local Authorities.

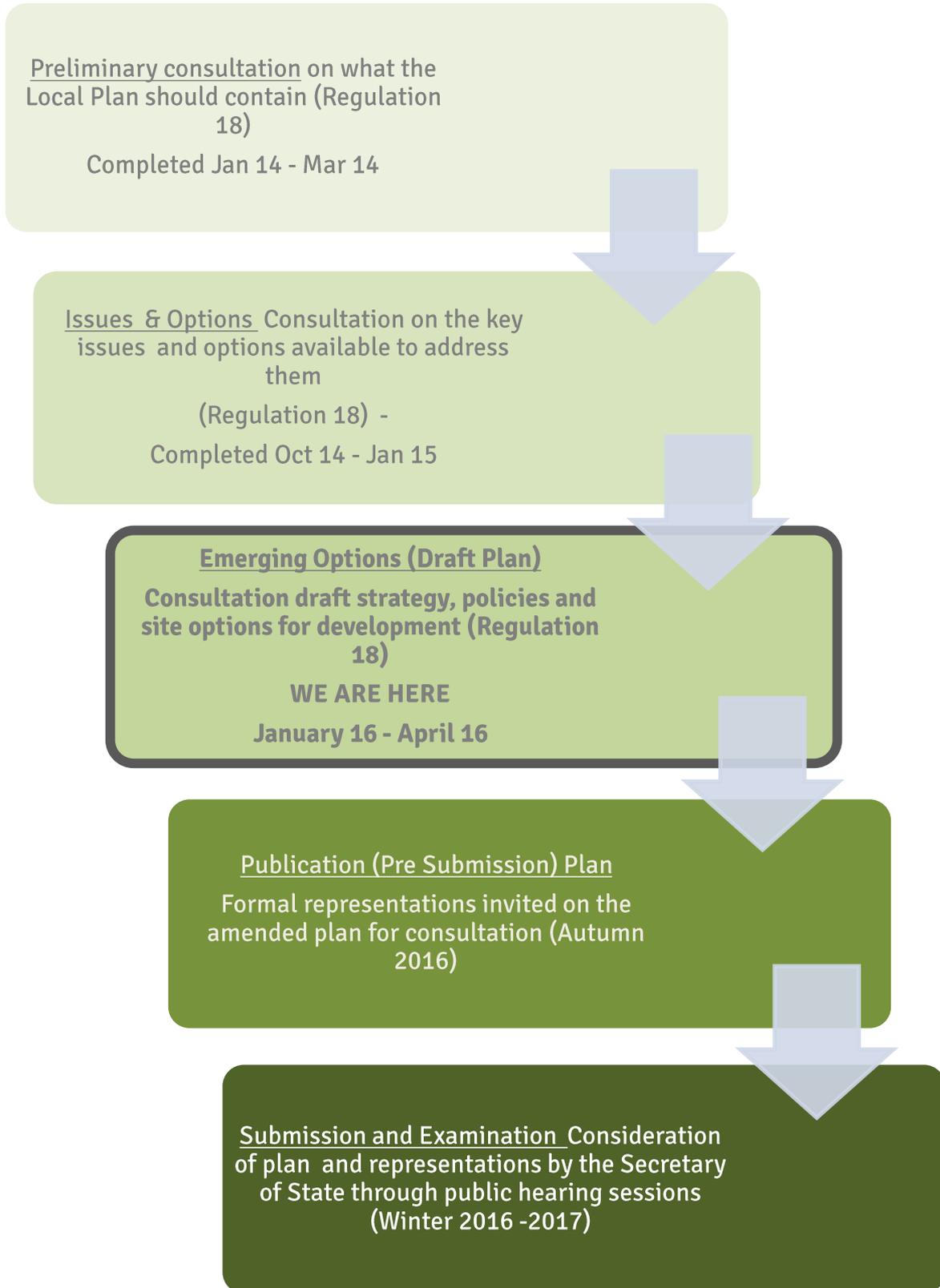


Figure 1: Local Plan Stages of Preparation

1.7 How have we engaged on the Local Plan?

- 1.7.1 Melton Borough Council has undertaken extensive engagement with Local people, business, landowners and developers and other stakeholders. The Borough Council held a number of public events and drop in sessions across the Borough as part of the Issues and Options consultation and a programme of similar events are planned for this consultation. We also established a set of Melton Local Plan Reference Groups who have met through nine rounds of meetings over the last two years.
- 1.7.2 Engagement with the community and how it has influenced the plan at each stage has been recorded in the Melton Borough Local Plan Consultation and Engagement Statement, which will eventually be submitted to the Inspector for consideration as part of the examination. This statement is being prepared in sections alongside each stage of Local Plan preparation so that people can see how their contribution is helping to shape the plan. An overview of the consultation outcome to date is included in each chapter of this consultation plan in the “You Said” box.

1.8 The Value Added by the Reference Groups

- 1.8.1 The Melton Local Plan Reference Groups are integral to the development of the Local Plan. They have ensured that the plan has evolved and been influenced by local people, contributing 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 through each stage in the plans preparation, ensuring that the Reference Group members have travelled the journey of the plans preparation.
- 1.8.2 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
- 1.8.3 These themed groups have considered matters individually and together as the Local Plan has been progressed. There have been 9 rounds of Reference Group meetings, undertaking detailed discussions and workshop based exercises which have directly influenced the Local Plan Preferred Options (Draft Plan).

Full details of all sessions are set out in the Consultation and Engagement Statement.

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

- 1.9.1 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. Some of the policies in the Local Plan will rely on actions by other parties, so it is important that this plan and other key strategies are aligned.
- 1.9.2 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.
- 1.9.3 Together with other key local strategies, such as Melton Borough's Economic Growth Plan, these documents set out a joint vision for Melton Borough along with actions and commitments to further economic, social and environmental well-being.
- 1.9.4 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.
- 1.9.5 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.

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

- 1.10.1 Neighbourhood Planning was introduced by the Localism Act 2011. Through 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 any plans and policies are in general conformity with the strategic policies contained in the Local Plan. When a Neighbourhood Plan has successfully fulfilled the rules of preparation 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.

1.10.2 There are currently eleven Neighbourhood Plan areas designated or currently undergoing consultation to be designated in the Borough. Each area is at a different stage in the preparation of their plan. Asfordby has progressed the furthest having published a consultation draft plan in February 2015.

- [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](#)



Map 1 Neighbourhood Plan Areas

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

1.10.4 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.

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

1.11.1 The Melton Borough Emerging Options (Draft Plan) has been prepared working jointly on strategic priorities with Leicester and the wider Leicestershire Local Authorities as well as Rushcliffe, South Kesteven and Rutland. This is known as the Duty to Cooperate. The Local Planning Authorities are required to undertake the Duty to Co-operate throughout the plan-making process for strategic and cross-boundary issues with neighbouring authorities and other public bodies in order for the Plan to be found sound in the examination. This Emerging Options consultation document is a result of joint working with our neighbouring authorities.

1.11.2 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 infrastructure needed to support growth. Figure 2 sets out Melton Borough in the context of the neighbouring Local Authorities and the thick black line details the Leicester and Leicestershire Housing Market Area.

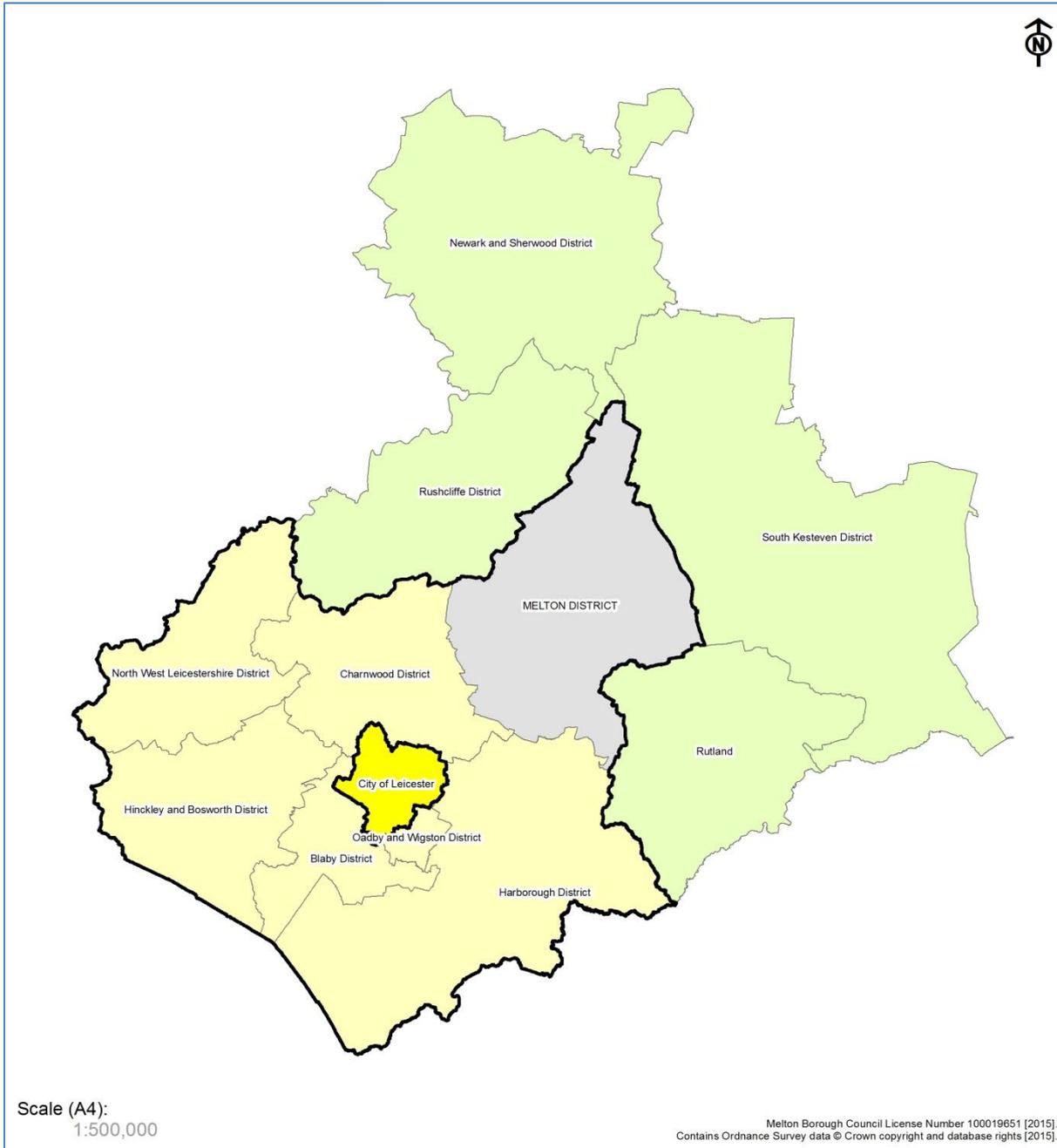


Figure2: Melton Borough in Context

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

1.12.1 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.

1.12.2 The Local Plan has revisited the policy choices made through the Core Strategy and reviewed or refreshed the body of evidence prepared to support that plan. Previous consultation will not be carried forward, instead the Local Plan will gather 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 e.g. Geology.

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

1.13.1 Until the New Local Plan is in place, 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.

1.13.2 Appendix 1 to the Emerging Options (Draft Plan) is a schedule of saved policies together with commentary as to how they will be replaced by the new Melton Local Plan once it is adopted. In summary all saved 1999 Local Plan Policies will be replaced by new policies or are felt out of date or no longer relevant when read alongside the NPPF and NPPG.

1.14 What is the Melton Borough Local Plan Sustainability Appraisal?

1.14.1 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 and options in terms of their environmental, social and economic impacts.

1.14.2 The Melton Borough Local Plan has been prepared alongside an iterative SA process. The SA report published alongside this consultation plan shows how all reasonable alternative options have been assessed against the Sustainability objectives. The SA process incorporates the requirements of the European Directive on Strategic Environmental Assessment (SEA) as well as an assessment of equalities and diversity.

1.14.3 [Figure 3](#) shows how the SA will be 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 will be set out in a SA report.

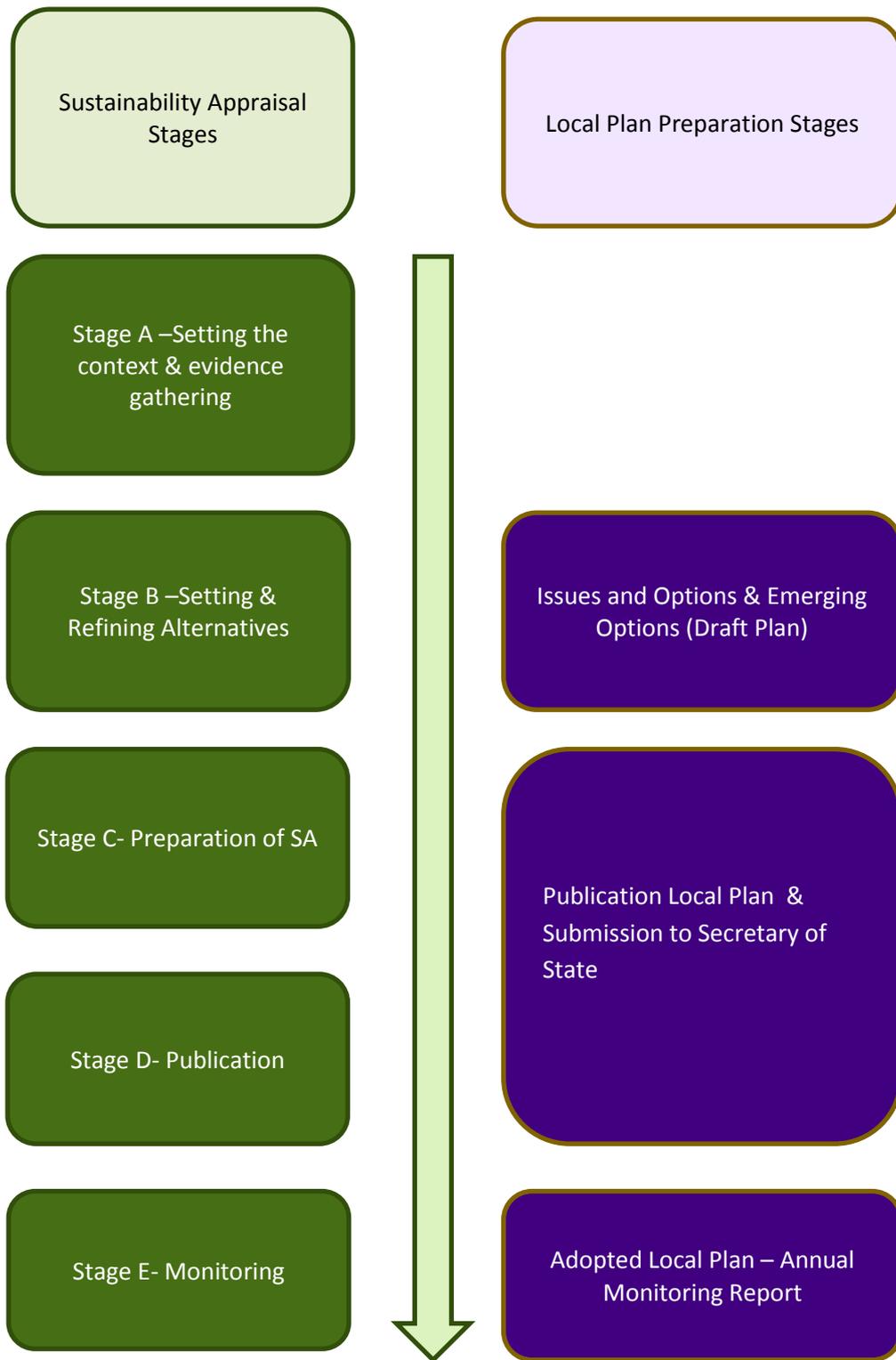


Figure 3: Sustainability Appraisal Process

1.14.4 Melton Borough Council has already consulted on the scope of the SA, and undertaken an assessment of the options identified so far. This assessment is set out in the Melton Borough Local Plan Preferred Options (Draft Plan) Sustainability Appraisal which can be read alongside this document and can be referred to in your consultation response.

1.15 What is the Melton Borough Local Plan Evidence Base?

1.15.1 Local Plans must be based on robust evidence. Much of this evidence is of a technical nature and is therefore not described in detail in the Emerging Options (Draft Plan). However this evidence is extensive and has informed the Emerging Options Draft Plan. Grey boxes at the end of each chapter identify the main pieces of evidence relevant to that section.



Play Close, Melton Mowbray

Chapter 2: Melton Borough Today – A Portrait

You said:

- Overall we had got the portrait of the Borough right, but a number of improvements and minor changes were needed (which have now been incorporated).

2.1 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. There are some 70 villages within the surrounding rural area. The population is split approximately 50/50 between Melton Mowbray and the rural villages.

2.2 Housing

2.2.1 In 2011 there were 21,490 households with dwellings comprising;

- 8,734 detached houses
- 7,743 semi-detached houses
- 3,341 terraced houses
- 3,092 flats and maisonettes

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 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 (SHMA) which is higher than the regional average but lower than the national average. In 2008/09 the Borough delivered 114 affordable homes. However, since then delivery has become more challenging with 46 affordable homes delivered in 2010/2011, 7 in 2012/13 and 6 in 2013/14.

2.3 Accessibility and Transport

2.3.1 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 30 minutes' drive time to the east, and Nottingham and East Midlands Airport is about 30 minutes' drive time to the north west. Traffic is known to cross the Borough to link from the M1 to the A1 and 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 Safety and Protection

2.4.1 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.

2.5 Jobs and Prosperity

2.5.1 Melton Mowbray is the main service and employment centre. 24% of jobs are in manufacturing (mainly food and drink) which is significantly 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, with growing trends for home working matched with the attractive environment.

2.5.2 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. This gap in skills is reflective of 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.

2.5.3 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. The pleasant environment makes the Borough attractive to home working and small local enterprises.

2.5.4 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 four supermarkets;

Tesco on Thorpe Road, Sainsbury's on Nottingham Road and Morrison's on Thorpe End, The Co-operative on Scalford Road and a new Lidl store on Scalford Road provides for the budget store market.

- 2.5.5 Outside of 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 meet this need.

2.6 Community Development

- 2.6.1 On the indices of deprivation Melton Borough is ranked 275 out of 354 districts; putting it in the 40% least deprived districts nationally. While this means that the Borough scores favourably at a national level 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 are an average number of young families living in the Borough, compared to rest of the country. However, there are a lower number of under 16s and people between aged 15-44 living within the Borough compared to Leicestershire and the rest of the country. This suggests that younger people are migrating out of the Borough for higher education opportunities and employment, whilst there may be an inward migration of older people seeking retirement homes.
- 2.6.3 Life expectancy for both the males and female residents in the Borough is higher than the regional and national average but it varies across the Borough
- 2.6.4 24.39% of the population are obese in Melton Borough which is comparable to the national average. Only 16.6% of the population smoke which is to be considered to be very low compared to Leicestershire (19.88%) and national figure of (20.7%).
- 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 many 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 is a maternity hospital, as well as having one ward which provides general rehabilitation and palliative care. There is a leisure centre with a swimming pool and a sports village in Melton Mowbray; 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 the

local residents, where they host facilities for sports and leisure groups and accommodate further activities for the local population.

- 2.6.7 There are no large parks and gardens in the North and East of the Borough, specifically Bottesford and surrounding areas; these areas are not served by provision elsewhere in the Borough. Although there are other types of formal provision, such as allotments and cemeteries servicing the area, these do not provide the function of a local park for people to 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 course, theatre and cinema within Melton Mowbray.

2.7 Environment

- 2.7.1 Arable farmland accounts for about half of the area, the rest outside of built up areas 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 and Borough Hill, the former iron-age fort to 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 and most are centred on a church or prominent spire. Many have been designated a Conservation Area, of which there are 44 in the Borough, containing some of the 703 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 had a significant improvement on the flood events in Melton Mowbray. Fluvial flooding is not the

only mechanism of flooding. Secondary sources include runoff from hillsides, groundwater flooding, flooding from sewers and drains and blockages to artificial drainage systems; all comprise a significant flood risk in areas of the Borough.

KEY EVIDENCE:

- *2001 Census*
- *2011 Census*
- *Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014*
- *Local Futures Report*
- *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*



Burrough Hill Landscape

Chapter 3: Vision and Strategic Priorities

You said:

- 82% of respondents commenting on the vision supported it
- Melton Mowbray needs to become the social and economic focus of the Borough.
- The character of the villages and market town needs more emphasis.
- The vision should state the short term need for a bypass for Melton Mowbray and wider need for public transport.
- Efficient use of resources does not need to be linked to climate change
- Development in villages should be supported by infrastructure.
- We should seek protection of agricultural land, higher density development in urban areas and an increased focus on the development of brownfield land.
- The vision does not set out how the local plan will contribute to building a strong, responsive and competitive economy to create jobs and prosperity and boost the supply of housing; it needs to be more contextual and inspirational, rather than a list of bullet points.
- The Plan needs to provide space for local food production.
- A stronger emphasis is needed on the environment, creation and protection of habitats and improving the water environment.
- There should be a focus on a broad package of renewable energy generation measures.
- A need for support for Neighbourhood Planning.
- The Plan should enhance the town centre offer and its environment.
- We need to provide a mix of housing which matches the local demography.
- The plan should contain measures to maintain air quality
- A need to promote safer walking and cycling routes
- ‘Meeting housing need’ is more important than ‘reflecting housing need’

3.1 The Vision for Melton Borough

3.1.1 The vision and strategic priorities are the ‘golden thread’ running through the plan. They paint a picture of what the Borough will look like following the implementation of the Local Plan.

- 3.1.2 The Vision and Strategic Priorities have been developed in conjunction with the Reference Groups and they have been refined by the consultation undertaken to date.

A Vision for Melton Borough

We will promote and manage development in a way which consolidates and builds upon the unique reputation, heritage and character of Melton Borough and 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:

- Retains the character of the countryside whilst supporting land-based industries and tourism opportunities;
- 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 housing needs of the whole community;
- 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;
- Addresses the causes and effects of climate change and reuses and recycles resources;
- Provides the necessary infrastructure to support economic and population growth.
- Enhances and minimizes harm to the natural environment

3.2. Strategic Priorities for Melton Borough

- 3.2.1 The following strategic priorities will flow through the plan into various chapters. These priorities link directly to the Sustainability Objectives set out in the Melton Borough Sustainability Appraisal but are not identical. They also relate to the

objectives set out in the Melton Borough Sustainable Communities Strategy which are:

- Improve the local economy and infrastructure
- Re-vitalise Melton Mowbray town centre
- Improve learning opportunities to help individuals achieve their potential
- Making 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

Strategic Priorities

Housing Priorities (HP)

HP1. Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing

HP2. Develop a housing stock to provide for the future aspirations for the local economy

Accessibility and Transport Priorities (ATP)

ATP3. Reduce the need to travel by car and improve access to public transport

ATP4. Reduce traffic congestion in Melton Borough Mowbray

Safety and Protection Priorities (SPP)

SPP5. To improve community safety, reduce crime and the fear of crime

Jobs and Prosperity Objectives (JPP)

JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre

JPP7. Provide sufficient land to meet current and future employment needs

JPP8. Help regenerate the rural economy

JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets creating a Melton Borough “brand”

JPP10. Create a mixed economy with increased knowledge-based jobs and wages

JPP11. Provide better training opportunities and increase educational attainment

Community Development Priorities (CDP)

CDP12. Improve facilities for all the community

CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband

CDP14. Promote sustainable communities

CDP15. Improve the health of the Borough and reduce health inequalities within the community

Environment Objectives (EO)

EP16. 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

EP17. Reduce pollution

EP18. Protect and enhance the natural environment and biodiversity

EP19. Conserve the historic environment and Melton Borough's heritage assets

EP20. Protect the rural character of the Borough

EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation

EP22. Prepare for, limit, and adapt to climate change and promote low carbon development

EP23. Reduce the risk of flooding and avoid development in areas prone to flooding

EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations

EP25. Ensure that the reuse and recycling of waste is maximised

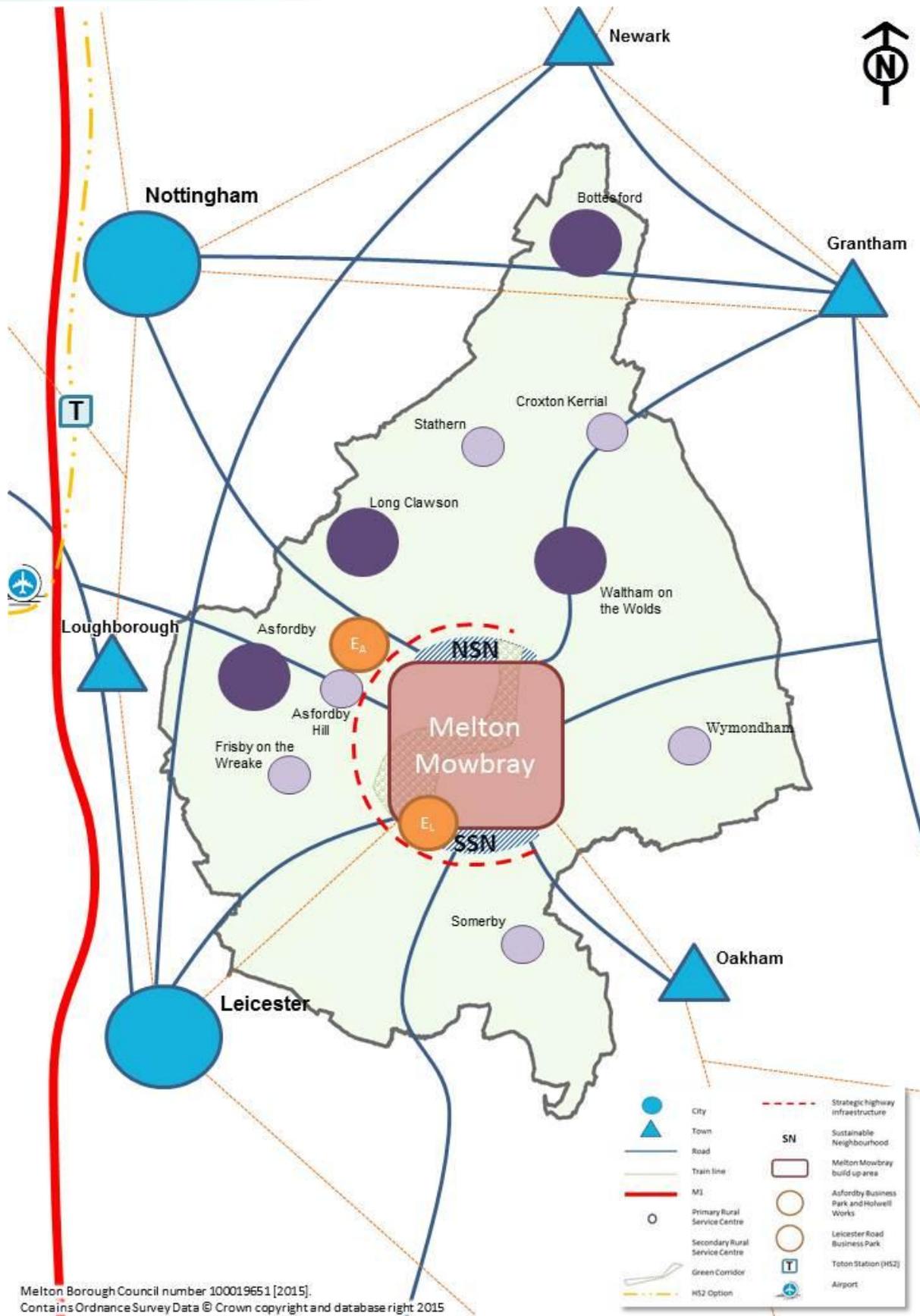


Figure 4: Emerging Options (Draft Plan) Key Diagram



Wreake Valley, Melton Mowbray

Chapter 4: Growing Melton Borough – The Spatial Strategy

You said:

- Melton Borough fits within L&L HMA, however north of the Borough may not fit so neatly, so there is a need to engage with neighbouring authorities.
- Overall, the growth figure of 245dpa is supported, however this growth needs to be matched with employment growth and appropriate infrastructure.
- The focus of development should be in Melton Mowbray with small-scale development in rural settlements. There are more services and facilities in Melton Mowbray and this would encourage future infrastructure investment into the town. However concern was raised over transport.
- Growth in the Borough to be provided through a few larger developments including towns and villages rather than a single large new settlement as this could create concentrated pressure on the services and therefore saturate and impact the character of the surrounding areas (Normanton Airfield). However, Great Dalby Airfield is an option as it is brownfield and has good connection to Leicester.
- Melton North and Melton South simultaneously suited for large scale developments as the town has most services and connectivity, although transport infrastructure needs to be in place.
- The approach of grouping settlements which are broadly comparable together is preferred over the development based in clusters of settlements. Criteria identified for creating settlement roles and hierarchy is appropriate, however a weighted ranking of the criteria is suggested along with sustainability of a place including relationship with a regional centre.

4.1 Sustainable Development

4.1.1 Sustainable development is at the heart of the planning process 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 policies 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 Leicester 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 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.
- The ability to service the economy with sufficient people of working age.

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

4.2.3 The Employment Land Study suggests there is a need for 50.75ha of employment land in the Borough up to 2036. The study assesses the existing supply of employment land and suggests there is a realistic supply of 19.46ha, therefore the Local Plan should provide for an additional 30.29ha 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 and as Melton's prime locations for economic growth. The Local Plan also provide for 1ha of employment land as part of the Melton North Sustainable Neighbourhood. This will provide small-scale office or business start-up accommodation integrated into the 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 it can support the long term sustainability of the Borough Villages, reflecting the attractiveness of the Borough to homeworking and small business start-ups particularly as improvements to broadband speeds are made over the plan period.

4.2.4 The Melton Settlement Roles and Relationship Study 2015, has considered the roles of the town and villages in the Borough through analysis of their size, connectivity, relationships, facilities and existing employment opportunities. This analysis has allowed the identification of five settlement roles which are explained in Table1 and identified on Figure 5 below:

Main Urban Area	Melton Mowbray
Primary Rural Service Centre	Villages that are capable of acting as a local service centre in rural areas. It has a level of services identified as 'essential', supported by services that are 'desired'. It will have good access to public transport and opportunities to access employment. They are capable of serving basic day to day needs of the residents living within the village or close-by.
Secondary Rural Service Centre	A village that is well connected to Towns and Primary Service Centres. It has an hourly bus service to nearby Towns and Cities as well as a regular local service. They will have a level of 'essential' services mixed with those that are 'desired' to support and attract residents from neighbouring settlements. Residents are generally drawn to the nearby towns and cities for the majority of their retail, leisure and employment needs.
Rural Supporter	Rural villages which provide some services to meet every day to day needs locally. Services may be shared with neighbouring service centres offering support in retaining those services. Generally have good access that can be gained through cycling, walking and public transport. Residents generally travel to attractions to meet their basic needs but enjoy a tranquil environment.
Rural Settlement	Small villages and hamlets that have very little or no services.

Table 1: Melton Settlement Roles

4.2.5 All settlements in the Borough (excluding very small hamlets) have been identified as fulfilling one of these roles at the current time. However, it is recognised that the availability of facilities in villages' changes and that this assessment needs to be regularly reviewed as the Local Plan evolves. The Local Plan policies should allow for communities to improve their sustainability or change roles through appropriate and proportionate development, which also contributes towards the delivery of the Melton Local Plan Vision and Priorities, and is sufficiently flexible to respond to changes to sustainability that occur over time.

4.2.6 This consultation draft plan has been prepared on the basis of the conclusions of Settlement Roles and Relationships Report April 2015, therefore, for the purposes of this consultation plan the following villages are identified as Primary and Secondary Rural Service Centres:

Primary Rural Service Centres
Asfordby
Bottesford
Long Clawson
Waltham on the Wolds
Secondary Rural Service Centres

Asfordby Hill
Croxton Kerrial
Frisby on the Wreake
Somerby
Stathern
Wymondham

- 4.2.7 All settlements together with their existing roles are listed at Appendix 2. However, this will be subject to regular review as the Plan progresses and there may be a variation to the categories into which individual settlements fall.

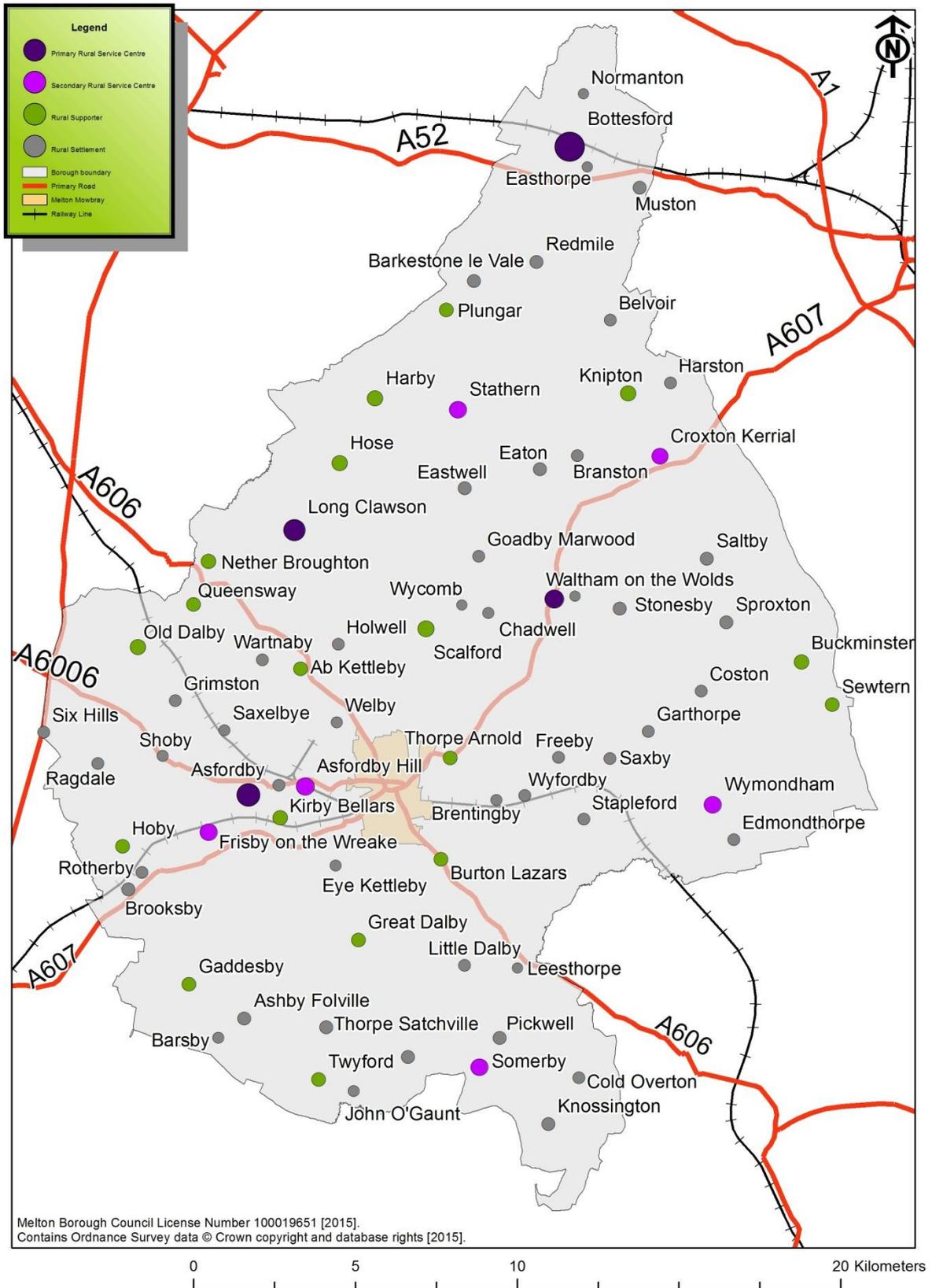


Figure 5: Melton Settlement Roles

- 4.2.8 In finalising the draft plan for consultation, Parish Councils were asked to update the Village Facilities table for their villages in October 2015. This update has revealed a number of changes and corrections to the availability of facilities in some villages. Whilst these changes do affect the scoring applied it must be remembered that the scores were used as starting point to build a picture of how settlements perform and compare. The exact score for a place is considered to be less important than the general feel for a village's performance and how it compares to other settlements. 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.
- 4.2.9 This consultation provides an opportunity for individuals, parish councils, businesses and local groups to consider the Settlement Roles and Relationships study and comment on the assessment which has been carried out. It also provides an appropriate forum to debate the relative merits of the assessment methodology and the conclusions reached. **It is possible that as a result of the consultation and a future update of the facilities table, different villages will be included in the Primary and Secondary Rural Service Centre categories.**
- 4.2.10 Having identified the various settlement roles in this way the Settlement Roles and Relationships study then considered the possible effect that alternative distribution patterns of housing development might have on the Borough. Consideration was also given to how development has been distributed over the last 20 years and whether it is appropriate to continue or adjust this pattern of development, and whether changing it would improve the ability of the Borough to realise the Melton Local Plan Vision.
- 4.2.11 The report assessed the relative merits of maintaining, reducing or increasing the proportional split of historical housing building rates in Melton Mowbray and the villages. The study also considered increasing the proportion of the Boroughs housing requirement located in Melton Mowbray to 65% or 70%, with the remaining 35% - 30% being located in the villages. Alongside this work the Council also assessed the merits of delivering much of the Boroughs housing requirement through the identification of 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 has 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 this should not be at the expense of allowing some of our villages to grow to become more sustainable.

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 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.

Primary Rural Service Centres (Asfordby, Bottesford, Long Clawson and Waltham on the Wolds) will accommodate 15% of the Borough's housing need. To help support and maintain their existing service centre role. This will be delivered by planning positively for the development of at least 920 houses on sites allocated within and adjoining the four Primary Rural Service Centres by 2036. And by encouraging small scale development of 10 dwellings or less outside of the allocations where they enhance the sustainability of the community in accordance with policy SS3 - Sustainable Communities.

Secondary Rural Service Centres (Somerby, Croxton Kerrial, Frisby on the Wreake, Stathern, Asfordby Hill, Wymondham)* will accommodate 5% of the Borough's housing need. The Council will seek to maintain and enhance their roles in the Borough through planning positively for at least 300 new homes within and adjoining settlements by 2036. This will be delivered through a number of small allocations and small unallocated sites of 10 dwellings or less which enhance the sustainability of the settlement in accordance with policy SS3 –Sustainable Communities.

Rural Supporter * will accommodate 10% of the Borough's housing need to support their role in the Borough through planning positively for at least 615 new homes within and adjoining settlements by 2036. This development will be delivered through small unallocated sites of 5 dwellings or less which enhance the sustainability of the settlement in accordance with policy SS3.

Rural Settlements will accommodate the remaining 5% of the Borough's housing need to support their role in the borough through planning positively for at least 305 new homes 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 Primary and Secondary Rural Centres, and those villages identified as Rural Supporter and Rural Settlements, new development will be restricted to that which is necessary and appropriate in the open countryside.

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.

***The villages included in the categories above are subject to ongoing update and review**

4.2.12 Delivery of the Boroughs housing target of 6,125 new homes and an employment land requirement of 31 ha over the period 201-2026 is essential to the long term prosperity of the Borough, by ensuring an appropriate balance between new homes and new jobs, and creating sustainable communities where the housing is appropriate to meet the different needs of the local population which in turn 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 Primary and Secondary Rural Service Centre categories. The majority of the development in these settlements will be met through allocations in the Local Plan. These will be set in Policy C1. Housing allocations are on sites greater than 10 dwellings. For the purposes of this consultation all of the potentially suitable sites have been identified in the Primary and Secondary Rural Service Centres and the local community is invited to comment upon which of the sites is the best option for selection as a site location for housing. This is particularly relevant where Neighbourhood Plans are being prepared. **It is important to note that not all of the sites identified in this consultation are needed and therefore choices will be made about which site, sites or parts of sites will be allocated for development before the Publication plan is published later in 2016. Views on the preference between sites are invited in the response to this consultation Plan.**

- 4.2.13 Four villages are identified as Primary Rural Service Centres. Each village is very different in size and range of facilities; they have different functions and have very 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 absorb.
- 4.2.14 Bottesford is the largest settlement outside of Melton Mowbray. It is quite self-contained with both a secondary school and a primary school, a GPs and a dentist. The village also supports a number of public houses, shops, restaurant, cafés and takeaways as well as a range of vibrant community activities and groups. Business and employment opportunities are also available within the village. Bottesford is more closely related to the city of Nottingham and towns of Newark and Grantham, rather than Melton Mowbray and other Leicestershire towns and as such generally provides housing for a different housing market. Parts of Bottesford are constrained by areas at risk of flooding and the need to prevent the coalescence of Bottesford and the hamlet of Easthorpe. Despite these constraints, it is considered appropriate for Bottesford to accommodate a larger proportion of the housing requirement identified for the Primary Rural Service Centres.
- 4.2.15 Asfordby is the second largest village in the Borough. It too has an excellent range of local services and facilities, including a primary school, GPs, shops and public houses. Significant employment opportunities are also provided at the nearby Asfordby Business Park. Asfordby is well located for Melton Mowbray and has excellent public transport links to the town centre. Asfordby is also significantly constrained by areas at risk of flooding and it is tightly constrained by the route of the Asfordby by-pass, together these constraints restrict the amount of available development land, however it is considered appropriate for the village to accommodate a significant proportion of the housing requirement identified for the Primary Rural Service Centres.
- 4.2.16 Long Clawson and Waltham on the Wolds are smaller than Asfordby and Bottesford. Both villages contain a local primary school and GPs and have a range of local services, however the number and range of these are more limited than that provided in Bottesford and Asfordby. Both villages have local sports, recreation and community facilities which support a range of vibrant community groups. Local employment opportunities are also available in both villages with Long Clawson accommodating a number of significant local manufacturers, each of which have a high number of employees many of whom travel into the village for work.

4.2.17 Waltham on the Wolds is served by a regular bus service between Grantham, Melton Mowbray and Loughborough. Whilst Long Clawson also has a regular bus service to Melton Mowbray and Bottesford. Both villages provide an important role as a service centre to a wider rural hinterland. The scale of development proposed for each of these villages should reflect the relative size and range of existing facilities and the ability of each to absorb new development.

4.2.18 Consideration has been given to past house completion rates and census data relating to population size and the number of households to assess the relative scale of each village.

Village	Total Completions 94-14	Average Per Annum 94-14	% of total	proportional distribution of 920	Population (based on output areas to construct the village)	% of population	Households (based on output areas to construct the village)	% of Households
Bottesford	268	13	39%	365	2993	41%	1299	40%
Asfordby	220	11	32%	295	2446	33%	1112	35%
Long Clawson	124	6	18%	165	1066	15%	446	14%
Waltham	71	4	10%	95	836	11%	343	11%
Total for Primary Rural Service Centres	683			920	7341		3200	

Table 2: Primary Rural Centre Data

4.2.19 As a result of this analysis the following housing targets are considered appropriate for each of the four Primary Rural Service Centres.

Settlement	Apportionment (%)	Proposed total housing target (for the period 2011-2036)
Bottesford	40%	368
Asfordby	33%	303
Long Clawson	16%	147
Waltham on the Wolds	11%	101

Table 3: Housing Target for Primary Rural Centres

4.2.20 The following detailed distribution of housing development across all settlement roles has been used to help determine how much new housing development will need to be accommodated through site allocations in policy C1.

Settlement	Requirement 2011-2036
Melton Mowbray	3985
Bottesford	370
Asfordby	300
Long Clawson	150
Waltham	100
Total for Primary Rural Service Centres	920
Asfordby Hill	50
Somerby	50
Frisby on the Wreake	50
Stathern	50
Wymondham	50
Croxton Kerrial	50
Total for Secondary Rural Service Centres (subject to review)	300
Total for Rural Supporter (subject to review)	615
Total for Rural Settlements	305
Borough Total	6125

Table 4: Housing Requirements

4.2.21 Over the last 20 years a large number of small development sites (below the 10 dwelling threshold used for site allocations) have made a significant positive contribution to the supply of new housing. Policy SS3 Sustainable Communities supports the principle of appropriate small unallocated sites to come forward over the plan period provided they are well designed and provided they can be demonstrated to enhance the sustainability of the communities they are located within or adjoin.

4.2.22 ‘Sustainable Communities’ is defined in the Egan Review 2004 as communities which meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.

Policy SS3 – Sustainable Communities

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

- 10 dwellings in Primary or Secondary Rural Service Centres,
- 5 dwellings in ‘Rural Supporters’ and
- 3 in ‘Rural Settlements’;

Where it has been demonstrated that the proposal enhances the sustainability of the settlement or settlements to which it relates. For development to enhance the sustainability of communities 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 or SHMA;
2. The development is well related to an existing settlement and of a high standard of design which respects the local vernacular and is reflective of its setting and the character of the settlement and surrounding area;
3. The development respects the Borough’s landscape and settlement character such that it conforms with policies EN1, EN4 & EN6;
4. The development will be served by sustainable infrastructure and or provide new infrastructure or services to the wider benefit of the settlement;
5. The development respects ecological, heritage and biodiversity features and provides mitigation to prevent any potential harm;
6. Where possible the development does not result in the loss of best and most versatile agricultural land;
7. The development does not increase the risk flooding in accordance with policy EN11;
8. 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 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 of '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 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 relief road is the best long-term deliverable solution. Additional traffic modelling and engineering solutions are being explored to determine the preferred corridor for the relief road, and it is expected that the full route will be delivered in parts. It is expected that development which is dependent upon the road for access will provide or contribute towards the delivery of the relief road. 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, however 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 relief road and to secure funding for the remaining section.

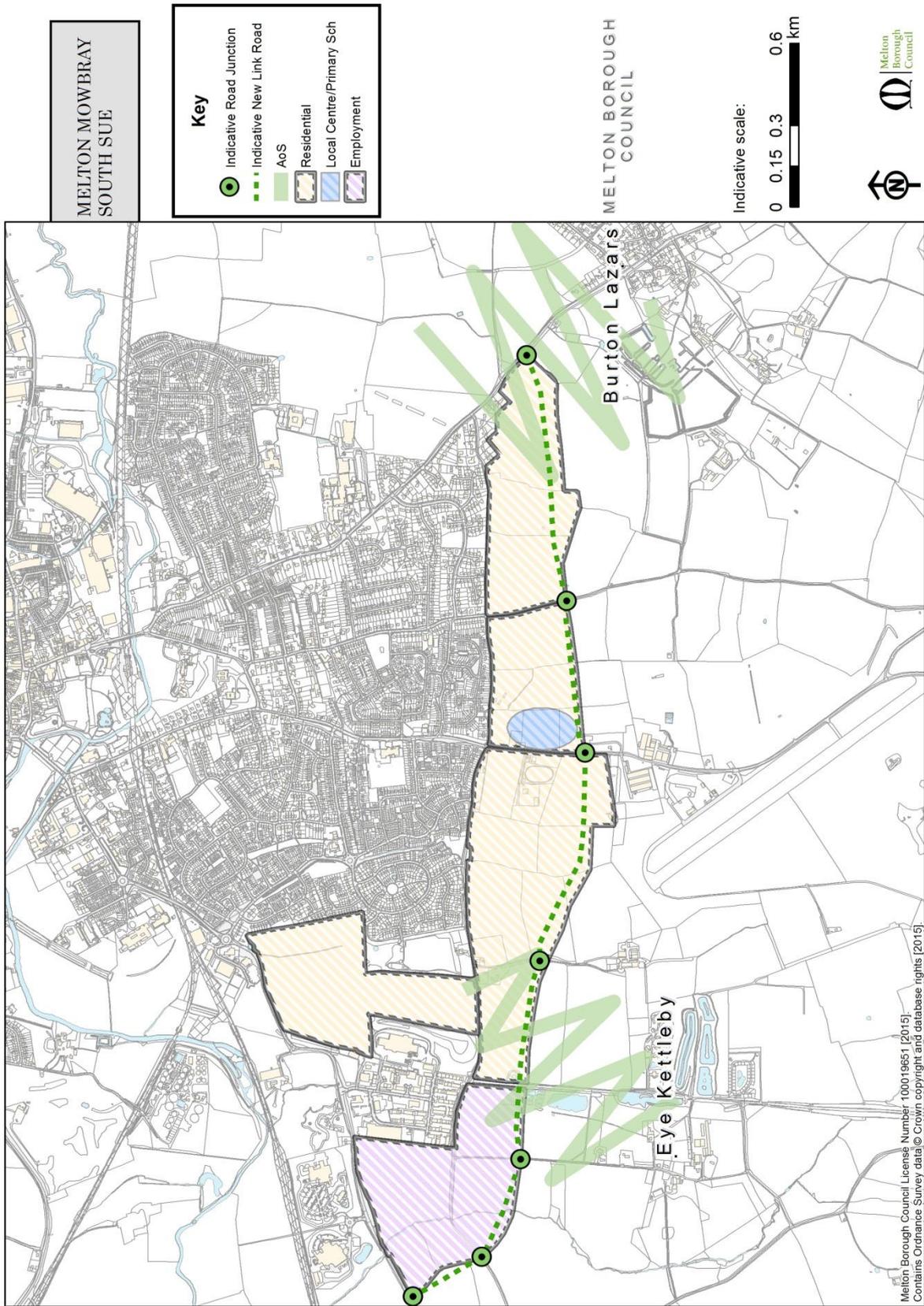
- 4.3.6 The delivery of link road connecting the A607 to the A6006 together with the improvements to St Bartholomew's Way and Welby Road provided by Melton North will unlock the development potential of the land to the west of the town as well as assist with the deliverability of employment growth of the Asfordby Business Park and Holwell Works.
- 4.3.7 Melton North and Melton South will 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 allocate some 120 ha of land to the south of Melton Mowbray as indicated on the plan below. 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 deliver 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.
- 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). This will form part of the Melton Outer Relief Route.
- 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 will be well connected to local leisure facilities and main walking, cycling and public transport routes into the town centre. It will enhance the setting of the Town and be respectful of its heritage.
- 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.

Figure 6: Melton Mowbray South Sustainable Neighbourhood Concept Map



Policy SS4 – South Melton Mowbray Sustainable Neighbourhood (Strategic Allocation)

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 allocation on the policies map. The Sustainable Neighbourhood will provide:

Housing

- 2,000 homes, 37% of which should be affordable, subject to viability, in accordance with Policy C4;
- 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 policy C2; and
- A permanent site for Gypsies and Travellers of at least 3 pitches.

Employment

- Some 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

- A new primary school (some 2.5 hectares) as part of a local centre and financial contributions towards secondary education, to meet the identified need for school places;
- An accessible local centre to serve the needs of the residents of the development including:
 - a small parade of shops providing up to 400 sq.m (net) of A1 (retail)
 - Up to 400 sq.m of other 'A2 – A5 class' uses;
 - small scale employment opportunities (including B1 (a) office uses); and
 - A range of appropriate non-retail and community facilities and services (including community hall and medical services).

Transport

- A comprehensive package of transport improvements informed by an appropriate transport assessment including:
 - A strategic road link connecting the A606 to the A607 Leicester road forming part of the Melton Mowbray outer western relief route as part of a wider agreed scheme;
 - Measures to mitigate the impact of development on the existing transport network where adverse impacts are identified;
 - New and enhanced bus services connecting the development with the Town Centre and local employment opportunities;
- Measures that seek to achieve a modal shift away from private car use including:
 - 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;
 - 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;
 - The retention of existing and provision of new walking, cycling and road connections with Melton Mowbray including to existing and new employment and education services and existing town centre facilities; and
 - Provision of travel packs for new residents, as part of a wider travel plan.

Environment

- 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;
- Protection and enhancement of important areas of bio-diversity (habitats and species);
- Protection and enhancement of historic and archaeological features;

including the St. Mary and St Lazarus hospital scheduled monument and its setting and the line of the former Roman Road at Kirby Lane;

- 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 Brooke;
- Establish a protection zone between the River Eye SSSI and any future development.
- 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;
- A development that exceeds building regulations for energy efficiency and carbon emissions, where viable;
- Buildings and spaces which are adaptable to future climatic conditions including extremes of temperature, drought and flooding;
- Development that provides appropriate sustainable drainage systems and flood alleviation measures and where possible reduces flood risk in downstream areas fully integrated into the Green Infrastructure Strategy, all in accordance with the Melton South site assessment in the Strategic Flood Risk Assessment;
- Protecting and enhancing water quality.

Master planning and delivery

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:

- The distribution and location of proposed land uses;
- Important environmental features and heritage assets that are to be protected;

- Areas of green infrastructure and green space (including important strategic green gaps to be protected); and,
- Areas of new landscaping.

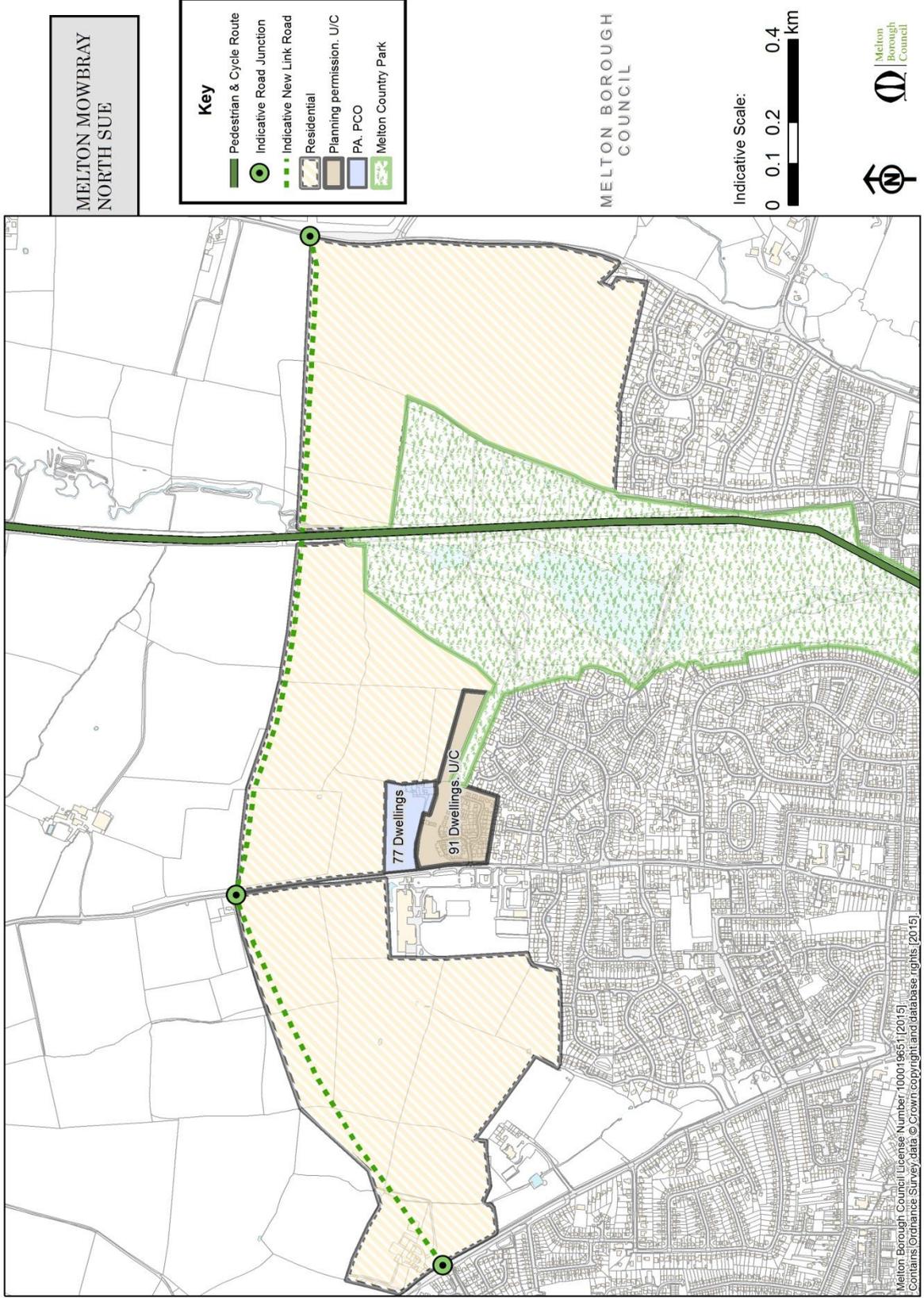
The SSN master plan will be prepared in consultation with key stakeholders. Planning permission will not normally be granted for the SSN until a comprehensive master plan has been completed to the satisfaction of the Local Planning Authority.

4.5 Melton Mowbray North Sustainable Neighbourhood

- 4.5.1 The Local Plan will allocate some 100 ha of land to north of Melton Mowbray as shown on the plan below 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 1500 will be delivered in the plan period. This constitutes some 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 Outer Relief Route.
- 4.5.6 The development will be designed to incorporate new Green Infrastructure to create a neighbourhood that is attractive and walkable. 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 7: Melton Mowbray North Sustainable Neighbourhood



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 allocation on the policies map. The Sustainable Neighbourhood will provide:

Housing

- 1,500 homes, 37% of which should be affordable, subject to viability, in accordance with policy C3;
- 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 policy C2; and
- A permanent site for Gypsies and Travellers of at least 3 pitches.

Employment

- 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

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

Transport

- A comprehensive package of transport improvements informed by an appropriate transport assessment including:
 - A strategic road link connecting Scalford Road A606 to Nottingham Road forming part of the Melton Mowbray Outer Western Relief Route as part of a wider agreed scheme;

- Securing a route that allows north/south connectivity as part of the Melton Outer Western Relief Route;
- Measures to mitigate the impact of development on the existing transport network where adverse impacts are identified;
- New and enhanced bus services connecting the development with the town centre and local employment opportunities;

Environment

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;

- Protection and enhancement of historic assets and their settings;
- 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 Brooke and the disused railway line;
- Establish a protection zone between Melton Country Park and any future development;
- Establish a protection zone between areas of high ecological importance identified around Scalford Brook in the biodiversity study and any future development;
- Seek to retain and mitigate any potential harm to notable areas identified in the biodiversity study;
- 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;
- A development that exceeds building regulations for energy efficiency and carbon emissions, where viable;
- Buildings and spaces which are adaptable to future climatic conditions including extremes of temperature, drought and flooding;
- Development that provides appropriate sustainable drainage systems and flood alleviation measures and where possible reduces flood risk in downstream areas fully integrated into the green infrastructure strategy; **all in accordance with the Melton North Site Assessment in the Strategic Flood Risk Assessment.**
- Protecting and enhancing water quality.

Master planning and delivery

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 including the adjacent employment site. It will set out in detail the structure and development concepts of the NSN to include, amongst other things:

- The distribution and location of proposed land uses;
- Proposed key transport links, within and outside of the proposed development, including those between the main housing and local centre, town centre and nearby employment uses, services & facilities;
- Important environmental features and heritage assets that are to be protected;
- Areas of green infrastructure and green space (including important strategic green gaps to be protected); and,
- Areas of new landscaping.

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.

4.6 Large Scale Development Site Delivery

4.6.1 A detailed trajectory for the delivery of housing will be set out in the final Publication version of the Local Plan, when sites have been identified for allocation.

4.6.2 Both the NSN and SSN will be constructed over the duration of the planning 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.

	Name	2016 - 2021	2021-2026	2026-2031	2031-2036	Total
1	South Melton Mowbray	200	500	500	500	1,700
2	North Melton Mowbray	200	500	500	300	1,500

Table 5: 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 Whilst the Council considers that its preferred strategy is deliverable, it will continue to monitor progress against targets set out in the attached monitoring framework (Appendix 4).

4.7.3 Where the Council identifies that the strategy is not delivering against the identified target, it will explore ways of addressing any shortfall. This could involve a focussed review of the Local Plan which considers bringing forward other development strategies for delivering growth.

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:

- Previously considered large scale site options at Normanton airfield, Dalby Airfield and Six Hills;
- ‘Suitable’ sites within the rural area; and
- Land to the west of Melton Mowbray (between the proposed western distributor road and the existing western edge of Melton Mowbray).

4.7.5 All of these sites have been considered in the development of the Local Plan. All sites have active promoters who consider that the schemes are deliverable. Land to west of Melton Mowbray may have potential for longer-term growth, following development of the western distributor road. 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 are a key part of Melton Mowbray heritage and have for many years made a significant contribution to Melton Mowbray's economy.

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 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 delivery, poor spatial distribution or there are changes to the objectively assessed need for development, the Council will consider an early review of the Local Plan to identify alternative development sites.

Potential alternative or long term options that will be explored include:

- 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



Egerton Lodge, Melton Mowbray

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

You said:

- A range of housing types are needed in villages to ensure affordability, and that a lack of family housing is impacting on schools. A firm and flexible approach is needed for housing.
- An Affordable housing threshold of 6 units should be considered, with a more flexible approach to also seek off-site contributions towards infrastructure.
- Affordable housing contribution should remain, however concerns raised that it does not work in villages and may not be viable for developers. More flexibility is needed, considering new national guidance and SHMA suggestions.
- Rural Exception sites approach should continue.
- The inclusion of market homes within Rural Exception sites should be considered.
- Land should meet all identified needs to be allocated on two or more small sites.
- Services should be retained and protected in order to encourage and build healthy and sustainable communities and that there should be a policy on health in the Local Plan.

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 will aim 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 In order to identify the preferred housing sites, the Council has 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). Some 220 sites identified in the SHLAA were initially considered.
- 5.4.3 A ‘sieving’ process was then undertaken to establish which of these sites were ‘reasonable’ options for residential development. Sites with a net capacity of less than 10 units and those with major constraints were discounted from the assessment process. Sites of less than ten units are too small to allocate but will continue to come forward as ‘windfall’ sites. Sites adjoining or adjacent to Melton Mowbray, and the Primary and Secondary Rural Service Centre settlements were considered reasonable options because they were consistent with the sustainability principles of the NPPF and the Local plan’s strategic objectives.
- 5.4.4 Options for site allocations in the less sustainable settlements were not considered at this stage. However, it is acknowledged that some small scale development has occurred in many of these settlements in recent years and it is reasonable to assume that similar development opportunities will continue to arise in the smaller villages during the plan period. Small scale development in the smaller villages may be necessary and appropriate and will help to sustain existing communities and ensure these villages thrive rather than die. Development in these villages may also help to support existing local services, facilities and community functions. An assumption has therefore been made that this small scale development will continue to come forward as ‘windfall’ sites.
- 5.4.5 The Council has produced a paper ‘Small Scale Site Options Report (Nov 2015)’. The document assesses a wide range of sites against the strategic objectives of the plan. The paper details the sites that were not considered reasonable

because they are significantly affected by known constraints, (for example land which is at a high risk of flooding; heritage assets; biodiversity interest; contaminated land or a combination of a number of constraints) and were subsequently discounted from consideration. As a result 39 'reasonable options' for housing sites were identified and subsequently subject to Sustainability Appraisal.

- 5.4.6 In addition to this formal assessment process, the Council has engaged widely with the Community and interested parties through Reference Groups and through liaison with delivery partners. The options for the distribution of development have also been the subject of Sustainability Appraisal and Strategic Environmental Assessment. These processes, in combination, have informed the pattern of distribution of development and the identification of a selection of potentially suitable site options which are included in this consultation plan from which allocations will be selected.

5.4.7 The start date of the Local Plan is April 1st 2011 and there have been completions and commitments since this date. The position as at 31st March 2015 is set out in Table 6 below:

Settlement	Requirement 2011-2036	Total Completions 2011-2015	Deliverable Supply	Residual requirement
Melton Mowbray	3985	128	622	3235
Total for Primary Rural Service Centres	920	108	99	713
Bottesford	370	12	58	300
Asfordby	300	71	5	224
Long Clawson	150	10	18	122
Waltham	100	15	18	67
Total for Secondary Rural Service Centres	300	39	18	243
Asfordby Hill	50	9	2	39
Somerby	50	13	3	34
Frisby on the Wreake	50	2	0	48
Stathern	50	5	5	40
Wyndham	50	8	5	37
Croxtan Kerrial	50	2	3	45
Rural Support and Rural Settlements	920	158		762
Borough Total	6125	1029		5096

Table 6: Housing position summary table

5.4.8 The housing allocation policies of the Local Plan seek to deliver housing growth in accordance with the following pattern.

Melton Mowbray

5.4.9 Development in the main urban area of Melton Mowbray has greatest access to services, facilities, employment and transport choice. The Town is the focus for employment, shopping and community activities in the Borough, it therefore presents the most sustainable location for new homes and jobs. Focusing new development in the town will help to reinforce Melton Mowbray the role of the town and help to sustain the town centre as a vibrant and viable resource. In order to exploit these ‘sustainability’ advantages, the Local Plan seeks to promote the majority (65%) of new housing development in these locations.

5.4.10 We therefore expect at least **3,985** new homes to be delivered in and adjacent to the main town of Melton Mowbray between 2011 and 2036. At 1st April 2015 there were **128** completions and planning permission had been granted for some

622 additional homes in the town. This leaves a residual requirement of some **3,235** homes to meet the levels of planned provision.

5.4.11 Having assessed all of the reasonable alternatives for accommodating this scale of development in and on the edges of the town the Council believes that the best way to deliver the majority of the new homes and employment land required is through the creation of two new Sustainable Urban Extensions to the north and south of the main town of Melton Mowbray. Together it is expected that these areas will deliver in the region of 3200 new homes during the plan period. Both areas will also make a significant contribution to the delivery of an outer relief road to relieve traffic congestion in the town centre and will provide local community facilities and infrastructure to support the development of a new community. They also have capacity to deliver housing beyond the plan period and provide flexibility should there be a failure of supply elsewhere. Having more than one site, both of which comprise different land holdings, increases the prospect of delivery at the rate required, because the developments (and their component parts) would run 'in tandem' rather than individually.

5.4.12 In addition to these large developments, additional homes will continue to be completed on other smaller sites should they come forward, including appropriate redevelopment sites within the town. No specific allocation of these sites is made in this plan, however proposals will be considered positively in accordance with the criteria set out in policy SS3.

5.4.13 The remaining 35% of the housing requirement for the Borough will be delivered through housing allocations in those villages which have been identified as fulfilling the role of a Primary or Secondary Rural Service Centres, and through the development of small scale sites in the remaining villages identified as Rural Supporter and Rural Settlements in accordance with the requirements policy SS3.

Primary Service Centres

5.4.14 Bottesford, Asfordby, Waltham on the Wolds and Long Clawson are the Primary Service centres. These are considered the most sustainable locations for growth outside Melton Mowbray. They all contain some employment opportunities, access to public transport and the following services and facilities:

- A primary school;
- A convenience store and / or food store;
- A post office and / or bank;
- A doctor's surgery;
- Employment opportunities;
- A regular bus service to higher order centres; and

- A good range of leisure and community services.

5.4.15 A proportionate amount of housing is necessary in the Service Centres to help maintain facilities and services and to provide housing choice, and also to create a range of sites that operate independently to deliver at the required rate (245 per year). Some development will help to support surrounding communities.

5.4.16 We expect at least **920** new homes to be delivered in the Primary Service Centres during the plan period between 2011 and 2036.

5.4.17 As at 1st April 2015 there were **108** completions and further commitments for some **83** homes in the Primary Service Centres. This leaves a residual requirement of some **730** homes to meet the levels of planned provision.

5.4.18 The Local Plan 'Preferred Options' identifies a number of potential site options in all four of the Primary Rural Centres. Together these sites could accommodate 1020 homes. Table 6 above indicates how it is suggested that the requirement for the four Primary Rural Centres is to be distributed. The potential site options identified below show that there is more land identified as suitable site options in the villages of Waltham on the Wolds and Long Clawson than required to meet this pattern of distribution, but not enough land in Bottesford and Asfordby to meet their requirement. Both Bottesford and Asfordby have made significant progress in preparing their neighbourhood plans and the Borough Council wishes to reflect the choices each parish has made in selecting sites for allocation, provided that those sites meet the assessment criteria established. In both villages development options are restricted by areas designated by the Environment Agency as at risk of flooding, and areas which are considered important to maintaining the separation of settlements.

5.4.19 This consultation plan seeks the community's comments about the suitable sites identified to help inform the decisions which the Council will make about which site (or sites or parts of sites) to allocate in the final version of the plan. It also provides an opportunity for further sites to be suggested for consideration. All new alternative sites will be assessed using the same methodology to ensure a consistent approach to site selection in the final plan.

5.4.20 The suitable site options listed below are considered to be the most sustainable when assessed against the Strategic Priorities of the plan and through Strategic Environmental Assessment and Sustainability Appraisal. All sites identified are considered deliverable in that they have an active site promoter / developer and do not have insurmountable environmental constraints. The sites are shown on the Policies Maps at the end of this Plan.

Site Location	Potential capacity	Indicative requirement
Asfordby		
FIELDS SOUTH OF BYPASS AND NORTH OF REGENCY ROAD (MBC104/13)	62	
LAND WEST OF STATION LANE (MBC148/14)	100	
LAND SOUTH OF KLONDYKE WAY (MBC106/13)	15	
Potential Settlement Total	177	224
Bottesford		
LAND AT RECTORY FARM (MBC057/13)	265	
LAND OFF NORMANTON LANE (MBC/181/13)	18	
Potential Settlement Total	283	300
Long Clawson		
FIELD SOUTH OF CORONATION AVENUE, WEST OF MELTON ROAD (MBC/026/15)	75	
LAND OFF SANDPIT LANE (MBC168/15)	49	
BIRLEYS GARAGE, WALTHAM LANE (MBC150/15)	40	
CANAL FARM (MBC/169/15)	38	
CORNER OF BROUGHTON LANE AND HICKLING LANE (MBC/144/15)	28	
LAND OFF BACK LANE (MBC/028/13)	22	
LAND NORTH OF EAST END (BRUNTS FARM, THE PINALE) (MBC/027/15)	15	
Potential Settlement Total	267	122
Waltham on the Wolds		
LAND EAST OF MELTON ROAD (MBC164/15)	50	
LAND ADJACENT OF BESCABY LANE (MBC055/13)	60	
LAND AT MANOR FARM, REAR OF HIGH STREET (MBC/192/15)	168	
LAND AT 48 HIGH STREET (MBC054/13)	16	
Potential Settlement Total	294	67

Table 7: Potential Sites Options in Primary Rural Service Centres

Secondary Service Centres

5.4.21 Somerby, Croxton Kerrial, Frisby on the Wreake, Stathern, Asfordby Hill, Wymondham are identified a fulfilling the role of a Secondary Service centre. These are considered the next most suitable locations for additional growth outside of the main town and Primary Service Centres. They all contain some services and facilities that help to sustain current and future populations.

- 5.4.22 A proportionate amount of housing is considered appropriate in the Secondary Service Centres to help maintain existing facilities and services including local schools.
- 5.4.23 We expect at least **300** new homes to be delivered in the Secondary Service Centres during the plan period between 2011 and 2036.
- 5.4.24 At 1st April 2015 there were **39** completions and further commitments for some **22** homes in the Secondary Rural Service Centres. This leaves a residual requirement of some **245** homes to meet the levels of planned provision.
- 5.4.25 This consultation plan provides a selection of “suitable site options” that could accommodate **525** houses in the Secondary Rural Service Centres. This is significantly above the requirements identified in the policy and gives some flexibility in choice of identified sites to meet requirements. However, as shown in the table below, more than required suitable sites are available in four of the six villages and choices will need to be made about which site, sites or parts of sites are most appropriate and acceptable for allocation in each village. The village of Frisby on the Wreake has only one site which might be suitable and Stathern has no suitable sites. This consultation therefore provides an opportunity for new alternative sites to be suggested in these villages in order that the housing requirement for each can be fully addressed
- 5.4.26 The Council is reviewing the ‘Settlement Roles and Relationships’ assessment and will continue to do so, in recognition that circumstances change over time. This may result in sites in locations not addressed in this plan being identified and also some locations no longer being regarded as Secondary Service Centres suitable for site allocation. The results of such work will feature in the subsequent Publication Plan.
- 5.4.27 The site options were initially identified in the Council’s Strategic Housing Land Availability Assessment and have been assessed as potential allocations on the basis that they meet the strategic objectives of the plan, perform well against the Sustainability Appraisal objectives and are capable of delivery during the plan period. All sites identified are considered deliverable in whole or in part, in that they have an active site promoter or developer and do not have insurmountable environmental constraints. The sites are shown on the Policies Maps at the end of the Plan.

Site Location	Potential Site capacity	Indicative requirement
Secondary Rural Service Centres		
Asfordby Hill		
LAND OF STANTON ROAD, STANTON ROAD MBC/113/13	20	
LAND WEST OF HOUGHTON CLOSE MBC/073/13	15	
LAND OFF HOUGHTON CLOSE, GLEBE ROAD MBC/112/13)	44	
WEST SIDE, ASFORDBY HILL (MBC/111/13)	22	
LAND OFF CROMPTON ROAD/MAIN STREET (MBC/004/15)	20	
Potential Settlement Total	121	39
Croxton Kerrial		
LINGS VIEW FARM, MIDDLE STREET (MBC/80/13)	33	
LAND WEST OF SALTBY ROAD & EAST OF HIGHFIELDS FARM (MBC/079/13)	33	
LAND TO THE EAST OF SALTBY ROAD AND SOUTH OF A607 (MBC/095/13)	13	
FARM (CHURCH FARM) TO THE WEST OF MIDDLE ROAD (MBC/092/13)	40	
Potential Settlement Total	119	45
Frisby on the Wreake		
LAND OFF GREAT LANE (MBC/191/15)	40	
Potential Settlement Total	40	48
Somerby		
LAND OFF BURROUGH ROAD (MBC/48/13)	33	
FOOTBALL FIELD, OAKHAM ROAD (MBC/146/14)	26	
Potential Settlement Total	59	34
Stathern		
No Sites		
Potential Settlement Total	0	40
Wymondham		
LAND KNOWN AS BRICKYARD LANE (MBC/070/13)	74	
GLEBE ROAD (MBC/056/13)	112	
Potential Settlement Total	186	37
Secondary Rural Service Centre's potential Total	525	245

Table 8: Potential Sites Options in Secondary Rural Service Centres
Selection of potential sites from which site allocation choices will be made following consultation and community engagement.

Rural supporter and other rural settlements

- 5.4.28 The Local plan does not seek to allocate individual sites in the ‘Rural Supporter’ and other ‘Rural Settlements’. Housing delivery in these settlements is likely to be small scale schemes that accord with policy SS3 above.
- 5.4.29 We expect at least **615** new homes to be delivered in the Rural Supporter and **305** new homes to be delivered in the other rural settlements during the plan period between 2011 and 2036.
- 5.4.30 At 1st April 2015 there were **76** completions and commitments for a further **72** homes across the Rural Supporter and Rural settlements. This leaves a residual requirement of some **762** homes to meet the levels of planned provision.
- 5.4.31 There are 24 ‘Rural Supporter’ settlements and 39 ‘Rural Settlements’ in the Borough of Melton. Windfall developments in these settlements are consistently delivered each year. Since 1991, an average of some 30 houses per year has been delivered in ‘Rural Supporter’ and ‘Rural Settlements’ despite a period when development in these locations was significantly restricted, and effectively frozen. This level of growth amongst smaller sites is expected to continue.

Policy C1 – Housing Allocations

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

(Note: no sites are included in this policy at this stage as the consultation document seeks the community’s involvement in selecting sites for allocation from the selection included in tables 7 and 8 above)

Settlement	Site	Policy	Number of homes	Total per settlement	Total per role
<u>Melton Mowbray</u>					
Melton Mowbray	Melton South Sustainable Neighbourhood	G4	1,700	3,200	3235
	Melton North Sustainable Neighbourhood	G5	1,500		
<u>Primary Rural Settlements</u>					
Asfordby	e.g ‘site A’	C1	TBC	224	713
Bottesford		C1		300	
Long Clawson		C1		122	
Waltham on the Wolds		C1		67	
<u>Secondary Rural Settlements</u>					
Asfordby Hill	e.g ‘site B’	C1	TBC	39	243
Croxton Kerrial		C1		34	
Frisby on the Wreake		C1		48	
Somerby		C1		40	
Stathern		C1		37	
Wymondham		C1		45	

Housing proposals will be supported where they provide:

1. A mix of dwellings in accordance with policy SS2;
2. Affordable housing in accordance with policy C3;

3. The necessary infrastructure required to support development in accordance with policy IN1;
4. High quality design in accordance with policy D1;
5. Energy efficiency levels to meet the minimum sustainability and energy efficiency requirements set out in policy;
6. Measures to adequately mitigate any adverse transport impacts;
7. Measures to maximise walking, cycling and access to public transport;
8. Measures to adequately mitigate any adverse impacts on important site features (including trees) protected habitats and species;
9. Measures to mitigate the impact of flooding and regulate surface water run-off through the use of Sustainable Urban Drainage Systems (SUDS);
10. Measures to mitigate any adverse impacts on heritage assets.

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 number (40%) of larger, detached houses.
- 5.5.2 A limited offer in terms of housing mix can have implications for affordability and demand for affordable housing.
- 5.5.3 Furthermore, Melton’s has an aging population, with many households residing in large and potentially unsuitable properties, increasing the need to provide smaller homes, but also homes suitable for downsizing households. This in turn would release existing family housing stock back into the market.
- 5.5.4 The Local Plan seeks to ensure that the new houses being provided in the Borough over the next 20 years are those that best meet 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 out current stock the Melton Local Plan will seek to encourage a mix of property types on developments of 10 or more dwellings. The optimum housing mix identified in the Leicester and Leicestershire Strategic Housing Market Area Assessment (SHMA) is set out in table 9 below.

	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Market Housing	4.7%	32.4%	50.6%	12.3%
Affordable housing	34.5%	40.6%	22.7%	2.2%

Table 9: Housing Mix requirements for market and affordable housing

5.5.6 The SHMA broadly indicates that the greatest need for market housing is for two and three bedroom properties. The low proportion of smaller homes currently available in the Borough of Melton 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 houses 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.

5.6 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 supports the future need for housing for older and disabled people (including wheelchair user dwellings). The SHMA 2014 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.

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.

Proposals for retirement homes, sheltered homes and care homes will be supported and required to meet the technical standard for access of 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 M4(3).

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 more 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.

Policy C3 – National Space Standard and Smaller Dwellings

Subject to considerations of viability, on residential developments of 10 or more dwellings, the national space standard should be applied to at least 50% of 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”. It is noted that this definition is currently the subject of national proposals for change under the Housing and Planning Bill to include market-based starter homes
- 5.8.2 The Local Plan seeks to address the needs of these people through seeking an element of affordable housing. The SHMA indicates that some 1,775 affordable houses are required to satisfy need over the plan period. It is however, important to note that the need for affordable housing can vary upwards and downwards over time in response to changing economic circumstances. In addition, smaller sites will not ‘qualify’ for affordable housing so provision will be sought from sites of 6 units or more.
- 5.8.3 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.
- 5.8.4 The relationship between the cost of homes and wages is called affordability. Affordability is an issue for the Borough. Meaning that to buy one of the cheapest 25% of homes sold in the Borough residents need to earn more than the national average wage.
- 5.8.5 The affordability issues for Melton are particularly focused on the lower end of the market perhaps highlighting a limited or reduced availability of smaller or ‘average’ priced homes.
- 5.8.6 Affordable housing is mainly provided by the following sources:
1. Directly Provided by Local Authorities and Registered Providers, often this is reliant on external grant investment.
 2. Provided by Developers through on site contributions
 3. Rural Exception Site Delivery, also reliant on external grant investment.
 4. Financial contributions, this is where affordable housing provision is not met on site but instead through a lump sum or commuted sum and the Local Authority take the lead on converting this to new affordable homes in the Borough.
- 5.8.7 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.
- 5.8.8 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's affordable housing threshold is currently set at 6 or more units; this means for developments of 6 or more units, a 37% contribution towards affordable housing is required, there is more detail on contribution rates below.

- 5.8.9 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 is also prepared in the context that provision of affordable housing must not undermine the potential viability of schemes. The Council commissioned an Affordable Housing Viability Assessment which indicates that the policy requirements can be achieved without undermining viability.

Policy C4 – Affordable Housing Provision

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

We will do this by: seeking the following targets for affordable homes within housing developments on sites of 6 units or more, having regard to market conditions, economic viability and other infrastructure requirements:

Location	Target (SHMA)
Melton Mowbray Southern SUE	37%
Melton Mowbray Northern SUE	
Melton Mowbray	
Primary Rural Service Centres; Asfordby, Bottesford, Waltham and Long Clawson	
Secondary Rural Service Centres	
Rural Supporter	
Remaining Rural Settlements	

- 5.8.10 The Local Plan policy would be subject to a plan wide viability assessment, in order to ensure it does not prejudice the delivery of development in the Borough by making it unviable.
- 5.8.11 Currently Melton's 40% Affordable Housing contribution on a development of 6 units. There have been very few departures from the contribution rate of 40% and these departures have related to viability constraints on complex schemes, such as the conversion of Listed Buildings.
- 5.8.12 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 utilised to provide for an identified affordable housing need 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. This type of affordable housing provision has proved successful in Melton 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 Local Needs Assessments 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-subsidises the affordable housing.

Policy C5 – Affordable Housing through Rural Exception Sites

To enable the provision of affordable housing in the rural areas the Council will consider, as allocations or as planning applications, 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. Rural Exceptions schemes will be considered in settlements with a population of less than 3,000 where a demonstrable need exists. Provision may also be made where groups of villages can demonstrate a combined local need.

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 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 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.
- 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, Leicester and Rutland Gypsy and Traveller Needs Assessment Refresh 2013, Melton's permanent pitch requirement from April 2012 to March 2017 is 8 residential pitches. This provision is to be equally split between private and public pitches. The requirement through to 2031 is an additional 7 pitches.
- 5.10.5 The transit (temporary) pitch provision for Melton identified in the 2013 GTAA is for 2 pitches.
- 5.10.6 There has been no identified need for showpeople in Melton Borough in both the 2006 GTAA and 2013 GTAA.
- 5.10.7 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.
- 5.10.8 Therefore, to be compliant with National Planning Policy, Melton needs to set out how the identified need for Gypsies and Travellers residential and transit pitch requirements will be met.
- 5.10.9 The requirements identified in the Leicester and Leicestershire GTAA indicate a need for 8 permanent residential pitches between 2012 and 2017, and an additional 7 pitches between 2017 and 2031. The outstanding requirement is for two transit pitches. These requirements may need to be updated subject to decisions taken on the plan period. No detailed evidence is available for the period 2031 to 2036 where a 3% increase in the number of pitches per year is required to meet need.

Policy C6 – Gypsies and Travellers

We will support sites for Gypsies and Travellers that:

- Have a functional relationship with a nearby town or village;
- Are appropriate in scale;
- Provide an acceptable living environment for occupiers and, unless no more suitable sites are available, are free from flooding and other hazards;
- Are well-related to local infrastructure and services, including safe and convenient access to the road network; and
- do not cause significant detrimental impact to the existing community.

We will meet the needs for at least 15 permanent pitches and 2 transit pitches by 2036 by:

- requiring a site for at least 3 permanent pitches at each of our two allocated sustainable neighbourhoods in accordance with Policies G4 and G5;
- allocating one or more additional sites for up to at least 9 additional permanent pitches at locations that meet the criteria above.
- requiring a site for at least 2 transit pitches to be identified and allocated in the Publication Plan.

5.10.10 The Borough of Melton also needs to consider an approach for determining applications for Gypsy and Traveller provision beyond allocated land. This approach would respond to applications, for example from families seeking to deliver private sites. All applications would need the support of an evidenced need.

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.

- 5.11.2 **Primary Local Centres** are those settlements which offer a wide range of localised services and facilities and which act as a focal point for the rural communities and their surrounding hinterlands. Growth in these villages will be acceptable as a means of promoting sustainable patterns of development and to continue to support the range of local services already located in them. Additional development should ensure that local services remain viable and will help to create more mixed and balanced communities.
- 5.11.3 **Secondary Local Centres** are settlements which offer a range of essential local services to enable them to function as a sustainable settlement. These villages tend to be much smaller than the Primary Local Centres and have a more restricted range of local services, nevertheless the services which they do have allow residents to meet their daily needs without relying upon the private car. Some small scale local development will be supported in these villages in order to help maintain the existing range of services and to provide a better balance of housing to meet local needs.
- 5.11.4 Primary and Secondary Local Centres have been identified by an assessment process, which takes account of the services and facilities considered to be essential and desirable, to meet the daily needs of the communities. Consideration has also been given to the proximity of the settlement and the availability of regular public transport links to Melton Mowbray and surrounding towns and cities including Oakham, Grantham, Newark, Nottingham, Loughborough and Leicester for employment purposes and to satisfy other service needs not being met locally. The Council has committed to regularly updating the information used to make this assessment and will review the settlement hierarchy as a result of the updated information. Comments made through this consultation will also be used to inform this review.
- 5.11.5 The Service Centres are the most sustainable villages in the Borough and will be the focus of most new development outside Melton Mowbray to enable them to remain sustainable communities. The loss of essential services within these villages could have adverse consequences in the form of unsustainable travel patterns, a breakdown of community cohesion and social wellbeing. The loss of local services and facilities will not be supported unless alternative facilities exist (or can be provided) to meet local needs at an equally accessible location, or all options for continued use have been fully explored and it can be demonstrated that this would be economically unviable.

Accessing Services in Melton

5.11.6 Every year Melton 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

5.11.7 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. It is not intended that this list is exhaustive.

Development which will improve community assets

5.11.8 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 by 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

5.11.9 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.

5.11.10 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.

5.11.11 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 will give communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative will complement 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.

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 housebuilding 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 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 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 In addition to large scale development providing a proportion of serviced plots, the policy supports single self-build projects in rural locations, where research has indicated that there is a particular demand for plots.

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 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 6 months and have not sold, the plot(s) may either remain on the open market or be built out by the developer.

In rural locations well related to existing settlements, self-build proposals for single dwellings or 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 and 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 10% of children and 10% of people over 60 are living in poverty. 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

Policy C9 – Healthy Communities

All development proposals should make a positive contribution to the following contributors 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.

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

KEY EVIDENCE:

2011 Census

Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014

Leicester and Leicestershire Strategic Housing Market Assessment – B.Line 2009.

Leicester and Leicestershire Gypsy and Traveller Accommodation Assessment 2013

Melton Village Services Audit 2014

Leicestershire's Health and Wellbeing Strategy 2013-2016

Indices of Multiple Deprivation 2010



Town Centre Market Day, Melton Mowbray