



# Melton Local Plan Adoption Policies Map Guide

October 2018

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## Introduction

Spatial planning policies in the Melton Local Plan need to be represented with a spatial dimension which reflects that their coverage relates to a specific geographic locality. Such policies are shown on the Policies Map, which is an integral part of any Local Plan and provides spatial context and definition for a range of land use policies.

As part of the plan making process, the previously adopted Local Plan Policies Map (1999) is superseded by the policies within the adopted Melton Local Plan (2011-2036).

Please note that this guide is for the adopted Policies Map, however it also contains sections that are particularly relevant to the Adoption Interactive Policies Map and the understanding of its content.

## Form and content of the Adoption Policies Map

According to The Town and Country Planning (Local Planning) (England) Regulations 2012. Part 4 (regulation 9):

*‘(1) The adopted policies map must be comprised of, or contain, a map of the local planning authority’s area which must –*

- 1. be reproduced from, or be based on, an Ordnance Survey map;*
- 2. include an explanation of any symbol or notation which it uses; and*
- 3. illustrate geographically the application of the policies in the adopted development plan.*
- 4. (2) Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict’*

In addition to this, policies not specifically depicted on the Map can be taken as applying to the whole area.

## Copyrights

The vast majority of the layers within the Policies Map have information from external agencies. The relation between a particular layer and the provider is specified in this document; however, it is worth having a particular section regarding these copyrights.

- Ordnance Survey: Contains Ordnance Survey data © Crown copyright and database rights [2016-2018]
- Historic England: © Historic England [2016-2018]
- Natural England: © Natural England copyright [2016-2018]
- Environment Agency: Copyright © and Database Environment Agency 2016-2018. Some of the information within the Flood Map is based in part on digital spatial data licensed from the Centre for Ecology and Hydrology © NERC.

## Settlement Insets

The borough of Melton has a number of settlements with proposed housing allocations and with Local Green Spaces (LGS). These areas are expected to require further details on the Policies Map and therefore insets maps for these settlements have been provided. The following settlements have an inset map:

- |                               |                               |
|-------------------------------|-------------------------------|
| ➤ Ab Kettleby                 | ➤ Hose                        |
| ➤ Asfordby                    | ➤ Knipton                     |
| ➤ Asfordby Hill               | ➤ Knossington                 |
| ➤ Ashby Folville              | ➤ Long Clawson                |
| ➤ Barsby                      | ➤ Melton Mowbray              |
| ➤ Bottesford                  | ➤ Muston                      |
| ➤ Buckminster                 | ➤ Nether Broughton            |
| ➤ Burton Lazars (with Melton) | ➤ Old Dalby                   |
| ➤ Cold Overton                | ➤ Plungar                     |
| ➤ Croxton Kerrial             | ➤ Ragdale                     |
| ➤ Easthorpe (with Bottesford) | ➤ Redmile                     |
| ➤ Eaton                       | ➤ Rotherby                    |
| ➤ Frisby on the Wreake        | ➤ Scalford                    |
| ➤ Gaddesby                    | ➤ Somerby                     |
| ➤ Goadby Marwood              | ➤ Stathern                    |
| ➤ Great Dalby                 | ➤ Thorpe Arnold (with Melton) |

- |            |                        |
|------------|------------------------|
| ➤ Grimston | ➤ Thorpe Satchville    |
| ➤ Harby    | ➤ Waltham on the Wolds |
| ➤ Harston  | ➤ Wymondham            |

## List of mapped policies

This table contains a comprehensive list that includes all the plan notations that are related to one or more specific policies.

Policy ref	Policy name	Layer name
SS1	Presumption in favour of Sustainable Development	
SS2	Development Strategy	Housing Allocation Reserve Site Sustainable Neighbourhood - Residential
SS3	Sustainable Communities (unallocated sites)	
SS4	South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)	Sustainable Neighbourhood Corridor of investigation

<b>SS5</b>	Melton Mowbray North Sustainable Neighbourhood	Sustainable Neighbourhood Corridor of investigation
<b>C1(A)<sup>1</sup></b>	Housing Allocations	Housing allocation
<b>C1(B)<sup>2</sup></b>	Reserve Sites	Reserve Site
<b>C2</b>	Housing Mix	Housing Allocation Reserve Site Sustainable Neighbourhood - Residential
<b>C3</b>	National Space Standard and Smaller Dwellings	
<b>C4</b>	Affordable Housing Provision	Housing Allocation Reserve Site Sustainable Neighbourhood - Residential
<b>C5</b>	Affordable Housing through Rural Exception Sites	
<b>C6</b>	Gypsies and Travellers	
<b>C7</b>	Rural Services	
<b>C8</b>	Self Build and Custom Build Housing	
<b>C9</b>	Healthy Communities	

<sup>1</sup> Housing Allocations and Reserve Sites will be shown with a specific nomenclature for each settlement and site.

<sup>2</sup> Housing Allocations and Reserve Sites will be shown with a specific nomenclature for each settlement and site.

<b>EC1</b>	Employment Growth in Melton Mowbray	Key Employment Site
<b>EC2</b>	Employment Growth in the Rural Area (Outside Melton Mowbray)	
<b>EC3</b>	Existing Employment Sites	Key Employment Site
<b>EC4</b>	Other Employment and Mixed use Proposals	
<b>EC5</b>	Melton Mowbray Town Centre	Town Centre Boundary Primary Shopping Frontage Secondary Shopping Frontage
<b>EC6</b>	Primary Shopping Frontages	Primary Shopping Frontage
<b>EC7</b>	Retail Development in the Borough	
<b>EC8</b>	Sustainable Tourism	
<b>EN1</b>	Landscape	Landscape Character Zone
<b>EN2</b>	Biodiversity and Geodiversity	Site of Special Scientific Interest Local Wildlife Site Candidate/potential Local Wildlife Site Ancient Woodland National Nature Reserve Local Geological Site Wildlife Corridor Ecological Network

<b>EN3</b>	The Melton Green Infrastructure Network	Area of Separation Melton Country Park Primary Green Infrastructure Ecological Network Site of Special Scientific Interest Ancient Woodland Flood Zone 3b Flood Zone 3 Flood Zone 2 Local Green Space Public Right of Way
<b>EN4</b>	Areas of Separation	Area of Separation
<b>EN5</b>	Local Green Spaces	Local Green Space
<b>EN6</b>	Settlement Character	
<b>EN7</b>	Open Space, Sport and Recreation	Site of Special Scientific Interest Melton Country Park Local Wildlife Site Candidate/potential Local Wildlife Site National Nature Reserve
<b>EN8</b>	Climate Change	
<b>EN9</b>	Ensuring Energy Efficient and Low Carbon Development	

<b>EN10</b>	Energy Generation from Renewable and Low Carbon Sources	Agricultural Land Classification Site of Special Scientific Interest Local Wildlife Site Candidate/potential Local Wildlife Site National Nature Reserve Ancient Woodland Local Geological Site Landscape Character Unit
<b>EN11</b>	Minimising the Risk of Flooding	Flood Zone 2 Flood Zone 3 Flood Zone 3b
<b>EN12</b>	Sustainable Drainage Systems	
<b>EN13</b>	Heritage Assets	Listed Building Registered Parks and Gardens Schedule Ancient Monument Conservation Area
<b>IN1</b>	Melton Mowbray Transport Strategy (MMTS)	Corridor of investigation
<b>IN2</b>	Transport, Accessibility and Parking	Corridor of investigation
<b>IN3</b>	Infrastructure Contributions and Community Infrastructure Levy	Corridor of investigation
<b>IN4</b>	Broadband	
<b>D1</b>	Raising the Standard of Design	

<b>D2</b>	Equestrian Development
<b>D3</b>	Agricultural Workers' Dwellings

## Policies C1(A) and C1(B): Housing Allocations and Reserve Sites

The following policies are part of the Housing allocations policies. As stated before, the reference name given to the policy varies depending on the settlement where the allocation or reserve site is located. The relation between settlement and policy notation is detailed below:

Settlement	Policy ref	Settlement	Policy ref
<b>Melton Mowbray</b>	MEL	<b>Asfordby</b>	ASF
<b>Bottesford</b>	BOT	<b>Croxton Kerrial</b>	CROX
<b>Harby</b>	HAR	<b>Hose</b>	HOS
<b>Long Clawson</b>	LONG	<b>Old Dalby</b>	OLD
<b>Scalford</b>	SCAL	<b>Somerby</b>	SOM
<b>Stathern</b>	STAT	<b>Waltham on the W.</b>	WAL
<b>Wymondham</b>	WYM	<b>Ab Kettleby</b>	ABK
<b>Asfordby Hill</b>	ASFH	<b>Easthorpe</b>	EAST
<b>Frisby on the W.</b>	FRIS	<b>Gaddesby</b>	GADD
<b>Great Dalby</b>	GREA	<b>Thorpe Arnold</b>	THOR

Specific sites, allocations or reserve sites will be followed by a number that also gives an indication of the ranking of the site in comparison to others in the same settlement. In example, MEL1 is a housing allocation

ranked higher (more sustainable) than MEL10 in the town of Melton Mowbray.

## Layers

Housing Allocation
Related policies: SS2, C1(A), C2 and C4
Housing allocations are in Melton Mowbray, Service Centres and Rural Hubs. The labels in this layer show the reference given to specific housing allocations.
Source: Appendix 1, Melton Local Plan
Document where it can be viewed: Inset maps

Reserve Site
Related policies: SS2, C1(A), C2 and C4
Reserve Sites are in Melton Mowbray and the Service Centres. The labels in this layer show the reference given to specific housing allocations.
Source: Appendix 1, Melton Local Plan
Document where it can be viewed: Inset maps

Conservation Area
Related policies: EN13
Layer showing the 45 conservation areas within the Borough of Melton. This layer was produced by Melton Borough Council in 2001 as an amendment of the original Conservation Area boundaries from the 1999 Local Plan.
Source: MBC website
Document where it can be viewed: Inset maps/Borough map

#### **Registered Parks and Gardens**

Related policies: EN13

This layer shows Belvoir Castle and Stapleford Hall as the unique registered Parks and Gardens in the Borough.

Source: Historic England website

Document where it can be viewed: Borough map

#### **National Nature Reserve**

Related policies: EN2, EN7 and EN10

Cribbs Meadow (eastern corner of the Borough) and Muston Meadows (South of Muston) are the two declared NNR within the Borough.

Source: Natural England – gov.uk website

Document where it can be viewed: Inset Maps/Borough map

#### **Schedule Monument**

Related policies: EN13

A total of 35 Scheduled Monuments are within the Borough's boundary.

Source: Historic England website

Document where it can be viewed: Inset Maps/Borough map

#### **Ancient Woodland**

Related policies: EN2, EN3 and EN10

A total of 8 Ancient Woodlands are identified in this layer within the Borough's boundaries. Some of them also extend across neighbouring districts.

Source: Natural England – gov.uk website

Document where it can be viewed: Borough map

#### **Listed Building (points)**

Related policies: EN13

This layer shows the location (not the extension) of the Listed Buildings across the Borough. Over 700 have been identified.

Source: Historic England website

Document where it can be viewed: Inset Maps/Borough map

#### **Site of Special Scientific Interest**

Related policies: EN2, EN3, EN7 and EN10

16 SSSIs fall within the Borough's boundaries.

Source: Natural England – gov.uk website

Document where it can be viewed: Inset Maps/Borough map

#### **Local Geological Site**

Related policies: EN2 and EN10

9 LGS (formerly Regional Importance Geological Sites – RIGS) have been identified in this layer. These non-statutory features are identified by local geo-conservation groups as being of importance. If the site is recommended by an assessment panel as worthy of designation, then they would be material of consideration in any future developments.

Source: Leicestershire and Rutland Environment Records Centre (LRERC)

Document where it can be viewed: Borough map

#### **Flood Zone 2**

Related policies: EN3 and EN11

Land with medium probability of flooding. Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding.



Source: Environment Agency website (visit for a more a more updated version)
Document where it can be viewed: Inset Maps/Borough map

<b>Flood Zone 3</b>
Related policies: EN3 and EN11
Land with medium probability of flooding. Land having between a 1 in 100 or greater annual probability of river flooding.
Source: Environment Agency website (visit for a more a more updated version)
Document where it can be viewed: Inset Maps/Borough map

<b>Flood Zone 3b</b>
Related policies: EN3 and EN11
Functional floodplain. This zone compromises land where water has to flow or be stored in times of flood. It has been identified by Melton Borough Council through the SFRA (Strategic Flood Risk Assessment). Flood Zone 3b is encompassed in the layer 'Flood Zone3'. It is important to note that only the section of watercourse flowing through or past allocations/reserve sites was modelled. Therefore no flood zones are shown for the parts of the watercourse that are not flowing through or adjacent to the site i.e. upstream or downstream of the site.
Source: Melton Borough Council (SFRA)
Document where it can be viewed: Inset Maps/Borough map

<b>Local Wildlife Site</b>
Related policies: EN2, EN7 and EN10
Over 200 LWS have been identified within the Borough's boundaries.

Source: The Wildlife Trusts website (and LRERC)
Document where it can be viewed: Inset Maps/Borough map

<b>Candidate/potential Local Wildlife Site</b>
Related policies: EN2, EN7 and EN10
Over 200 cLWS/pLWS have been identified within the Borough's boundaries.
Source: The Wildlife Trusts website (and LRERC)
Document where it can be viewed: Inset Maps/Borough map

<b>Public Right of Way (lines)</b>
Related policies: EN3
This layer contains all the PROWs in the Borough, including footpaths, bridleways, byways open to all traffic and restricted byways.
Source: Leicestershire County Council
Document where it can be viewed: Inset Maps/Borough map

<b>Primary Green Infrastructure</b>
Burrough on the Hill Country Park
Grantham Canal
Jubilee Way
Melton Mowbray Country Park & North SN Corridor
Newark to Market Harborough Dismantle Railway
Wolds Escarpment
River Wreake Strategic River Corridor
Related policies: EN3
This layer shows different Primary Green Infrastructures within the Melton Green Infrastructure policy.

Source: Melton Borough Council (The Melton Green Infrastructure Strategy report – 2011)  
 Document where it can be viewed: Thematic Borough map

Ecological Network
Canal Corridor
River Corridor Buffering, Wet Meadow, Floodplain Restoration, Washlands
Woodland, Lowland Meadows
Related policies: EN2 and EN3
This layer shows different Ecological Networks identified in the Melton Green Infrastructure policy.
Source: Melton Borough Council (The Melton Green Infrastructure Strategy report – 2011)
Document where it can be viewed: Thematic Borough map

Landscape Character Assessment Unit		
LCU1	LCU8	LCU13
LCU3	LCU9	LCU14
LCU5	LCU10	LCU15
LCU6		LCU11
Related policies: EN3		
This layer shows different Primary Green Infrastructures within the Melton Green Infrastructure policy.		
Source: Melton Borough Council (The Melton Green Infrastructure Strategy report – 2011)		
Document where it can be viewed: Thematic Borough map		

Agricultural Land Classification		
2	2/3a	3a
2-4	3a/3b	3b-2
3b	3b/4	4
5		Non agricultural

Related policies: EN10
This layer identifies the different Agricultural Land Classifications across the Borough. It is split into different typologies from 2 (best quality identified within the Borough) to 5 and urban. The layer merges two different sources of information. One of these sources is accurate enough to give an idea of the quality of the land for planning purposes. This layer is in the area immediately adjacent to the Melton Mowbray built up area. The remainder of the layer (most of the covered land) is not accurate enough to be used for planning purposes; however it gives a rough idea of the kind of agricultural land that is around an area. There is not visual separation between these two sources of information on the map meaning that the worse quality shall prevail when using this layer and therefore it should not be used for planning purposes, but only as guidance.
Source: Melton Borough Council
Document where it can be viewed: Thematic Borough map

Town Centre Boundary
Related policies: EC5
Extension of the Town Centre Boundary in Melton Mowbray
Source: Melton Borough Council (Retail Study 2015)
Document where it can be viewed: Inset Maps

Primary Shopping Frontage (lines)
Related policies: EC5 and EC6

Location of Primary Shopping Frontages in Melton Mowbray
Source: Melton Borough Council (Retail Study 2015)
Document where it can be viewed: Inset Maps

Secondary Shopping Frontage (lines)
Related policies: EC5
Location of Secondary Shopping Frontages in Melton Mowbray
Source: Melton Borough Council (Retail Study 2015)
Document where it can be viewed: Inset Maps

Sustainable Neighbourhoods	
Country Park	Employment
New Local Centre & Primary School	Residential
Related policies: C2, C4, SS2, SS4, SS5, EC1, EN3, EN7	
This layer shows different features within the proposed Sustainable Neighbourhoods (SNs) at the north and south of Melton Mowbray. The northern SN includes a strong residential component and the Melton Country Park and the southern SN has an indicative area where a new local centre & primary school will be developed and an employment land allocation at the southwest of Melton Mowbray alongside the residential element of the proposal.	
Source: Melton Borough Council	
Document where it can be viewed: Inset Maps	

Corridor of Investigation
Related policies: SS4, SS5, IN1 and IN2
Layer showing the area where potential routes for the Melton Mowbray Distributor Road could be built.
Source: Leicestershire County Council

Document where it can be viewed: Inset Maps
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Key Employment Site
Related policies: EC3
Location of the main existing employment areas within the Borough.
Source: Melton Borough Council
Document where it can be viewed: Inset Maps/Borough map

Area of Separation (zig-zag lines)
Related policies: EN3 and EN4
Broad location of the areas considered Areas of Separation. Note that the according to the study ' <i>Areas of Separation do not have a defined boundary because their purpose is not to prevent all development within the AoS, but rather to prevent development which would result in coalescence and harm to individual settlement character. They are not landscape designations, but rather areas which are identified as being particularly vulnerable to the effects of development</i> '
Source: Melton Borough Council - <i>Areas of Separation, Settlements Fringe Sensitivity &amp; Local Green Space Study (2016)</i>
Document where it can be viewed: Inset Maps/Borough map

Local Green Space
Related policies: EN3 and EN5
Layer showing those Local Green Spaces within the Borough.
Source: Melton Borough Council - <i>Areas of Separation, Settlements Fringe Sensitivity &amp; Local Green Space Study (2016)</i>
Document where it can be viewed: Inset Maps/Borough map

Landscape Character Zone	
High sensitivity	Medium/high sensitivity
Medium sensitivity	Medium/low sensitivity
Related policies: EN1	
This layer shows the different Landscape Character Zones around settlements with proposed housing allocations or reserve sites in the Borough (and Queensway and Kirby Bellars). Note that not all the settlements within the Borough have been assessed.	
Source: Melton Borough Council - <i>Areas of Separation, Settlements Fringe Sensitivity &amp; Local Green Space Study (2016)</i>	
Document where it can be viewed: Inset Maps/Borough map	

## Borough-wide Thematic Maps

Some of the Local Plan policies are linked to layers that cover – in an indicative way – the whole Borough. The character of these layers is relevant just at large scale and therefore they should not be depicted on the Inset maps. The problem of overcrowding a single Borough-wide map has led to the creation of individual thematic Borough-wide maps for this purpose. The following layers or group of layers are represented in these maps:

Map title	Layer
Primary Green Infrastructure	Primary Green Infrastructure
	Ecological Network
Landscape Character Zones	Landscape Character Zone
Landscape Character Assessment Units	Landscape Character Assessment Unit
Agricultural Land Classification	Agricultural Land Classification
Wildlife Corridors	Wildlife Corridor

## Street Labels

The production of policies maps carries all kind of technical issues. Labelling settlements, layers, streets and roads is one of the most relevant. The option of labelling streets was considered in the production of the inset maps, however, due the relation between scale-font size, this option is not optimal in maps with a scale over 1:4000, especially in the hard copies of these maps.

“A” and “B” roads are clearly identified in the maps and most of them will include labels that will help the user to find a particular area of interest. As an alternative, the Interactive Policies Map includes a ‘Search by Street’ tool to help the user to locate most of the streets within the Borough’s boundaries.

## Interactive Adoption Local Plan Policies Map

Melton Borough Council has developed an online tool that allows members of the public to view the spatial policies from the Adoption Policies Map in a friendly-to-use web application.

Melton Borough Council supports the use of this application, not just because of it is environmental-friendly, also because of the range of useful tools it offers to the final user. To name a few of these tools and widgets, the user is able to change the basemap to aerial photography, draw polygons, measure distances and areas or identify policies within a polygon. This application has been developed alongside a directory of the Local Plan policies hosted in our website (link to website:



<https://www.meltonplan.co.uk/localplanpolicies>) which allows the user to have a better understanding of the spatial policies of an area.

Additionally, areas with made Neighbourhood Development Plans are identified in the map and interactive maps and policies directories for this areas are created in a collaborative work with Neighbourhood Plan groups and Parish Councils.

In order to maximize the Interactive Map application's performance, it is advised to open it in a wide screen rather than in a phone, however the mapping application should be supported in phones and tablets too.

Finally, note that while considerable care has been taken in the preparation of the Interactive Policies Map information by Melton Borough Council and its data suppliers, there may be errors or omissions in the data presented.

Further information and access to the Interactive map can be found here <https://meltonborough.maps.arcgis.com/apps/webappviewer/index.html?id=e1eb8cf09e6d4a94b4e69674e331446d> or following the links on our website ([www.meltonplan.co.uk](http://www.meltonplan.co.uk)).