

Melton Local Plan Partial Update to 2036



Melton
Borough
Council

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Chapter 1: Introduction

What is this document how has it been prepared?

1. This document is an update of the 2018 adopted Melton Local Plan. It covers the entire Borough of Melton and sets out the development strategy, policies and proposals that will guide land use and development in the borough up to 2036.
2. The document has been prepared in accordance with statutory requirements over the past years. The production of the Local Plan Update has followed the stages represented in Figure 1 below.

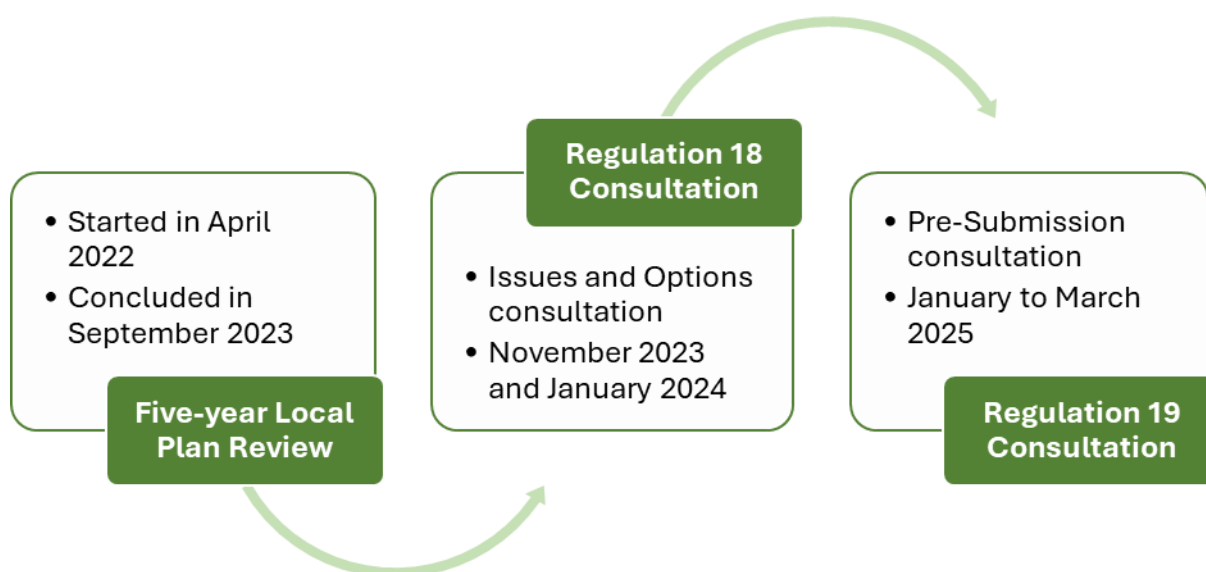


Figure 1 General stages for this Local Plan Update

Note: The council is currently at Regulation 19 stage, and this section will be updated accordingly in the adopted version of the document by incorporating other key dates such as the submission date, the examination dates, the main modifications consultation (if any) and the adoption date.

What is a Local Plan?

3. Local plans are used to decide how much land should be set aside to build new homes, offices, factories, warehouses, shops and other things, usually over the next 10 to 15 years¹. They also show areas where development should be limited for some reason. The Local Plan, including its Policies Map and policies, once adopted, will guide

¹ Government's Guidance. [Local plans: taking part in examinations](#)

decisions on planning applications for development and set out the strategic direction of the area on social, economic and environmental matters.

4. Local plans must be positively prepared, justified, effective and consistent with national policy set out in the [National Planning Policy Framework \(NPPF\)](#). It is not simply a duplication of national policy, but an application of its objectives to the local circumstances.
5. The policies of the Melton Local Plan Partial Update, including those that have not been updated, and adopted Neighbourhood Plans will form the Development Plan for Melton borough. Planning applications are considered against the Development Plan unless material considerations indicate otherwise.

What is a Local Plan Review and a Local Plan Update?

6. A local plan review is the process undertaken by a Local Planning Authority to see if the adopted policies are up to date or whether they need amending or rewriting to reflect changes to national policy or other matters.
7. The Local Plan was adopted in October 2018 and sets out the development strategy for growth to 2036. In April 2022, [the council decided to start a review of the Local Plan](#) based on the existing NPPF requirement for a review, as a minimum, every five years. This exercise involved an assessment of individual policies and the local plan vision.
8. In September 2023, the council finalised the Local Plan Review and published the [Outcomes of the Melton Local Plan 5-year Review](#), establishing the need for a partial update of the adopted Local Plan.
9. With the Local Plan Review concluded, the Local Plan Partial Update process started. The process addresses the issues identified in the Local Plan Review and provides a revised approach to tackle these matters. In this Local Plan Partial Update, this is primarily achieved with policy revisions, however, changes to the vision and the supporting text are also required. These changes will ensure that the adopted Local Plan remains relevant and effective.
10. The range of changes proposed in this document vary and include minor updates to policies, additional policies, removal of policies, policies being combined or substantial changes to policies to address new evidence and policy updates. In addition to updates related to the compliance of the Local Plan with the NPPF and its alignment with other relevant publications, climate change and our health and wellbeing has been strengthened. These strongly interlinked local priorities are influenced by the impact of the built and natural environment. Rather than being considered as individual and isolated policy considerations, they require holistic consideration across the whole plan, so they have been embedded as core considerations that have informed and shaped the update to the Local Plan.

What policies from the adopted Local Plan are being updated?

- The [Outcomes of the Melton Local Plan 5-year Review](#) provided a policy-by-policy analysis of the relevance of the adopted policies. [Table 1](#) below provides a summary of the outcomes of this review.

Policies not requiring an update	SS2, C1(A), C1(B), C5, C6, EN1, EN4, EN6, EN13, IN3, D2, D3 and Site-specific policies
Policies requiring an update	SS1, SS3, SS4, SS5, SS6, C3, C4, C7, C8, C9, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EN2, EN3, EN5, EN7, EN8, EN9, EN10, EN11, EN12, IN1, IN4, and D1

Table 1 Summary of policies being updated in the document

What happens with policies that are not updated?

- The council is committed to be clear and transparent in relation with the policies and text that are not subject to changes as consequence of the Local Plan Review and its consequential update. [Appendix 2](#) provides a summary of the relation between the policies in the 1999 Local Plan, the 2018 adopted Local Plan and this Partial Update.
- To help the reader, section headings and policies in the 2018 adopted Local Plan that are not being updated, have been added in grey text boxes in this document. Where appropriate, additional context and a link to the adopted policy or section has been provided. As a general rule, this document needs to be read in conjunction with the [2018 adopted Local Plan](#).

National Planning Policy Framework and Planning Practice Guidance

- The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are referred to throughout this document. Whilst there are other relevant central government plans, strategies and ministerial statements, the NPPF and PPG set the ground rules and represent the main starting point for determining the matters that the Local Plan needs to deal with.
- The adopted Local Plan was prepared under the 2012 NPPF, however alignment with the revised 2018 NPPF was sought during the examination in a number of policies, and the adopted document makes reference to ‘general consistency with national planning policy’.
- Since the adoption of the Local Plan, the NPPF has been updated in 2019, 2021, 2023 and now in December 2024. For the avoidance of doubt and based on the transitional arrangements of the 2024 NPPF (Annex 1), this Local Plan Update is based on the 2023 NPPF and an alignment exercise between the adopted policies and the 2023 NPPF was carried out to ensure consistency in this regard. References in this document to the NPPF refer to the 2023 version unless stated otherwise.

Local Plan period

17. The NPPF states that ‘strategic policies should look ahead over a minimum 15 year period from adoption’. We are conscious that this Local Plan Update will cover the same period that the adopted Local Plan with 2036 as its end date. This means that a maximum of 11 years will be covered assuming adoption in 2025.
18. The circumstances leading to the decision to maintain the plan period are varied and complex, and they are frequently interrelated. We are summarising these reasons below and a [Topic Paper](#) has been produced to provide further context:
 - We have a well-performing adopted Local Plan. The overall strategy in the 2018 Local Plan has led to historic records in housing delivery and with a spatial distribution that matches the aspirations of the Plan. The current housing delivery aligns with the stepped trajectory having focused delivery in the rural area during the first years, and now moving towards contributions from the Melton Sustainable Neighbourhoods at this stage of the Local Plan.
 - There have been multiple changes to the NPPF and the Planning Policy Guidance, leading to uncertainties in planning.
 - There have been political changes at local and national level, leading to uncertainties in political direction.
 - Financial instability due to the pandemic, wars, and the economic cycle. The current austerity in local government cannot manage the high costs of local plan-making, particularly in small boroughs such as Melton. The evidence production needs to be proportional and realistic, and in the case of a review, focused on relevant issues.
 - The publication of the Corporate Strategy that aligns with the Local Plan period to 2036 and both frameworks have been informed by the other.
 - There are new building regulations and other legislative changes including the inclusion of Biodiversity Net Gain, leading to impacts in planning.
 - Leicester City’s Local Plan covers the period to 2036, leaving undefined unmet needs after 2036. Further clarity on this would be beneficial for effective strategic planning.

Based on the above circumstances, and the NPPF requirement for a proportionate review of local plans, the plan period to 2036 remains relevant.

Engagement during the Local Plan production

19. The adopted Local Plan involved extensive engagement with local people, businesses, landowners, developers and other stakeholders at each of the key stages of plan preparation. This engagement was summarised in the [Melton Borough Local Plan Community Consultation and Engagement](#) (2016) and its [2017 Addendum](#). The Plan

was also informed by Reference Group meetings with residents and stakeholders, and details about these are contained in these two documents.

20. In relation to the Local Plan Update, the [Statement of Community Involvement 2023](#) sets out how the community has been consulted in the preparation of the documents. The [Statement of Consultation](#) (2024) shows how responses to the Issues and Options consultation were considered. In addition to the statutory consultations, the Local Plan has considered the feedback received during the [Corporate Strategy \(2024-2036\) consultation](#), the [Climate Change Strategy \(2024-2036\) consultation](#) and the [Housing Strategy \(2021-2026\) consultation](#) to inform the Local Plan Review and the changes to the adopted Local Plan, including a revised Vision and embedding Climate Change as a core thread throughout the Local Plan.
21. During the production of this document, workshops with parish councils, Neighbourhood Plan Groups and other relevant organisations have taken place. This engagement includes a Duty to Cooperate-specific meeting in October 2024 which help setting up potential cross boundary impacts and critical matters that might require Statements of Common Grounds.

Other plans and strategies

22. Partnership working and coordination of strategies are key features of the planning system. The council has liaised with relevant bodies that prepare strategies affecting the borough's future, including health, transport, housing, employment, infrastructure, climate change and the environment. This is to ensure that plans and policies are as closely aligned as possible and that strategies support each other. Delivery of some of the policies and proposals in the Local Plan will rely on actions by other parties, so it is important that this plan and other key strategies are aligned.
23. On an internal level, the Review of the Local Plan and the scope of the Local Plan Update has been informed by the [Corporate Strategy](#) (2024-2036), the [Climate Change Strategy](#) (2024-2036) and the [Housing Strategy](#) (2021-2024). The scope of this Local Plan Update highlights the council's focus on climate change adaptation and mitigation and addressed the council declaring climate change emergency in 2019 and being a signature party to [Leicestershire Climate and Nature Pact](#).
24. On an external level, there are a way array of plans and strategies that have been considered during the preparation of the Local Plan Update. Reference to these is included where appropriate throughout the document. A main driver for the adopted Local Plan and this Update is the [Strategic Growth Plan](#) (2018), which it is prove of the extensive record of collaboration between local authorities in Leicester and Leicestershire. Its function and relevance are covered in more detail in the text preceding [Policy SS6](#).

Neighbourhood Plans

25. Neighbourhood planning was introduced by the Localism Act 2011. By producing a Neighbourhood Plan, communities can take the lead on developing planning policies

for their areas, provided that their plans are prepared in accordance with the rules set out by the Government and that any plans and policies are in general conformity with the strategic policies in the Local Plan. When a Neighbourhood Plan has successfully completed its preparation and been made, it will become part of the development plan. The policies and proposals included in the plan will then be used in determining planning applications in that area.

- 26. For the purpose of testing conformity of Neighbourhood Plans with the adopted Local Plan, all policies included in the adopted Local Plan and adopted Local Plan Update, except for Policies D2 and D3, are regarded as strategic policies. Whilst Policies D2 and D3 will be relevant for determining planning applications, they are not viewed as strategic policies for the purpose of testing local plan conformity.
- 27. There are 14 Neighbourhood Plans ‘made’ in the area with 15 areas designated. Figure 2 provides a summary of the status of these Neighbourhood Plans across the borough. Further information can be found on our [Neighbourhood Planning webpage](#). The status of these areas is as follows:

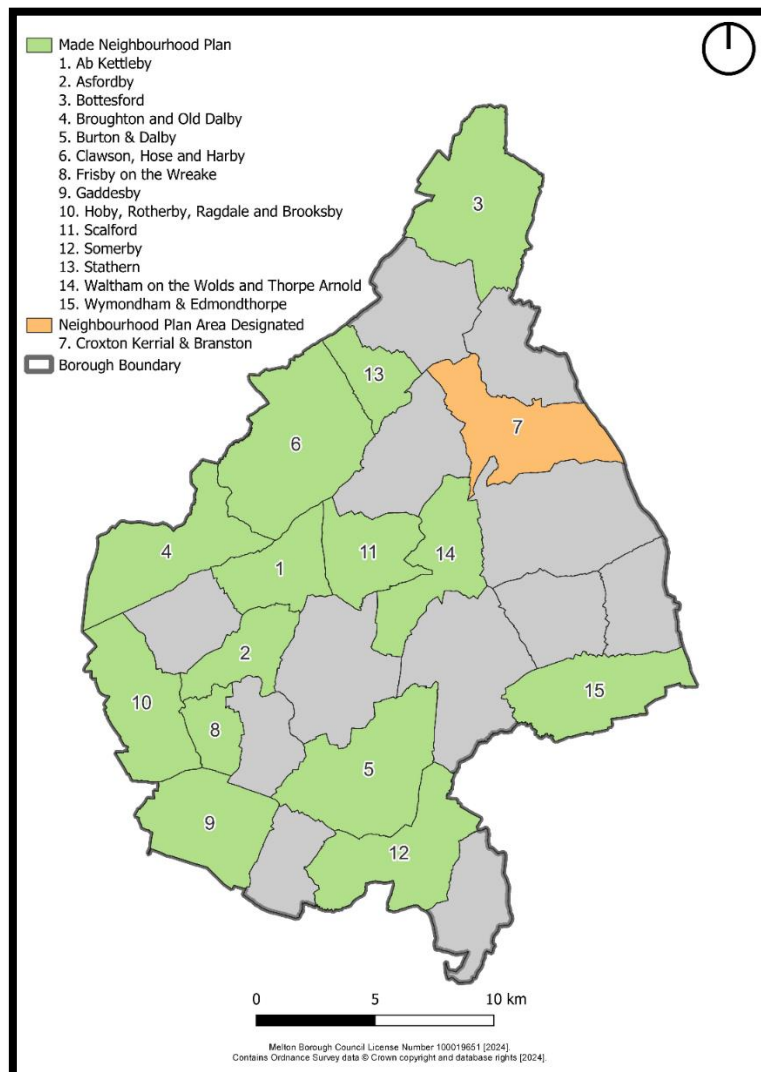


Figure 2 Neighbourhood Plan areas in the Borough of Melton

28. This Local Plan Partial Update has sought to incorporate clauses in its policies to ensure that the strategic objectives in the Local Plan do not conflict with the detailed visions set out in Neighbourhood Plans, while providing scope to Neighbourhood Plans to add local context to the strategic policy. Whilst this alignment has been possible for some policies in the Local Plan Update, others might override 'made' Neighbourhood Plan policies given the new strategic scope of the policy or the publication of new evidence.
29. In this context, it needs to be noted that Neighbourhood Plans are not required to undergo a formal review every five years, unlike the Local Plan. However, they can be updated at any time to reflect new evidence or changing circumstances. This flexibility allows communities to ensure their plans remain relevant and effective. By updating Neighbourhood Plans with fresh evidence, communities can better manage development and maintain alignment with broader strategic goals.
30. The council is committed to provide advice and assistance to support the designation, progress, adoption and review of Neighbourhood Plans.

Neighbouring local authorities and partnership working

31. The Local Plan reflects joint working on strategic priorities with Leicestershire County Council, Leicester and the wider Leicestershire Local Authorities as well as Rushcliffe, South Kesteven, Newark and Sherwood Districts and Rutland, Lincolnshire and Nottinghamshire County Councils. This is known as the Duty to Cooperate. The geographical context is provided in Figure 3 below.
32. Local authorities are required to undertake the Duty to Cooperate with neighbouring authorities and other relevant bodies throughout the plan-making process for strategic and cross-boundary issues in order for the plan to be found legally compliant in the examination. The adopted Local Plan and this adopted Local Plan Update are result of this joint working with our neighbouring authorities. The [Duty to Cooperate Statement](#) (2017) for the adopted Local Plan and the [Duty to Cooperate Compliance Statement](#) (2025) show how the council has engaged at different stages of the Local Plan preparation.
33. As concluded in the [Leicester and Leicestershire Housing and Economic Need Assessment](#) (2022), Melton borough forms part of the Leicester and Leicestershire Housing Market Area and the Functional Economic Market Area, and as such, the local authorities work closely together to tackle strategic matters across the area.

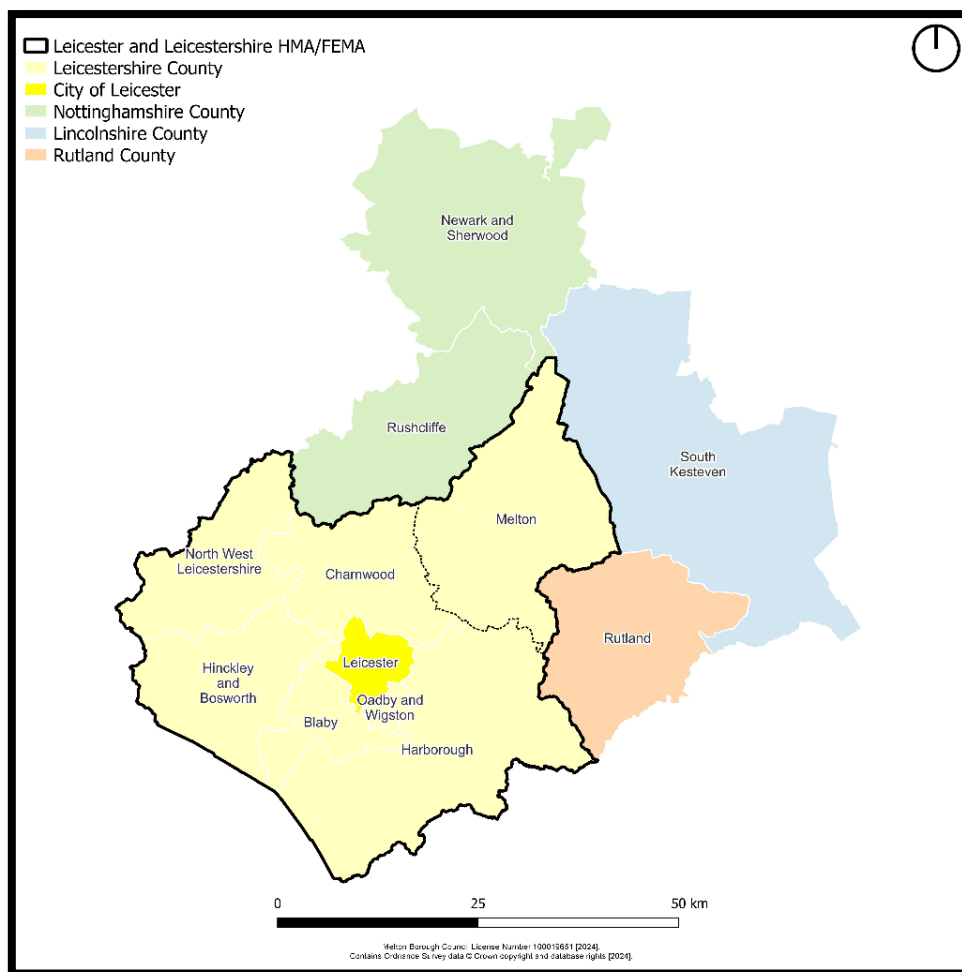


Figure 3 Melton borough in geographical context

The Melton Borough Local Plan 1999

34. [Appendix 2](#) provides the link between the previously saved policies of the Melton Borough Local Plan 1999 and how these have been superseded by either the 2018 adopted Local Plan or this Local Plan Update.
35. The policies in this document, alongside with the policies that have not been updated from the 2018 Melton Local Plan and any ‘made’ Neighbourhood Plan in the area, read in conjunction with the NPPF, will guide decisions on planning applications.

Sustainability Appraisal

36. A Sustainability Appraisal is a statutory requirement and an essential part of assessing and selecting options for the Local Plan. The adopted Local Plan was informed by the appropriate Sustainability Appraisal and its consequential updates that can be found in the [‘Whole Plan Evidence’ webpage](#).
37. This Local Plan Update is informed by a new [Sustainability Appraisal](#) (SA), incorporating a Strategic Environment Assessment, and preceded by the production of a [Sustainability Appraisal Scoping Report](#) during the Issues and Options Consultation,

which defines the scope of the SA. The SA, which encapsulates the requirements of a Strategic Environmental Assessment, tests different policies alternatives and employment allocations against social, economic, environmental and climate change objectives to identify which options are more sustainable. A [Habitat Regulation Assessment](#) also informs this Local Plan Update by identifying aspects of the plan that had the potential to cause likely significant effects on the integrity of habitats sites, either in isolation or in combination with other plans and projects and agreed an appropriate avoidance and mitigation strategy where such effects were identified.

Evidence Base

38. Local plans must be based on robust evidence. The evidence is extensive and often technical in nature and has informed all stages of plan preparation. Please visit our [adopted Local Plan evidence webpage](#), and our [Local Plan Update evidence webpage](#) for more information. References to relevant evidence are added as appropriate throughout the document.

Chapter 2: Melton Borough Today – A Portrait

General

39. Melton borough is an attractive rural area covering 48 ha in the north-east part of Leicestershire and at the heart of the East Midlands. The borough has a total population of 51,752 people according to the 2021 Census. The main activities of the borough are centred on the market town of Melton Mowbray.
40. The borough has a wide range and choice of places to live, with around a half of all existing housing located at Melton Mowbray. In the rural hinterland, there are some 70 attractive villages spread across all parts of the borough, including the larger settlements of Asfordby, Bottesford, Long Clawson and Waltham on the Wolds.
41. The borough's employment base is primarily food and drink-related manufacturing focused on Melton Mowbray. This main town is also where most retail, leisure and service sector jobs are located. Tourism, which makes a vital contribution to the borough's economy, occurs at locations more widely spread across the area, as well as Melton Mowbray.

Housing

42. In March 2022 there were 23,970 properties with most of them being owned outright and detached properties. Figure 4 [Error! Reference source not found.](#) below shows the tenure and accommodation type splits in the borough.

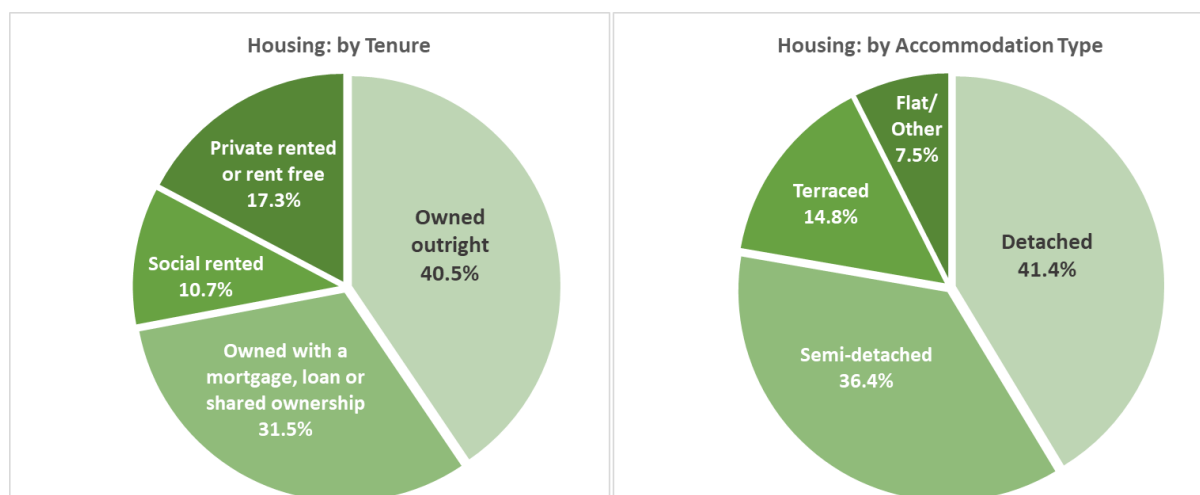


Figure 4 Tenure and Accommodation Type in the borough of Melton (source: Census 2021)

43. In 2024, the council owned 1,787 properties, almost all of which were for Social Rent with just 27 let out at Affordable Rent². Other affordable housing registered providers own 1,229 properties in the borough, making a combined total of the affordable housing stock around 3,000³.

² [Local Authority Housing Statistics](#), March 2024

³ [Statistical Data Return Geographical Look-Up Tool, 2023](#)

44. The Borough of Melton is located within the Leicester and Leicestershire Housing Market Area. This recognises the relationship between the borough and Leicester and the rest of Leicestershire in terms of access to employment and services. However, parts of the area such as Bottesford, are less well integrated into the Leicester economy, with relationships towards Grantham and Nottingham⁴.
45. National house prices have increased since the 2000s. The median house price in the borough has increased substantially over the previous decade with a growth of 56% and standing at £255,000. This is around 7% above the East Midlands average, but below that in other parts of Leicestershire⁵.
46. The period between 2018/19 and 2022/23 shows a total of 377 affordable homes delivered⁶, demonstrating the challenges to delivering affordable housing, but also an improvement in relation to the years preceding the adoption of the Local Plan.

Jobs and Prosperity

47. Melton Mowbray is the borough’s main service, employment and retail centre, whilst the rural economy also plays an important role in the borough’s prosperity. Table 2 below shows the employment structure and economic activity of Melton borough compared to County, regional and national averages in 2022⁷. Manufacturing is the dominant sector locally, accounting for 22.7% of jobs in the borough (compared to a county average of 11.6%), with strength in food production, wood, animal feeds, rubber, and plastic products. Agriculture, forestry and fishing accounts for 2.3% of jobs in the borough (compared to a county average of 0.4%), which further highlights the local importance of the rural economy. The borough’s economy is less reliant on professional and service-based sectors compared with county averages, although these sectors have grown since 2015⁸.

Sector	Melton % jobs	County % jobs	Region % jobs	Country % jobs
Agriculture, forestry and fishing	2.3	0.4	0.8	0.7
Mining, quarrying and utilities	0.8	1.7	1.4	1.3
Manufacturing	22.7	11.6	11.3	7.6
Construction	5.1	5.0	5.5	4.9
Motor trades	2.3	2.5	2.7	1.7
Wholesale	4.3	4.5	4.5	3.7
Retail	8.0	7.8	8.3	8.5
Transport and storage (inc. postal)	2.0	7.7	6.6	5.0
Accommodation and food services	8.5	6.4	7.5	8.0
Information and communication	1.1	2.8	2.7	4.5
Financial and insurance	1.6	2.1	1.7	3.3

⁴ [Leicester and Leicestershire Housing and Economic Need Assessment, June 2022](#)

⁵ [Local Housing Needs Assessment, June 2024](#)

⁶ [Affordable Housing Trajectory, December 2023](#)

⁷ The Business Register and Employment Survey, 2022 ([see page 66 of the Employment Land Study 2024](#))

⁸ [Employment Land Study, June 2024](#)

Sector	Melton % jobs	County % jobs	Region % jobs	Country % jobs
Property	1.5	1.4	1.4	1.8
Professional, scientific and technical	8.0	8.7	6.9	9.0
Business administration and support services	7.4	9.6	9.0	9.0
Public administration and defence	2.3	4.0	4.0	4.6
Education	7.4	9.3	8.5	8.6
Health	8.0	11.3	13.7	13.5
Arts, entertainment, recreation and other services	5.7	3.3	3.5	4.4

Table 2 Employment structure of the borough compared with the County, Region and Country.
Source: The Business Register and Employment Survey, 2022

48. Melton borough’s qualifications profile of the working age population is shown on Figure 5 below, which provides a comparison to County, regional and national averages in 2021⁹. The borough broadly aligns with the County average for entry level qualifications (NVQ1) and those with no qualifications. For higher level qualifications the borough’s education attainment levels are proportionately below County averages (lagging by 5.3% for NVQ2, 5.6% for NVQ3 and 10.1% for NVQ4) although the comparisons are less significant compared to regional and national averages. These percentages reflect the relatively low skilled jobs that are available in the area, which represents an important challenge for the economy.

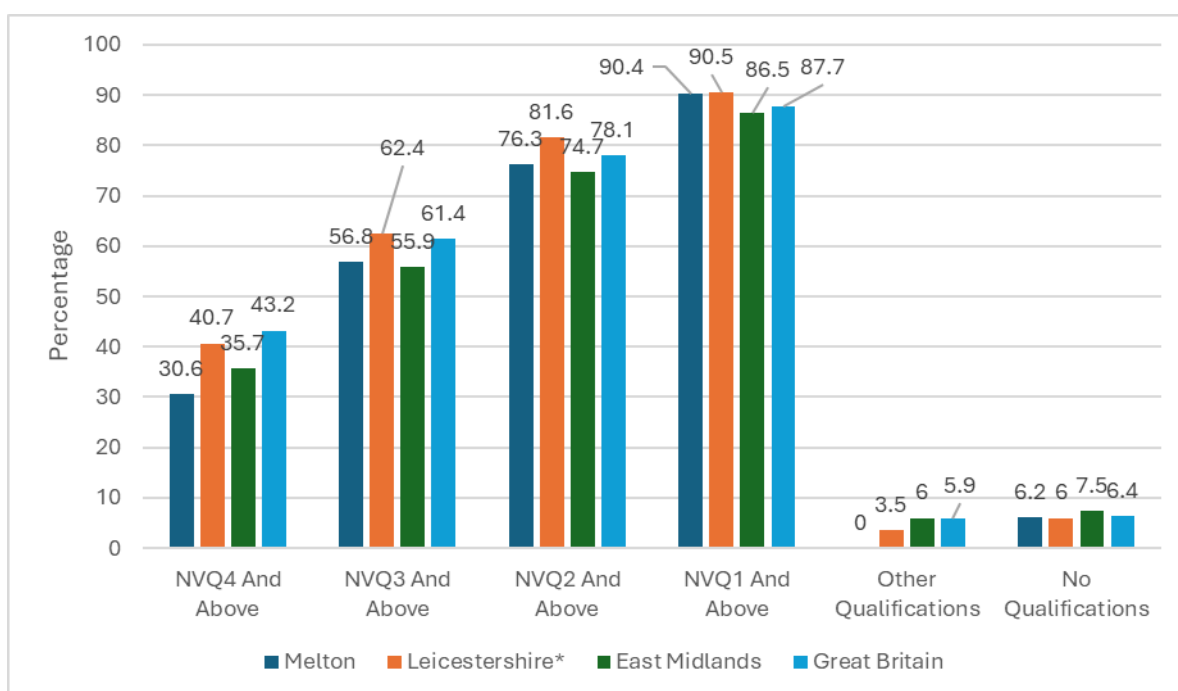


Figure 5 Qualifications profile in Melton borough (Source: ONS Annual Population Survey, Jan 2021-Dec 2021). *Excludes Leicester in this dataset

⁹ ONS Annual Population Survey, Jan 2021-Dec 2021

49. The rural market town of Melton Mowbray celebrates proudly its reputation as the “Rural Capital of Food”, with international recognition as the home of pork pies and stilton cheese, and with the town centre livestock market being a continuing legacy of its agricultural heritage. The Melton Mowbray Town Estate has an important role in the management of the town, including the regular town centre market¹⁰.
50. The town centre also plays a pivotal role in the borough’s economy, with the retail sector accounting for 8% of jobs across the borough and the accommodation/food services sector accounting for 8.5%, a significant proportion of these jobs are inevitably focused on Melton Mowbray Town Centre. The town centre has a varied range of commercial activity including professional services, national retail chains and independent retailers. Independent shops in the borough represent 71.4% of the total, which is significantly higher than the 57.4% from East Midlands or 42.7% nationally. Vacancies in Melton increased as result of the pandemic but has recovered to 5.2% which is half than the regional and national average¹¹.
51. Whilst Melton Mowbray is the significant concentration for retail and services in the borough, the local centres of Asfordby, Bottesford, Long Clawson and Waltham on the Wolds also provide a local offer to residents of these settlements and surrounding villages¹².

Accessibility and Transport

52. The borough is crossed by the A606 Nottingham to Oakham Road and the A607 Leicester to Grantham Road. The A52 Nottingham to Grantham Road runs through the borough at the northern edge. The M1 motorway is about 25 minutes’ drive time to the west of Melton Mowbray, the A1 trunk road is about 25 minutes’ drive time to the east of the town, and the East Midlands Airport is about 45 minutes’ drive time to the northwest. Traffic is known to cross the borough to link from the M1 to the A1 and the east coast ports. Melton Mowbray train station is on the Birmingham to Stansted Airport railway line, providing a quick access to Leicester with onward connection to Nottingham. Bottesford train station is on the Nottingham to Skegness railway line, with a good connection to Grantham.
53. Peak hour traffic flows at key junctions and sections of road in and around the Town Centre are at capacity. This results in severe delays to journey times when crossing the town, of in excess of five minutes. This is adversely affecting the quality of life of the residents of the borough going about their daily business and also adversely affects the perception of the town as a place to do business in, or to visit. The environmental impact of this traffic congestion is magnified by significant numbers of Heavy Good Vehicles in the traffic mix.
54. To tackle these issues, the adopted Local Plan, and more specifically, the development of housing allocations in Melton Mowbray goes in tandem with the

¹⁰ [Melton Mowbray Town Estate](#)

¹¹ [Authority Monitoring Report, 2023](#)

¹² [Melton Borough Retail Study, 2015](#)

delivery of a distributor road. The North and East sections of the distributor road are currently under construction, and this Local Plan Update seeks to enable the deliverability of the Southern section.

55. Several bus services operate within the town and surrounding settlements, with new and improved services introduced in January 2025. The network improvements, which aim to maximise public transport provision across the borough, include redesigned town services incorporating new developments that operate seven days a week, services timed to support secondary school users, additional stops at villages as part of the Melton to Loughborough service, the introduction of two digital demand responsive transport (DDRT) zones to provide flexible service to rural settlements and a trial service to Nottingham.
56. Melton Mowbray’s relatively compact geography means that most of the town’s employment, services and amenities are within realistic walking and cycling distances; however, the town is not achieving its full potential for levels of walking and cycling due to the generally low, intermittent quality of supporting walking and cycling infrastructure.

Safety and Protection

57. Melton borough has experienced a decrease in overall deprivation between 2015 and 2019. Crime deprivation has decreased from 175th in 2015 to 244th in 2019, indicating a decrease in crime¹³.
58. The crime level in the Melton borough is recorded by the Police over 5 areas and Table 3 shows the total number of crimes per area¹⁴. The Police data records the type of crime and can be shown on a map.

Area	Crimes reported from Dec 2023 - Nov 2024
Melton Town Centre	931
Melton Town North	903
Melton Town South	705
Melton Rural North	560
Melton Rural South	490

Table 3 Crimes reported within Melton borough (source: www.police.uk)

Community Development

59. On the indices of deprivation Melton borough is ranked 260th out of 316 local authorities, with, 7.2% of the population being income deprived in 2019. The data shows that there are pockets of deprivation in the borough, particularly in and around Melton Mowbray, but none of the 30 neighbourhoods in the borough were among the

¹³ [Sustainability Appraisal Scoping Report \(2023\)](#)

¹⁴ Leicestershire Police | Police.uk

20 percent most income-deprived, whilst 12 were in the 20 percent least income-deprived in England¹⁵.

60. There are 25 primary schools, 3 secondary schools and a post 16 education provided at the Melton Vale Post 16 Centre. In addition to this, there is also a unit for children with Moderate Learning Difficulties attached to Melton Sherard Primary School¹⁶.
61. The borough is home to Melton Country Park, the main park and garden towards the north of the town, which is the largest public open space within the borough at over 52 hectares, attracting visitors from within and beyond the borough for recreational use and play. There is, however, a notable lack of a larger area of public open space to serve the south of the town, which is a key issue to be remedied through the delivery of the new south sustainable neighbourhood.
62. Open space is generally high quality and well distributed, although there are some deficiencies in semi-natural green spaces across the borough, Connectivity between green spaces varies across the borough, with the heritage trail linking well with the town centre parks and gardens, but linkages between the urban and rural areas could be improved and enhanced, emphasising the importance of the public rights of way network within a largely rural area.
63. The borough's residents have access to a number of leisure facilities and cultural activities including a refurbished leisure centre, golf courses and theatre and cinema in Melton Mowbray. Playing pitches and sports facilities are meeting the needs of local communities, although enhancements to existing facilities and additional capacity will be needed for grass and 3G football pitches to serve the growing population.

Environment

64. Outside the built-up areas, arable farmland accounts for about half of the area. The remainder is used for grazing. Approximately 95% of agricultural land is estimated to be grade 3, which is good to moderate quality.
65. The landscape is typically rolling hills and valleys. The most prominent features are the escarpments defining the southern edge of the Vale of Belvoir. The latter is also a tourist attraction, along with Burrough Hill, a former iron-age fort in the south of the borough.
66. Melton Mowbray is situated in the centre of the borough and is a large, well-contained market town on rising ground above the Wreake Valley. The numerous small villages within the borough retain many of their historical features and are built in local ironstone and sandstone. Most are centred on a church or prominent spire. Many have been designated a Conservation Area, of which there are 45 in the borough, containing 525 of the 717 listed buildings in the borough.

¹⁵ [Exploring Local Income Deprivation \(ONS, 2019\)](#)

¹⁶ [Melton Borough Narrative \(2019\)](#)

67. 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, a key element of the borough's green and blue infrastructure network with potential to reopen for navigation in the future.
68. Melton borough has a long history of flood events. The most recently recorded flood events relate to surface water flooding caused by Storms Henk (January 2024) and Babet (October 2023), with areas of Bottesford affected by combined fluvial and surface water flooding during Storm Dennis in February 2020. Flood alleviation work, such as the Brentingby Dam, has previously taken place, which has significantly reduced the impact of flood events in Melton Mowbray. Fluvial flooding is not the only type of flooding. Secondary sources include run-off from hillsides, groundwater flooding, flooding from sewers and drains and blockages to artificial drainage systems. All these comprise a significant flood risk in some areas in the borough.

Climate Change

69. In 2019 the council [declared a climate emergency](#) and in 2023 it became a signatory to the [Leicestershire Climate and Nature Pact](#). These pledges have committed the council to mitigate against the causes and adapt to the impacts of climate change, alongside protecting nature, and to do so by taking decisive action to 2030. In 2024, the council also prepared a [Climate Change Strategy](#), which sets out an ambition for the borough to reach net zero by no later than 2050 and to adapt and improve local resilience to the impacts of climate change.
70. In Melton borough, climate change is expected to bring hotter, drier summers and warmer, wetter winters. Extreme weather events such as heatwaves and storms are expected to become more frequent and more intense, with an increased risk of both flooding and periods of drought. Climate Change will impact us all differently, depending on our circumstances. Climate change will impact people and their health and wellbeing, particularly the most vulnerable, the borough's youngest and oldest residents and those who have pre-existing health conditions¹⁷. The impacts of more extreme and unpredictable weather also present risks to local infrastructure, homes, farmers and other local businesses. The supply of water is also a concern, and the borough is already classified as an area in serious water stress¹⁸. Existing buildings, infrastructure and new development needs to be well adapted and resilient to the impacts of climate change, to be less susceptible to risks from storms, flooding and overheating and to use water efficiently to protect future water supplies.
71. Climate change is being driven by greenhouse gas emissions, which arise primarily from the burning of fossil fuels for energy, agriculture and deforestation, and the manufacture of cement, chemicals, and metals. By reducing greenhouse gas emissions now we can limit further global warming and avoid the worst potential impacts of climate change. Melton borough needs to do its part towards the UK's

¹⁷ [UK Health Security Agency \(2023\): Climate change: health effects in the UK 4th Report](#)

¹⁸ [Environment Agency & DEFRA \(2021\). Water stressed areas: 2021 classification](#)

climate commitments and legally binding carbon reduction targets, which include reaching ‘net zero’ greenhouse gas emissions by 2050. This is a significant local challenge. In 2022 Melton borough produced 410 ktCO₂e greenhouse gas emissions¹⁹. As Table 4 shows, around two thirds of these emissions come from energy used for transport and to power and heat local homes, businesses and other buildings. These are the emissions over which we have the greatest level of influence at a local level to change and most strongly related to the built environment and the Local Plan. The remaining emissions largely come from agriculture, reflecting the rural character of the borough.

Sector	Emissions in KtCo ₂ e (2022)	% of Area Emissions	Key Emission Sources
Agriculture	130.1	32%	Mainly livestock but also soils and fertiliser use
Transport	109.7	27%	Petrol and diesel used by vehicles
Industry	59.8	15%	Energy used to power buildings and emissions arising from manufacturing processes
Domestic	73.3	18%	Energy used to power, heat and cool buildings
Commercial	19.3	5%	Energy used to power, heat and cool buildings
Public Sector	4.4	1%	Energy used to power, heat and cool buildings
Waste	20.2	5%	Landfill waste and treatment of wastewater
Land Use (LULUCF)	-7.1	-2%	Carbon stored by trees, soils and vegetation. Emissions from built up areas and changes in land use, including for development

Table 4 Greenhouse gas emissions in Melton borough¹⁹

72. Reducing greenhouse gas emissions will require a wider variety of actions, as set out in the [Climate Change Strategy \(2024-2036\)](#). A key requirement will be to shift away from fossil fuels to low carbon and renewable energy sources to our power buildings and vehicles. Over 600 electric vehicles are now registered in the borough (plus a further 400 hybrid vehicles)²⁰, however the borough currently has very low levels of public chargepoints available to help facilitate the switch to electric vehicles²¹. We know that around 2,000 local homes and businesses have already installed solar panels, and that around 350 properties have had a heat pump installed²². The Melton borough already generates significant amounts of electricity from renewable energy sources. In 2023 a total of 42,563 MWh of electricity was generated mainly from solar panels and wind turbines with a small contribution from anaerobic digestion and sewage gas renewable energy installations that are located within the borough²³.

¹⁹ [DESNZ \(2024\). 2022 UK local authority and regional greenhouse gas emissions statistics](#). ktCO₂e refers to Kilo tons of Carbon Dioxide equivalent, it is a standardisation measurement used so other greenhouse gases (including Methane and Nitrous Oxide) can be considered alongside carbon dioxide emissions.

²⁰ [Department for Transport \(2024\) Vehicle licensing statistics data tables](#)

²¹ [Department for Transport \(2024\) Electric vehicle charging devices by local authority](#)

²² [MCS certification scheme registration Jan 2009 to Jan 2025](#). This is a likely underestimate as it only records installations undertaken by MCS certified installers.

²³ [DESNZ \(2024\). Regional Renewable Statistics 2023](#)

Health

73. Although Melton borough is a relatively healthy place to live compared with other places in the East Midlands and the rest of the country, with low overall levels of deprivation and good access to nature, not everyone enjoys the same prospects or opportunities for good health and wellbeing. Those living in Melton Mowbray West MSOA²⁴ in particular are more likely to live with poorer overall health and have a lower life expectancy, it is one of six neighbourhood areas of concern across Leicestershire, where the population is at a greater risk of health inequalities²⁵.
74. Melton borough's [Community Health and Wellbeing Plan](#) (2023-2028) and the [Leicestershire Joint Health and Wellbeing Strategy](#) (2022-2032) both seek to improve the health and wellbeing of everyone in Melton borough, and are informed by a thorough understanding of local health needs^{25 26}.
75. Average life expectancy for males is 79 and for females is 84, in line with the national averages (79 and 83 respectively). 16% of the population report to be disabled with day-to-day activities limited either a little or a lot and a further 8% report as having a long term physical or mental health condition which do not impact their day-to-day activities²⁷. These levels are expected to increase, as the population ages, given the strong links between aging and health.
76. The population is older than average and is continuing to age, in 2021 just under 1 in 4 people were aged over 65 (23.5%). Between the last two censuses there was a significant increase in the number of people aged over 65 (29.6% increase) and the number of people over 65 are expected to continue to increase, by a further 43.1% by 2036²⁸. An ageing population presents both challenges and opportunities. It will increase demand for primary health care, long-term care and specialist housing options as well as strengthen the need for physical and social environments to be made inclusive for all ages and abilities. Adapting well to the aging population can enable individuals to live both longer and healthier lives, and enable the many contributions older people can bring to their local communities and wider society.
77. Connectivity will be increasingly crucial to the health and wellbeing of the ageing population, this includes physical mobility, transport, the built environment and digital infrastructure. Digital connectivity is increasingly likely to enable a range of benefits for social connections, health, wellbeing and safety and mitigating against digital exclusion is an NHS priority for reducing health inequalities.

²⁴ Melton Mowbray West is a Medium Super Output Area and a Leicestershire County Council Ward. It consists of the Melton borough electoral wards of Melton Dorian, Melton Egerton and Melton Sysonby. Identified as an area of concern for health inequalities in the [Leicestershire Joint Strategic Needs Assessment \(2022-2025\)](#)

²⁵ [Leicestershire Joint Strategic Needs Assessment \(2022-2025\)](#)

²⁶ [Fingertips: Public Health profiles](#)

²⁷ [2021 Census](#)

²⁸ [Melton Borough Local Housing Needs Assessment \(2024\)](#)

78. A need for greater physical activity has been highlighted. Physical activity levels have declined (by 6.5% since 2018) and less than two-thirds of adults are considered to be physically active (64.8%). The adult obesity rate is higher than average, overall 69.8% of adults are classified as overweight and 34.2% obese. Rates of overweight and obesity in children are close to the national average, but still of concern, with around 1 in 5 children in reception overweight or obese (20.7%) and this rises to over a third of children by the last year of primary school (35.6%)²⁹. The causes of obesity are complex but the influence of the environment where people live is one of the factors. Healthy weight environments can support healthier food and drink options and provide opportunities to increase physical activity through the way a place is designed and the variety of uses provided.
79. Social isolation and mental health issues are significant, with higher-than-average levels of depression (17.3%; England, 13.2%) and higher emergency hospital admissions for intentional self-harm²⁹. Many factors contribute to mental health challenges, including health inequalities, the environment where people live and work, and a safe and secure home. Connecting to nature through the natural environment, green spaces or even tree lined streets have been shown to have significant benefits for mental health and wider health outcomes³⁰. Interlinked are overheating risks to health, expected to increase due to increase extreme heat because of climate change, these are higher in built up areas with limited green spaces, particularly in and around Melton Mowbray Town Centre³¹.
80. Air quality across the borough is compliant with the national air quality standards³². The most significant air pollutant is nitrogen dioxide (NO₂) from road vehicle traffic, particularly in Melton Mowbray relating to vehicular congestion, particularly on the inner ring road and arterial routes where homes front the highway. Other pollution sector sources include local industrial, commercial, domestic and agricultural sources. Greenhouse gases, including those associated with transport and heat generation, impact local air quality and actions to mitigate climate change to reduce greenhouse gas emissions are expected to provide air quality co-benefits.
81. The need for better access to local health services has been highlighted by local health partners and access to a GP specifically is consistently raised as a concern by local people and stakeholders. There is a need to ensure health care infrastructure meet the needs of the population, including the increased need for primary care from the borough's growing and aging population. An in principle agreement to enable an additional surgery in Melton Mowbray has been secured³³.

²⁹ [Fingertips: Public Health profiles](#)

³⁰ [Natural England \(2024\) NEER030. A narrative review of reviews of nature exposure and human health and well-being in the UK](#)

³¹ [Data from 4 Earth Intelligence](#)

³² [Melton Borough Council \(2024\). 2023 Air Quality Annual Status Report](#)

³³ [Melton Borough Council \(2022\) Aspirations for a second GP surgery](#)

Chapter 3: Vision for Melton Borough

Local Plan Update

82. Following the feedback received during the Issues and Options consultation, the vision, its delivery and the identification of strategic objectives was simplified and refocused.

The Vision

Wellbeing lies at the heart of our vision for Melton borough. For people, for the local environment and for the planet. This means that we will work to guide and manage development so that people can access the homes, jobs and facilities they need in green, safe, healthy and connected places. It means that we will protect and improve our heritage, our landscape and our wildlife. And it means that we will work hard to reduce the overall carbon footprint of the borough.

The Local Plan will therefore work towards the following key objectives:

- a) **moving quickly towards a net zero carbon borough while increasing resilience to the impacts of climate change;**
- b) **delivering the amount and range of quality, low energy homes needed for a growing and varied population and to support economic prosperity;**
- c) **improving the key determinants of health and reduce health inequalities;**
- d) **supporting a diversified local economy which benefits local people by exploiting economic opportunities including the Rural Capital of Food, tourism and business growth;**
- e) **regenerating Melton Mowbray’s centre into a bustling, vibrant and attractive destination and service centre;**
- f) **protecting key elements of the natural, built and historic environment and using development to bring about enhancements, making effective use of Biodiversity Net Gain;**
- g) **reducing the need to travel and improving access to low carbon and active travel modes;**
- h) **expanding recreational opportunities and green and blue infrastructure which supports the Local Nature Recovery Strategy;**
- i) **demanding ever higher environmental and design quality of new developments;**
- j) **improving the services, facilities and infrastructure needed by a growing and diverse population in step with development;**
- k) **managing resources responsibly and efficiently by minimising waste and carbon emissions; and**

- l) **supporting the development of Neighbourhood Plans to improve local areas.**

Melton Mowbray will be the focus for housing and other development within the borough, reflecting its economy, facilities, transport links and scale. The delivery of the Melton Mowbray Distributor Road and North and South Melton Sustainable Neighbourhoods will continue alongside other, smaller scale developments and investments. There will be improved connectivity and ease of movement across the town and to and from Leicester, Loughborough, Nottingham, Grantham, Oakham and the borough's many villages.

Development and supporting infrastructure will occur in the twelve Service Centres, seven Rural Hubs and fifty-six Rural Settlements in accordance with their role, function and environmental sensitivity. Countryside areas outside of these settlements will generally have limited development, meeting local rural needs.

- 83. The spatial strategy, which focusses growth on Melton Mowbray, is represented in Figure 6 below. The justification behind the key diagram is given in more detail in subsequent chapters. The development of the Vision, its delivery and the key objectives have also been informed by the council's [Corporate Strategy](#), which includes a vision to 2036 in alignment with the Local Plan period. The Corporate Strategy was developed using feedback from residents, partners and stakeholders.
- 84. It is the role of the Local Plan to deliver the Vision and ensure that the right spatial planning policy is in place to do so. The Council believes that this Local Plan places sustainability and wellbeing at its heart, whilst balancing the need for delivering the borough's future development. It sets out a framework for development in the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure, as well as setting out a clear basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places that can support our community's health and wellbeing.
- 85. The Local Plan has a key role in shaping both the local population's health and wellbeing and how well it can respond to climate change. The Local Plan is an important part of the borough's response to climate change, as it will directly influence local area greenhouse gas emissions and can help increase our community's resilience to climate change impacts. Equally, the causes of poor health and health inequalities are complex, but the influence of the environment where people live is a key factor and the Local Plan has an importance role in creating healthier places.
- 86. The actions required locally to realise the Vision's climate and health ambitions are wide ranging. They are also strongly interlinked, not only because climate change is a key risk to health and wellbeing, but because many of the policy outcomes they support in the Local Plan, such as increasing active travel, provide benefits for both. For these reasons, policy considerations for health and wellbeing ([Policy C9](#)) and climate change ([Policy EN8](#)) have been threaded throughout the Local Plan and its policies.

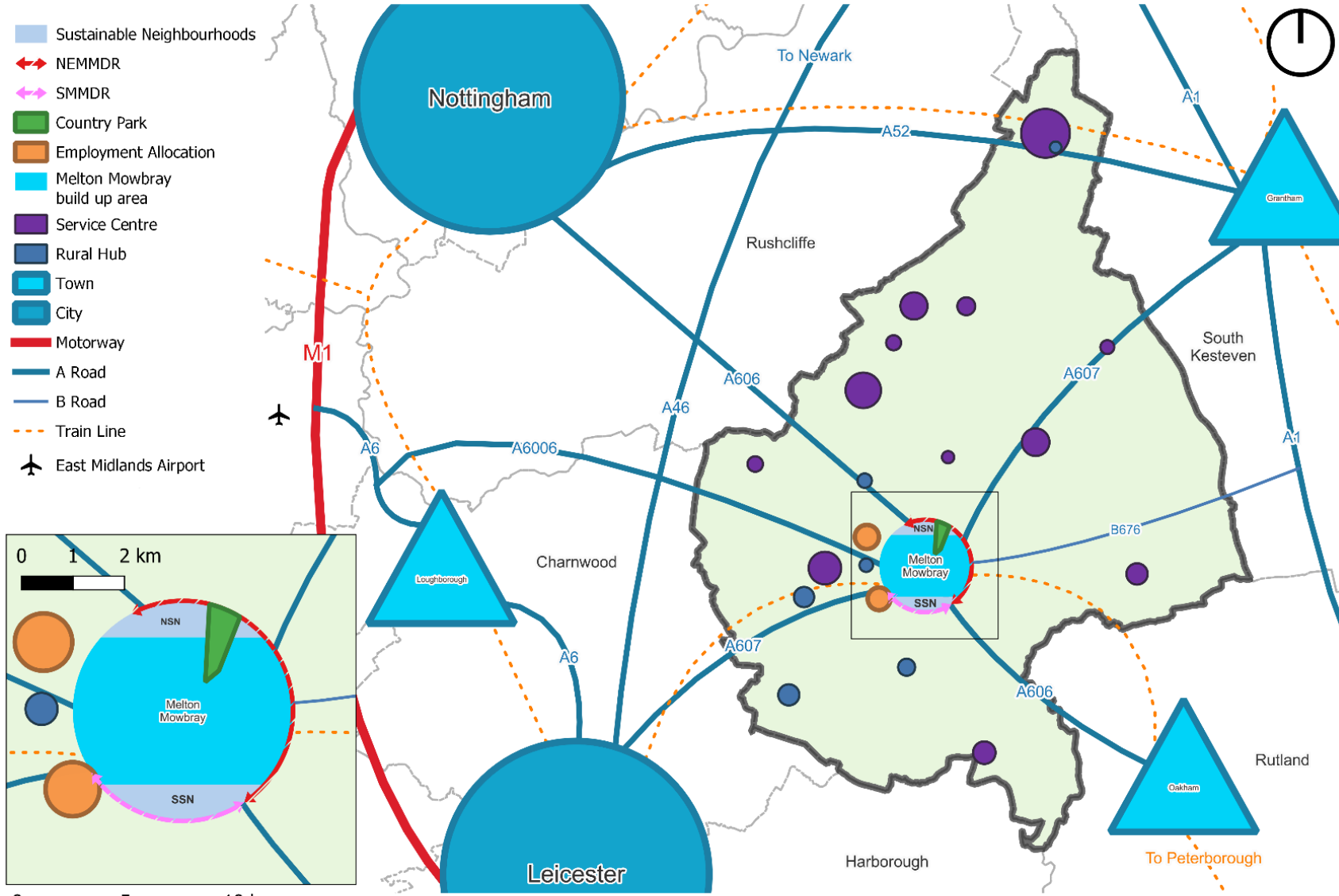


Figure 6 Key Diagram

Chapter 4: Growing Melton Borough – The Spatial Strategy

Sustainable Development

87. Sustainable development is at the heart of planning and is a key national objective. The planning system is expected to contribute to the achievement of sustainable development and the United Nations Sustainable Development Goals³⁴. To achieve this, the planning system has three overarching roles:
- economic – building a strong, responsive and competitive economy;
 - social – supporting strong, vibrant and healthy communities; and
 - environmental – protecting and enhancing our natural, built and historic environment.
88. A presumption in favour of sustainable development is set out in the National Planning Policy Framework. Plans should apply this presumption and contain policies that will guide how the presumption will be applied locally. Policy SS1 acknowledges that climate change is central to the economic, social and environmental dimensions of sustainable development. It is one of the core land use planning principles which the NPPF expects to underpin both plan-making and decision-taking³⁵. [Policy EN8](#) provides the plan’s strategic policy for climate change, setting out how the Local Plan and its policies as a whole will influence greenhouse gas emissions and help increase resilience to climate change impacts.

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 to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Sustainable development must address the causes and impacts of climate change.

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.

³⁴ Members of the United Nations, including the United Kingdom, have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

³⁵ [Section 19\(1A\) of the Planning and Compulsory Purchase Act 2004](#); [Climate Change Act 2008](#); [Planning Policy Guidance: Climate Change](#)

Where there are no policies relevant to the application, or the policies which are most important for determining an application are out of date at the time of making the decision, then the council will grant permission unless:

- a) the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
- b) 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.**

Housing and Employment Growth (Overall Strategy)

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy SS2 – Development Strategy

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy SS2](#)].

Development on unallocated sites in the rural area

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

A proportionate approach

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Adding clarity to Policy SS3 as part of the Local Plan Update

89. The Local Plan Partial Update addresses some of the issues associated with the interpretation of the policy by applicants and the council while refining the overarching objectives of the policy. The following elements are covered in more detail to provide further guidance to the interpretation of the policy:

- **Spatial limitations.** The policy only applies in areas within and adjoining Service Centres, Rural Hubs and Rural Settlements. It does not apply to Melton Mowbray or the open countryside (except for the criteria related to subdivisions).
- **Thresholds.** Schemes of up to about 10 dwellings may be appropriate within (a gap in an otherwise built-up frontage) and adjoining Service Centres, schemes of up to about 5 for Rural Hubs, and schemes of up to about 3 dwellings for Rural Settlements. These thresholds are relevant regardless of the housing stock limitation for Rural Settlements.
- **Overarching objectives.** Achieving sustainable development, mitigating and adapting to climate change, and seeking opportunities to enhance infrastructure, facilities and employment in the settlement are underlying objectives of the policy and must be considered as part of the application process.
- **Conformity with other policies.** Reference to other policies has been removed in the Local Plan update to emphasise the role of [Policy EN9A](#) and specific objectives in relation to design, visual impact and character and distinctiveness. Nonetheless, there is an expectation for proposals to align with other policies in the Development Plan for the area, and the NPPF.
- **Redevelopment.** The inclusion of ‘redevelopment’ in the policy should refer to the NPPF definition of ‘Previously Developed Land’ found in Annex 2 (or any consequential update). Unnecessary demolition of buildings should be avoided in line with [Policy EN9A](#).
- **Personal circumstances.** A dwelling is designed to serve the lifetime of the settlement, rather than individual personal circumstances. Therefore, personal circumstances or needs outside the planning remit will not be considered as part of the planning application process.
- **Support to the appropriate type and size.** The [Local Housing Needs Assessment](#) provides the basis for a strong need of 2- and 3-bedroom houses and accessible bungalows in the borough. It is expected for applicants to ensure that this size and type remains in the future. To avoid unjustified building extensions a compliance condition will be attached to the size and type of property.

- **Housing stock limitation for ‘Rural Settlements’.** Following the above support to the appropriate type and size, and to avoid unintended consequences (uncontrolled development) in Rural Settlements, the policy limits development in these settlements to up to 10% of their 2011 housing stock. [Appendix 6](#) provides guidance to applicants and decision-makers.
- **Phased development.** Phased developments, such as submitting multiple consecutive 3-dwelling applications in a Rural Settlement, are not supported. The thresholds provided in this supporting text should guide organic growth in settlements in the rural area, avoiding larger site applications through incremental submissions.
- **Neighbourhood Plans.** The policy seeks to empower local communities and provide alternative routes to promote growth. Neighbourhood Plans (and similar democratic tools) play a critical role in this objective by having the opportunity to identify sites and/or providing robust evidence to support an appropriate mix of housing in their area. To avoid a democratic deficit in the process (and therefore not being supported by the council), the use of Neighbourhood Plans, Community Right to Build Orders or Neighbourhood Development Orders are strongly encouraged over other alternatives.

Policy SS3 – Unallocated Housing in the Rural Area

Development at Service Centres, Rural Hubs and Rural Settlements will be managed to enhance their social, economic and environmental sustainability. Development should mitigate and adapt to the effects of climate change and minimise demand for energy and other resources, while retaining and enhancing local services and employment.

In addition to those sites allocated in a Local Plan or Neighbourhood Plan or development in accordance with Policy SS2 or other Local Plan and Neighbourhood Plan policies, a gap in an otherwise built-up frontage within a settlement development or redevelopment will be permitted within, and adjoining Service Centres, Rural Hubs and Rural Settlements provided they meet the overarching objective of this policy and the following criteria:

- proposals for 2 and 3-bedroom houses and accessible bungalows that conform with the Nationally Described Space Standards will be supported, unless the cumulative effect of the proposal has a harmful impact on the sustainability and infrastructure of the settlement. Proposals for a different house type and size would not be generally supported unless justified by strong evidence. In ‘Rural Settlements’ growth is limited to up to a total of 10% of the 2011 housing stock for the settlement over the plan period; or**
- the development is supported by the community through an adopted Neighbourhood Plan, Community Right to Build Order or Neighbourhood Development Order (or a similar robust mechanism that is acceptable to the**

council). These proposals should demonstrate how community involvement has shaped their design.

Proposals would require a compliance condition to ensure the perpetuity of the type and size.

Proposals would be of a high standard of design and do not adversely affect the area's context, character and design details, sociable spaces and residential separation. This should include the provision of development with net zero operational emissions which has reduced the need for energy and other resources in line with EN9A and opportunities to enhance infrastructure, facilities and create employment opportunities, which could further enhance the social and economic sustainability and self-sufficiency of the settlement.

Proposals would not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.

Proposals for self-build and custom housebuilding will be supported where they meet the above criteria and do not conflict with other policies within this plan.

The subdivision of an existing larger dwelling, including isolated dwellings in the countryside, will be supported where the proposed subdivision respects the scale, floor area and domestic curtilage of the existing dwelling and does not conflict with other policies within this plan or any relevant Neighbourhood Plan.

Melton South Sustainable Neighbourhood

90. The Local Plan identifies more than 120ha of land to the south of Melton Mowbray for the Melton South Sustainable Neighbourhood (MSSN) as indicated on the [Policies Map](#). Melton Borough Council will continue to work with developers and key delivery partners to complete the MSSN.
91. The MSSN is a key part of the delivery strategy for the Local Plan and will bring forward approximately 2000 homes (of which it is expected that up to 1500 will be built during the plan period), and approximately 10 hectares of employment land. This constitutes some 30% of the overall housing and 35% of the overall employment requirements of the borough during the plan period.
92. Considered and well thought-through master planning and design of the MSSN will create an improved urban edge to the town, respecting the town's heritage and relating sympathetically to Burton Lazars. The MSSN will ensure that there is no coalescence of Melton Mowbray with Burton Lazars and Eye Kettleby, whilst providing a new residential and business community to contribute to the economic growth of Melton Mowbray. The MSSN will provide a mix of homes to contribute to the needs of the Town, as well as additional employment land adjacent to the successful Leicester Road Business Park providing an opportunity to live and work within the neighbourhood.
93. The MSSN will create improved residential and business gateways and ensure connectivity to the town centre. A key feature of the MSSN will be to improve the east/west connectivity by extending the North & East Melton Mowbray Distributor Road (MMDR) to connect the A606 at Burton Lazars to the A607 Leicester Road.
94. A new neighbourhood centre and primary school will be provided off Dalby Road to provide a focal point for the new residential and business community. These will be accessed from the existing road network to ensure that they can be delivered at the point that they are required. The new community facilities will serve the new residents and help to minimise traffic movements and create a sustainable place.
95. The development will be designed around a green linear park running east/west through the site, to create a neighbourhood that is attractive, walkable and well connected to local facilities. It will provide links to the main existing walking, cycling and public transport routes into the town centre, providing safe walk to school routes to education facilities within and outside the MSSN. Provision will be made for play and open space areas including within the linear park to encourage active and sustainable methods of travel.
96. The production of a Sports Feasibility Report will establish the level and nature of any on-site and/or off-site provision required. The provision of any sports and built facilities should be informed by the [Playing Pitch Strategy](#) and [Indoor Facilities Strategy](#). The Sport England Playing Pitch Calculator and Sport England's Sports Facility Calculator can be used to calculate the required on-site and/or off-site contributions required to meet the demands generated by the population, subject to viability.

97. A comprehensive masterplan and design code will be developed to guide the on-going development of the site. This will ensure that it respects the existing landscape, wildlife and heritage assets, and makes a positive contribution to the appearance of the settlement edge in this location. Particular attention will be paid to mitigating the setting impacts of the development including the Melton Mowbray Distributor Road on the significance of the St Mary and St Lazarus Hospital, which is a Scheduled Monument. This will be achieved through sensitive design, development extent, road alignment and landscaping measures that avoid or minimise conflict between the development and the conservation of the Scheduled Monument's significance in its setting, in addition to contributions towards the public understanding of its value.
98. Because the Sustainable Neighbourhoods are so crucial to housing and the wider plan strategy delivery overall, the council will closely monitor progress as specified in [Policy SS6](#) and the monitoring framework.
99. The policy is supported by an illustrative development framework which sets out the key land uses, the extent of the proposed development, the significant constraints, and key linkages.

Policy SS4 – Melton South Sustainable Neighbourhood

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

Planning permission will be granted for the MSSN where it is in general accordance with a comprehensive masterplan that has been approved by the local planning authority, and any future approved iterations. The masterplan will be in general accordance with the illustrative development framework below.

Master planning and delivery

To achieve a comprehensive approach, the masterplan will include the whole MSSN, including the employment site and be prepared in consultation with key stakeholders. It will set out in detail the structure and development concepts to include, amongst other things:

m1: the amount, distribution and location of proposed land uses alongside a timetable for their delivery;

m2: the key constraints and opportunities of the site to be taken into account, including biodiversity sites and heritage assets;

m3: Areas of green infrastructure, including landscaping, green gaps to be protected, green space, and play spaces;

m4: Access and movement plans that consider active and sustainable travel both within the site and to the wider network of footpaths, footways and bridleways;

m5: The location and general design of the southern link of the Melton Mowbray Distributor Road, including the proposed accesses into the MSSN.

The local planning authority will monitor compliance of the delivery of the MSSN in accordance with the approved masterplan and delivery timetable.

The Sustainable Neighbourhood will provide:

Housing

h1: Approximately 2,000 homes (of which 1,500 will be delivered by 2036), 10% of which should be affordable, subject to viability.

h2: Extra care provision to meet the needs of our ageing population, co-located with the neighbourhood centre.

Employment

Approximately 10ha of employment land to adjacent to the existing Leicester Road Business Park

Community Facilities

c1: A new two form entry primary school on a deliverable site of 3ha (to enable future expansion) in a central, easily accessible location, and contributions to other educational facilities to meet the identified needs for school places; and

c2: An accessible neighbourhood centre of Class E uses not exceeding 1045sqm in total to meet the local day-to-day needs of residents of the development. No single unit within the neighbourhood centre shall exceed 400sqm to ensure that there are a range of goods and services available. The neighbourhood centre shall be in a central location of the MSSN and include a community hall and the co-location of extra care provision (see h2).

Transport

t1: A comprehensive package of transport improvements informed by an appropriate Transport Assessment and Travel Plan including a strategic road link connecting the A606 to the A607 forming part of the Melton Mowbray Distributor Road as part of a wider agreed scheme.

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

A: Passenger Transport provision from the site, including into Melton Mowbray Town Centre and local employment opportunities with accessible bus stops (where appropriate) which are no greater than 400 metres walk from all new residents;

B: Well-connected streets and walkable neighbourhoods which provide high quality, safe and direct walking, cycling, wheeling and public transport routes including links using the green infrastructure network;

C: Suitable connections to the existing walking, wheeling, cycling and road networks within Melton Mowbray, to provide access to town centre facilities, and to existing employment and education services.

Environment

en1: The protection of the separate identities of Burton Lazars and Eye Kettleby to create a locally distinctive development and an improved town edge, with particular regard to the ridgeline to the south of Melton Mowbray that separates the visual connection between Melton Mowbray and Burton Lazars;

en2: The protection and enhancement of important areas of biodiversity (habitats and species) including existing wildlife corridors and, where appropriate, the provision of new corridors to create a coherent network of biodiversity and green infrastructure, specifically the River Wreake tributaries and the Edendale Brook

en3: The establishment of a protection zone between the River Eye SSSI and any future development.

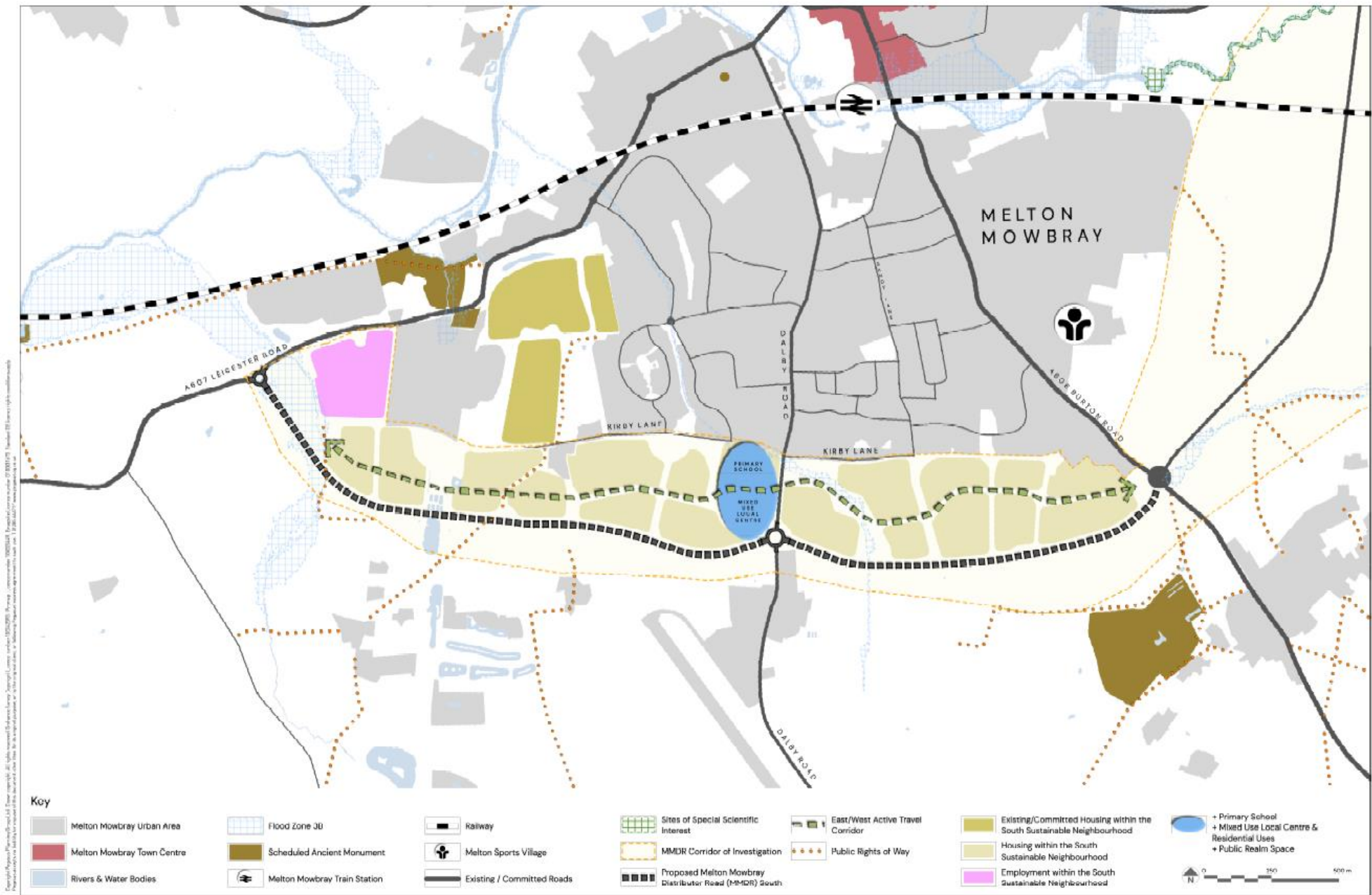
en4: The protection and enhancement of historic and archaeological features to mitigate:

- A) the setting impact of the development including the Melton Mowbray Distributor Road on the significance of St Mary and St Lazarus Hospital Scheduled Ancient Monument,**
- B) any conflict between the development and the conservation of the Scheduled Monument's significance in its setting, in addition to connecting green links within the development to the wider landscape setting of the monument, and contributions towards improvements in the public understanding of its value.**

en5: The provision of a network of new high quality multi-functional green spaces connected via a linear park running east/west through the development.

en6: Provision of, or contributions towards, sports pitches and indoor leisure facilities in the town, in accordance with the Playing Pitch Strategy and Indoor Facilities Assessment, subject to viability.

en7: Development that provides appropriate SuDS and flood alleviation measures in accordance with the assessment of the Melton South Sustainable Neighbourhood in the Strategic Flood Risk Assessment (2024). Areas of the MSSN that are at higher risk of flooding shall not be used for built development.



Land South of Melton Mowbray, Leicestershire – Development Framework Plan **PEGASUS GROUP**
 | Drawn by: JF | Approved by: JF | Date: 16/01/25 | Scale: 1:2,500 @ A3 | DRG: P22-0124_DE_013 Sheet No: 01 Rev: D | Client: Melton Borough Council |

Melton North Sustainable Neighbourhood

100. The Local Plan identifies around 100ha of land to the north of Melton Mowbray for the delivery of the Melton North Sustainable Neighbourhood (MNSN) as indicated on the [Policies Map](#).
101. The MNSN is a key part of the delivery strategy for the Local Plan and will bring forward some 1900 houses (of which it is expected that 1500 will be delivered in the plan period). This constitutes around 25% of the overall housing requirements for the borough.
102. The MNSN will create a high-quality residential neighbourhood around the Melton Country Park, with the appropriate services and facilities, including small scale economic development opportunities and new schools.
103. The MNSN will create improved residential gateways and ensure connectivity both within the development and to the town centre. The development will provide a new link road connecting Scalford Road with Nottingham Road, and upgrades to St Bartholomew's Way and Welby Road linking the A6006 Asfordby Road, as part of the wider Melton Mowbray Distributor Road.
104. The development will be designed to incorporate new green infrastructure to create a neighbourhood that is attractive, walkable and well connected to local facilities. It will provide links to the main existing walking, cycling and public transport routes into the town centre, providing safe walk to school routes to education facilities within and outside of the MNSN.
105. Provision will be made for play and open space, and the development will deliver on-site sports provision and where possible contribute towards indoor leisure facilities within Melton Mowbray. The production of a Sports Feasibility Report will establish the level and nature of any on-site and/or off-site provision. Provision of sports and built facilities should be informed by the [Playing Pitch Strategy](#) and [Indoor Facilities Strategy](#). The Sport England Playing Pitch Calculator and Sport England's Sports Facility Calculator can be used to calculate the required on-site and/or off-site contributions required to meet the demands generated by the population, subject to viability.
106. The landscape, design and layout principles set out in the [Areas of Separation and Settlement Fringe Sensitivity Study](#) (2015) and the [Biodiversity and Geodiversity Study](#) (2016) should be used to develop a comprehensive masterplan 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 the setting, dark skies, existing wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location.
107. Because the Sustainable Neighbourhoods are so crucial to housing and the wider plan strategy delivery overall, the council will closely monitor progress as specified in [Policy SS6](#) and the monitoring framework.

108. Melton Borough Council approved the [Melton North Sustainable Neighbourhood Masterplan on 13th October 2021](#).

Policy SS5 – Melton North Sustainable Neighbourhood

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

Planning permission will be granted for the MNSN where it is in general accordance with a comprehensive masterplan that has been approved by the local planning authority, and any future approved iterations.

Master planning and delivery

To achieve a comprehensive approach, the masterplan will include the whole MNSN, and be prepared in consultation with key stakeholders. It will set out in detail the structure and development concepts to include, amongst other things:

m1: the amount, distribution and location of proposed land uses alongside a timetable for their delivery;

m2: the key constraints and opportunities of the site to be taken into account, including biodiversity sites and heritage assets;

m3: Areas of green infrastructure, including landscaping, green gaps to be protected, green space, and play spaces;

m4: Access and movement plans that consider active and sustainable travel both within the site and to the wider network of footpaths, footways and bridleways;

m5: The Melton Mowbray Distributor Road.

The local planning authority will monitor compliance of the delivery of the MNSN in accordance with the approved masterplan and delivery timetable.

Housing

h1: 1900 homes (of which 1500 will be delivered before 2036), 10% of which should be affordable, subject to viability.

Community Facilities

c1: Two new primary schools on deliverable sites in accessible locations comprising:

A 1 form entry school on a 1ha site to the west of the MNSN, and

A 2 form entry school on a 2ha site to the east of the MNSN.

In addition to financial contributions towards other educational facilities to meet the identified need for school places; and

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

Transport

t1: Financial contributions towards the Melton Mowbray Distributor Road (North and East) which facilitates the development of the MNSN.

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

A: The Melton Park Greenway – a series of measures that improve accessibility and connectivity through the Melton Country Park to the town centre and other town attractors.

B: Passenger Transport provision from the site, including into Melton Mowbray Town Centre and local employment opportunities with accessible bus stops (where appropriate) which are no greater than 400 metres walk from all new residents;

C: Well-connected streets and walkable neighbourhoods which provide high quality, safe and direct walking, cycling, wheeling and public transport routes including links using the green infrastructure network;

D: Suitable connections to the existing walking, wheeling, cycling and road networks within Melton Mowbray, to provide access to town centre facilities and to existing employment and education services.

Environment

en1: The protection of the separate identities of Scalford and Thorpe Arnold in respect of the settlement fringe sensitivity, to create a locally distinctive development and an improved town edge;

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

en3: seek to retain and mitigate any potential harm to notable areas identified in the biodiversity study, including:

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

B: Establish a protection zone between Melton Country Park and any future development. Development should respond to the local topography and utilise it to define the protection zone. This zone should also include the

provision of an undeveloped area of land between part of the existing northern boundary of the park and the proposed distributor road.

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

en4: Provide a network of new high quality of multi-functional green spaces in accordance with the council’s open space standards;

en5. Provision of on-site sports pitches and a contribution towards indoor built leisure facilities within Melton Mowbray, in accordance with the Playing Pitch Strategy and Indoor Facilities Assessment, subject to viability;

en6: Development that provides appropriate SuDS and flood alleviation measures in accordance with the Melton North assessment in the Strategic Flood Risk Assessment (2016). Areas of the MNSN that are at higher risk of flooding shall not be used for built development.

A new Local Plan

109. As identified in the [Local Development Scheme](#) (2023), the council is committed to commence the preparation of a new local plan (update or new plan) covering a longer plan period immediately after the adoption of this Local Plan Partial Update. This commitment is now added to Policy SS6.
110. To add further reassurance, the original purpose of the adopted policy is maintained, and it now includes updated trigger mechanisms to address different plan-performance issues.

Long-Term Growth Strategy

111. 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.
112. The council considers that the spatial strategy and development allocations included in this Plan are deliverable, but it will continue to monitor progress against targets set out in the attached Appendix 5. Monitoring Framework. Progress towards the Local Plan's Vision will also be monitored, including the expectation for the Local Plan to broadly align with future climate change-related evidence and strategies such as a hypothetical update of the [Climate Change Strategy](#).
113. Where the council identifies that the strategy is not delivering against the identified target, it will explore ways of addressing any shortfall. Initially, this would involve considering the reserve sites identified in this plan, but if these sites prove not to be suitable or deliverable, a partial/full review of the plan may be required to consider further options and strategic approaches including the potential identification of additional sites that could help to deliver growth.
114. Given the pivotal role of the Melton Sustainable Neighbourhoods and the delivery of the Melton Mowbray Distributor Road, the council will seek different alternatives to ensure their delivery, including, but not limited to, a potential partial update of the Local Plan if substantial changes need to be addressed. An assessment of alternatives to a local plan review will be carried out to ensure timely delivery in accordance with the Local Plan's strategy.
115. The council will work with the qualifying bodies that have or are preparing any Neighbourhood Plans to ensure that any updates to the Local Plan and Neighbourhood Plans align.

The Strategic Growth Plan

116. Local authorities across Leicester and Leicestershire have an extensive record of positive joint working over many years. This collaboration led into the preparation of a non-statutory [Strategic Growth Plan](#) in 2018. The Strategic Growth Plan focused on

delivering new housing, supporting the economy, identifying essential infrastructure, and protecting the environment and built heritage.

117. Local authorities in Leicester and Leicestershire work collaboratively to address these strategic issues and implement the vision of a Strategic Growth Plan which remains agreed. For the Borough of Melton, this means focussing growth on Melton Mowbray, identified as a 'Key Centre for Regeneration and Growth' as part of the Strategic Growth Plan. This aligns with the spatial distribution in the Melton Local Plan.
118. The publication of the [Strategic Growth Options and Constraints Mapping Study](#) and the [Strategic Transport Assessment Stage 1](#), published in June 2024, are the first studies intended to address the long-term delivery of the Strategic Growth Plan. Further work is needed, including the production of a Strategic Transport Assessment Stage 2. If an update to the Strategic Growth Plan sets out a scale and spatial distribution of development for this council, which is significantly different to that set out in the Local Plan, a full/partial review of the plan will be undertaken.

Unmet Needs

119. In 2020 Leicester City Council quantified their unmet housing and employment needs as part of their local plan consultation. These unmet needs were addressed in a [Housing and Economic Needs Assessment](#) (supported by a [Sustainability Appraisal](#)) and agreed, including their apportionment, in the [Statement of Common Ground relating to Housing and Employment Land Needs](#) (2022). The council remains committed to this agreement.
120. No other unmet needs have been identified within the Housing Market Area. Regardless, it is appropriate to address our commitment to work collaboratively with other authorities to meet unmet needs within the Housing Market Area. This is particularly relevant if the circumstances of the Statement of Common Ground (2022) change substantially, or new unmet needs are identified beyond the proportion that can be accommodated as part of our housing or employment requirement.

Requirements in the National Planning Policy Framework (NPPF)

121. The NPPF establishes a number of trigger indicators to review local plans. To provide clarity to the policy, these indicators are covered below:
 - statutory review no later than five years from the adoption date;
 - significant changes to the local housing need figure;
 - provision for objectively assessed needs for housing and other uses;
 - provision for any needs that cannot be met within neighbouring areas (as established through statements of common ground);
 - demonstratable five-year supply of deliverable sites; and

- a Housing Delivery Test result that is not less than 75% of the housing requirement.

These indicators could trigger a whole or partial review of the Local Plan following by the potential need for an update (or an alternative tool to address the issue).

Policy SS6 – Local Plan Review

The council will commence a new Local Plan immediately upon adoption of this partial update.

The council will monitor social, economic and environmental changes, development and infrastructure against the Plan’s vision, policies and targets.

The council will consider carrying out an early statutory plan review³⁶ taking account of the following criteria and the potential for measures other than a local plan update to resolve issues:

- a) factors listed in the National Planning Policy Framework or other national guidance;**
- b) progress towards the Local Plan’s vision, including in relation to climate change and infrastructure;**
- c) formal agreements, and more specifically, commitment to collaborative working to meet any unmet need within the Housing Market Area;**
- d) spatial distribution, within the borough, which deviates significantly from the plan strategy; or**
- e) delivery of Melton’s North or South Sustainable Neighbourhoods or Distributor Road.**

Should the statutory review indicate that the Local Plan requires a partial or full update the council will seek to commence the update within 6 months.

³⁶ The Local Planning Regulations 2012 (as amended) state that, at least every five years from adoption, a review of the Local Plan must be undertaken to consider whether a partial or full local plan update is required.

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

Housing

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Housing Allocations

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy C1(A) – Housing Allocations

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy C1\(A\)](#)].

Policy C1(B) – Reserve Sites

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy C1\(B\)](#)].

Housing Mix

122. Melton has a very distinctive mix of housing, with few smaller properties such as one-bedroom and two-bedroom bungalows, terraced houses or flats and a large proportion of three-bedroom, four-bedroom and larger, properties across the borough.
123. A limited offer in terms of housing mix has implications for affordability and demand for affordable housing.
124. Furthermore, Melton has an ageing population, (over the 2021-36 period the number of people aged 65 and over is projected to increase by around 43% and for people aged 75 and over it is around a 57% increase, with many households residing in large and potentially unsuitable properties, increasing the need to provide smaller homes suitable for downsizing households. This in turn would release existing family housing stock back into the market and would limit carbon emissions and reduce embodied carbon from the building of new, larger housing.
125. The Local Plan aims to ensure that the new housing provided in the borough best meets the changing needs of the population. An appropriate mix of housing is necessary to secure mixed and balanced communities where people's needs and aspirations for new housing are met. The policy seeks to provide greater choice in the housing market.
126. To offer a mix of housing suitable for a wide variety of housing needs and to balance the current stock, the Local Plan will encourage a mix of property types on developments of 10 or more dwellings.
127. How people use their homes is changing with more people home working or hybrid working (both office and homeworking). Consequently, there has been an increase in applications which include an office/study/hobby room. How we deal with these applications is reflected in the policy.
128. The [Melton Borough Local Housing Needs Assessment \(2024\)](#) shows that the greatest need for both market and affordable housing is for two and three-bedroom houses and bungalows. The low proportion of smaller homes currently available in the borough makes it difficult for older people who want to downsize, those on low incomes and welfare benefits, and younger people who want to find their first home. There is still a need for some medium and larger family homes, although we expect to see less of these types of homes than in the past. House types such as terraced and semi-detached housing are more energy efficient, as evidenced by the [Climate Change Study \(2024\)](#).
129. We also need to ensure that the design of new properties address the different needs of people in our community, including older people and those with disabilities. The Leicester, Leicestershire and Rutland Integrated Care Board emphasise the importance of housing being delivered to Building Regulations 2015 Part M4(2) (accessible and adaptable) standard and the link with the Public Health 'Healthy Places Policy' and 'Healthy Design Principles'.

130. The [Local Housing Needs Assessment 2024](#) is used as the primary evidence for the housing mix (see Table 5 below). Affordable housing is split between affordable home ownership and affordable housing for rent, with the rented split between general and older person's rented housing. This is to reflect the difference in the housing mix requirements of each. Further guidance on how housing mix is dealt with is in the [Affordable Housing and Housing Mix SPD \(2019\)](#).

	Market Housing	Affordable Home Ownership	Rented Housing: Needs	Affordable General	Rented Housing: Older People	Affordable Housing for
1-bed	0-10%	15-20%	30-35%		45-50%	
2-bed	25-35%	45%	25-30%		50-55%	
3-bed	40-50%	30%	25-30%		50-55%	
4+-bed	15-25%	10-15%	10-15%		50-55%	

Table 5 Housing mix requirements for market and affordable housing

131. Specialist housing need is differentiated between housing with care and housing with support and care homes are known as either residential or nursing homes. Table 6 below identifies the need for each.

	Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/surplus (-ve)	Additional demand to 2036	Shortfall/surplus by 2036
Housing with support: Market	64	41	354	313	203	516
Housing with support: Affordable	51	604	279	-325	160	-166
Total (housing with support)	115	645	632	-13	636	350
Housing with care: Market	29	0	159	159	91	250
Housing with care: Affordable	12	40	69	29	39	68
Total (housing with care)	41	40	228	188	131	318
Residential care bedspaces	37	268	202	-66	116	50
Nursing care bedspaces	41	149	228	79	131	209
Total bedspaces	78	417	430	13	247	260

Table 6 Specialist Housing Need 2021-36 (LHNA table 8.6)

132. A requirement to provide a specific housing mix on sites of less than 10 dwellings is contained within some Neighbourhood Plans across the borough. Where these policies exist, they are considered to take precedence over Policy C2.

Policy C2 – Housing Mix

Proposals for major residential developments where 10 or more dwellings will be provided and/or the site has an area of 0.5 hectares or more will be required to deliver a mix of house types, tenures and sizes to balance the current housing offer and required to provide:

- a) a housing mix in accordance with Table 5 or any future update of the housing mix evidence. Site specifics will be considered in exceptional circumstances; and**
- b) all dwellings in all tenures as accessible and adaptable housing, in accordance with Building Regulations 2015 Part M4(2), or any subsequent revisions.**

Proposals are encouraged to, and will gain additional support, where they meet the following:

- c) 5% of the total market housing as wheelchair adaptable dwellings (bungalows will be particularly supported), in accordance with Part M4(3)(a), or any subsequent revisions; and**
- d) 10% of the total affordable housing as wheelchair accessible dwellings (bungalows will be particularly supported), in accordance with Part M4(3)(b), or any subsequent revisions.**

Proposals which include a ‘home office/study/hobby room’, where the room is not on the ground floor, in other words, first or second floor and is large enough to be a bedroom (50sqft/4.65sqm or more), will be classed as a bedroom for the purposes of the housing mix.

Proposals for extra care housing, retirement homes, sheltered homes and care homes are expected to provide these as wheelchair accessible, in accordance with Part M4(3)(b), or any subsequent revisions.

Housing Standards Review

133. New homes need to be high quality, accessible and sustainable. To achieve this, the Government created national technical standards comprising additional optional Building Regulations, including a 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.
134. The demographic profile for Melton borough indicates a future need for housing for older and disabled people (including wheelchair user dwellings). The [Melton Borough Local Housing Needs Assessment 2024](#) estimates that the population change for older people with mobility problems will be 53% over the plan period of 2021 – 2036.
135. 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.

National Space Standards

136. 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.
137. There is a need for smaller houses in Melton to meet the first-time buyer and downsizing market and as such, this standard will ensure that new smaller properties have sufficient circulation, storage and living space. This should help make the offer of smaller dwellings more attractive to ‘empty nesters’ and effectively release more family sized dwellings onto the market.
138. The Leicester, Leicestershire and Rutland Integrated Care Board emphasise the importance of housing being delivered to National Space Standards and the link with the Public Health ‘Healthy Places Policy’ and ‘Healthy Design Principles’.
139. Unlike other aspects of the Housing Standards Review, the space standard has not been incorporated into the Building Regulations. The standard is set out in Table 7 below.

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

Table 7 Minimum Gross Internal Floor Areas and Storage (square meters)

140. The [Local Housing Needs Assessment](#) recommends that National Space Standards should be applied to affordable housing and promotes delivery of homes at the larger end of the size ranges to provide flexibility for households' changing circumstances. The Local Housing Needs Assessment recommends that the council generally seek as a minimum size for rented affordable housing (by bedrooms) to be as below:

- 1-bed/2-person houses: 58 square meters (sqm)
- 2-bed/4-person houses: 79 sqm
- 3-bed/5-person houses: 93 sqm
- 4-bed/6-person houses: 106 sqm

Policy C3 – Internal Space Standards

Proposals for residential developments for open market housing will be particularly supported where the Nationally Described Space Standard is applied to dwellings with up to and including 3 bedrooms. For affordable housing, proposals are required

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

to use the Nationally Described Space Standard and are required at the following sizes:

- **1-bed/2-person houses: 58 square meters (sqm)**
- **2-bed/4-person houses: 79 sqm**
- **3-bed/5-person houses: 93 sqm**
- **4-bed/6-person houses: 106 sqm**

Proposals for care homes should provide rooms of useable floor space (excluding ensuite facilities) of:

- a) sizeable spacious bedrooms that are no smaller than 16m² (excluding ensuite facilities) and allow access to both sides of the bed;**
- b) rooms with head space of at least two metres and must be large enough to accommodate care equipment;**
- c) ensuite facilities for all rooms including level access shower facilities;**
- d) a spacious layout: doorways and corridors should have adequate space to easily fit a wheelchair, and rooms should be large enough to allow for turning circles; and**
- e) easily accessible with ground level entrances or low-level ramps and lifts within the home for easy access between the floors.**

Proposals for care homes which provide (some of the total number of) bedrooms large enough to accommodate people with bariatric needs, will be particularly supported.

Affordable Housing

141. Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions in the National Planning Policy Framework and the Housing and Planning Act 2016 and any subsequent amendments.
142. Melton’s housing situation reflects the national situation, with house prices and rents outstretching average earnings, meaning many cannot afford to buy or even rent a home. The relationship between the cost of homes and wages is called affordability. Affordability is an issue for the borough; to buy or rent one of the cheapest 25% of homes sold or let in the borough, residents need to earn more than the national average wage. The availability of smaller or ‘average’ priced homes is limited in comparison to the number of larger and more expensive homes in the borough. This highlights the problem that many households within the borough face with not being able to afford a home either to buy or rent.
143. Affordable housing is mainly provided by the following sources:
- directly by local authorities and private registered providers (housing associations), often relying on external grant investment;
 - by developers on site;
 - rural exception sites, also reliant on external grant investment; and
 - financial contributions. This is where affordable housing provision is not met on site, but instead a lump sum or commuted sum is provided to the Local Authority who takes the lead on converting it to new affordable homes in the borough.
144. The types of affordable housing include Social or Affordable Rent, usually rented from a registered provider of affordable housing; Shared Ownership (part-ownership, part rental properties) and Rent to Buy (initially bought as rented with an option to buy) through an affordable housing registered provider; discounted market sale home ownership property, such as First Homes, usually bought directly from house builders.
145. The Local Plan aims to address housing needs by seeking an element of affordable housing as part of new private housing development, alongside supporting appropriate grant or other funded affordable housing registered provider led schemes, which are expected to continue throughout the plan period.
146. The [Melton Borough Local Housing Needs Assessment 2024](#), indicates that some 2,940 affordable dwellings are required to satisfy need over the period 2021 – 2036 (196 dwellings per annum), but this could increase or decrease over the lifetime of the plan, in response to changing economic circumstances. The LHNA indicates that around 70% should be affordable housing for rent (for example, Social or Affordable Rent) and around 30% of affordable housing provision should be affordable home ownership. The

Written Ministerial Statement of May 2021 requires that 25% of the total affordable housing should be First Homes. The remaining affordable home ownership is at the discretion of the local authority based on housing needs and could be, for example, Shared Ownership or Rent to Buy. Further guidance on the mix and type of affordable housing is set out in the [Housing Mix and Affordable Housing SPD](#).

147. The council’s Local Plan Viability Assessment indicated that it is not viable to meet all the identified affordable housing needs for the borough, and that there is significant variation in the percentage of affordable housing that would be viable in different parts of the borough. The ‘value areas’ to which different required minimum percentages of affordable housing would apply are identified in Policy C4 and in Figure 7 below.

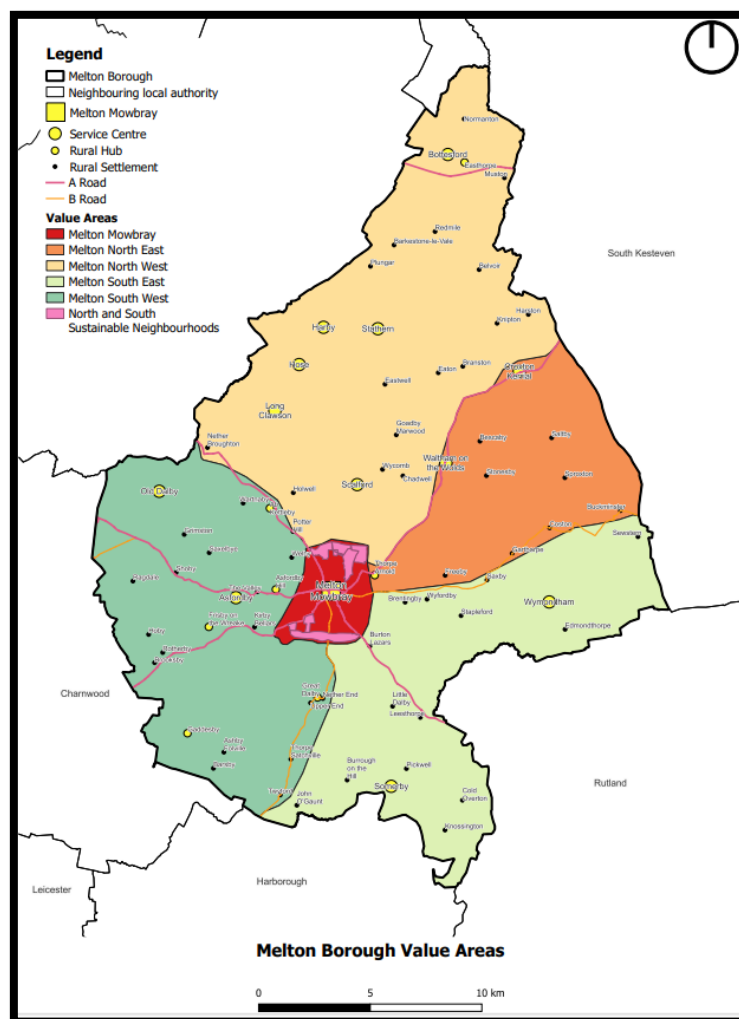


Figure 7 Value Areas in the Melton borough (more detail in the [Policies Map](#))

148. Based on an analysis of where new housing is planned and the minimum percentage of affordable housing that the viability study indicates can be sought in different parts of the borough, the Local Plan includes a target of 1,150 net additional affordable homes to be provided. The forecasted delivery of the Local Plan allocated sites is indicated in the affordable housing trajectory in Figure 8 below.

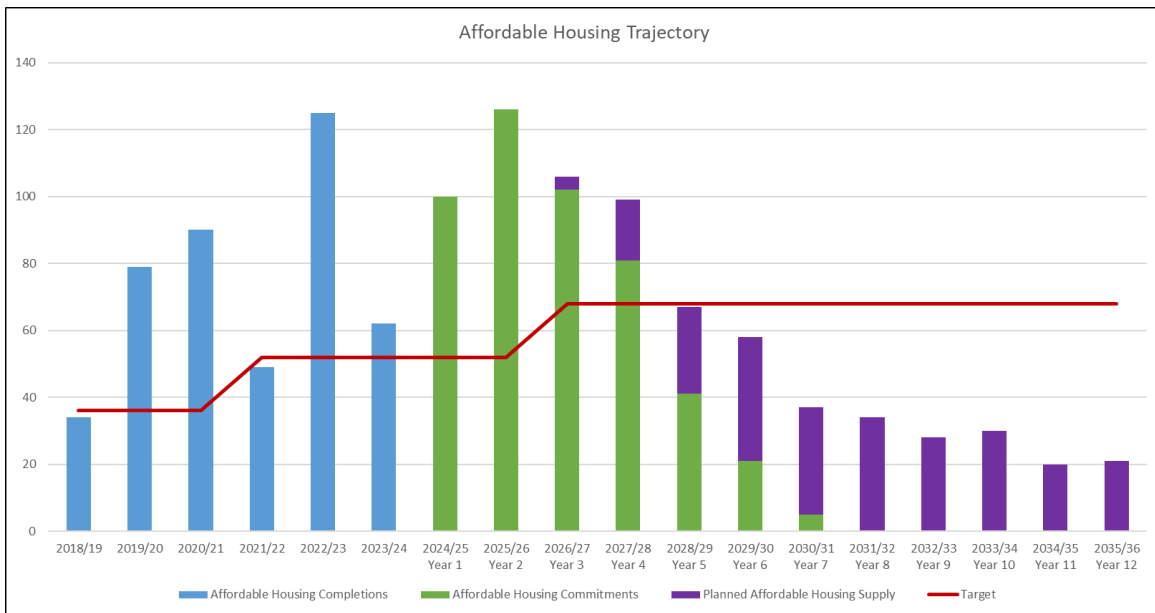


Figure 8 Affordable Housing Trajectory

149. On individual planning applications, regard will be given to the housing need at that relevant time, along with the projected level and mix of affordable housing needed.
150. With large scale, phased developments, it might be necessary to consider a varied approach to affordable housing delivery and/or 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.
151. Accessing affordable housing is important for many essential key workers, due to the lower-than-average pay that many workers receive. The NPPF identifies essential local workers as public sector employees who provide front line services including health, education, social care and community safety. This can include National Health Service (NHS) staff, teachers, emergency services, social workers and childcare workers. In recognition of the Armed Forces Covenant, this will also include military personnel. A broader issue for Melton borough is also the housing needs of agricultural workers, given the rural nature of the local economy. It is for this reason that essential local workers, military personnel and agricultural workers will be considered as a priority for affordable housing in the area they work. The mechanism and detail by which affordable housing is let and sold will be contained within relevant documents, to ensure it is occupied by workers whose needs are not met by the market.

Policy C4 – Affordable Housing Provision

Melton Borough Council will manage the delivery of around 1,150 new affordable homes between 2021 and 2036 to balance the housing stock and meet the community’s housing needs.

Proposals for major residential developments where 10 or more dwellings will be provided and/or the site has an area of 0.5 hectares or more are required to provide

affordable housing, as defined within the National Planning Policy Framework, having regard to housing needs and housing mix (in regard to tenure, type and size).

On residential sites of 4 or more dwellings in the borough’s designated rural areas³⁸, 25% affordable housing is required.

The requirements are based on the following percentages for different value areas:

Location	Minimum percentage and breakdown of affordable housing
Melton North West	15% (of which 30% Affordable Home Ownership, 35% Social Rent, 35% Affordable Rent)
Melton North East	10% (of which 30% Affordable Home Ownership, 10% Social Rent, 60% Affordable Rent)
Melton South East	15% (of which 30% Affordable Home Ownership, 35% Social Rent, 35% Affordable Rent)
Melton South West	10% (of which 30% Affordable Home Ownership, 10% Social Rent, 60% Affordable Rent)
Melton North Sustainable Neighbourhood	10% (of which 30% Affordable Home Ownership, 10% Social Rent, 60% Affordable Rent)
Melton South Sustainable Neighbourhood	10% (of which 30% Affordable Home Ownership, 10% Social Rent, 60% Affordable Rent)
Melton Mowbray	0%

The council will also manage the delivery of schemes through affordable housing registered providers and our own delivery programme of affordable housing over the whole plan period.

The affordable housing mix is required to deliver a range of tenures, as set out in the National Planning Policy Framework, Planning Policy Guidance and any Written Ministerial Statements. This includes both affordable housing for rent (for example, Social Rent and Affordable Rent) and affordable home ownership tenures³⁹ (for example, Shared Ownership; First Homes and Rent to Buy).

Proposals for specialist, age-targeted, extra care, sheltered and supported housing, where they fall within C3 use class, will be subject to the affordable housing requirements. Where affordable housing provision is required, the Local Plan target percentages will be used.

Further guidance is available in the Housing Mix and Affordable Housing SPD.

³⁸ The borough’s designated rural areas are listed at [Section 157, Housing Act 1985](#)

³⁹ The specific Affordable Home Ownership tenure to be determined on a site-by-site basis.

Rural Exception Sites

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy C5 – Affordable Housing through Rural Exception Sites

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy C5](#)].

Provision for Gypsies and Travellers

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy C6 – Gypsies and Travellers

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy C6](#)].

Sustainable Communities

152. Community facilities and services are important in developing and maintaining community inclusion and cohesion. They are important in ensuring places are sustainable by meeting the communities' day-to-day needs, these facilities and services can include but not limited to social, recreational, religious, health, educational, and cultural. It is important that everyone has access to a variety of good quality community services, that are designed and operated to facilitate access by all people to ensure that their needs are met.
153. Except for the town of Melton Mowbray, Melton borough is largely rural in nature. It is important that community facilities and services within the rural areas and town centre are protected, retained, and maintained. Safeguarding against the unnecessary loss of valued community facilities and services is essential, as these facilities and services can make a positive impact of the health and well-being within the community they serve.
154. 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 to maintain their vitality, to meet local need and to provide housing choice. This is outlined earlier in [Chapter 4](#). Neighbourhood Plans can provide guidance and policies identifying community facilities in the local community and surrounding area.

Identifying Community Facilities and Services

155. Community facilities are not specifically defined, although any facility or service which positively and actively contributes to the local area could be regarded as belonging to the 'community'.
156. The National Planning Policy Framework defines community facilities in various paragraphs such as health, education and cultural infrastructure examples given are local shops, meeting places, sports venues, sports clubs, open space, cultural buildings, public houses, music venues and places of worship.
157. Neighbourhood Plans and registered community assets of value can be used to identify community facilities and services, these identified lists and policies should be strongly considered as community facilities for the application of the policy. Neighbourhood Plans can include the community's vision for community facilities and services, such as health inequality and sustainability.
158. Some community facilities and services fall under the Town and Country Planning (Use Classes) Order 1987 (as amended). The current Use Classes were updated in September 2020. Recent changes to Use Class legislation have put different types of community facilities into more flexible use classes, in particular Class E and Class F2. Planning permission is not required for proposals where the new use falls under the same use class, which limits the scope of this policy in those circumstances.

Development which will improve community assets

159. An increase in community facilities can contribute towards the continuing viability of villages and neighbourhoods. It is important that proposals are supported which would result in either an increase in, or improvements to, community assets and facilities.
160. 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.

Assets of Community Value

161. The Government has introduced legislative changes, as part of the Localism Act, which allows nominated parish councils or groups with connection with the community to nominate "assets of community value". This gives communities an opportunity to bid to acquire and operate those assets should they become available. Detailed information on the process and the current list of registered assets of community value can be requested⁴⁰.
162. This national initiative complements the objectives of Policy C7. 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 – Community Facilities and Services

Support will be given to proposals that protect, retain or enhance existing community facilities and services, or that lead to the provision of new community facilities that improve community cohesion and wellbeing.

Development resulting in the change of use or loss of an existing community facilities will only be permitted where:

- a) **suitable alternative facilities are available and active in the vicinity which fulfil the role of the existing community facility and are easily accessible;**
- b) **the proposal would not have a negative impact on the settlement and community cohesion, with regard to the value the public place on existing use and public support for the proposal;**
- c) **all reasonable efforts have been made to preserve and re-use the community facility for an alternative community facility, but it can be demonstrated that this would not be economically viable, feasible or practicable; and**
- d) **evidence is provided to confirm that the property or site has been appropriately marketed at a reasonable value according to size, condition, and existing use for at least 12 months, and there is no realistic interest in its retention for the current use or for an alternative community facility.**

⁴⁰ [Assets of Community Value webpage](#)

Self-Build and Custom Build Housing

163. Self-build and custom housebuilding (CSB) are defined as the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals⁴¹. It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
164. The Government has an agenda for supporting and promoting the self-build and custom housebuilding sector. The Self Build and Custom Housebuilding Act places a duty on Local Authorities to hold a register of individuals, and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area for their own self-build and custom housebuilding. The number of entries in the register provides a proxy to the demand for self-build and custom housebuilding in the area.
165. Table 8 below shows the relation between demand and permission granted for the period between the 1st of April 2016 and 30th of October 2024. The identified shortfall by the end of this period is 30 dwellings.

Base period	Monitoring period	Demand	Permissions granted	Shortall/ oversupply
1	1 st Apr 2016 – 30 th Oct 2016	0	0	0
2	31 st Oct 2016 – 30 th Oct 2017	0	7	+7
3	31 st Oct 2017 – 30 th Oct 2018	0	0	0
4	31 st Oct 2018 – 30 th Oct 2019	21	18	-3
5	31 st Oct 2019 – 30 th Oct 2020	33	21	-12
6	31 st Oct 2020 – 30 th Oct 2021	19	11	-8
7	31 st Oct 2021 – 30 th Oct 2022	14	9	-5
8	31 st Oct 2022 – 30 th Oct 2023	7	7	0
9	31 st Oct 2023 – 30 th Oct 2024	17	8	-9
Total		111	81	- 30

Table 8 Figures from Government’s published Right to Build Registers Monitoring

166. As identified in the [Local Housing Needs Assessment 2024](#), it will be important for the council to maintain the policy requirements (5% of serviced dwelling plots for self-building and custom builders) in the Melton Sustainable Neighbourhoods. The report also opens the option for a reduced size threshold to address the increasing demand.
167. The self-build and custom housebuilding policy provides a mechanism for developers of large residential developments to sell a proportion of service plots to prospective self-builders and custom builders. Even though it is not explicitly covered by the policy, self-build and custom housebuilding are an excellent opportunity for exemplar design proposals, such as Passivhaus standards (or similar), which will imply a significant reduction in ongoing water and energy costs for the building.

⁴¹ Self-build and Custom Housebuilding Act 2015 (as amended) in section 1(A1) and (A2) of that Act

168. To draft the updated policy, the council engaged with the Right to Build Task Force. As addressed in the [Local Housing Needs Assessment](#), the Task Force recognises that a proportion of the windfall allowance for housing is expected to be delivered as custom or self-builds given their status as exception sites for Biodiversity Net Gain (BNG) requirements.
169. To avoid an overreliance on speculative permissions to address the existing shortfall and the increasing demand, the policy also reduces the threshold for large sites, encourages provision in areas with a local shortfall and encourages provision via Neighbourhood Plan allocations. The estimated effect of Biodiversity Net Gain exceptions and the reduction of the threshold are shown in Table 9 below.

	Number of dwellings
Annual average demand (since 2018/19)	19 (rounded)
Annual average permissions granted (since 2018/19)	12 (rounded)
Annual average surplus/shortfall	-7
Annual contributions from reduced threshold (to 2036)	+1
Annual windfall allowance	29
70% of windfall allowance as CSB (as result of BNG)	20 (rounded)
Current CSB contribution from windfall sites (annual)	7 (rounded)
Estimate annual net increase CSB due to BNG exceptions	+13
Annual estimated surplus/shortfall	+7

Table 9 Estimated demand and revised annual supply

170. The policy introduces exceptions for in lieu payments for two units or less, and affordable homes as a consideration, subject to viability, for unsuccessfully marketed plots. For example, a 40-dwelling scheme would need to deliver two custom or self-build dwellings, unless there are very exceptional circumstances allowing for in lieu payments. If the plots are not sold within 12 months (under the circumstances specified in the policy), then on-site affordable housing provision will be expected as per [Policy C4](#) unless this is unviable.
171. Finally, to enhance the council’s monitoring, the policy sets a requirement for the submission of information to demonstrate how the initial homeowners had primary input into the final design and layout of the dwelling. This information is expected to be submitted at reserve matters of full planning stage.

Policy C8 – Self-build and Custom Housebuilding

To support self-build and custom housebuilding and meet local demand, as demonstrated by the council’s Self and Custom Build Register, self-build and custom housebuilding plots will be delivered in the following ways:

- a) **on sites of 20 dwellings or more, at least 5% of dwellings will be made available as serviced plots for sale to self-builders. These should be fully serviced and located where suitable adopted or adoptable road access is deliverable at an early stage in the development (prior to 25% occupation of**

the relevant phase in which the service plots are located as agreed at outline application stage);

- b) on unallocated sites in accordance with Policies SS2 and SS3 where they help meet the local demand; or
- c) on suitable sites identified in Neighbourhood Plans for self-build and custom housebuilding within their areas.

The following criteria apply to all custom build and self-build developments:

1. a range of plots sizes are provided, suitable for detached homes with adequate scaffold margins within the plot boundary; and
2. each plot must be marketed for at least a 12-month marketing period, this period running from the point that the plots are ready to be developed, fully serviced and accessible. A robust marketing strategy must be agreed with the council and plot sales values should be supported by an independent valuation and take account of the likely higher build costs associated with self and custom build housing. If they are not sold within this period, consideration will need to be given for the plots to be delivered as affordable housing on site as per Policy C4.

All custom and self-build housing must meet the requirements of the ‘Right to Build’ legislation.

Sites or clusters of two or more serviced plots should be delivered with the use of a design code which should provide suitable flexibility to allow for design variation, taking account of local circumstances.

All relevant Reserve Matters or full planning applications must be accompanied by sufficient information to demonstrate how the initial homeowners have had primary input into the final design and layout of the dwelling.

Financial contributions in lieu of on-site provision will only be considered in very exceptional circumstances acceptable where the number of plots to be delivered is two or less, or where it is clearly demonstrated that the inclusion of custom build plots would prejudice the delivery of the wider scheme (for example, within proposals with flats). Financial contributions will be based on the most up-to-date evidence on custom build plot values.

Health and Wellbeing

172. Good health is a basic pre-condition for people to take an active role in family, community and work life, and everyone should have a fair chance to live a long life in good health. Health is a state of complete physical, mental and social wellbeing, not just the absence of disease or illness, and good health is about the extent to which individuals in a society are enabled to live healthy and flourishing lives.
173. Health inequalities are avoidable, unfair and systematic differences in health between different groups of people⁴². Health inequalities arise because of the conditions in which we are born, grow, live, work and age. These conditions influence our opportunities for good health, and how we think, feel and act, and this shapes our mental health, physical health and wellbeing.
174. The council recognises that health and wellbeing is influenced by the impact of the built and natural environment and the interplay between the environment and social conditions. The design of the places where people live and work can influence many factors that impact physical and mental health and wellbeing outcomes. The Local Plan has a key role in particular in addressing these ‘wider determinants of health’ which have a greater influence on health overall than healthcare, behaviours or genetics. Addressing them is essential for improving population health and wellbeing and reducing health inequalities.
175. Melton borough’s [Community Health and Wellbeing Plan \(2023-2028\)](#) and the [Leicestershire Joint Health and Wellbeing Strategy \(2022-2032\)](#) both seek to improve the health and wellbeing of everyone in Melton borough, and are informed by a thorough understanding of local health needs⁴³. Identified local health issues include physical inactivity, unhealthy eating and obesity, social isolation, access to healthcare services, poor mental health and meeting the challenges of an ageing population.
176. The Local Plan has adopted a ‘health in all policies’ approach, in that the Local Plan and its policies as a whole seek to create safe, healthy and inclusive communities, that support and promote environments that reduce health inequalities and create opportunities for local people to improve their physical and mental health and wellbeing⁴⁴. Health considerations are therefore integrated into all aspects of the plan to ensure places are designed to encourage social interaction, support mental health and promote healthy lifestyles, for all. They include;
- **Promoting healthy lifestyles and increased physical activity** through, the design of new development and by ensuring good quality and accessible green spaces, public realm, playing pitches, parks, open spaces, sports and other

⁴² [The Kings Fund \(2022\) What are health inequalities?](#)

⁴³ [The Leicestershire Joint Strategic Needs Assessment \(2022-2025\)](#) and [Public Health England Local Authority Health Profiles for Melton borough](#)

⁴⁴ A strategic Health Impact Assessment is being undertaken to ensure the Local Plan policies optimise health outputs. This is being undertaken by Leicestershire Public Health team alongside the regulatory 19 consultation.

recreation facilities. Seeking opportunities to increase activity for all ages and abilities, including through play, trails and outdoor gyms.

- **Make choosing active travel easier** by providing safe, convenient and attractive network of streets, paths and cycleways, integrated where possible with public transport to connect homes, workplaces, shops, schools, healthcare, leisure and other services and facilities.
- **Reducing contributors to poor health and mitigating their risks**, such as those associated with climate change, air quality, flooding and crime.
- **Promoting a stronger local economy**, recognising the clear links between income and health, providing employment opportunities in accessible locations and improve connectivity to them to ensure local people have good access to education, training and employment opportunities.
- **Supporting good mental health**, by promoting social interaction through the design of high-quality public spaces and places, improving access to nature and green spaces, and providing decent and affordable homes.
- **Supporting healthy eating** by safeguarding, creating and enhancing allotments, orchards, community and private gardens, and local food markets that can provide access to healthy, fresh and locally produced food.
- **Ensure the right infrastructure** is in place to meet current and future health and care needs. This includes the need for new healthcare facilities, particularly for primary care, as well as wider community and recreational facilities that support health and high-speed broadband infrastructure to empower access to digital health care and services.
- **Providing healthy homes** that are accessible, safe and adaptable, with natural light, good quality residential amenity, thermal comfort, that are climate resilient with adequate living and storage space.
- **Designed to meet the needs of everyone** across their whole lifetime, adopting inclusive design principles, including the need for adaptable and affordable housing and designing places and homes to meet the needs the borough's aging population.

177. The locally developed [Healthy Place Making](#) platform provides advice and resources on how to create healthier places in Leicester, Leicestershire and Rutland. This is a useful tool which can be used to assist in the development of places that consider health and wellbeing at the forefront of design and function.

Climate Change and Health

178. Climate change is a major threat to human health and wellbeing, it affects most health determinants, directly or indirectly. The impact of climate change on individuals will

vary, with the worst effects expected to be on disadvantaged and vulnerable populations, which could widen local health inequalities further⁴⁵. The climate mitigation and adaptation policy requirements set out in the Local Plan will help to reduce the impacts of climate change on health and wellbeing and reduce long term pressures on health and care services. The Local Plan has also sought to align its climate change goals with health to generate a range of health co-benefits, these include, reduced air pollution, healthier homes, reduced fuel poverty, protection from heat and flooding, protection of water supplies, greenspaces for mental health and supporting active travel behaviour shifts for physical activity.

Policy C9 – Healthy Communities

Development proposals are expected to promote, support and enhance physical and mental health and wellbeing, and contribute to reducing health inequalities, by ensuring high quality development is provided, alongside accessible local services and facilities to support health, in accordance with the wider policies of this plan.

Health Impact Assessments should be undertaken where appropriate to demonstrate that sufficient opportunity has been taken to promote health, reduce health inequalities and mitigate any negative health impacts, in accordance with Policy C10.

Proposals for new healthcare 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 colocation of health facilities with other services and facilities should be considered to provide coordinated care and a community focus.

⁴⁵ [Climate change: Health Effects in the UK \(2023\)](#)

Health Impact Assessments

179. A Health Impact Assessment (HIA) is a tool used to identify the health impacts of a development proposal and to develop recommendations to maximise the positive impacts and minimise the negative impacts, while maintaining a focus on addressing health inequalities through influencing the wider determinants of health. They are a useful tool for development proposals that are likely to have significant health impacts. Following the HIA process can help demonstrate that health impacts have been properly considered when preparing, evaluating and determining development proposals.
180. A HIA should provide sufficient detail to enable a clear understanding of any health impacts of a proposal. This should include consideration of the likely demands of the development proposal upon the existing services and facilities. They should also be proportionate to the scale and nature of the proposal.
181. The [HIA template and guidance for Melton borough](#) has been developed by the Public Health Team at Leicestershire County Council. Its use is strongly recommended⁴⁶ as it aligns with local health and wellbeing needs and priorities. It also sets out neighborhood areas where Public Health have concerns in relation to health and health inequalities, where specific health considerations may be required to respond to the specific needs and barriers faced by their populations. This includes, as shown in the [Policies Map](#), Melton Mowbray West MSOA²⁴.
182. The need for a HIA and its scope will depend on the type, scale and location of the development proposed. Policy C10 sets out the need to undertake an assessment of health impacts, following the HIA process, for all major development proposals, as they are most likely to have a significant impact on health and wellbeing. Significance is not absolute and can only be identified in relation to individual development projects and their unique location and context. Not all major development proposals are expected to have significant health impacts. Equally some other types of development could lead to significant health impacts due to their type and/or location. This includes where the proposed use is for hot food takeaways, gambling establishments or payday lenders and where the development would be likely to significantly impact air quality.⁴⁷
183. The first step in the HIA process is the screening stage, where it is determined whether a standalone HIA is justified in planning terms and whether an HIA is likely to be the best way to ensure health and equity issues are effectively addressed. The screening

⁴⁶ The use of any alternative approach to undertaking a HIA should be justified and agreed by the council. For example, depending on the scale of the development, it may be appropriate to integrate or align a HIA with an Environmental Impact Assessment or a Masterplan. Alternative approaches should still ensure that they consider all relevant matters, including those relating to the wider determinants of health, as set out in the local HIA guidance.

⁴⁷ Where there is the risk of a significant air quality impact, either from a new development causing an air quality impact or creating exposure to high concentrations of pollutants for new residents, an air quality assessment should be undertaken.

stage ensures proportionality, so that only developments identified as having expected significant health impacts are required to undertake a HIA. A screening tool has been built into the [HIA template and guidance for Melton borough](#) to determine the need for a HIA. The level of information required to comply with the local HIA template and guidance, including its screening tool, has been designed to ensure that policy compliance is proportionate to the scale and nature of the development proposed.

184. Proposals that are screened and found to not need to undertake a standalone HIA are still expected to seek opportunities to deliver health and wellbeing benefits and reduce health inequalities, by virtue of the requirements of the wider policies of the Local Plan, including [Policy C9](#) and [Policy D1](#). As appropriate, applicants should incorporate health considerations into Design and Access Statements and/or other relevant assessments. HIAs are most effective when undertaken early in the development process, to inform and shape the design of a proposal. The council recommends submission of the HIA screening assessment as part of any request for pre-application advice.

Policy C10 – Health Impact Assessments

The following types of development will be required to demonstrate that they have appropriately considered health and wellbeing impacts through the submission of a Health Impact Assessment (HIA) Screening Statement:

- a) **all major development proposals;**
- b) **development located in an identified Area of Concern in the Leicestershire Joint Strategic Needs Assessment; or**
- c) **other development likely to have a potentially significant health impact in relation to its use and/or location.**

Applicants should use the screening tool contained within the HIA template and guidance for Melton borough, unless an alternative method has been agreed. The HIA Screening Statement should set out the outcomes of the screening tool and how it has influenced the design of the scheme.

For developments where the screening tool justifies a need, due to expected significant health impacts, a Health Impact Assessment will be required. Applicants should use the HIA template and guidance for Melton borough, unless an alternative method has been agreed.

Health Impact Assessments, including screening stage considerations, should be robust, proportionate to the scale and nature of the development and objectively consider potential health impacts, having regard to local health contexts and likely demands of the development proposal upon existing services and facilities.

Where a development has significant negative or positive impacts on health and wellbeing the council may require applicants to ensure that any positive health

impacts are achieved, and negative health impacts minimised through planning conditions and/or financial or other contributions secured via planning obligations.

Chapter 6: Melton’s Economy – Strong and Competitive

Employment Need in the Local Plan Update

185. Following a review and consultation, Policy EC1 has been updated (alongside the deletion of Policy EC4) to define the objectively assessed employment need, allocate appropriate sites to meet that need, reflect changes to the Use Class Order and to provide additional clarity on policy criteria.

Employment Need

186. The [Melton Employment Land Study 2024](#) defines the objectively assessed need for industrial/warehouse and office uses. Office need is calculated using the Labour Demand model, which considers forecasting of jobs growth and the proliferation of home working and best reflect that office space requirements are driven by the number of staff businesses need to accommodate. Industrial/ warehouse need is calculated using the Historic Land Take Up model, which considers the delivery of employment land within the borough since 2010 and best reflects that industrial/warehouse space requirement are more strongly driven by production and storage requirements rather than number of staff.

187. The study also assesses the current realistic and available supply of employment land in the borough as 20.96ha, comprised of 19.96ha of land allocated for employment use in the previous Melton Local Plan 2018 and 1ha of land with extant planning permission for employment use.

188. Taking account of these objectively assessed need modelling and deducting the current supply of employment land, Table 10 below sets out the amount of land required to be allocated by this Local Plan:

	2023-36	2023-41	2023-50
Industrial and Warehouse Need	26.22ha	33.12ha	45.54ha
Office Need	0.81ha	0.95ha	1.49ha
Combined Need	27.03ha	34.07ha	47.03ha
Combined Need Minus Current Supply	6.07ha	13.11ha	26.07ha

Table 10 Employment land to be allocated

Employment Allocations

189. Within the plan period of 2023-36, the Local Plan needs to account for 27.03ha of employment land need. Considering the recommendations of the Melton Employment Land Study 2024, Policy EC1 accounts for this need as follows:

- 0.81ha of office need will be met by supporting delivery through a diverse range of smaller sources rather than an allocation;

- 1ha of industrial/ warehousing need will be met by extant planning permissions;
- 19.96ha of industrial/warehousing need will be met through the continued allocation of two existing employment allocations; and
- a minimum of 5.26ha of industrial/warehousing need will be met through the allocation of new employment allocations.

190. The five sites allocated are:

- **Asfordby Business Park, Asfordby.** Continued allocation from the adopted Local Plan. The predominantly brownfield site is approximately 40ha containing industrial and storage uses and opportunities for intensification of development. The Melton Employment Land Study 2024 recommends that a realistic land supply of 10ha of employment land is deliverable (within the 40ha), which is reflected in Policy EC1. Development of the site should particularly take account of the impact upon Grade II* Listed Church of St Bartholomew to the north of the site and any archaeological potential, and steer development away from areas of high flood risk.
- **Land South of Leicester Road, Melton Mowbray.** Continued allocation from the adopted Local Plan, albeit reduced in size. The greenfield site has outline planning permission (application reference 21/01280/OUT) for 9.96ha employment development.
- **Airfield Farm, Melton Mowbray.** New allocation for 8.57ha of employment land. The site has existing commercial uses fronting Dalby Road and development could provide an opportunity to remediate and formalise access arrangements. The site is also in proximity to the Melton South Sustainable Neighbourhood so reflects the planned strategic growth of the town and access is likely to be from Dalby Road. Development of the site should particularly take account of potential coordination of access arrangements with the Melton Airfield site, environmental health mitigations for nearby residential properties, responding to surface water flood risk within the site and the watercourse on the east boundary, the potential location of Great Crested Newts and Badger Setts and the protection of trees to the north of the site and their roots.
- **Melton Airfield, Melton Mowbray.** New allocation for 12.88 ha of employment land. The site contains existing storage uses on the former airstrip and adjoins commercial uses that front Dalby Road. The site is also in proximity to the Melton South Sustainable Neighbourhood so reflects the planned strategic growth of the town and access is likely to be from Dalby Road. Development of the site should particularly take account of potential coordination of access arrangements with the Airfield Farm site or potentially the Melton Mowbray Distributor Road if this unanticipated opportunity arises, proportionate

consideration to the significance of the Melton Mowbray Airfield as a non-designated heritage asset, and the potential location of Great Crested Newts.

- **Burrough Court Extension, Burrough on the Hill.** New allocation for 1.04ha of employment land. The site would form an extension to the successful Burrough Court rural business park. Development of the site should particularly take account of protection of surrounding trees and their roots (designated priority habitats), be designed to steer development away from areas of surface water flood risk to the north of the site, and the scale of development should not exceed the tree line to reduce wider visual impact.

191. Planning applications for all employment allocations are expected to be supported by:

- Transport Assessment and Travel Plan
- Site Specific Flood Risk Assessment
- Ecological Assessment
- Heritage Statement
- Archaeological Assessment
- Landscape and Visual Impact Assessment
- Arboricultural Assessment including root protection

Policy Flexibility

192. Planning policies should set out a clear strategy and criteria that supports economic growth whilst including flexibility to accommodate unanticipated need or changes in economic circumstance and supporting a prosperous rural economy. Policy EC1 includes a high level of flexibility towards the delivery of employment growth by allocating a greater amount of land than the minimum identified need and across a range of sites. This approach ensures that there is sufficient flexibility in the supply of land should unanticipated barriers to development arise on a specific site.

193. Furthermore, Policy EC1 provides criteria for non-allocated employment proposals to be supported to reflect changes in circumstances. Examples of such changes include evidence that an employment allocation is no longer deliverable, to accommodate unanticipated needs, to accommodate new working practices or to make provision for unanticipated opportunities that will provide for the locational requirements of knowledge-based, data-driven, creative or high technology industries. Additionally, Policies EC1 and [EC2](#) in combination take a flexible approach to support employment proposals in rural areas that are appropriate to their location.

Policy EC1 – Employment Need, Allocations and Development

Industrial and Warehousing

Melton borough has a minimum industrial and warehousing land need of 26.22ha between 2023 and 2036. The following locations, as shown on the Policies Map, are allocated for industrial and warehousing use to meet this need. Planning permissions for these sites will be appropriately conditioned to ensure that the use

of the site remains in use class B2 (general industry), B8 (storage and distribution) and E(g) (office, research and development or industrial processes).

Reference	Site	Allocation Area (ha)
EC1a	Asfordby Business Park, Asfordby	10.0
EC1b	Land South of Leicester Road, Melton Mowbray	9.96
EC1c	Airfield Farm, Melton Mowbray	8.57
EC1d	Melton Airfield, Melton Mowbray	12.88
EC1e	Burrough Court Extension, Burrough on the Hill	1.04
	TOTAL	42.45

Office

Melton borough has a minimum office land need of 0.81ha between 2023 and 2036, which equates to 1,971 square metres of office space to accommodate 164 full-time equivalent jobs. This need will be delivered through a range of sources including changes of use, refurbishments and combined functions within industrial and warehousing units. Proposals that provide office space that contribute towards the delivery of this need will be supported.

Criteria for Employment Proposals

Proposals for employment allocations and existing employment sites, including where they relate to mixed-use proposals, will be supported where they:

- a) are of an appropriate scale to the surrounding context;
- b) include mitigations to ensure landscape character is not adversely affected;
- c) provide satisfactory access, servicing and on-site parking provision arrangements, including integrating public transport and active travel movements where appropriate to the location;
- d) do not have an undue impact upon neighbouring amenity;
- e) do not have an undue impact upon traffic generation; and
- f) do not conflict with the sequential approach taken towards Main Town Centre uses

Employment proposals are encouraged to, and will gain additional support where they:

- g) incorporate employment uses within mix use developments, particularly where links with residential proposals minimise the need to travel by car through the provision of links to sustainable transport options;
- h) are constructed to high environmental standards, in accordance with Policy EN9A; and

- i) support the ‘green economy’ by expanding or modernising existing railway and waste processing industries; or support sustainable production practices within locally important industries such as food production.**

Proposals for employment development of non-allocated sites will be considered against the above criteria if it becomes evident that employment need will not be met by the allocations, or reflecting a significant change in economic circumstances, or if the proposal is in a rural area and complies with Policy EC2. In both cases, the above policy criteria should be met.

Rural Economy in the Local Plan Update

194. Following a review and consultation, Policy EC2 has been updated to provide additional clarity on policy criteria including cross-referencing with other policies, and to incorporate additional flexibility to support rural economic growth.

Supporting a Prosperous Rural Economy

195. Outside of Melton Mowbray, the borough is predominantly rural which is reflected in the higher proportion of jobs within the agriculture and manufacturing sectors compared with regional and national averages⁴⁸. Rural businesses can have strong local connections in terms of proximity to the local workforce and providing local services and facilities, therefore supporting rural economic growth is key to supporting sustainable communities.
196. In addition to the vital role of food production, the agricultural sector has strong connections to Melton Mowbray which is best reflected in the market town being promoted as the 'Rural Capital of Food'. Planning policies should support and enable rural economic growth and diversification and the Melton Employment Land Study 2024 recommends that broad support should be given for B2, B8 and E(g) uses within rural parts of the borough, provided they are appropriate for the location. The provision of renewable energy infrastructure as part of a rural diversification schemes can support the viability of agricultural businesses. Other rural diversification schemes can contribute to leisure and tourism sectors.
197. Whilst Policy EC2 gives general support to the growth and expansion of rural businesses, there is significant crossover with other policies in the plan as highlighted in the policy. Where there is crossover, policies will be applied in combination.

Policy EC2 – Rural Economy

Proposals in rural areas that include the growth and expansion of all types of businesses will be supported, including proposals that:

- a) **support the operation of a rural based activity including agriculture, forestry and equestrian uses that accord with Policy D2;**
- b) **incorporate business uses into existing buildings or well-designed new buildings that accord with Policy D1;**
- c) **support the diversification and viability of agricultural businesses whilst retaining agriculture as the primary use of the agricultural holding, including providing renewable energy infrastructure in accordance with Policy EN10;**
- d) **support rural tourism or cultural development opportunities that accord with Policy EC8;**
- e) **retain and develop local services and community facilities that accord with Policy C7;**

⁴⁸ See Chapter 2 for jobs by sector in the borough.

- f) are for B2, B8 and E(g) use class employment sites, provided that they are appropriate for their location in accordance with the criteria for all employment proposals in Policy EC1; and
- g) are consistent with the sequential approach for main town centre uses set out in Policy EC5.

Support for the principle of these proposals does not negate the requirement to comply with other policies related to impact upon surrounding amenity, design, landscape, transport and parking provision.

Existing Employment Sites in the Local Plan Update

198. Following a review and consultation, Policy EC3 has been updated to amend existing employment site boundaries where necessary, designate new sites and provide additional clarity for proposals for alternative uses.

Existing Employment Sites

199. The [Melton Employment Land Study 2024](#) appraises the 15 existing employment sites identified by the adopted Local Plan and recommends these should all have continued protection. The study further recommends minor boundary changes to sites (vi), (vii), (ix), (xi) (xii), (xiii) and (xv) and the new designations (xvi) and (xvii), all of which are included in Policy EC3 and identified on the [Policies Map](#). In addition, the policy recognises protective employment designations identified by Neighbourhood Plans. Any allocation in [Policy EC1](#) that is subsequently developed will be protected in accordance with Policy EC3.

Flexibility for Lower Quality Employment Sites

200. Planning policies should be flexible enough to enable responses to changes in economic circumstances. The Melton Employment Land Study 2024 identifies three sites being lower quality employment sites reflecting uncertainties about their future use. Site (iii) contains some existing employment uses, planning permission for the employment use of the site lapsed in 2016 and Policy A22 of the [Asfordby Neighbourhood Plan](#) (2011-2036) encourages wider uses to support the viability of the site. Sites (iv) and (xvii) contain specialist facilities with the respective occupiers reviewing their locational operations. The study recommends if no progress is made within three years of these sites becoming vacant, it can be assumed the market would not favour a purely employment use scheme and a broader range of uses may be required, which is reflected in Policy EC3.

Non-Employment Proposals and Marketing Periods

201. Policy EC3 sets out criteria whereby non-employment uses may be acceptable on existing employment sites. A proposal for a non-employment use may be considered to have significant benefit to the area if it improves the character or amenity of the surrounding area, has important community or regeneration benefits, or is a mixed-use development that has no significant job losses. Additionally, uses that are incidental to the operation of an existing employment site will be supported, for example a food and drink premises that would serve local workers.
202. The [Employment Land Study 2024](#) recommends that proposals for a non-employment use should be supported by viability assessments underpinned by appropriate marketing periods of 12 months for sites of 0-2ha and 18 months for sites above 2ha. Any such marketing periods will be expected to demonstrate that they have adhered to the marketing standards shown in [Table 11](#) below.

Marketing Tool	Premises	Site of 0-2 ha	Site of 2+ ha
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
Regional Property Agent (joint or sole)	✓		✓
Liaise with Melton Borough Council	✓	✓	✓
Produce Marketing Particulars (in hard copy/PDF)	✓	✓	✓
Targeted mailing to Local/County/Regional Property Agents (Internet)	✓	✓	✓
Targeted mailing to Local/County/Regional Property Developers/Investors (Internet)	✓	✓	✓
Targeted mailing to UK Property Agents/Developer/Investors (Internet/postal)			✓
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓
Advertise in Local/County/Regional Business Press		✓	✓
Advertise in UK Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓

Table 11 Marketing standards per type of site

Policy EC3 – Existing Employment Sites

The following locations, as shown on the Policies Map, will be retained for class B2 (general industry), B8 (storage and distribution) or E(g) (office, research and development or industrial processes) uses.

Reference	Site
EC3 (i)	Masterfoods HQ, Waltham
EC3 (ii)	Asfordby Business Park, Asfordby Hill
EC3 (iii) ⁴⁹	Holwell Works (Melton Mowbray Business Park), Asfordby Hill
EC3 (iv) ⁴⁹	Stanton Plc (St Gobain), Asfordby Hill
EC3 (v)	Saxby Road/Thorpe Road Area (Incorporating Hudson Road Estate), Melton Mowbray
EC3 (vi)	Crown Business Park, Old Dalby
EC3 (vii)	Six Hill Business Area, Six Hills
EC3 (viii)	Old Dalby Trading Estate, Old Dalby
EC3 (ix)	Melton And Kettleby Foods, Melton Mowbray
EC3 (x)	Leicester Road Estate, Melton Mowbray
EC3 (xi)	Normanton Lane, Bottesford

⁴⁹ If after 3 years of this site ceasing to be occupied no progress has been made to bring this site back into employment use, a broader range of uses will be acceptable

EC3 (xii)	Orston Lane, Bottesford
EC3 (xiii)	Hickling Lane Employments Sites, Long Clawson
EC3 (xiv)	Snow Hill Industrial Estate, Melton Mowbray
EC3 (xv)	Burrough Court, Burrough on the Hill
EC3 (xvi)	Pera Business Park, Melton Mowbray
EC3 (xvii)	Arla Dairy, Melton Mowbray
-	Sites identified within a protective employment designation within an adopted Neighbourhood Plan

Proposals for Non-Employment Uses

Proposals for the development of all or part of an existing employment site for non-employment uses will only be permitted where:

- a) it can be demonstrated, through an acceptable viability study, that the site is no longer economically viable for employment purposes in the long term nor can be made so, including evidence that the site has been appropriately marketed at a reasonable value according to size, condition, and existing use for at least 12 months (sites between 0-2 hectares) or 18 months (sites above 2 hectares), and there is no market demand for employment use on the site;
- b) the proposed use would offer significant benefit to the area by bringing a brownfield site into a viable and productive use, in particular where proposals have broad community support; and
- c) the proposal complies with other policies related to impact upon surrounding amenity, design, landscape, transport and parking provision.

Proposals for other (non-residential) uses on existing employment sites will only be supported where they are incidental to the main employment operation of the site.

Policy EC4 – Other Employment and Mixed-use Proposals

[This policy has been merged with Policy EC1, please see [Policy EC1](#)]

Retail in the Local Plan Update

259. Following a review and consultation, Policy EC5 has been updated to provide a single comprehensive policy related to main town centre uses across the borough (alongside the deletion of Policies EC6 and EC7); to reflect changes to the National Planning Policy Framework (NPPF) and permitted development legislation; and to incorporate policy flexibility to support economic growth.

Retail Need

260. The [Melton Retail Study 2015](#) assesses the borough’s retail needs up to 2036. The study recommends that the borough has no need for convenience retail floorspace and that the need for comparison retail floorspace is as show in Table 12 below.

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

Table 12 Need for comparison retail floorspace

261. The study recommends that the use of the above need figures post-2021 should be exercised with caution. It is nationally recognised that traditional retail is in decline, in particular because of the rise of internet shopping which was recently exacerbated by a period of disruptive public health restrictions. Additionally, the recent introduction of Use Class E alongside amendments to permitted development rights has created a much more flexible planning environment for retail planning.

262. The [Melton Advice on Retail Needs 2023](#) undertook a high-level review of the retail need figures and recommended that both comparison and convenience retail needs are now likely to be lower. This reflects updated information on population growth, a significantly greater share and rising trend towards Special Forms of Trading such as internet shopping for comparison goods, and lower per capita spend growth forecast for convenience goods. The advice notes that there is a general trend of retailers building less new floorspace and making more efficient use of existing floorspace and recommends that, in the context of the Local Plan Update, it would not be proportionate to undertake a detailed update of retail needs.

263. Given the modest level of retail need in addition to uncertain market conditions, the Local Plan does not allocate town centre sites to meet this need. Taking a flexible approach towards town centre development will ensure that advantage can be taken as opportunities arise and market demand changes. Melton Borough Council works proactively with businesses, property owners and stakeholders such as the Melton Business Improvement District and Melton Mowbray Town Estate to identify, coordinate and support opportunities. The council has secured Government investment to progress and deliver the [Stockyard development](#), which will provide a multi-purpose event space and units for retail and start-up businesses, linked to the town’s historic Cattle Market.

264. The council has also produced the [Melton Mowbray Town Centre Vision and Action Plan](#) to set priorities to maximise the potential of the town, one of which relates to the production of town centre design guidance, which is intended to be adopted as an SPD in 2025. Additionally, the Melton South and Melton North Sustainable Neighbourhood, Policies [SS4](#) and [SS5](#), seek to meet day-to-day need for those developments. All considered, a proactive and responsive approach is being taken to town centre development opportunities.

Retail Hierarchy

265. The [Melton Retail Study 2015](#) identifies a retail hierarchy for the borough as shown in [Table 13](#) below.

Settlement Role	Retail Hierarchy	Settlement
Main Town Centre	Town Centre	Melton Mowbray
Primary Rural Centre	Local Centre	Asfordby and Bottesford
Secondary Rural Centre	n/a	Long Clawson and Waltham on the Wolds

Table 13 Retail Hierarchy for the Borough of Melton

266. Planning policies should define the extent of designated town centres. The town centre boundary for Melton Mowbray, as recommended by the study, is defined on the [Policies Map](#). The study identifies that the settlements of Asfordby and Bottesford have a local centre function and are therefore designated in the hierarchy. The extent of the local centres is not defined on the [Policies Map](#), rather the principle of maintaining existing retail frontages is supported. Beyond the defined retail hierarchy, the borough has a network of villages including Long Clawson and Waltham on the Wolds that fulfil important local service functions but are not large enough to be included within the retail hierarchy. Notwithstanding the identified retail hierarchy, the provision of appropriate local services is important to support the sustainability of local communities, including minimising the need to travel or make multiple journeys to meet everyday needs, which could have wider benefits in terms of increasing social inclusion and reducing carbon emissions.

Sequential Test

267. ‘Main Town centre uses’ are defined in Annex 2 of the NPPF as “Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)”. This definition, or any subsequent amendments, is the basis for the application of Policy EC5. Planning policies should apply a sequential test to planning applications for main town centre uses, which is reflected in Policy EC5.

268. 'Edge of centre' is defined in Annex 2 of the NPPF as "For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances". The primary shopping frontages identified on the [Policies Map](#) are the basis for measuring 'edge of centre' distances from the 'primary shopping area'.
269. Policy EC5 takes a flexible approach to the application of the sequential test in certain instances. National policy states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. Small scale is not defined in national policy and will be interpreted on a case-by-case basis considering factors including whether the proposal is ancillary to an existing rural use, brings an existing building into productive use, has limited floorspace that will not be incrementally expanded over time, and compatibility with [Policy EC2](#).
270. To provide a flexible approach that supports the provision of local services and facilities, particularly in rural areas, the sequential test will not be applied to proposals within local centres or existing small concentrations of main town centre uses, provided the proposal is an appropriate scale that is physically integrated to the existing offer. The sequential test will be applied to proposals involving mezzanine installations and variation of condition applications (for example to extend hours of operation or the range of goods sold).

Impact Assessment

271. The [Melton Retail Study 2015](#) recommends a 200sqm impact assessment threshold for proposals within Melton Mowbray and a zero impact assessment threshold elsewhere in the borough. Given the challenging market environment for retail and main town centre uses and to support economic growth, Policy EC5 takes a more flexible approach and applies the 200 sqm impact assessment threshold across the borough. Where an impact assessment is required, it should consider the following points in a manner that is proportionate to the proposal:
- the extent to which the market profile of the development proposed will compete with existing facilities in the town centre;
 - the potential for relocation of businesses currently trading in the town centre to locations out of centre;
 - the impact on linked trip spending between different town centre uses or businesses;
 - the cumulative effect of more than one development coming forward at the same time; and
 - the impact through trade diversion on the role and function of a town centre.

Primary and Secondary Shopping Frontages in Melton Mowbray Town Centre

272. Melton Mowbray town centre is the borough’s primary retail, leisure and visitor destination. The historic market town has a twice-weekly farmers market which has a recorded existence of 1,000 years. The town centre is also within the Melton Mowbray Conservation Area, which has an area [appraisal](#) and [management plan](#) and includes several Listed Buildings and historic shopfronts. The Conservation Area is on the Historic England’s Heritage at Risk Register therefore retaining and enhancing historic features is a priority. Melton Borough Council actively identifies, coordinates and supports initiatives, in collaboration with partner organisations, to maximise the economic potential of the town centre.
273. Within this ambitious and historic context, supporting appropriate uses and good design within the most prominent parts of the town centre is an important component of supporting the vitality of the area. Planning policies should define the extent of primary shopping areas within town centres. The [Melton Retail Study 2015](#) recommends primary and secondary shopping frontages that are identified on the [Policies Map](#) (note: as shown in Figure 9 below, the secondary shopping frontage along the east side of Nottingham Street has been expanded to include three additional units that are within the pedestrianised area).
274. In 2025, Melton Borough Council will adopt an SPD that will set out detailed design guidance for Melton Mowbray town centre and will be a material consideration alongside the application of Policy EC5.

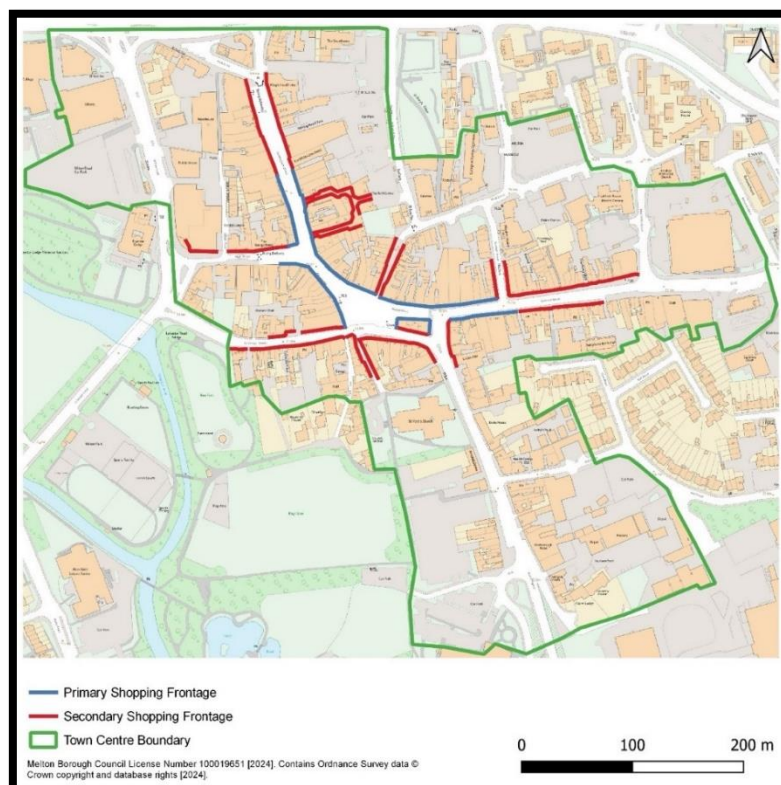


Figure 9 Primary and Secondary Shopping Frontages within Melton Mowbray Town Centre

Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre

Hierarchy and Sequential Approach

Melton Mowbray is designated as a Town Centre and its boundary and primary and secondary shopping frontages are defined on the Policies Map. Asfordby and Bottesford are designated as Local Centres. Across the borough, a sequential approach will be applied to the location of proposals for main town centre uses, which will be directed within the town centre boundary locations, then to edge of centre locations, and only if suitable sites are not available should out of centre sites be considered.

The sequential approach will not be applied to proposals:

- a) for small scale rural offices or small-scale rural development; or
- b) within Local Centres, or an existing small concentration of main town centre uses elsewhere in the borough, provided that the proposal:
 - is physically integrated to the existing offer;
 - is of a scale appropriate to its context; and
 - has a satisfactory retail impact assessment where applicable.

Retail Need

As part of a wider strategy to promote and enhance the town centre, the council will work proactively with organisations, businesses and property owners within and on the edge of the town centre to identify development, redevelopment and site assembly opportunities to meet the identified needs for up to 8,870 sqm net of additional comparison retail floorspace by 2036.

Primary and Secondary Shopping Frontages in Melton Mowbray Town Centre

Proposals within a Primary or Secondary Shopping Frontage, as defined on the Policies Map, should:

1. maintain a ground floor function that sells, displays or provides a service to visiting members of the public;
2. retain active and visually permeable ground floor frontages; and
3. retain historic shopfront features.

Development Criteria for Main Town Centre Uses

Proposals for Main Town Centre Uses will be supported where they, as is relevant to the proposal:

- i. enhance the compact, legible and walkable character of the area;
- ii. maintain a vibrant and active continuous shop frontage;
- iii. incorporate a high quality of shop front and advertisement design;

- iv. **are sympathetic to the impact upon the significance of heritage assets and their settings;**
- v. **make adequate provision for car parking where possible and appropriate;**
- vi. **support or enhance street markets;**
- vii. **provide residential uses at above ground floor spaces whilst retaining ground floor main town centre uses;**
- viii. **incorporate green infrastructure such as street trees to mitigate the potential for overheating through the provision of shade and green roofs/walls; and**
- ix. **support the principles of the Melton Mowbray Town Centre Vision and Action Plan and do not conflict with the ongoing use of the Cattle Market.**

Impact Assessment

An impact assessment is required for proposals outside of Melton Mowbray town centre that provide more than 200sqm of retail or leisure uses. Assessments should take account of the cumulative impact of proposals in the immediate area. Proposals that are likely to have a significant adverse impact will be refused.

Policy EC6 – Primary Shopping Frontages

[This policy has been merged with Policies EC5 and EC7, please see [Policy EC5](#)]

Policy EC7 – Retail Development in the Borough

[This policy has been merged with Policies EC5 and EC6, please see [Policy EC5](#)]

Tourism

275. Tourism makes a vital contribution to the economy of Melton borough via direct spending and in creating jobs. The town centre is an important part of the tourism offer. The [Authority Monitoring Report \(AMR\) 2023](#) reported; Between April 2022 and March 2023, the town centre saw a total visitor footfall of 2,017,480, with a retail unit vacancy rate in Jan 2023 of 5.2%. This is an improvement on 11.2% in July 2022 and the October 2021 vacancy rate of 11.7%. The result this quarter remains higher than the benchmark low of 8.7% recorded in January 2016.
276. Tourism in Melton borough is centred on the character of Melton Mowbray as an attractive market town, its food heritage, the wider quality of the rural landscape and heritage assets such as Belvoir Castle. Sustaining and enhancing the significant historic environment is important, aligning with [Policy EN13](#). Local tourism is supplemented by family attractions such as the Twinlakes Amusement Park. Improving Melton borough's tourism offer is integral to the wider economic strategy for Leicestershire.
277. The Local Plan seeks to plan positively to support the growth of sustainable tourism in the area such as supporting sustainable travel and the avoidance of additional disturbance on designated nature conservation sites. Tourism can provide essential access to nature for people to enjoy and encourage biodiversity enhancement.
278. The impact of Covid-19, the United Kingdom's withdrawal from the European Union and cost of living crisis have had a significant impact on tourism in the Melton borough and the whole of the United Kingdom. There was beginning to be a shift to online retail behaviours and the impact of Covid-19 accelerated this trend. The impact of Covid-19, the United Kingdom's withdrawal from the European Union and cost of living crisis has taken its toll and impacted negatively on the footfall and spend in the economy. The town centre has been more resilient to these changes so far, compared to other similar places nationwide, due to a high concentration of independent local businesses.
279. The [Melton Mowbray Town Centre Vision](#) document was adopted on 21 September 2022, alongside this document a [town centre action plan](#) was produced. The vision for the town is to strengthen Melton's position as the 'Rural Capital of Food' and to maximise the potential of Melton Mowbray as a rural market town. It demonstrates how the shared vision will be achieved by collaborative efforts of all involved. The action plan summarises the proposed projects in the vision document. It is a live document that will be reviewed and updated on an annual basis.

Policy EC8 – Tourism

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

- a) **being of an appropriate scale in the context of the host settlement and respect of the countryside and provide sustainable landscaping to reduce impact on local area;**

- b) **having benefits to local businesses in creating the potential to generate revenues;**
- c) **in the case of tourist accommodation proposals, that these are well connected to tourism destinations and amenities, particularly by public transport, walking, cycling and provides appropriate parking;**
- d) **in the case of visitor accommodation, such as glamping, camping and bed & breakfast, it is small in scale; and**
- e) **demonstrating energy efficient and low carbon development where viable.**

Melton Borough Council will support the retention, enhancement, and expansion of existing tourism uses where appropriate, including proposals that support Melton Mowbray as the nation's Rural Capital of Food. Planning applications will be refused where they have an adverse impact on tourism across the borough. Protection will be applied to valued attractions such as the Vale of Belvoir, Belvoir Castle and Burrough on the Hill Iron Age Fort, two of the most valued tourist attractions in the borough. Proposals for the improvements or restoration to the Grantham Canal or other canal restoration opportunities will be supported.

Larger proposals for tourist attractions/accommodation outside of Melton Mowbray, Service Centres and Rural Hubs will only be supported, provided it can be:

1. **proven to add significantly and demonstrably to the borough's economic or tourist offer; and**
2. **demonstrated that a suitable more sustainable location is not available or practicable.**

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

Landscape

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy EN1 – Landscape

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy EN1](#)].

Policy EN2 – Biodiversity and Geodiversity

[This policy has been replaced by two policies. Please see [Policy EN2A Protecting Biodiversity and Geodiversity](#), and [Policy EN2B Designing with Nature](#)]

Biodiversity and Geodiversity in the Local Plan Update

280. Previous Policy EN2 is replaced by two policies, which separate different aspects of nature conservation, an approach supported by responses to the Issues and Options consultation. The role of Biodiversity Net Gain and the emerging Local Nature Recovery Strategy are reflected within the proposed policies without repeating the legal requirements, along with the various hierarchies referred to in national policy.

Introduction

281. Biodiversity and the natural environment can deliver multiple benefits to local communities, including promoting health and wellbeing, contributing to the local economy, responding to climate change and safeguarding nature. The National Planning Policy Framework seeks to protect and enhance sites of biodiversity and geological conservation interest and requires local plans to distinguish between the hierarchy of international, national and locally designated sites and the protection afforded to them.

International, National and Local Designations

282. Melton borough is rich in biodiversity and geodiversity, hosting a variety of habitats and species that are integral to the natural environment. Sites of value within the borough include the River Eye, Grantham Canal, disused railway lines, various meadows, woodland and quarries, and Melton Country Park; many of which include priority species and habitats⁵⁰.
283. The hierarchy of sites across the borough ranges from nationally designated sites, including 62 Sites of Special Scientific Interest, four National Nature Reserves, 11 Local Geological Sites, also known as Regionally Important Geological and Geomorphological Sites, and 14 Ancient Woodlands.
284. Local designations include 249 Local Wildlife Sites and 388 potential or candidate Local Wildlife Sites. There are no internationally designated sites such as Special Areas of Conservation, Special Protection Areas or Ramsar sites within or in close proximity to Melton borough⁵¹.
285. National and local designations as shown on the [Policies Map](#) are correct at the time of preparing the Pre-Submission Local Plan update; therefore latest mapping, which is available via the Government's online [open source data platform](#) for national designations and the [Leicestershire and Rutland Environmental Records Centre](#) for latest local designations, should be considered through any specific proposals. The

⁵⁰ [Melton Borough Biodiversity and Geodiversity Study \(2016\)](#)

⁵¹ The closest Special Protection Area or Ramsar site is Rutland Water

[Leicester, Leicestershire and Rutland Biodiversity Action Plan \(BAP\) “Space for Wildlife” \(2016-26\)](#) includes further detail of important habitats and priority species within the borough. Policy EN2A requires designated biodiversity and geodiversity assets within the borough be protected consistent with their statutory and policy status.

Biodiversity Net Gain (BNG)

286. The NPPF sets out that planning should provide biodiversity net gains where possible. The Environment Act (2021) introduced further biodiversity net gain measures, requiring all planning permissions granted in England (with some limited exceptions) to have a positive impact on biodiversity by delivering at least 10% biodiversity net gain. Government legislation for mandatory biodiversity net gain came into force in January 2024 for major development proposals and April 2024 for small sites.
287. Biodiversity net gain aims to ensure that habitats for wildlife are left in a measurably better state than before development, which is central to delivering nature recovery and increasing stocks of natural capital. This gain should be measured using DEFRA’s biodiversity metric, with habitats being secured for at least 30 years.
288. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures, or through the purchase of statutory biodiversity credits. The council’s preference is for biodiversity net gain to be delivered on-site where this would deliver the most appropriate outcome for biodiversity, in accordance with the biodiversity gain hierarchy. The rural nature of the area means that there is an extensive habitat for wildlife in the borough; therefore, the purchase of biodiversity credits is a last resort and contrary to the vision in the Local Plan and achieving net gains for nature locally.

Local Nature Recovery Strategy (LNRS)

289. Local Nature Recovery Strategies, as introduced through the Environment Act 2021, are central to growing the local nature recovery network by improving, expanding and connecting existing areas of importance for nature.
290. The Local Nature Recovery Strategy for Leicestershire, Leicester and Rutland is being developed by Leicestershire County Council as the ‘responsible authority’ in collaboration with the representative supporting local authorities, partners and stakeholders, to outline a strategic landscape scale approach for enhancing and restoring biodiversity across the strategy area.
291. The draft strategy, which is currently open for public consultation⁵², identifies key habitats and species that require immediate attention and sets out strategic aims to increase biodiversity, improve habitat quality, and create a connected and resilient landscape for wildlife, people and livelihoods.

⁵² From 6 January to 28 February 2025

292. The final Strategy will include a local habitat map and statement of priorities setting out opportunities to improve and enhance the nature recovery network within and beyond the borough.

Policy EN2A – Protecting Biodiversity and Geodiversity

Biodiversity and geodiversity sites and networks will be protected in accordance with their statutory and policy status, taking account of cumulative impact from multiple developments where applicable:

- a) **development which has the potential to harm a candidate or designated Habitats Site must be subject to Appropriate Assessment and will not be permitted unless harm to the integrity of the site is ruled out;**
- b) **development which is likely to harm a Site of Special Scientific Interest will not be permitted unless the benefits of the development clearly outweigh the harm;**
- c) **development leading to the loss or deterioration of irreplaceable habitats such as ancient woodlands and veteran trees will only be permitted for wholly exceptional reasons; and**
- d) **the following biodiversity and geodiversity assets will be protected from development unless the benefits evidently outweigh the harm:**
 1. **Local Wildlife Sites⁵³, Local Geological Sites⁵³ and other areas protected for their biodiversity or geodiversity in the Local Plan or Neighbourhood Plans;**
 2. **important networks set out in the Local Nature Recovery Strategy;**
 3. **species and habitats of principal importance in England⁵⁴ or listed in the Leicester, Leicestershire and Rutland Biodiversity Action Plan.**

Development proposals which meet the statutory threshold for Biodiversity Net Gain or which have the potential to contravene one of the site protection criteria above must be accompanied by an ecological and/or geological (as relevant) survey and assessment carried out by a suitably qualified professional.

If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

Any mitigation and/or compensation requirements for Habitats Sites, irreplaceable habitats or other statutory designated sites should be dealt with separately from biodiversity net gain provision. Biodiversity net gain should be additional to any habitat creation or enhancement required to mitigate or compensate for impacts.

⁵³ Or which meet the published guidelines for selection

⁵⁴ Published under [Section 41 of the National Environment and Rural Communities Act 2006](#)

Designing with Nature

293. Investing positively in biodiversity can deliver multiple benefits, promoting resilience to climate change, health and wellbeing, local economies, as well as enhancing natural systems and wildlife.
294. Diverse ecosystems, such as forests and wetlands, act as natural carbon sinks, absorbing greenhouse gases and mitigating climate impacts, as well as reducing the risks of flooding and drought. Access to high quality green spaces that are rich in biodiversity can promote mental and physical well-being by reducing stress and encouraging healthy lifestyles, helping to address health inequalities. Additionally, biodiverse environments provide essential resources including clean air, water and soil. Local investment in biodiversity can also contribute to the economy, by attracting visitors for tourism and local businesses, and enhancing worker productivity and retention.
295. New development is required to protect biodiversity and geodiversity sites and networks, alongside meeting mandatory biodiversity net gain requirements in all but exceptional circumstances. Policy EN2B outlines principles for designing new development to achieve maximum benefits for people and nature. To achieve this, consideration should be given to incorporating multifunctional new or enhanced sites wherever possible and practical.
296. The use of voluntary tools such as Natural England’s [Environmental Benefits from Nature Tool](#), which is designed to work alongside Defra’s biodiversity metric and Natural England’s Green Infrastructure Framework standards is supported. This can be used to measure the direct impact of land use change across several ecosystem services⁵⁵, helping to improve the design and outcomes of development, and demonstrate the wider benefits of biodiversity gain.

Policy EN2B – Designing with Nature

New development will be laid out and designed to protect and enhance biodiversity by providing wildlife networks and habitats. Where an ecological survey is required by Policy EN2A, the design should be based on that survey. Where possible, land should be designed to have multiple compatible functions including recreational, visual, biodiversity and water management. Developments should follow these principles, taking account of the scale of the development:

- a) **Biodiversity Net Gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted; or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy;**

⁵⁵ Natural England’s [EBN Principles \(2024\)](#) define Ecosystems Services as ‘The components of nature that are directly and indirectly enjoyed, consumed, or used in order to maintain or enhance human well-being’

- b) retain and enhance existing biodiversity assets;**
- c) create new habitats, particularly rare and valuable ones;**
- d) provide breeding and nesting opportunities including swift bricks and bat boxes in all buildings and in other appropriate locations;**
- e) link existing, enhanced and new habitats coherently using biodiversity or multifunctional green and blue corridors, which may include green walls and roofs;**
- f) enable wildlife movement across developments including careful design of boundary features;**
- g) design in natural and creative play opportunities in multifunctional open spaces;**
- h) plant significant numbers of appropriate tree species on open spaces and along streets;**
- i) choose appropriate species in landscaping and other planting that provide maximum biodiversity benefits including food for pollinators and other fauna;**
- j) incorporate and create wetland habitats;**
- k) design Sustainable Drainage Systems to maximise biodiversity benefits and avoid heavily engineered water management solutions;**
- l) respect the setting and wildlife role of watercourses and waterbodies, restoring them to a more natural state and providing 8 metre or other appropriate protection buffers and access for maintenance and management where required;**
- m) provide and maintain interpretation of biodiversity features; and**
- n) ensure funded mechanisms are in place to maintain biodiversity for the lifetime of the development.**

Green and Blue Infrastructure in the Local Plan Update

297. National guidance on Green and Blue Infrastructure has evolved since the Melton Local Plan (2018) was adopted, with the emergence of the National Design Guide and Natural England Green Infrastructure Framework. Policy EN3 has been strengthened to reflect the updated picture nationally but is informed by updated local evidence prepared within the [Melton Green Infrastructure Strategy](#) and [Action Plan](#) (2024) and [Open Space Strategy](#) and [Action Plan](#) (2024).

Green and Blue Infrastructure

298. Green and blue infrastructure (GBI) is defined within national policy as a strategically planned network of multi-functional green and blue spaces and other natural features, urban and rural, capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

299. The GBI network can include street trees, green roofs or walls, parks, private gardens, allotments, sustainable drainage systems, through to wildlife areas, woodlands, wetlands and natural flood management functioning at local and landscape scale. Linear GBI includes roadside verges, green bridges, field margins, rights of way, access routes, and canals and rivers. In contrast to open spaces, GBI includes all public and private green and blue spaces.

300. Melton borough has a diverse mix of GBI assets, including the Grantham Canal, the Rivers Wreake and Eye, Sites of Special Scientific Interest, Country Parks, Nature Reserves and Local Wildlife Sites. There is also a comprehensive public rights of way network including six promoted routes, the most notable being the Jubilee Way, with several dismantled railway corridors providing sustainable access routes and opportunities for further improvement.

301. Publication of Natural England's [Green Infrastructure Framework](#) (GIF) in January 2023, following on from the commitment within the Government's 25 Year Environment Plan, outlines principles and standards for delivering good green and blue infrastructure as part of new development. This is accompanied by a [GI Planning and Design Guide](#), underpinning the [National Design Guide](#), setting out detailed guidance for incorporating GBI within development proposals, which should be considered at the outset of scheme design. A [Process Journey for Developers and Design Teams](#) has also been prepared to enable informed and comprehensive GBI within new developments that addresses local needs and responds to local opportunities.

302. A comprehensive assessment of GBI assets within and across Melton borough has been undertaken as part of the [Melton GI Strategy](#) and [Action Plan](#) (2024). This local evidence reviews and assesses the existing GBI network and sets headline standards for the borough, consistent with Natural England's process journey for local planning authorities, as well as recommending priorities to improve and enhance the GBI network.

303. The Strategy outlines eight spatial strategies based on the existing GBI corridor network and eight thematic strategies alongside priorities and objectives for GBI within the borough, reflecting the various opportunities to enhance and connect existing green and blue assets through new development. Proposals should, wherever possible, aim to provide new or enhanced GBI that seeks to meet the council's spatial and thematic priorities as reflected within Policy EN3. The GI Strategy and Action Plan provides further information and guidance in applying the five standards, which should be considered alongside the detailed user guides⁵⁶ and case studies prepared by Natural England as appendices to the Green Infrastructure Framework.
304. The extent of the GBI network and priority areas for enhancement are shown on the [Policies Map](#).

Climate Change

305. GBI has a key role to play in helping to mitigate and adapt to climate change in both urban and rural areas. GBI can help to mitigate climate change by reducing greenhouse gas emissions, through carbon storage and sequestration and by reducing car use through facilitating walking and cycling. GBI is also vital to enable people and wildlife to adapt to the rising temperatures and extreme weather events associated with climate change.
306. Creating a greener, more attractive environment, such as incorporating street trees within pedestrian routes, can encourage walking, cycling and wheeling, indirectly mitigating climate change by facilitating sustainable active travel. Increasing green cover near buildings, particularly within urban areas, can provide shading and cooling in the summer and insulation during the winter, reducing the use of fossil fuels and the cost of energy bills, as well as providing habitats for wildlife.
307. Trees are particularly effective at sequestering carbon; it is estimated that one mature tree sequesters 21.6kg of CO₂ each year, meaning tree planting has the greatest potential to boost land-based carbon sequestration in the borough compared to other habitat types. Notably, in 2019 Melton borough had only 5% woodland cover compared with a national average of 10%. Mature trees and vegetation should be retained and new trees incorporated within new development through a landscape-led approach. Where removal of trees can be justified by a site survey, replacement trees should be provided in accordance with the standard outlined within [Policy D1](#).
308. GBI can also combat the urban heat island effect, with evidence showing GBI can help to cool the air by two to 8 degrees. Heat mapping for the borough shows the urban area, particularly the town centre and core surrounding areas, to be at greatest potential of

⁵⁶ Natural England Green Infrastructure Framework user guides include: [Accessible Greenspace Standard User Guide \(Interim\)](#), September 2024; [Urban Nature Recovery Standard User Guide](#), September 2024; [Urban Greening Factor for England User Guide](#), January 2023; the Urban Tree Canopy Cover Standard User Guide is in development.

overheating; therefore, increased green cover and tree planting is especially important in these areas of the borough and where existing green cover is lowest.

309. Incorporating GBI, particularly within urban areas, can also help to manage flood risk by absorbing and storing water to reduce the impact of surface water flooding. Sustainable urban drainage systems (SuDS) can protect new or existing developments from surface water flooding.

Health

310. GBI has an important role to play in improving the health and wellbeing of local communities. Access to green and blue spaces, and creating attractive routes in nature, can encourage physical activity and improve physical health by providing opportunities for exercise and recreation. Spending time in green spaces can also improve mental health by alleviating stress and anxiety and improving mood and attention span, which when combined with physical activity in nature can further improve mental health outcomes.
311. Green and blue spaces provide a platform for community activities, social interaction, physical activity and recreation, helping to reduce social isolation and improve community cohesion, positively impacting the health of local communities. This is particularly beneficial to the health of children and older people. Provision and maintenance of appropriate green and blue spaces in urban areas can make an important contribution to reducing health inequalities, with growing evidence showing that the benefits of urban green space may be greater for the lowest socio-economic groups.
312. GBI can help to improve air quality and reduce health risks from air pollution, as well as mitigate the urban heat island effect, which can pose a serious health risk during heatwaves and extreme heat events.

Policy EN3 – The Melton Green and Blue Infrastructure Network

Development must be designed to protect, enhance and extend the green and blue infrastructure (GBI) network. Proposals must demonstrate that they will not result in the loss or degradation of the existing GBI network, which is defined on the Policies Map, and must contribute to the enhancement and extension of the GBI network within the borough.

Proposals for major development must demonstrate provision of new or enhanced GBI to meet the following headline standards:

a) **Green Infrastructure Strategy Standard**

1. **a GBI Strategy or Plan will be required to be submitted for all major development proposals, demonstrating how the development will deliver the GI Framework’s 15 GI Principles and local GI Standards. GBI delivered within, or associated with, new developments should be managed, maintained and monitored for a minimum of 30 years.**

- b) **Accessible Greenspace Standards**
1. **size and proximity criteria: Access to green and blue spaces within a 15-minute walk from home, taking into account safe crossing points;**
 2. **capacity criteria: 5.03 hectares of publicly accessible greenspace per 1,000 population, as outlined within the council's updated Open Space, Sport and Recreation Policy; and**
 3. **quality criteria: Accessible greenspace meets the Green Flag Award Criteria.**
- c) **Urban Nature Recovery Standard**
1. **the submitted GBI Strategy or Plan demonstrates how the development contributes to nature recovery and/or the creation and restoration of wildlife-rich habitats; and**
 2. **major development in Melton Mowbray, Bottesford and Asfordby will be required to include provision and sustainable management of 1 hectare of Local Nature Reserve (LNR) per 1,000 population and enhancement of areas that qualify as Local Wildlife Sites.**
- d) **Urban Greening Factor Standard**
1. **all major residential development provides at least 40% average green/blue cover⁵⁷ in residential neighbourhoods where they do not already meet that standard. There is no net loss of green cover in urban neighbourhoods; and**
 2. **major development meets National Urban Greening Factors of at least 0.3 for commercial development, 0.4 for residential development and, where appropriate, 0.5 for residential greenfield development.**
- e) **Urban Tree Canopy Cover Standard**
1. **major development in Melton Mowbray, Bottesford and Asfordby provide for 3 trees visible or close to every home, 30% tree canopy cover within the development or lower super output area (LSOA) and be no more than 300 metres from the nearest public park or green space, taking local nature recovery priorities into consideration; and**
 2. **new and existing trees and vegetation are incorporated within new developments and new streets are tree lined in accordance with Policy D1, where this does not affect the local landscape or historic character.**

Provision of new or enhanced GBI should meet the following principles:

⁵⁷ Including but not limited to green roofs/walls, open space required under the council's open space standards, accessible and non-accessible open Sustainable (urban) Drainage Systems (SuDS), and tree canopy coverage.

1. **be considered at an early stage of the design process to ensure GBI is fully integrated within the development, responds to local character and enhances connections with the existing GBI network;**
2. **ensure connectivity within and between GBI assets by incorporating green corridors and open spaces that facilitate wildlife movement and provide accessible routes for active travel, including walking and cycling;**
3. **be inclusive, safe and accessible to all members of the community including those with disabilities;**
4. **be multifunctional wherever possible to offer maximum benefits to people and nature, in line with the council’s biodiversity and net gain requirements in Policies EN2A and EN2B;**
5. **recognise the value of the historic environment by connecting important local heritage sites to nature-rich corridors and contributing to recreation and tourism; and**
6. **be designed and delivered in accordance with Natural England’s GI Framework, GI Planning and Design Guide, Local Plan Policies D1 and EN2B, the Design of Development SPD and the latest local Green Infrastructure evidence.**

Developer contributions may be sought to facilitate improvements to the quality of the GBI network, where reasonably required to support and mitigate the impact of development, in accordance with Policy IN3 and the council’s Developer Contributions SPD.

The priority GBI enhancement areas (spatial and thematic) are outlined within the Green Infrastructure Strategy and Action Plan (2024), which will be the focus for investment and improvement within the borough.

Spatial Priorities:

- i. **Gaddesby Brook to Burrough Hill;**
- ii. **River Wreake and Tributaries;**
- iii. **Melton Mowbray and its Urban Fringe;**
- iv. **River Eye and Tributaries;**
- v. **Grantham Canal;**
- vi. **Bottesford, River Devon and Winter Beck;**
- vii. **The Jubilee Way; and**
- viii. **Newark to Market Harborough Dismantled Railway.**

Thematic Priorities:

- i. **rural landscape improvements access opportunities for local communities;**
- ii. **urban design;**
- iii. **open (green) space;**

- iv. **Green Corridors;**
- v. **new development;**
- vi. **Rights of Way;**
- vii. **access to local heritage; and**
- viii. **trails, cycleways and bridleways.**

Long-term management and maintenance arrangements for GBI must be agreed with the local planning authority prior to development commencing.

Areas of Separation

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy EN4 – Areas of Separation

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy EN4](#)].

Local Green Spaces

313. The National Planning Policy Framework (NPPF) allows local communities to designate specific areas of importance as Local Green Spaces. This designation ensures these spaces are afforded a high level of protection, consistent with Green Belt status, safeguarding them from development except in exceptional circumstances.
314. Local Green Spaces are distinct from more general open spaces due to their specific local significance. To be designated, the green space must meet several criteria as outlined in the NPPF: it should be in close proximity to the community it serves; demonstrably special to that community; hold local significance due to its beauty, historic significance, recreational value, tranquility or richness of wildlife; be local in character and not an extensive tract of land.
315. The [Areas of Separation, Settlement Fringe Sensitivity Study and Local Green Space Study \(2016\)](#) identified sites worthy of Local Green Space designation and the [Local Green Space Assessment \(2024\)](#) has assessed a further six sites promoted through the Local Plan update, which do not sufficiently meet the criteria for Local Green Space designation.
316. All designated Local Green Spaces are defined on the [Policies Map](#). Neighbourhood Plan groups are encouraged to consider further local spaces when preparing Neighbourhood Plans, where supported by evidence and consistent with Policy EN5.

Policy EN5 – Local Green Space

Local Green Spaces are designated in the Local Plan or can be designated in Neighbourhood Plans, where they are:

- a) **of particular local significance and demonstrably special to a local community;**
- b) **in reasonably close proximity to the community they serve; and**
- c) **local in character and not an extensive tract of land.**

Once designated, Local Green Spaces will be shown on the Policies Map and should remain open in the long term. Proposals to positively enhance their beneficial use will be supported. Development within them will be assessed against Green Belt policies and any harm to their reasons for designation.

Settlement Character

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy EN6 – Settlement Character

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy EN6](#)].

Open Space, Sport and Recreation in the Local Plan Update

317. Policy EN7 has been updated to reflect latest evidence including the [Playing Pitch and Outdoor Sport Strategy Assessment Report](#) and [Strategy and Action Plan](#) (2023); [Indoor and Built Sports Facilities Strategy Assessment Report](#) and [Strategy and Action Plan](#) (2023); and the [Open Spaces Strategy](#) and [Action Plan](#) (2024). The overall open space quantity standard is proposed to increase by 0.45 hectares per 1,000 additional population for major residential developments, based on the detailed assessment of existing provision.

Open Space, Sport and Recreation Provision

318. Access to a network of high-quality public open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. The delivery of new housing increases pressure on existing open spaces, sport and recreation facilities; therefore, new or enhanced provision is required to meet the needs of a growing population.
319. The Melton Borough [Open Spaces Strategy](#) and [Action Plan](#) (2024) assesses all public open spaces within the borough to consider the quantity, quality and accessibility of each typology, with recommendations for the protection, enhancement and provision of new or enhanced open spaces through new development.
320. The quantity and distribution of public open space within the borough is generally good, although there are some deficits in certain types of open space in specific areas, such as semi-natural green space and formal parks and gardens towards the south of the town.
321. Policy EN7 outlines quantity and accessibility standards for new and enhanced public open space, which should be considered at the earliest stage in the planning process to ensure open space is fully integrated within the development and provides multiple benefits wherever possible. New or enhanced open space should be provided on-site wherever practicably possible and reflect the findings and priorities within the Open Space Strategy and Action Plan or latest local evidence.

Allotments and community growing spaces

322. Allotments and community growing spaces are important open spaces that can improve the character and appearance of built-up areas, as well as promoting healthy communities through improved mental health, increased physical activity and access to healthy foods, aiding self-sufficiency and encouraging social interaction.
323. There are 47 allotments and community growing spaces within the borough, equivalent to over 21 hectares. The majority are owned by their respective parish councils with three sites owned by Melton Borough Council. Across these three sites there are seven vacant plots with 45 people registered on the council's waiting list. The quality of

allotment and community growing spaces is generally very good with only three sites considered to be average quality and in need of improvement.

324. Policy EN7 supports the protection and enhancement of allotments and community growing spaces. New sites should be provided where waiting lists indicate there is a gap in existing provision; with the lowest scoring sites in terms of quality being the priority for improvement and enhancement.

Semi-natural Green Space

325. Semi-natural green space refers to a wide range of green spaces for people and nature, including woodlands and scrub, grassland, heath or moor, wetlands (such as marsh, open running water, wastelands), and bare rock habitats (such as quarries and pits). These spaces are an increasingly important component of green and blue infrastructure and necessary to adapt to climate change, often providing opportunities for wildlife conservation, biodiversity and environmental education and awareness.
326. There are 61 semi-natural green spaces across the borough, equivalent to over 92 hectares; six of which incorporate Sustainable (urban) Drainage Systems (SuDS) or ponds within the site. Some of the largest individual sites are nature reserves, including Browns Hill Quarry, Coombs Plantation, Wymondham Rough Site of Special Scientific Interest (SSSI), Cribbs Meadow and Stonesby Quarry, which are recognised environmental designations.
327. The quality of semi-natural green space within the borough is very good, with only four sites considered to be average quality. The quantity standard for this type of open space has increased as semi-natural green space is essential to climate change adaptation and provides the opportunity to incorporate natural SuDS within the open space. The creation and enhancement of semi-natural green space should be multifunctional wherever possible and seek to enhance connectivity between open spaces to further strengthen the green/blue infrastructure and nature recovery networks within the borough.

Amenity Green Space

328. Amenity green space refers to sites that offer opportunities for informal activities close to home or work, or that enhance the amenity or visual appearance of residential or other areas. These will often include informal recreation spaces, housing green spaces, village greens and other planned or incidental open spaces.
329. There are 207 amenity green spaces, equivalent to almost 50 hectares; 11 of which incorporate some form of SuDS or waterbody. Amenity green spaces can be smaller than other types of open space; however, these types of open space can add significantly to the multifunctional role of sites by encouraging informal recreation but also contributing significantly to visual amenity and improving connectivity for wildlife movement within more built-up areas.

330. The quality of amenity green space within the borough is very good, with only two sites considered to need some improvement. The Open Space Strategy indicates there is potential to redesign and reclassify selected amenity green space sites as either allotments and community growing spaces or semi-natural green space to meet existing deficiencies in the quantity of these types of open space, but these would need to be subject to detailed redesign and consultation with local residents.

Parks and Gardens

331. The typology of parks and gardens covers urban parks, country parks and formal gardens which provide accessible high quality opportunities for informal recreation and community events.

332. There are ten sites classified as parks and gardens across Melton borough, an equivalent of over 100 hectares, the largest single site being Melton Country Park at over 52 hectares. Other significant sites include Burrough on the Hill Country Park and the Play Close, Priors Close, New Park, Wilton Park, Memorial Gardens and Egerton Park sites.

333. The quality audit undertaken as part of the [Open Spaces Strategy](#) and [Action Plan](#) considers seven of the parks and gardens within the borough to be of outstanding quality, which is equivalent to ‘Green Flag⁵⁸’ status. One site is considered to be of good quality and in need of improvement.

334. Melton Country Park has previously achieved Green Flag status through the dedicated work of the council’s ground maintenance team and Friends of Melton Country Park. Whilst Green Flag status is a national recognition scheme that the council aspires to achieve for all green spaces, it should be noted that 70% of parks and gardens are already achieving the equivalent standard which is an excellent basis for continuing to maintain high quality open spaces within the borough.

335. In contrast, provision of existing parks and gardens is below the recommended quantity standard for the borough, which will be further impacted by a growing population, particularly within the new sustainable communities where new provision will be needed.

336. The Open Space Strategy and Action Plan considers there is a notable absence of a larger park or green space towards the south of Melton Mowbray. As such, the delivery of the Melton South Sustainable Neighbourhood will provide well-connected multifunctional open space to remedy deficiencies and help integrate the new sustainable community with the wider town. Incorporation of a “necklace” or linear park connecting several open spaces and providing a green spine through the development is recommended to encourage active and sustainable movement within and beyond the sustainable neighbourhood.

⁵⁸ [Green Flag Award](#) status is a national standard for parks and green spaces and a mark of outstanding quality

Provision for Children and Young People

337. Provision for children and young people includes areas designated primarily for play and social interaction involving children and young people, such as equipped playgrounds and play spaces. This can include sites that provide more robust equipment catering to older age ranges, including but not limited to facilities such as skate parks, BMX tracks, basketball courts, youth shelters, multi-use games areas (MUGAs) and informal kick-about areas.
338. There are 81 sites with equipped facilities for children and young people within the borough, which are equivalent to over 42 hectares, including a range of different types of provision. The three largest facilities are the Hose Village Hall MUGA, Sir John Sedley recreation ground in Wymondham and Thorpe Road MUGA.
339. The quality of children and young people provision within the borough is generally very good, although 11 facilities are considered to be good quality and requiring some improvement. It is important that these key community facilities continue to be maintained at a high standard with timely upgrades and improvements made where needed.
340. The quantity of provision for children and young people in the existing urban area is good; however, the distance standards for local play areas (LAPs ‘local areas for play’ and LEAPs ‘locally equipped areas for play’) is such that new accessible provision will be needed within the larger Melton Sustainable Neighbourhoods. Neighbourhood equipped areas for play (NEAPs) should be focussed within key larger locations such as urban parks.
341. [Fields in Trust Guidance for Outdoor Sport and Play](#) was updated in November 2020, outlining recommended minimum size standards for LAPs, LEAPs, NEAPs and MUGAs. Wherever possible, new provision for children and young people should seek to meet the specific needs of the local community it will serve to ensure the facilities delivered are accessible, inclusive and fit for purpose, providing the greatest benefits to local people.

Churchyards and Cemeteries

342. Churchyards and cemeteries are included within the open space evidence where they are publicly accessible and incorporate a significant green space component, which can often be linked to the promotion of wildlife conservation and biodiversity.
343. There are 74 churchyards and cemeteries within the borough, equivalent to over 30 hectares, the largest of which is Thorpe Road Cemetery. The quality of churchyard and cemetery provision is generally high, although 11 are considered good quality and in need of improvement, and one site is average quality and in need of more notable interventions.
344. Quantity and accessibility standards are not included for churchyards and cemeteries. Provision for this type of open space should instead be based on burial demand.

Non-Pitch Sports Facilities

345. Non-pitch sports facilities include open spaces that focus on a small number of key sports but may be excluded from a Sport England compliant Playing Pitch Strategy, such as an informal sports pitch or play court, fitness area, jogging route, park run or golf course.
346. There are eight non-pitch sports facilities within the borough equivalent to over 16 hectares, with the largest being Sysonby Acres golf course at over 15 hectares. The remaining facilities include Wilton Park fitness area, an enclosed sports facility, and other play courts and enclosed sports pitches.
347. The quality of non-pitch sports facilities in the borough is very high, with only one site in need of some improvement.
348. Standards are not set for non-pitch sports facilities; however, these are included within the action plan prepared as part of the latest open space evidence to guide any necessary improvements.

Sports Pitches and Playing Fields

349. The opportunity to take part in formal or informal sport and recreation can have significant health and wellbeing benefits for local communities, providing opportunities for social interaction and exercise.
350. The [Melton Borough Playing Pitch and Outdoor Sport Strategy Assessment Report and Strategy and Action Plan](#) (2023) provide updated evidence to support the protection and/or enhancement of existing facilities and the provision of new facilities.
351. This evidence provides an assessment of current facilities, identifies deficits and sets out the requirements to accommodate future growth in the borough. There is currently unmet demand for football, rugby union and cricket pitches in the borough, which can be met by better utilising existing provision. Population growth will result in future demand for a full size 3G football pitch; however, there is also a need to improve the quality of existing pitches to accommodate growing demand and provide new/improved changing accommodation within the borough.

Indoor Sport and Recreation

352. The [Melton Indoor and Built Sports Facilities Strategy Assessment Report](#) and [Strategy and Action Plan](#) (2023) assess current provision and future needs for indoor sport and recreation facilities.
353. In terms of access to indoor sports halls, much of this is delivered by the secondary school sites, where there is more limited access that is often being used to the workable limit. The school sites do not provide pay and play access during daytime and are only available to sports clubs and community associations in the evening by prior arrangement. Since achieving Academy status, there are no Community Use Agreements in place and there is no guarantee that existing access enjoyed by sports

clubs will continue in future. Continued positive relationships with education providers is essential to maintain and increase community use of these facilities. Two educational sports halls; John Ferneley College and Brooksby Melton College, are in need of modernisation to meet community demand.

354. In the rural area, village halls and other community facilities often provide the space required for recreational activities, such as badminton and keep fit classes. Whilst these are not specifically designed sports halls, they do make a useful contribution towards meeting local demands for physical activity. Netball, basketball and badminton are identified as key sports for the area, therefore new provision should cater for these sports.
355. The main provision for swimming facilities in the borough is Waterfield Leisure Pool, which alongside Melton Sports Village has undergone refurbishment and upgrade to facilities in May 2024.
356. Existing indoor sports and recreation facilities within Melton (and in neighbouring areas) are meeting the current demands of residents, with no specific requirement for additional provision at present or in the near future. Maintaining and improving quality is key to ensuring that facilities remain attractive and accessible to the community.

Future Provision of Sport and Recreation Facilities

357. New housing development will increase demand for sport and recreation facilities within the borough through an increase in population. Sport England's [Playing Pitch Calculator](#) and [Sports Facilities Calculator](#) should be used to estimate the demand for playing pitches and sports facilities created by new residential development, which can be supplemented by the council's latest assessment of need. The Playing Pitch and Outdoor Sport Strategy Action Plan and Indoor & Built Sport Facilities Strategy Action Plan outline recommendations and actions to improve and enhance existing facilities to accommodate increased demand within the borough to 2036.
358. The council is committed to maintaining and enhancing access to high quality sport and recreation facilities, as reflected through the recent investment in Melton Sports Village and Waterfield Leisure Centre, and ensuring new and improved facilities are provided to meet the needs of the future population as outlined within the latest playing pitch and sport facilities assessments and action plans.

Local Green Spaces

359. In circumstances where a publicly accessible open space, sport or recreation facility is also a designated local green space, this will need to be considered against both Policy EN7 and [Policy EN5](#).

Policy EN7 – Open Space, Sport and Recreation

Open spaces, allotments, sport and recreation facilities will be protected and, where possible, enhanced to deliver multiple benefits. Development that will result

in a loss will not be permitted unless the following exceptional circumstances apply:

- a) the facility is surplus to requirements, as demonstrated by an up-to-date needs assessment accounting for future needs;
- b) a site of equivalent or better quantity, quality and accessibility can be provided in a suitable location; or
- c) the development is for alternative sport and recreation provision, the benefits of which clearly outweigh the loss.

New residential development of 10 or more dwellings or 0.5 hectares or more will be required to provide or contribute towards the provision or enhancement of open space, sports and recreation facilities to meet the needs arising from the development, in accordance with the following standards:

Open space typology	Quantity standard (ha per 1,000 population)	Melton Mowbray, Bottesford and Asfordby access standard ⁵⁹	Rural access standard ⁵⁹
Allotments and community growing spaces	0.30	1,200 metres (15-minute walk)	15-minute drive
Amenity greenspace	0.60	800 metres (10-minute walk)	800 metres (10-minute walk)
Parks and Gardens	2.08	800 metres (10-minute walk)	5,000 metres (15-minute cycle ride)
Provision for children and young people	0.25	800 metres (10-minute walk)	5,000 metres (15-minute cycle ride)
Semi-natural green space	1.80	800 metres (10-minute walk)	6,500 metres (20-minute cycle ride)
Total Public Open Space	5.03	Not applicable	Not applicable

New open spaces, sports and recreation facilities should be linked to the wider Green and Blue Infrastructure network, where possible, as they play an important role in creating social cohesion, encouraging and promoting healthier and more

⁵⁹ Taking into account safe crossing points

active lifestyles, delivering wider benefits for nature, and increasing resilience to the impacts of climate change.

Sport England’s Playing Pitch and Sports Facility Calculators⁶⁰ and latest playing pitch and indoor sports facilities assessments should be used to calculate the need for additional sports provision arising from developments.

The council will work in partnership with parish councils through the development of Neighbourhood Plans, and with other partners to meet the strategic open space, sport and recreation needs of the borough up to 2036 in accordance with the council’s latest evidence.

⁶⁰ Or subsequent equivalent approach from Sport England

Responding to Climate Change

360. Scientific evidence, built up over many years, shows that the climate is changing as a direct result of human activity which has increased greenhouse gases in the atmosphere. The main causes of this are the burning of fossil fuels for energy, agriculture and deforestation, and the manufacture of cement, chemicals, and metals. How we and the natural ecosystems around us, that support us, cope with climate change is the biggest single challenge that we face.
361. Climate change will result in warmer and wetter winters, hotter and drier summers and more frequent and intense weather extremes, such as heatwaves, storms and heavy rainfall, and with it, increased risks of flooding, overheating and drought. These changes pose several significant threats to the borough, including to nature and biodiversity, agriculture and food security, infrastructure, the local economy and public health and wellbeing.
362. In 2019, against a backdrop of increasing concern, Melton Borough Council formally [declared a climate emergency](#). The council has also become a signatory to the [Leicestershire Climate and Nature Pact](#) and has developed a [Climate Change Strategy \(2024-2036\)](#) which sets out a strategic framework to respond to climate change, which has informed the Local Plan. The Strategy's overarching vision is to create a resilient, biodiverse, fair and sustainable future for everyone in Melton borough and to reduce greenhouse emissions and achieve net zero emissions by no later than 2050. It seeks to do this alongside protecting and enhancing ecosystems and biodiversity and delivering wide ranging co-benefits for people and the planet particularly those that can help to reduce health and economic inequalities. The council's [Corporate Strategy \(2024-2036\)](#) also sets out an ambition of the borough being well on its way to reaching net zero by 2036, the end of the Local Plan period. This aligns with national legally binding commitments place to achieving net zero emissions by no later than 2050, with an interim target to reduce emissions by 78% by 2035⁶¹. This underlines the urgent need for action to both mitigate climate change, by reducing greenhouse gas emissions, and adapt to the changes already taking place. The planning system and this Local Plan has a key role in both these aims. The Local Plan's policies will shape development in the borough and directly and indirectly influence both greenhouse gas emissions and climate resilience.

Climate Change Principles in the Local Plan

363. Our buildings, towns, villages and infrastructure have a clear role to play in enabling the borough and UK to achieve its climate commitments including net zero.
364. The impacts of climate change are far reaching and wide ranging. Climate change is undermining not just the health of our planet, but the health of people. Considering climate change is a key part of seeking sustainable development and by considering it

⁶¹ 78% reduction from 1990 levels. Net Zero commitment set out in the Climate Change Act 2008, as amended.

in a holistic way we can ensure that climate change solutions can deliver economic benefits while improving our lives and protecting the environment.

365. This is why the Local Plan as a whole has been developed to address climate change with relevant considerations embedded across its policies. Policy EN8 below sets out the overarching strategic approach to climate change in the plan, it further develops the requirements of [Policy SS1](#), by setting out the need for sustainable development in the context of climate change. It sets out the key principles that development proposals should address to ensure that new development contributes to mitigating and adapting to climate change and the challenges that are most relevant to Melton borough. It is recognised that the exact response from development proposals will depend on their scale and that some issues will be less relevant, but all proposals can have a role in helping to adapt to and mitigate the impacts of climate change.

Policy EN8 sets out our overall expectations for new development in Melton borough and provides a signpost to wider relevant Local Plan policies. Delivering sustainable growth means prioritising climate change and these considerations in all planning decisions. Policy EN8 can also offer a strategic framework for Neighbourhood Plans to consider climate change.

Policy EN8 – Climate Change

All development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered and how they support the borough in reaching net zero by no later than 2050, through where relevant:

- a) **Minimising carbon emissions, including by:**
 1. **supporting development that helps to reduce the need to travel and maximises the ability to make trips by sustainable modes of transport;**
 2. **contributing to more walkable and cyclable villages and neighbourhoods that reduce car dependency;**
 3. **supporting the transition to low emission vehicles, including EV chargepoint infrastructure;**
 4. **supporting the principles of the energy hierarchy and its focus on reducing energy demand;**
 5. **considering whole life carbon emissions arising not only from the use of a building (its operational emissions) but those that relate to its construction (including materials), building maintenance and end of life decommissioning;**
 6. **supporting appropriate opportunities to increase renewable energy regeneration; and**
 7. **retrofitting existing buildings with measures to reduce their carbon emissions in a manner consistent with their heritage interest.**

- b) **Ensuring the appropriate use of land, including by:**
1. **delivering an appropriate density of development;**
 2. **supporting the redevelopment of previously developed ‘brownfield’ land;**
 3. **protecting existing green and blue infrastructure and supporting the provision of new, appropriate green and blue infrastructure;**
 4. **securing biodiversity net gain as part of development proposals and supporting the wider provision, or restoration of, habitats that can help to provide a carbon storage function alongside supporting nature recovery;**
 5. **steering new development away from flood risk areas, where possible, and designing new development to reduce the risk of flooding on site and elsewhere; and**
 6. **supporting sustainable agricultural development, to reduce emissions, increase productivity, store carbon and, adapt to climate change whilst protecting the best and most versatile agricultural land to maintain local food production.**
- c) **Mitigating and adapting to the impacts of climate change, including by:**
1. **ensuring development is adaptable and resilient to climate change across its whole lifetime;**
 2. **supporting a design-led approach which supports the integration of both building level and site wide design approaches to reduce carbon emissions and climate risks, including the integration of sustainable drainage systems; optimising building form, orientation and ventilation; designing with nature and supporting urban greening and increased tree canopy cover;**
 3. **managing water well, supporting the efficient use of water to help protect future supplies and mitigate against the increased risks of both drought and flooding;**
 4. **minimising and mitigating the impacts of climate change on air pollution and wider health and wellbeing; and**
 5. **supporting development in the local food and drink economy which helps to reduce the climate and environmental impact of food and drink choices of residents and visitors.**

Policy EN9 - Ensuring Energy Efficient and Low Carbon Development

[This policy has been replaced by two policies. Please see Policy EN9A – Ensuring Sustainable Development, and Policy EN9B – Water Efficient Development]

Sustainable Development

367. The built environment is responsible for around a quarter of the UK's carbon emissions⁶² and this needs to reduce significantly if we are to meet national carbon reduction targets. By 2050 all buildings in Melton borough will need as far as possible operate with net zero emissions. To achieve this new development needs to, as far as is practical, not add to local area greenhouse gas emissions whilst emissions from existing buildings need to significantly reduce.
368. In order to achieve carbon reduction targets, and as cost effectively as possible, new development needs to be fit for the future from the outset; this means it needs to be highly energy efficient, climate resilient and take full advantage of low carbon and renewable energy opportunities. It is cheaper and easier to install energy efficiency, low carbon heating and renewable energy measures when buildings are built, rather than retrofitting them afterwards. It is a false economy and unfair on future generations to continue to provide development which will require expensive retrofitting measures and it will lock in higher carbon emissions.
369. Whilst there is significant new development planned, the vast majority of buildings that will be in use in the borough in 2050 have already been built. They were largely built with limited climate change design considerations and when building performance standards were lower. Nearly all will require some form of retrofitting so they can operate with net zero emissions and be resilient to the impacts of climate change, including overheating. Most retrofit works will fall outside the remit of planning, however, the Local Plan has a clear role, where permissions are required to undertake works to historic buildings and for applications for change of use, conversions, reversions and extensions.
370. Building design will be expected to apply the strategy set out in Policy EN9A. This adopts the Energy Hierarchy as shown in Figure 10 below and takes a design and fabric first approach, so that, as far as possible, development has minimised the need for energy with residual energy requirements being met from renewable and low carbon sources (this can include the National Grid once decarbonised).
371. Passive design measures can be used to reduce energy demand for both heating and cooling, they include considering building orientation and form, optimising natural sunlight and solar gain, considering non-mechanical means of ventilation and taking advantage of opportunities for cooling from tree planting and landscaping. Passive design measures are an important consideration that should be considered early in the design process, in accordance with the [Policy D1](#).

⁶² [UK Green Building Council \(2021\). Net Zero Whole Life Carbon Roadmap Technical Report.](#)

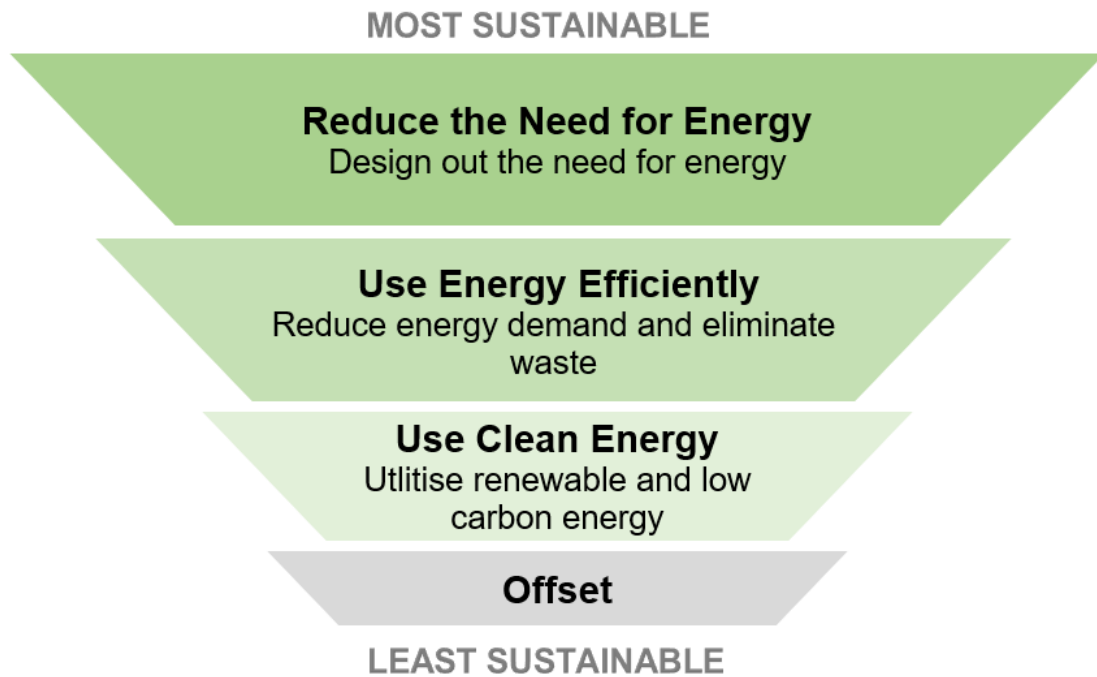


Figure 10 The Energy Hierarchy

372. This plan supports the energy hierarchy not only for mitigating climate change but for the wide ranging social, economic and environmental co-benefits that it offers. Reducing energy demand alongside the provision of onsite renewables can enhance living conditions and quality of life, provide benefits for energy security and affordability, diminished poverty and inequality, improve air quality and support a low carbon economy. It can also help to reduce pressure on the grid to meet our growing demand for electricity and help to limit the need for renewable and low carbon energy developments and infrastructure, which will have their own associated emissions and land use impacts.

373. Building regulations, including those for the conservation of energy, overheating and ventilation, set minimum standards. Proposals are expected to consider and exploit opportunities to go beyond these where possible to reduce energy demand.

New development

374. By adopting best practice standards many new buildings, including most new housing, can be designed to operate with low energy requirements that can be met by onsite renewable energy generation, such as roof mounted solar panels.

375. Proposals for new development should demonstrate how they have been designed to minimise operational energy use. New development that achieves net zero operational emissions, by reducing heat and power demand to low levels and then meet remaining operational energy through onsite renewables is strongly supported (or where it is clearly demonstrated that opportunities to do so have been maximised as far is practical). Proposals that demonstrate compliance with accredited best practice

standards such as Passivhaus for housing and BREEAM ‘Excellent’ or ‘Outstanding’ for non-residential developments are considered to demonstrate such considerations to a high level and are supported⁶³.

376. New development must at a minimum be 'net zero ready' and technically able to operate with net zero emissions once the National Grid is decarbonised, without the need for future retrofitting. For housing this should align with the proposed Future Homes Standard, with low carbon heating (such as a heat pump) and the provision of high efficiency roof mounted solar panels^{64,65}. This is considered the minimum standard for new housing development to align with and should only apply to development where there are recognised viability considerations⁶⁶. The minimum policy approach for non-residential development is aligned with BREEAM ‘Very Good’ standard which is not considered to impact development costs. Aligning with BREEAM 'Excellent' standard is typically associated with a small uplift in overall development costs and this standard is strongly encouraged where viable⁶⁷.
377. Solar panels are a vital technology to help cut bills for families and businesses, that can also boost our energy security and help deliver net zero. No specific standard for renewable energy generation is prescribed within the policy, to allow for innovation and flexibility in technology and design, however reflecting the evidence of cost benefits⁶⁸ and public support, the provision of roof mounted solar panels is strongly supported.
378. Housebuilders are encouraged to offer optional upgrades to reduce energy (and water) demands and costs, in a similar way that they offer choices for finishes, fittings and appliances. Examples include, upgrading to triple glazing, heat recovery ventilation systems, high energy and water efficient fittings and appliance options, solar panel upgrades and installing battery storage systems. Where offered they should be set out

⁶³ Compliance should be demonstrated through a pre-assessment statement to support an application and a planning condition to provide a post completion certificate to show the accredited standard has been met.

⁶⁴ The Local Plan's viability assessment was undertaken to an improved standard compared to the minimum standard set out in the 2021 Building Regulations. This is in line with the standard as set out in Option 1 of the [Future Homes Standard Technical Consultation](#), this is to allow deliver of a 'net zero ready' standard, aligned with existing national building regulation fabric standards (with minimally improved air tightness and a form of mechanical ventilation) alongside the use of heat pumps and high efficiency solar roof mounted panels (covering equivalent to 40% of ground floor area).

⁶⁵ Solar panels may not be feasible in some locations, such as where there is large degree of overshadowing or for some types of development, including some forms of flats.

⁶⁶ As set out in the council's most up to date viability assessment or demonstrated though a viability assessment prepared to support an application. The Local Plan Viability Assessment prepared to support this plan has set out viability limitations for the Sustainable Neighbourhood developments to Melton Mowbray (Policy SS4 & Policy SS5) and as such these developments are only expected to deliver development to a 'net zero ready' standard.

⁶⁷ [BREEAM \(2016\) Briefing Paper – The value of BREEAM: A review of latest thinking in the commercial building sector](#)

⁶⁸ [Solar Energy UK \(2022\) The Value of New Build Solar](#); [MCS Foundation \(2024\) Future Homes Savings](#)

so home buyers can clearly understand the cost-benefits and make informed decisions.

Retrofitting Existing Buildings

379. This plan supports high-quality retrofitting works that help to mitigate and adapt buildings to climate change, reduce their energy costs, improve the functionality, usability and durability of buildings and the comfort, health and wellbeing of building occupants. [PAS 2035](#) sets out best practice guidance for housing retrofit projects.
380. Proposals are encouraged to adopt a ‘whole building’ approach, to ensure retrofit is undertaken in a coherent way and to minimise risks of any negative or unintended consequences, including in relation to condensation, damp and air quality. A whole building approach does not require implementation of all retrofit measures at once, but planning ahead it ensures works are undertaken in a coherent and complementary way. It can be particularly important for works to heritage assets and further advice on this has been published by [Historic England](#). Although retrofit measures are strongly supported, proposals still need to be consistent with wider policies of the Local Plan, including [Policy D1](#) and [Policy EN13](#).

Whole-life Carbon considerations

381. To have the best chance of meeting carbon reduction targets, the Local Plan must aim to mitigate all avoidable sources of emissions, wherever this is practical. Greenhouse gases are emitted at every stage of construction and across a building’s lifetime. Emissions do not only relate to a building’s design and fabric, and how that affects the need for energy to power and heat it, there are also significant embodied emissions associated with the construction of buildings. The overall emissions associated with a building will also depend on how much repair and maintenance is required, how adaptable it can be to environmental and socio-economic changes and what happens at the end of its life.
382. Consideration of these whole-life impacts is crucial to ensure a built environment which delivers sustainable outcomes and to meet legally binding targets to reduce greenhouse gas emissions. Actions to reduce embodied carbon emissions in new developments include:
- optimising building structures to use fewer materials;
 - selecting materials with lower carbon footprints;
 - focusing on the longevity of building materials and components; and
 - prioritising refurbishment and the reuse of existing structures
383. Considerable emissions are involved in the demolition and rebuilding of properties. In many cases, the replacement of buildings may not be the most sustainable approach to take. Finding the appropriate balance between demolition and new build versus

reuse and retrofitting of existing buildings is crucial. Retention can also offer wider value by retaining linkages to a places architectural and cultural heritage.

384. This plan supports action to reduce embodied emissions and incorporate circular economy principles, to promote effective resource use, to ensure that resources are kept in use for as long as possible, and to minimise waste. In line with the waste hierarchy⁶⁹, waste should be treated as a resource to be re-used, recycled or recovered, and should only be disposed of when all other options have been exhausted.
385. Whole life carbon assessments are an effective way to understand and consider actions to achieve this for large scale developments. They assess and consider actions to reduce emissions, from construction (including the embodied energy of materials, the use of sustainable construction practices and minimising waste) through to building use (operational emissions) and any emissions associated with lifetime maintenance and end of life decommissioning. They should be undertaken at an early stage of the design process to facilitate efficient, cost-effective solutions.
386. Policy EN9A sets out requirements in relation to consideration of whole-life carbon, waste and material use that are proportional to the scale and complexity of the development proposal and are not considered prohibitive, as they do not at this stage set any targets or requirements that need to be met. Compliance with accredited best practice standards, including Passivhaus and BREEAM can ensure such considerations have been incorporated into proposals.

Policy EN9A – Ensuring Sustainable Development

Development should be designed, constructed and maintained to minimise operational energy use and carbon emissions.

Development proposals should embed the Energy Hierarchy within the design of buildings by prioritising building fabric and design measures (including orientation, form and landscaping) to minimise energy demands. Proposals should then consider opportunities to produce and use renewable energy on-site, including through the provision of energy storage technologies.

Development proposals that achieve net zero operational emissions, by reducing heat and power demand to low levels and then meet remaining operational energy through onsite renewables are strongly supported.

a) New Residential Development

Applications for new residential development must include an Energy and Sustainability Statement which demonstrates the following:

- 1. no reliance on fossil fuels to meet energy or heating needs;**

⁶⁹ The waste hierarchy is set out in Appendix A of the [National Planning Policy for Waste](#)

2. **how it has been designed to be energy efficient, to minimise the need for space heating/cooling, and to reduce its overall operational energy requirements;**
3. **how it has been designed to use water efficiently, in accordance with Policy EN9B;**
4. **that it appropriately exploits opportunities for renewable energy, with a preference for roof mounted solar photovoltaic panels. Where on-site renewable energy generation is not provided, it should be set out why it is not appropriate and opportunities to further reduce energy demand and/or for residents to benefit from off-site renewable energy generation should be considered; and**
5. **how it has been designed to reduce waste and use materials effectively, in accordance with the waste hierarchy and circular economy principles, as set out in section e) of this policy.**

Where proposals will be Passivhaus accredited (or other accredited net zero standard as agreed by the council) a sustainability statement will not be required, it will be sufficient to submit a statement to set out that the accredited standard will be achieved with agreement for a condition to be attached to the planning permission to ensure compliance.

Non-major residential developments (of less than 10 homes) can opt to either submit the statement or include a relevant section in the Design and Access Statement addressing the relevant policy areas.

b) New Non-Residential Development

Development proposals for non-residential developments should demonstrate how they achieve BREEAM ‘Very Good’ or an equivalent or better methodology.

Non-residential development that achieves BREEAM ‘Excellent’ or ‘Outstanding’, or an equivalent or better methodology, are supported.

In accordance with Policy EN9B, the maximum credits under BREEAM Wat 01 (or an equivalent best practice standard) should be sought.

c) Large Scale Major Development Schemes

Large-scale major residential schemes for 150 homes or more and non-residential development above 1,000 m², should also;

1. **calculate whole-life carbon emissions through a nationally recognised Whole Life Carbon Assessment and demonstrate actions to reduce life-cycle carbon emissions;**

2. **set out how it has been designed to incorporate measures to ensure it is adaptable and resilient to climate change across the lifetime of the development.**
3. **demonstrate how it will support journeys to be made by active travel modes (including walking and cycling) and public transport; and**
4. **consider opportunities to incorporate water reuse measures (such as rainwater and greywater harvesting) as part of their overall plan to effectively manage water across the site where feasible, in accordance with Policy EN9B and Policy EN12.**

d) **Existing Buildings**

All development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider opportunities to improve energy efficiency, reduce energy and water demand and lower carbon emissions. This includes to the original building, if it is being extended.

The council will support roof mounted solar panels on existing buildings where they require planning permission where proposals have minimised visual impacts.

Proposals should seek to protect and enhance the architectural and cultural heritage as represented by the building stock. For heritage assets, works should be consistent with the conservation of its significance, including its setting, and be in accordance with national and local policies, including Policy EN13, for conserving and enhancing the historic environment.

Proposals should seek to retain and adapt existing buildings before considering demolition and re-build options, as far is practical. Proposals that will result in the demolition of a building (in whole or a significant part) should be accompanied by a full justification for the demolition. This should consider alternative refurbishment or adaptation options and the relative whole life carbon impacts.

e) **Materials and Waste**

All development proposals should minimise use of materials and creation of waste, in line with the waste hierarchy, and promote opportunities for a circular economy through:

1. **reuse and recycling of appropriate materials, including those that arise through demolition and refurbishment on the site. Non-contaminated excavated soil and hardcore should be used within the site as far as practical;**
2. **prioritise the use of sustainable materials and construction techniques that have smaller ecological and carbon impacts; and**

- 3. considering the lifecycle of the development and surrounding area, actively prioritise design that delivers longevity and repairability. Consider how developments can be adapted to meet changing needs and how materials can be recycled at the end of their lifetime.**

Water Efficient Development

387. Water is a precious and finite resource, but in Melton borough water availability is becoming a concern. Since 2021, the whole borough has been classified as being an area in serious water stress⁷⁰ and the impacts of climate change as well as population growth will continue to place pressure on water resources. Water is also essential for the borough's economy, particularly farming and food and drink production. Wide ranging action is required, this includes reducing leaks, improving infrastructure and increasing supply. But we will only fully meet the future water needs by also reducing our water use.
388. On average households in England use 144 litres of water per person per day. To ensure sustainable water supplies by 2050 we will need to reduce this average to no more than 110 litres, alongside securing at least a 15% reduction in non-household water use⁷¹.
389. Reducing water use has wider benefits, associated with reducing the use of both water and energy, given much of the water we use is heated⁷². Using less water can reduce greenhouse gas emissions associated with processing, transporting, heating and treating water and reduce both water and energy bills. Reduce demand for water will also help to limit the need for to extract water and help protect rivers and the wider natural environment, which is facing increased pressures due to climate change.
390. To address both the environmental and socio-economic issues, this policy has been developed with the water management hierarchy as its core principle. This means prioritising actions to reduce the use for water above measures for water reuse and recycling measures, which is preferable to potable water use. Small changes can be made to how buildings are designed and to the fittings and appliances used within them to reduce water use.

Water efficient new development

391. The borough is water stressed, this alongside wider considerations⁷³, justifies a requirement to meet the optional water use standard for new housing as set out in Part G of Building Regulations. This is currently set at 110 litres per person per day. Compliance will be achieved through a condition attached to the planning permission which will enable the standard to be enforced through Building Regulations. The optional standard is set out as a minimum requirement, the 110-litre level is not considered ambitious, and housebuilders are encouraged to go further where possible,

⁷⁰ [Environment Agency water stressed areas 2021 classifications](#). Serious water stress is defined in the [Water Industry \(Prescribed Conditions\) Regulations 1999](#)

⁷¹ DEFRA (2023). Plan for Water; 15% non-household reduction is compared to 2020-21 levels.

⁷² [Estimated that 18% of domestic energy bills come from heating water for use \(DESNZ \(2024\). Domestic hot water insights\).](#)

⁷³ Considerations as set out in [Planning Policy Guidance: Housing: Optional Standards](#), Guidance from Severn Trent and [Written Ministerial Statement UIN HCWS140](#)

even exceeding it by a small margin is supported as it can collectively and over time have a significant impact on reducing local water demand⁷⁴.

392. There is significant water use outside of homes, non-household use of water is estimated to accounts for around 30% of total water use. BREEAM has been set out as a preferred method to demonstrate sustainability considerations for non-residential development in EN9a. Its credits-based sustainability assessment enables developers to be awarded credits for incorporating sustainable measures for water efficiency, water reuse and rainwater harvesting and securing these credits (WAT01) is supported.

Water reuse and recycling

393. The Local Plan supports actions for water reuse and recycling, they will be an important part of the solution to achieving greater levels of water efficiency, but there are a number of enabling steps that need to be in place to achieve widescale water reuse and recycling safely and reliably. Simple forms, such as water butts, do offer an effective way to reduce the need for potable water for irrigation. Enabling measures, to allow future connection to water reuse systems are also supported, this includes secondary plumbing provision to enable easy future connection for non-potable water to feed toilets.

394. Water efficiency considerations should extend to consider how the need for potable water for irrigation has been minimised. Rainwater harvesting and greywater recycling systems can replace the need for potable water. Residential schemes should provide water butts to all homes with a garden, proportionate and sized to the garden's needs. Large scale developments should set out how the design has been informed by a need to reduce water use, this should be integrated into the proposals landscape scheme. Relevant considerations include soil types, local climate, landscape design and plant species selection, the use of mulches, rain gardens, permeable hard surfaces that promote groundwater recharge, and efficient and smart irrigation systems.

Water Efficient Retrofit

395. Existing homes and buildings typically have the highest levels of water use. Water efficiency measures are considered a key part of retrofitting buildings, to reduce both their water and energy demands, in line with Policy EN9A. Opportunities to improve water efficiency will depend on the building, its existing plumbing arrangements, its water use, and the works proposed. Proposals that meet any water efficiency recommendations made in a retrofit assessment will be supported. Proposals that provide new and replacement water fittings, such as toilets, showers and taps, are encouraged to provide efficient fittings. Where there is not retrofit assessment, meeting the water efficiency standard for individual fittings, as set out in Table 2.2. of Part G2 of

⁷⁴ An additional 5 litre per person per day water saving for a single home with a UK average sized household (2.36 people) would be expected over the course of a year to save 4,307 litres of water. If this saving was achieved across the 3,200 homes expected to be delivered in Melton borough over the 10 years to 2036, this would equate to an annual and ongoing saving of 13.8 million litres of water.

Building Regulations⁷⁵ and/or any equivalent water efficiency label rating, once introduced⁷⁶ is supported.

Policy EN9B – Water Efficient Development

All development should demonstrate that it is water efficient, incorporating appropriate water efficiency and re-use measures.

New dwellings (including change of use) must be designed to achieve as a minimum the optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations Part G (or any subsequent standard that supersedes it). Developments that exceed this standard are supported.

Non-residential development will be required to achieve full credits for category Wat 01 of BREEAM (unless demonstrated impracticable) or demonstrate compliance through an equivalent or better methodology.

Existing buildings undergoing works are encouraged to provide water efficient water fittings where new or replacement fittings are required. Proposals that meet water efficiency recommendations made in a retrofit assessment will be supported. Provision of water fittings that do not exceed the maximum fittings consumption levels set out in table 2.2 of Approved Document G (or any subsequent standards that supersedes it) are supported.

Development should be designed to minimise the need to potable water for irrigation. A water butt should be provided for all new dwellings with a garden. Green spaces outside of residential gardens should demonstrate how measure have been incorporated to minimise or eliminate the need for potable water for irrigation.

A water resource assessment should be submitted to support any major non-residential scheme that will require significant potable water use, undertaking early discussions with the Local Water Authority and the Environment Agency to ascertain water availability and feasibility of the proposal. The assessment should demonstrate consideration of innovative solutions to reduce water demands.

⁷⁵ [Approved Document G: Sanitation, hot water safety and water efficiency](#) - table 2.2: Maximum water fitting consumption levels; WC 4/2.6 litres dual flush; shower 8 litres per minute; bath 170 litres; basin taps 5 litres per minute, sink taps 6 litres per minute; dishwasher 1.25 litres per place setting; Washing Machine 8.17 litres/kilogram.

⁷⁶ From 2025 new mandatory water efficiency labelling is expected to be implemented. This will require plumbing products and water-using white goods being sold to have a water efficiency label. Once introduced these rating may be incorporated into the Building Regulations or provide a simple alternative mechanism for demonstrating consideration of water efficiency.

Renewable and Low Carbon Energy in Melton Borough

396. The planning system is tasked with supporting the transition to a low carbon future in a changing climate. It is directed, by policy in the National Planning Policy Framework (NPPF), to shape places in ways that contribute to ‘radical reductions’ in greenhouse gas emissions and as part of that, it is tasked with supporting renewable and low carbon energy and associated infrastructure.
397. The generation and use of renewable energy reduces demand for fossil fuels and harmful greenhouse gas emissions. It is essential to rapidly increase renewable energy generation if we are to meet national and local ambitions to reach net zero emissions. The Government has set out its ambitions for 95% of the national grid network to be powered by renewables by 2030. This will require significant acceleration of renewable energy development alongside adapting the transmission network and increasing our ability to match supply and demand. This will require the electricity grid to become smarter alongside the provision of new forms of development to enable energy storage.
398. In the future, the Government expect most of our power, including that used to heat our homes and power our cars, will come from wind and solar power⁷⁷, but there are many sources of renewable and low carbon energy that might be developed in Melton borough, they include:
- solar energy, this includes photovoltaic (PV) solar panels for electricity generation and thermal solar panels for heating;
 - wind turbines for electricity generation;
 - ground, air and water source heat pumps to provide heating;
 - bioenergy, from biomass and waste, which can be combusted for electricity generation or to provide heating or used to produce biogas through anaerobic digestion. Potential sources including forestry and woodland residues, energy crops, agricultural residues, waste and sewage; and
 - geothermal energy, using heat from inside the earth for electricity generation.
399. In addition to its climate benefits, renewable energy has wider benefits, including:
- enhanced energy security and independence;
 - more affordable and stable energy costs, wind and solar are now the cheapest sources of new electricity:⁷⁸
 - job creation in the short and long term, including in design, manufacturing, installation and maintenance; and

⁷⁷ [Department for Energy Security and Net Zero \(2024\). Clean Power 2030 Action Plan](#)

⁷⁸ [National Energy System Operator \(2024\). Clean power 2030: Advice on achieving clean power for Great Britain by 2030](#)

- cleaner air, water, and soil, as shifting away from fossil fuels helps to reduce pollutants and impacts associated with their extraction, transport and use that can impact nature and our health.

Potential for Renewable Energy in Melton Borough

400. The [Climate Change Study for Melton Borough \(2024\)](#) considered the potential for different types of renewable energy. It found that the main opportunity, accounting for around three quarters of the areas total ‘technical potential’ for renewable energy, is from ground mounted solar panels. They are commonly used at scale for solar farms, but can also be used at smaller scales, particularly when roof spaces are not suitable to meet energy needs. Being an attractive area for ground mounted solar adds to the existing pressures on greenfield and agricultural land, for continued food production, new homes, carbon storage and nature recovery. Appropriate policy safeguards are required to direct ground mounted development towards appropriate areas and mitigate harms. The best and most versatile agricultural land should be avoided, to protect opportunities for food production and the continuance of the agricultural economy.
401. Onshore wind turbines were also found to offer significant potential as well, because wind speeds across the borough, although not particularly high, are above the accepted threshold for economic viability. The borough’s relatively moderate wind speeds may mean that the area is not sufficiently appealing for large scale commercial schemes, but it could be attractive for individuals or community led projects.
402. Around 85% of local buildings were considered to be suitable for roof mounted solar panels. They only however have the technical potential to make a small contribution to renewable energy capacity locally, when compared to wind and ground mounted solar. It is also likely to be higher cost and take more time to be realised. However, there are clear long-term benefits in utilising unproductive roof spaces for energy generation, not least to reduce the pressures on greenfield land use. If fully utilised, roof mounted solar panels in the borough could have a capacity similar to approximately 5 typically sized 49.9MW solar farms. Commercial, agricultural and industrial building roof spaces should be considered a priority as the [Climate Change Study](#) found that solar panels on just over 500 large industrial roof spaces could provide around 38% of the total roof mounted potential energy the area. Land currently covered by workplace and public car parks, where solar canopies could be installed, is another likely relatively low-cost opportunity. Incorporating solar into new buildings from the start cost less and [Policy EN9A](#) sets out the role of roof mounted solar panels for new development and in retrofitting existing buildings. Roofs with solar panels can be multifunctional, bio-solar green roofs for example incorporate solar panels alongside vegetation and can provide both biodiversity and solar panel performance benefits⁷⁹.

⁷⁹ [Fleck, Gill, Pettit, Torpy, and Irga \(2022\). Bio-solar green roofs increase solar energy output: The sunny side of integrating sustainable technologies](#)

Energy Storage Systems

403. Electricity energy storage systems can enable more flexible energy use, help to reduce costs to decarbonise our energy system and maximise the usable output from weather dependant solar and wind power. It can also help to defer or avoid the need for costly network upgrades. Energy storage systems are considered to be a form an ancillary development and as such should be assessed in line with Policy EN10 below. Where planning permission is being sought for development of battery energy storage systems of 1 MWh or more (not associated with a residential dwelling), applicants are encouraged to engage with the relevant local fire and rescue service before submitting an application, so relevant fire safety matters can be considered before an application is made. Applicants are encouraged to consider guidance produced by the National Fire Chiefs Council when preparing applications.

Using the ‘Technical Potential’ Policies Map for Wind Turbines and Ground Mounted Solar Panels

404. The [Climate Change Study](#) identified and mapped key strategic level constraints to set out the areas where there may be ‘technical potential’ for wind turbines (from small to large scale) and ground mounted solar panels. All areas where no principal constraints were identified were considered as potentially suitable in principle for ground mounted solar and/or wind turbines. The ‘technical potential’ areas to support Policy EN10 can be viewed in the [Policies Map](#).
405. It should be noted that the ‘technical potential’ areas have been mapped deliberately wide, to ensure they do not exclude any areas which could be found to be suitable for development. It is important to stress that the areas identified are only potentially suitable. It is not possible to easily and comprehensively map all considerations, particularly qualitative considerations. Being within an area with ‘technical potential’ does not mean that an application would be approved and the cumulative impacts of developing a significant proportion of the land identified as having technical potential would clearly not be appropriate.
406. Sites that sit outside the ‘technical potential’ areas have had specific constraints identified. The council also recognises that, with advances in renewable energy technology, some locations that were not identified within the ‘technical potential’ areas could become suitable for development during the life of the Local Plan. For example, if new technology allows for installation of solar panels on steeper gradients. Any proposals for ground mounted solar or wind turbines outside the ‘technical potential’ areas would be expected to demonstrate why they are, or can be made, acceptable having regard to any identified constraints.

A Criteria-Based Approach

407. In order to support net zero, the council recognises the need for renewable energy generation and supports appropriately located renewable energy development in the borough. The policy approach taken supports appropriately sited and designed

proposals based on robust site-specific assessments that consider the direct, indirect, individual and cumulative impacts of proposals in a proportionate way, appropriate to the type, scale and likely impacts of the development proposed.

408. The suitability of a specific proposal will depend on many factors and it needs to be considered at the point of application. All renewable and low carbon energy development proposals will be assessed against the policy criteria set out in Policy EN10 below and all other relevant policies in this Local Plan, as well as policies in any relevant Neighbourhood Plan. The type and level of assessments required to support applications will vary depending on a number of factors including location, design, siting, the renewable energy technology and scale of the proposal. Impacts arising from all stages of the development need to be considered, this includes both during its construction and how the end of life is to be managed. Temporary developments, including solar farms, need to provide robust assurances that the site will be fully restored and equipment removed at the end of its life and an appropriate plan for end-of-life decommissioning should be provided. This should set out how the site will be restored and how any landscape and biodiversity enhancements and other benefits that have been provided will be maintained. It should also provide assurances for how decommissioning will be funded, such as through a bond, which can be called on should the developer either become insolvent or fail to comply with their reinstatement obligations. The landscape and visual effects of major solar farm developments are likely to be one of the most significant impacts arising from such development. Therefore, it is vital that due consideration is given to these impacts at the earliest possible stage in the site selection process and in formulation of their design and layout.
409. Landscape impacts were not a constraint to the ‘technical potential’ areas. Specific assessments (for landscape and visual impact and residential amenity) are required to verify the suitability of development proposals in landscape terms. [Policy EN1](#) provides guidance on assessing landscape impacts and the need to consider the borough’s Landscape Character Areas. For wind turbines, the [Melton and Rushcliffe Landscape Sensitivity Study \(2014\)](#) remains an appropriate local tool to assist applicants to give a reasonable indication of the sensitivity of different landscape character areas to wind turbine development. It divides the borough’s landscape into 15 Landscape Character Assessment Units and considers each areas landscape sensitivity in relation to different turbine heights and cluster sizes. It is considered that Landscape Character Assessment Units judged in the study as being of low to moderate sensitivity are more likely to be suitable for wind turbine development. The study shows that almost all the borough has a high level of sensitivity to large scale turbines and that small to medium scale wind turbines are more likely to be acceptable in landscape terms.

Community Led Development

410. Community-led renewable energy projects are increasingly being seen as an attractive option for local communities wishing to contribute to climate change targets and as a way to generate local revenue to directly benefit their community. They can face

challenges in securing planning, but communities in proposing, designing and owning renewable energy schemes themselves often put forward well designed schemes, often with strong community backing.

411. There is no definition of community energy within planning, and planning authorities are unable to assess renewable community led energy proposals any differently to other projects, nor give weight to the often substantial co-benefits delivered by them. However, in line with the NPPF, the council supports community led initiatives, including developments being taken forward through neighbourhood planning.
412. Community and non-community led development should also consider how to best engage with local communities, appropriate to the type, scale and likely impacts of the proposal. Community engagement enables local people a chance to understand what is proposed and to have their say. Done well it can help build and maintain support for projects and lead to better decisions and outcomes. It can also identify and create wider opportunities and benefits for local communities. Applicants for are encouraged to consider relevant good practice guidance, such as [Good Practice Guidance on Community Engagement and Benefits from Onshore Wind Developments](#).

Policy EN10 – Energy Generation from Renewable and Low Carbon Sources

To support the transition to net zero the council will support appropriately located and designed renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable:

- a) **as a result of its scale, siting and design the following impacts are satisfactorily addressed;**
 1. **landscape character;**
 2. **visual amenity;**
 3. **nationally designated landscapes;**
 4. **townscape, heritage assets and their settings;**
 5. **biodiversity and geodiversity;**
 6. **ecology;**
 7. **water quality and flood risk; and**
 8. **highway and rail safety.**
- b) **the impacts are acceptable on aviation and defence navigation systems/communications;**
- c) **the impacts on the amenity of sensitive neighbouring uses, including local residents, are minimised by virtue of matters such as noise, dust, odour, shadow flicker, glare and glint, air quality and traffic; and**
- d) **the proposal is consistent with other relevant policies within this plan.**

Compliance with a) to d) above will require robust evidence of the potential impacts of the proposal. Applications should be supported by appropriate assessments that clearly set out the likely impacts of the proposal and any mitigation measures proposed to minimise any identified harm. The council may commission its own independent assessment of the proposal, to ensure it is satisfied to determine the degree of harm and whether reasonable mitigation opportunities are being taken.

Proposals should, appropriate to the scale and impact of the development, demonstrate how community engagement has informed its design. A community engagement plan should be submitted to demonstrate consideration of the need for ongoing community engagement for large scale projects during their construction, operation and decommissioning.

As part of the planning balance, significant additional weight in support of the proposal will arise for any proposal which is community led for the benefit of that community.

Solar-Based Energy Developments

Proposals for the installation of solar thermal or photovoltaic panels and associated infrastructure on an existing building roof will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising, including to heritage assets, in accordance with Policy EN13. Where feasible, bio-solar green roof proposals are supported.

Proposals for the installation of ground mounted solar photovoltaic panels on industrial, brownfield and other previously developed and non-agricultural land (including solar canopies to car parks) will be supported subject to acceptably addressing all matters as set out in criteria a) to d) above.

Where proposals are for ground mounted solar photovoltaics installations on agricultural land, in addition to the criteria as set out in a) to d) above, the proposal should:

- i. demonstrate that the proposed use of any agricultural land is necessary, set out how the site has been selected to utilise poorer quality agricultural land and that the proposal will not adversely affect the use of the best and most versatile agricultural land;**
- ii. be located within an area identified as having ‘technical potential’ for ground mounted solar, as identified in the Policies Map. Proposals outside of these areas will only be considered where the suitability of the area is clearly justified;**
- iii. be temporary in nature and set out how agricultural soils will be sustainably managed and protected, during construction, operation and**

decommissioning. To ensure that the land can revert to agricultural land use of a similar or improved quality once decommissioned;

- iv. ensure the sustainable management of water, including the need for and maintenance of any surface water run off ditches;**
- v. incorporate appropriate measures to mitigate harm to visual amenity, to include appropriate natural screening, such as coppice, hedges and trees. Site security, if necessary, should be as unobtrusive as possible;**
- vi. be designed, where possible, for continued agricultural use, such as the grazing of livestock; and**
- vii. provide wider ecosystem benefits, seek to achieve best practice standards for landscape and natural capital.**

Wind-Based Energy Developments

Proposals for a single wind turbine of less than 25m from ground to tip of blade, are, in principle, supported across the borough; subject to acceptably addressing all matters as set out in criteria a) to d) above.

Proposals for larger wind turbines, are more likely to be supported where they are located within an area identified as having technical potential for the scale of turbine proposed, as identified in the Policies Map, subject to acceptably addressing all matters as set out in criteria a) to d) above.

Appropriate residential buffers and other constraints will need to be reviewed and implemented on a site-by-site basis. Medium to large scale wind turbines (over 40m, from ground to tip of blade) should not be within 500m of any settlement or individual residential property. Any proposal for a medium to large scale wind turbines located between 500-2000m of residential property will need clear evidence of no significant harm arising. This would include assessment of noise, flicker, overbearing nature of the turbines (established by visual effects from within commonly used habitable rooms) and any other amenity which is presently enjoyed by the occupier.

Decommissioning

Proposals will be subject to a condition that will require the submission and compliance with an appropriate decommissioning plan. This should demonstrate how any biodiversity net gain that has arisen on the site will be protected or enhanced, and how the materials to be removed would, to a practical degree, be re-used or recycled.

Managing Water Resources and Flooding

413. The borough's rivers, lakes and brooks are a valuable asset, supporting wildlife, recreation and tourism, as well as providing water for business, agriculture and households. Water resources require careful management to conserve their quality and value, and, to address flooding issues.
414. The bodies responsible for water resources and flood risk are increasingly looking at whole river catchments as the best way of integrating the aims of water conservation, wildlife and flood management.
415. Climate change is causing warmer and wetter winters, hotter and drier summers and more frequent and intense weather extremes, resulting in increased flooding and drought. This in turn is negatively impacting biodiversity, agriculture and food security, infrastructure and economy, and public health and wellbeing.
416. Direct health effects associated with flooding include drowning, physical trauma and infections associated with exposure to contaminated flood water. Longer-term health effects include mental health impacts, carbon monoxide poisoning due to inappropriate use of generators, respiratory disease from mould and damp, and rodent-borne disease. The health impacts of flooding can also disproportionately impact vulnerable people; therefore, flood risk management measures should aim to reduce health inequalities and build community resilience wherever possible.

Flood Risk in Melton Borough

417. National planning policy requires a risk based sequential approach to flood risk, avoiding high risk areas and steering development to areas at lower risk. As well as managing risk to the development itself, development should not increase flood risk elsewhere and opportunities should be taken to reduce downstream flooding events, for example, by reducing run-off rates.
418. Local plans are required to follow a 'sequential approach' to development whereby sites at risk of flooding can only be allocated for development if there is insufficient land available in areas with lesser or no flood risk. Exceptionally, it may be appropriate to develop land at risk of flooding for sustainability reasons or to avoid economic or social blight in an area.
419. Melton Borough Council has undertaken a [Level 1](#) and [Level 2](#) Strategic Flood Risk Assessment (SFRA) in 2024 to provide evidence to make informed decisions on the Local Plan Update. This has appraised all potential sources of flooding including main river, ordinary watercourse, surface water, sewers, canal, reservoir and groundwater flooding and assesses the potential increase in risk due to climate change. The SFRA has updated and reviewed historic flooding incidents and mapped the location and extent of the functional floodplain (Flood Zone 3b).
420. Melton borough is at risk of flooding from a variety of sources. Flood history shows the borough has been subject to flooding from all sources of flooding in the past. The most

recent flood incidents recorded by Leicestershire County Council (as Lead Local Flood Authority ‘LLFA’) and the Environment Agency are related to surface water flooding caused by Storm Henk in January 2024 and Storm Babet in October 2023, alongside other occasions of heavy rainfall affecting various settlements across the borough. Bottesford has also been affected by flooding in recent years due to a combination of fluvial and surface water flooding associated with Storm Dennis in February 2020.

421. The standard of flood protection across Melton Mowbray is generally high; however, the current condition of most defences in the borough are classed as ‘fair’ suggesting some improvement or remediation may be required in the future if the defence is to provide the desired standard of protection. Developer contributions towards improvement and/or maintenance of flood defence provision may be necessary in order to make development proposals acceptable where defences are deemed unsatisfactory.
422. The SFRA includes updated climate change mapping for the borough to take account of latest climate change guidance issued by the Environment Agency in July 2021 and updated in May 2022. The guidance adopts a risk-based approach considering the vulnerability of the development and considers risk allowances on a management catchment level, rather than a river basin level, with the 2022 revision providing updated climate change allowances for rainfall.
423. Melton borough is covered by four Management Catchment areas assigned by the Environment Agency, including the Lower Trent and Erewash, the Soar, the Welland and the Witham catchments. The SFRA shows the potential impacts of climate change on river flows and rainfall intensity, and subsequently on flood events in a ‘worst-case scenario’ across the four catchment areas. The consequences of this are that areas at risk of flooding today are likely to become at increased risk in the future and that some areas which are currently not at risk of flooding could be in the future. New development must therefore be designed to be flood resistant and resilient for future scenarios by, for example raising floor levels or siting the least vulnerable parts of the development in areas most at risk.
424. As well as assessing the impact of future developments within and outside the borough, the Level 2 SFRA includes detailed assessments for the Melton South Sustainable Neighbourhood (MSSN) and potential employment site allocations, which has informed [Policy SS4](#), the assessment of the suitability of employment sites for allocation. These detailed assessments set out the flood risk to the site and provide guidance for site specific flood risk assessments, as well as recommendations on the likely acceptability of different types of sustainable drainage system for managing surface run-off. The SFRA provides a framework for the application of the Sequential Test of sites and, where necessary, the Exception Test as addressed in the [Employment Site Selection](#).
425. Comprehensive flood risk mapping including areas affected by historic flood incidents and latest climate change mapping has been collated as part of the SFRA and is available to view on the council’s [interactive mapping portal](#).

Flood Risk Assessments

426. Flood Risk Assessments (FRA) are required for all development proposals over 1 hectare and those on sites in Flood Zones 2 and 3. The FRA should demonstrate how flood risk will be managed over the development's lifetime, considering climate change and vulnerability of users. Mitigation measures should only be considered once risk has been minimised as far as possible by planning sequentially across a site. Methods to reduce flood risk include:

- Sustainable Drainage Systems (SuDS);
- site layout and design;
- modification of ground levels;
- raised floor levels in buildings to 600mm above the maximum water level caused by a 1 in a 100-year flood event plus climate change allowance;
- localised raised defences with compensatory storage if defences remove storage from the floodplain or flood cell;
- improvement of flood defence provision;
- making space for water by restoring the functional floodplain through river improvements and enhancements; and
- resistance and resilience through flood barriers, wet-proofing and non-return valves.

Sustainable Drainage Systems

427. Surface water flooding describes flooding from sewers, drains and ditches that occurs during heavy rainfall in urban areas and includes overland flows originating from groundwater springs. Sustainable drainage systems (SuDS) are used to reduce the risk of flooding caused by surface water drainage by copying the way that water drains in nature, instead of relying solely on traditional piped drainage.

428. The design, construction and future maintenance of SuDS must be carefully defined, and a clear and comprehensive understanding of the existing catchment, hydrological processes and existing drainage arrangements is essential. Leicestershire County Council, as the Lead Local Flood Authority (LLFA), is a statutory consultee to the planning process and is responsible for reviewing the surface water drainage systems for all major development applications. The Environment Agency are also a statutory consultee as part of the planning process.

429. Incorporating SuDS has wider ranging benefits than simply reducing the risk of flooding. SuDS can help to recharge groundwater supplies and capture rainwater for re-use purposes, as well as reducing the impact of diffuse water pollution. Multi-purpose SuDS can be designed as public open space for informal sport and recreation, encouraging social interaction and improving mental and physical health. SuDS can enhance green infrastructure and a river or stream corridor through the creation of wet

habitats such as floodplain grazing marsh, floodplain meadows, wet woodland and ephemeral and permanent ponds.

Policy EN11 – Minimising the Risk of Flooding

New development should be located, laid out and designed in accordance with the following flood risk hierarchy. Priority is given to actions at the top of the hierarchy which minimise the need for measures further down:

- a) **avoid development in areas of flood risk from all sources, taking account of the effects of climate change, steering development to the lowest flood risk areas using the sequential and exception tests⁸⁰;**
- b) **control the risk of flooding affecting the site;**
- c) **mitigate any residual risks to occupants using flood resistance and resilience measures; and**
- d) **manage remaining risks including warning procedures and escape routes.**

Where a Flood Risk Assessment is required⁸⁰ this should investigate all potential sources of flooding, including possible failure of the Grantham Canal and investigate measures to reduce flood risk elsewhere. Its recommendations and relevant ones from the Strategic Flood Risk Assessment should be incorporated when implementing the hierarchy. Natural flood management techniques as part of an integrated approach are preferred.

Measures, including management arrangements, should be effective for the lifetime of the development taking account of the effects of climate change and must ensure that development does not lead to increased flood risk elsewhere.

Existing watercourses and waterbodies should be retained, and their settings respected, restoring them to a more natural state and providing an, as a minimum, 8 metre buffer from the top of both banks, or other appropriate protection buffer with access for maintenance and management where required.

⁸⁰ In accordance with the National Planning Policy Framework and Planning Practice Guidance or any subsequent statement of national planning policy.

Policy EN12 – Sustainable Drainage Systems

Major development proposals should incorporate a Sustainable Drainage System (SuDS) which lowers flood and pollution risk on the site and elsewhere by delaying, reducing and minimising surface water runoff and enhancing water quality in line with current guidance. Greenfield sites should achieve undeveloped greenfield runoff rates or better.

SuDS infrastructure must be adopted by an appropriate body which guarantees management and maintenance of the SuDS for the lifetime of the development in accordance with an agreement detailing maintenance boundaries, responsible parties and management arrangements.

The form and layout of SuDS should be justified through the preparation of a Surface Water Drainage Strategy which considers the four areas of good SuDS design (quantity, quality, beauty and biodiversity) and takes account of:

- a) the drainage hierarchy, avoiding discharge to a public sewer where possible;
- b) standards, policy and guidance from the government, Environment Agency and Lead Local Flood Authority;
- c) the contents of the Strategic Flood Risk Assessment and any site-specific Flood Risk Assessment;
- d) the effects of climate change;
- e) on-site and off-site constraints such as infiltration rates, groundwater protection zones and water-sensitive habitats; and
- f) the role of SuDS in creating multifunctional benefits including recreation, biodiversity net gain, heritage and beauty by integrating it into the overall layout and design of the development and designing out conflicts with other planning objectives.

Heritage

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy EN13 – Heritage Assets

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy EN13](#)].

Chapter 8: Managing the Delivery of the Melton Local Plan

Delivering Infrastructure

430. New development in Melton borough will need to be supported by an appropriate level of infrastructure. Infrastructure is all the utility needs generated by development, including energy and water, as well as new physical and social provision such as transport, schools, doctors' surgeries, digital infrastructure, open space and leisure facilities.
431. The type and scale of infrastructure required will depend on how development is distributed, as well as how existing and future residents choose to live their lives in the future.
432. Where it is likely that infrastructure will be funded either in full or in part via contributions from development, we will need to check that the contribution would meet the following tests for planning obligations:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
433. New development cannot be expected to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development.
434. The [Community Infrastructure Levy \(CIL\) Regulations \(2010\)](#) allow local authorities to collect a levy or tariff on specific types of development based on a cost per unit of floor area, which can be used to deliver the infrastructure needed to support development in their area.
435. The Melton borough [Developer Contributions SPD](#) was adopted in September 2021 setting out the council's approach to seeking Section 106 contributions (planning obligations) in the absence of a CIL charging schedule⁸¹. The SPD supports the delivery of key infrastructure associated with sustainable growth and assists the borough and Leicestershire County Council in prioritising contributions required under Policy IN3.
436. Melton Borough Council⁸² and Leicestershire County Council⁸³ publish an annual Infrastructure Funding Statement (IFS) summarising all financial and non-financial developer contributions activity for the previous financial year providing a transparent audit of all received funds.

⁸¹ The decision was taken by Cabinet to suspend preparing a CIL charging schedule in July 2019 (agenda item 9) [Agenda for Cabinet on Tuesday, 9th July, 2019, 4.00 pm - Melton Borough Council](#)

⁸² Melton Borough Council [Infrastructure Funding Statement](#)

⁸³ Leicestershire County Council [Developer contributions | Leicestershire County Council](#)

The Melton Borough Infrastructure Delivery Plan

437. A high-level assessment of the infrastructure required to support new housing and employment growth within the borough over the plan period is set out in the [Infrastructure Delivery Plan](#) (IDP, 2017), which was prepared alongside the adopted Melton Local Plan (2018).
438. The IDP includes an infrastructure delivery schedule, which is replicated at [Appendix 4](#) of the adopted Local Plan, setting out the additional infrastructure required, an estimate of associated costs, who is expected to provide it and when. The schedule continues to support the Local Plan Partial Update as the plan period and overall spatial strategy remain consistent with the adopted Local Plan; however, the latest transport modelling work and ongoing work towards a revised Masterplan for the Melton South Sustainable Neighbourhood may necessitate a factual update to the schedule ahead of submitting the plan for Examination.
439. [Topic Paper 2](#) (January 2025) has been prepared outlining the council's latest position relating to the infrastructure required to support the delivery of the Local Plan Partial Update and should be read alongside this Pre-Submission draft Plan.

Transport

440. Melton is a rural borough with a dispersed pattern of villages and a central main town of Melton Mowbray. Primary roads cross the borough at Melton Mowbray and pass along the northern and western parts of the borough. Melton Mowbray and Bottesford in the north have rail access but overall, there are limited public transport services, even in and serving Melton Mowbray.
441. Significant new housing and economic development is proposed in this Local Plan (Policy SS2), with new housing to be distributed mostly in Melton Mowbray (approx. 65%) with the remainder in the most sustainable rural settlements (approx. 35%), and most of the new employment allocations identified at Melton Mowbray or nearby Asfordby. When considered against other reasonable alternatives, this spatial strategy performed best against the Local Plan objectives and sustainability criteria, including levels of access to sustainable travel options such as walking, cycling and public transport. From a transport perspective, focusing housing growth on the town makes it easier to develop a coordinated approach to dealing with the transportation impacts of future population growth, as opposed to, say, a more dispersed pattern of development.
442. Leicestershire County Council, as Local Highway Authority, has set out its transport priorities in the Leicestershire Local Transport Plan 4 (LTP4), and new development in Melton borough should contribute towards achieving its delivery. The proposed strategic vision for transport across the County is: 'Delivering a safe and connected transport network which is resilient and well-maintained to support the ambitions and health of our communities, deliver economic prosperity whilst safeguarding our

environment'. Alongside the vision, five core themes and six core policies have been identified:

443. The five core themes are:

- enabling health and wellbeing;
- protecting our environment;
- delivering economic growth;
- enhancing our transport network's resilience; and
- embracing innovation.

444. The six core policies are as follows:

- Core Policy 1: Delivering the Vision - Ensure that all our transport solutions align with the themes to deliver our vision for transport with regard to Government policy for the benefit of our communities.
- Core Policy 2: Managing Demand - Deliver a safe, accessible, connected and resilient transport network that is well managed and enables communities to access jobs, education and services. The network will also enable efficient movement and delivery of goods to support the local, regional and international markets.
- Core Policy 3: Enabling Travel Choice - Enable travel choice in all of our communities that reflects their unique needs which ensures their safety whilst promoting health and wellbeing and protecting the environment.
- Core Policy 4: Delivering Solutions - Work collaboratively to identify and develop transport related solutions which provide good value for money and enable travel choice, improve our transport network users' experiences, and benefit the environment and the health and wellbeing of our communities.
- Core Policy 5: Embracing Innovation - Embrace innovation and collaboration, which enables us to decarbonise transport and adapt to climate change to ensure a resilient transport network, whilst benefiting the environment and promoting the health and wellbeing of our communities.
- Core Policy 6: Evaluating Progress - Utilise data, monitoring and evaluation of our transport solutions to enable evidence-based programmes, provide a flexible approach to policy development, technology, and innovation to address changes and challenges which impact our communities.

445. The spatial strategy of the Local Plan supports LTP4 by focusing new development in locations which reduce the need to travel by car and where there are sustainable travel alternatives, and where new development can maximize the use of existing services and facilities. Sustainable transport measures to support development proposed through the plan will be pursued where appropriate. However, there are currently limited public transport services, and few opportunities to support more cycling and

walking within an existing highway network that is already operating close to capacity within the town.

446. Whilst the provision and enhancement of sustainable transport alternatives will go some way to supporting new development, without mitigation, the amount of growth and its spatial distribution is likely to have severe highway impacts within the town and therefore hamper its ability to grow. Melton Mowbray already experiences high levels of cross town and through traffic, with limited rail and river crossings resulting in few alternative route options. The heavy goods vehicle (HGV) element of this traffic exacerbates the impact of this and is in addition to the vehicles serving businesses located in the borough. It has given rise to increasing carbon emissions and locally significant levels of traffic congestion, which in turn is having a negative impact on the quality and vitality of places, particularly Melton Mowbray town centre. It is also causing unacceptable delays and unreliable journey times, affecting businesses and residents alike, and adversely impacting on the attractiveness of the town as a place to live and do business.
447. Significant new highway investment is also needed to open up the new land for the development that will support growth. This needs to be provided in a way that avoids worsening the adverse effects of traffic on the environment, communities and the economy, and ensures that access to services is maintained and journey reliability not further compromised.

Melton Mowbray Transport Strategy

448. As the most sustainable location for new development in the borough, the Local Plan envisages that most new housing and employment development will take place within or on the edge of Melton Mowbray. Also, as the main place serving the needs of the borough's residents, it is critical that the town centre's range of shops, services and visitor appeal is sustained and enhanced.
449. However, without intervention, this planned growth would worsen many existing transport problems. Furthermore, the problem of limited highway network capacity would continue to hinder the delivery of effective schemes to enhance public transport and walking/cycling/wheeling as alternatives modes of travel for local people and would not alleviate the highly significant levels of congestion and the HGV movements through the town centre, both of which this Local Plan seeks to address.
450. The identification and delivery of essential transport measures required to support the Local Plan are being pursued through the development of a Melton Mowbray Transport Strategy (MMTS) by Leicestershire County Council. The MMTS will help deal with existing issues and those forecast to arise over the Local Plan period in a comprehensive and integrated way. It will support economic growth and new housing development, including opening up new development land, and will address transport issues for the town.
451. The package of measures in the MMTS will include a Melton Mowbray Distributor Road (MMDR), which is a crucial element, along with complementary sustainable and other

transport measures within the town to provide interim relief whilst the MMDR is still being completed and/or longer-term benefits thereafter.

452. The MMTS will include measures to reduce the impact of the traffic using routes into and within Melton Mowbray Town Centre, and measures to improve the existing road network within the town centre. These could include increased pedestrian, wheeling and cycling access to the town centre and other attractors.
453. This preferred approach to supporting growth and tackling transport barriers preventing this within Melton Mowbray follows an options appraisal undertaken in 2016, which found that a strategic highway improvement would deliver wider benefits for residents as part of the overall growth strategy for the town, particularly reducing congestion and supporting future development plans. The three strategic highways options considered were for an outer distributor road to the east of the town, an outer distributor road to the west of the town and a short inner relief road, within the main urban area.
454. This work concluded that the most appropriate way to facilitate Melton Mowbray's future growth would be via a Melton Mowbray Distributor Road (MMDR) from the A606 Nottingham Road to the A607 Leicester Road around the east of the town. It was found that this would have the greatest positive long-term effects on traffic congestion within the town centre and offer best value for money.
455. The Northern and Eastern sections are due open/opened to traffic in early 2026. It is envisaged that the Southern MMDR would be delivered in part by developers as new highway, designed to a specification agreed with the Local Highway Authority when land is brought forward for housing and employment in the southern urban extension ([Policy SS4](#)).
456. Financial contributions will be sought from other developments in Melton Mowbray through mechanisms such as s106 obligations and/or Community Infrastructure Levy, and by securing significant public funding. £49.5 million has already been secured from the Department for Transport's 'Large Local Major Transport Schemes Fund' to deliver the northern and eastern sections of the distributor road (from the A606 Nottingham Road to the A606 Burton Road) to begin in 2023 and be completed by 2026.
457. The [Revised Local Plan and CIL Viability Study \(May 2017\)](#) has shown that assumptions used about developer contributions and/or their ability to fund sections of the route as part of development schemes are realistic.
458. Work to model, engineer and cost route options for the Southern section of the MMDR is ongoing as part of the transport strategy (MMTS). Reflecting similar standards applied to the Northern and Eastern sections, in terms of the Southern's sections overall design standard:
 - it will be a single carriageway all purpose 'A' road;
 - it will have a minimum carriageway width of 7.3m;
 - the sections of MMDR adjacent to the Melton South Sustainable Neighbourhood (MSSN) will have a design speed of at least 40mph, whereas

any sections of the road away from developments will have a design speed of 60mph;

- the number of junctions and direct frontage accesses to the Distributor Road will be limited as necessary to secure and retain the required design standards and speeds (as set out above);
- it may where appropriate include facilities to provide for the safe movement of pedestrians, cyclists (and, as appropriate, horse riders); and
- it will include measures to minimise/mitigate the scheme's impacts on existing and future residents and on the environment and ecology along its route.

459. In conjunction with these design standards, the overall length and alignment of the Southern MMDR will need to be sufficiently direct to provide an attractive alternative for traffic compared to existing routes through the town centre. A masterplanned approach to the Melton South Sustainable Neighbourhood will ensure the provision of a suitable route for the road.

460. To ensure the Southern MMDR can be delivered, the land that is needed for it will be identified within a masterplan and safeguarded from other development. Both the County Council (as Local Highway Authority) and Melton Borough Council are committed to using their compulsory purchase powers, if necessary, to acquire the land needed to deliver the scheme as a whole in order to ensure that the full benefits of the scheme are realised.

461. Melton Borough Council and Leicestershire County Council have agreed in principle that some development should be allowed to take place prior to full completion of the Southern MMDR, with the acceptance that there could be some localised adverse traffic impacts with vehicles using alternative routes to move within and through the town until key sections of the route are completed. This is a pragmatic approach that will enable the growth proposed elsewhere in the plan to start coming forward as early as possible and will facilitate an orderly process for delivering the Southern MMDR. Contributions to fund short term mitigation to minimise the interim impacts will be sought from developers whose schemes are contributing to increased traffic, but wherever possible, these funds will be spent on works that will contribute to delivering elements of the MMTS and/or provide long-term benefit to the town.

Policy IN1 – Melton Mowbray Transport Strategy (MMTS)

Melton Borough Council will work with Leicestershire County Council, landowners, developers and others to deliver a transport strategy for Melton Mowbray. The MMTS will comprise the following key components, to be funded and delivered by private developers and the public sector:

- a) **a Melton Mowbray Distributor Road (MMDR) from the A606 Nottingham Road to the A607 Leicester Road around the east of the town, in accordance with the broad design standards and requirements outlined in paragraph 459, for which a 'corridor of investigation' is shown on the Policies Map; and**

- b) a package of complementary measures, including enhanced pedestrian, cycling and public transport facilities and access to the town centre and the other main local journey attractors from the southern and northern urban extensions.**

If development is proposed within the corridor shown on the Policies Map, it may be permitted provided that it has been demonstrated to the satisfaction of the Local Highway Authority that it would not prejudice the ability to deliver the MMDR as a whole.

Where necessary, the council and/or the Local Highway Authority will use its compulsory purchase powers to deliver section(s) of the MMDR.

Where a transport assessment indicates that development will add to the cumulative traffic and other transport problems of Melton Mowbray, a financial or in-kind contribution will be sought towards delivery of the MMDR and/or complementary measures proposed through the wider MMTS, including appropriate mitigation necessary to reduce local traffic impacts whilst the MMDR is incomplete.

Melton Borough Council will also work with other bodies to explore opportunities to enhance the public realm in and around Melton Mowbray town centre arising from the development of the Strategy.

Other Transport

462. To tackle wider transport and accessibility goals and issues within the borough, the Local Plan makes provision for a variety of methods to be used. These include the spatial distribution of development, improvements to footpaths, cycle, wheeling and public transport networks and facilities, using design to minimise the need to use cars for shorter trips, measures to reduce car use, such as travel plans and appropriate parking provision, and the provision of critical new road infrastructure.
463. New development will be a key means of achieving small scale local improvements where the development proposed would otherwise have an adverse impact if not mitigated. For larger non site-specific initiatives, Melton Borough Council will collect developer contributions through Section 106 or CIL, and continue to work with the Local Highway Authority, neighbouring local transport authorities, National Highways and Network Rail to identify and secure funding for specific larger schemes. Section 4.1 of the Melton Borough Council Infrastructure Delivery Plan makes an assessment of existing highways and transport infrastructure provision and identifies planned and committed investment.
464. The [Leicestershire Highway Design Guide](#) sets out the car parking standards to be applied in new developments, as well as advice on cycle parking provision. This, or any equivalent successor document agreed by the Local Highway Authority, will form the basis for considering the adequacy of parking provision proposed as part of new development.

Policy IN2 – Transport, Accessibility and Parking

The council and its delivery partners will support and promote a more sustainable transport system that manages carbon emissions, improves public health & safety and supports the delivery of sustainable growth within the borough.

All new developments should:

- a) **be of a use and scale broadly suitable to the location’s existing or proposed accessibility by active and sustainable transport modes;**
- b) **invest in new, improved transport infrastructure providing for travel between homes, shops, facilities and employment in line with the sustainable transport hierarchy which prioritises walking, cycling, public transport and car sharing in preference to single occupancy car use;**
- c) **integrate safe and active travel and green infrastructure networks into their design in a way which contributes to high quality and healthy places, meets relevant design policies and links with existing networks, providing access to nature where possible;**
- d) **provide a Transport Assessment for major developments and a Travel Plan for agreement and implementation, where required by Leicestershire County Council;**

- e) **fund enhancements to public transport services accessible from the site;**
- f) **not unacceptably impact on the safety and movement of traffic on the highway network or mitigate any such impacts through appropriate improvements;**
- g) **support the enhancement of existing or proposed transport interchanges;**
- h) **provide appropriate and effective vehicle parking, secure and accessible cycle parking and servicing arrangements which support high quality layout and design and the take-up of electric vehicles in accordance with the Leicestershire Highway Design Guide and Leicestershire Electric Vehicle Charing Strategy (or similar subsequent documents);**
- i) **ensure that vulnerable highways users, people with disabilities and other forms of reduced mobility are safely and conveniently catered for within layout and design; and**
- j) **reflect local transport, accessibility and parking requirements and guidance, where outlined within Neighbourhood Plans.**

Education

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Healthcare

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Energy Supply

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Water Supply and Drainage

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Police

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Waste

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Developer Contributions and Community Infrastructure Levy

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

[Policy IN3 – Infrastructure Contributions and Community Infrastructure Levy](#)

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy IN3](#)].

Communication Infrastructure

465. Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education, digital health care, and home working and an increasingly central part of community cohesion and resilience, particularly in rural areas.
466. Being connected has huge positive impacts to people's health and well-being. Without a secure and reliable home internet connection, people can become digitally excluded, and this can deepen health, economic and social inequalities.
467. Post Covid there has been changes to work patterns such as home working. Achieving advance, high quality and reliable communication infrastructure can enable more people to be able to work from home, which would reduce the need to travel. By reducing the need to commute to work everyday there is a reduction in emissions.
468. Developers can 'future-proof' their developments by installing superfast broadband infrastructure. In addition to the reputational and wider economic benefits of ensuring that residents can access superfast broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting, if the infrastructure is not fit for purpose.
469. The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally.
470. The National Planning Policy Framework recognises the importance of high quality and reliable communications infrastructure being essential for economic growth and social well-being. Chapter 10. Supporting high quality communications lays out paragraphs 119 to 123, stating the importance of communication infrastructure and planning.
471. Superfast Leicestershire was a project bringing superfast broadband to as many premises in Leicestershire as possible. The project ran over a period of 8 years between 2013 and 2021. Superfast broadband delivered to 78,335 premises which took total superfast coverage in the County to 97%. The [Digital Leicestershire Programme](#) continues with aim to ensure Leicestershire is digitally connected.
472. There are links with the [Infrastructure Delivery Plan 2017](#), which harnesses the efforts of communication infrastructure providers to aid the delivery of the Local Plan. It is difficult to plan for the borough's broadband and telecommunication requirements over the plan period because technology is constantly changing and developing.

Policy IN4 – Communication Infrastructure

Communication and digital infrastructure, including next generation mobile technology (such as 5G) and full fibre broadband connections, will be strongly supported to support sustainable economic growth, health, and wellbeing. Proposals should meet the following criteria:

- a) **proposed developments will only be permitted where adequate communication infrastructure is available to all dwellings/ business premises of the development;**
- b) **new and existing developments should provide access to high quality digital infrastructure, providing access from a range of service providers and should be capable of being upgraded over time;**
- c) **developments should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time by the provider. Priority should be given to full fibre connections to existing and new developments, as these connections will, in almost all cases, provide the optimum solution; and**
- d) **radio and telecommunications sites (including wireless) are encouraged to provide capacity for future expansion and efficient operation of the network. The sites and equipment should be sympathetically designed to respond to the character of the surrounding area and camouflaged where appropriate.**

Chapter 9: Managing Development

Local Plan Update

473. Following a review and consultation, Policy D1 has been updated to provide clarity on design expectations; to reflect changes to the National Planning Policy Framework and other guidance documents; and to emphasise the role that design has in securing co-beneficial objectives related to adapting to climate change and supporting healthy communities.

Achieving High Quality Design with Co-Benefits

474. Planning policies should create high quality buildings and places, both of which are fundamental to the planning and development process. Design related planning policies are required to provide clarity on design expectations and how these will be tested. The supporting text to Policy D1 provides supplementary information to support the application of the policy.
475. Planning policies should reflect the importance of both new and existing trees in creating high quality environments and helping to mitigate climate change. The Melton Climate Change Strategy acknowledges co-beneficial role that trees can play in providing carbon sequestration and supporting nature. Trees also have a co-beneficial role in supporting urban cooling in periods of extreme heat and supporting active travel environments and health and wellbeing. Policy D1 sets out that trees should be retained as a priority, but where trees are lost from development that they should be replaced. The Melton Green Infrastructure Strategy 2024 recommends that tree replacements should be in accordance with the Bristol standard, which is reflected in the Policy D1.

Design Coding

476. This Local Plan Update has been prepared under transitional arrangements whereby a borough-wide design code is not a plan-making requirement. The council intends to prepare a borough-wide design code, once the status of design codes within the plan-making process has been established in legislation. Policy D1 has been updated to provide clarity on design and development management expectations. The council also has a Design of Development SPD which sets out criteria on an area-wide, development type and specific character area basis, in addition to a number of Neighbourhood Plans that cover design at a parish level. These documents collectively set out policy expectations for achieving high quality design.
477. Where landowners and developers choose to prepare area-specific design codes in support of their proposals, these will be material considerations for determining planning applications provided that they have been based on effective community and engagement and reflect their local aspirations and take account of the [National Design Guide](#) and the [National Model Design Code](#).

Amenity

478. [Table 14](#) below sets out how different amenity considerations set out in Policy D1 should be considered and how they can be mitigated.

Impact	Considerations	Example Mitigations
Overshadowing	The impact of the positioning and dimensions of proposed development upon light to neighbouring habitable windows and living space.	Amendments to the positioning and dimensions of a proposal.
Overbearing	The impact of the positioning and dimensions of a proposed development, in particular where the scale, form and massing is incongruous with surrounding character and is visually dominating upon neighbouring occupiers.	Amendments to the positioning and dimensions of a proposal. Incorporation of screening such as planting. Use of materials that are of a high quality and align with local character.
Overlooking	The impact of the positioning of windows, balconies or any other platform from which a person could look from upon neighbouring habitable windows and living space, in particular where the overlooking impact is demonstrably greater than the existing situation on the site.	Amendments to the positioning of windows, balconies or viewing platforms. Use of screening or obscure glazing.
Activity levels	The impact of on-site activity and operations and off-site movements such as access, servicing and traffic generation upon local character. The extent to which any resulting disturbance is reasonable within the context of the site.	Planning conditions to place appropriate limits to levels or timings of activity.
Pollutants	The proposal exceeds relevant technical standards for pollutant levels.	As recommended by relevant technical standards or a suitably qualified professional, secured through planning condition, proposal amendments or the submission of relevant evidence.

Table 14 Amenity considerations and potential mitigations

Highway Design Guide and Residential Parking Standards

479. The [Leicestershire Highway Design Guide](#) sets out the Highways Authority's policy towards highways and transportation infrastructure, including parking provision for a

range of uses, highway layouts and space specifications, and active travel provision. The Highway Design Guide is a technical policy document, and its requirements are therefore not fully reflected within this policy, albeit conformity with the guide is a component of achieving high quality design.

480. Parking provision for residential proposals up to 5 dwellings is a routine planning consideration for a significant proportion of the council’s planning applications. The Highway Design Guide includes car parking standards, which are set out in [Table 15](#) below for ease of reference. These standards are applicable to proposals of up to five new dwellings and proposals for exiting dwellings that would introduce new bedrooms or alterations to existing parking and garage spaces.

Specification	Car parking provision for proposals up to 5 dwellings, including proposals for alterations to existing dwellings
Number of Spaces	<p>1 space for each dwelling - where car ownership may be low, such as town centres and other locations where services can easily be reached by walking, cycling or public transport.</p> <p>2 spaces for each dwelling - at urban locations with poor access to services and poor public transport services; three-bedroom dwellings in suburban or rural areas; and other locations where car ownership is likely to be higher than locations that are better served by public transport.</p> <p>3 spaces for each dwelling - four-bedroom dwellings in suburban or rural areas; or other locations where car ownership is likely to be higher than locations that are better served by public transport.</p>
Space size	A standard parking space should measure a minimum of 2.4 metres in width and 5.5 metres in length. If bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side add 0.5 metres. If bounded on both sided add 1.0 metre.
Garage size	<p>A single standard garage should measure a minimum of 6.0 metres in length by 3 metres in width, with a minimum door width of 2.3 metres.</p> <p>A double standard garage should measure a minimum of 6.0 metres in length by 6.0 metres in width, with a minimum door width of 4.2 metres.</p> <p>Garages should have the following set back distances from the highway boundary depending on the garage door type:</p> <ul style="list-style-type: none"> • Roller shutter, sliding or inward opening – 5.5 metres • ‘Up-and-over’ – 6.1 metres • Hinged, outward opening – 6.5 metres.

Table 15 Car parking standards from the Highway Design Guide

New and Replacement Trees

481. Planning policies should reflect the importance of both new and existing trees in creating high quality environments and helping to mitigate climate change. The Melton Climate Change Strategy acknowledges co-beneficial role that trees can play in providing carbon sequestration and supporting nature. Trees also have a co-beneficial role in supporting urban cooling in periods of extreme heat and supporting active travel environments and health and wellbeing. Policy D1 sets out that trees should be retained as a priority, but where trees are lost from development that they should be replaced with native species or an appropriate species that is resilient to flooding or high temperatures. The Melton Green Infrastructure Strategy 2024 recommends that tree replacements should be in accordance with the Bristol standard, which is reflected in the Policy D1.

Inclusivity

482. Creating buildings and spaces that are inclusive and accessible for all users is an integral factor of achieving high quality design. Inclusive design aims to remove the barriers that create effort and separation, and enables everyone to participate equally, confidently, and independently in everyday activities. Section 148 Equality Act 2010 sets out the public sector equality duty. This requires local authorities to eliminate discrimination, advance equality of opportunity and foster good relations between people with and without protected characteristics. Elements of planning proposals can relate to compliance with this duty, particularly in relation to the provision of accessible buildings and public spaces, which is reflected in the policy. There may be other instances where elements of a planning proposal will contribute to the achievement of the objectives of the Equality Act, which would be a material planning consideration.

Healthy Neighbourhood Design

483. Planning policies should promote health and wellbeing and whole systems approach is required to address health inequalities to make an impact on complex public health issues including obesity, dementia and mental health. Planning policies help shape the built environment and can support the provision of means to support individuals in making healthier lifestyle choices or navigating their local environment.

484. The Town and Country Planning Association co-authored policy guidance on embedding health within planning policies⁸⁴. To achieve high quality and healthy neighbourhood design, proposals should seek to incorporate these principles where relevant and practicable:

- Promoting the character and distinctiveness of place;

⁸⁴ [Planning for healthy places: a practical guide for local authorities on embedding health in local plans and planning policies in England \(tcpa.org.uk\)](https://www.tcpa.org.uk/publications/planning-for-healthy-places-a-practical-guide-for-local-authorities-on-embedding-health-in-local-plans-and-planning-policies-in-england)

- walkability, permeability and active travel modes (wheeling, cycling and public transport);
- accessible and inclusive public spaces and streets;
- mixed-use and mixed tenure developments;
- co-location and proximity to everyday facilities and amenities;
- access to nature and connected and multifunctional green and blue infrastructure;
- access to healthy food options including growing opportunities;
- opportunities for social connection; and
- consideration of the needs of different age groups.

485. Additionally, Sport England and Active Travel England have produced guidance with best practice case studies to promote healthy communities through good urban design. The use of the Active Design Checklist⁸⁵ to support proposals is strongly encouraged.

Residential Separation

486. Policy D1 requires appropriate distances between the habitable room windows of different properties. Whilst this will be assessed on a case-by-case basis, Figure 11, Figure 12, Figure 13, and Figure 14 below are taken from the Design of Development SPD and illustrate how these requirements should typically be met.

⁸⁵ [Active Design Checklist](#)

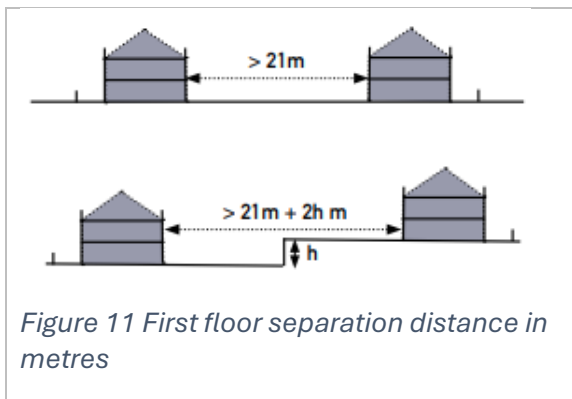


Figure 11 First floor separation distance in metres

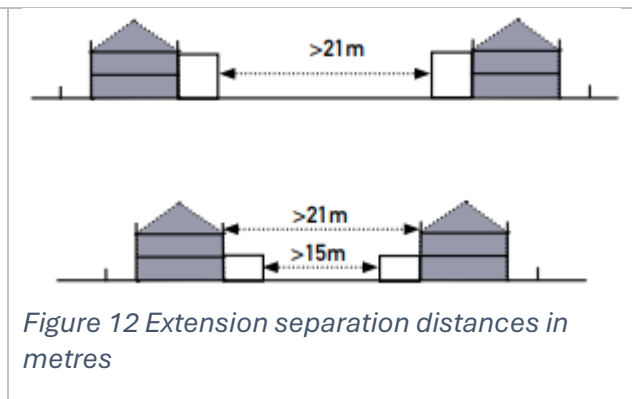


Figure 12 Extension separation distances in metres

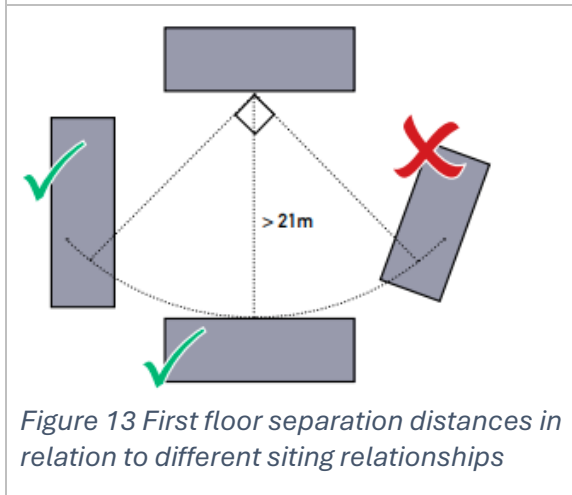


Figure 13 First floor separation distances in relation to different siting relationships

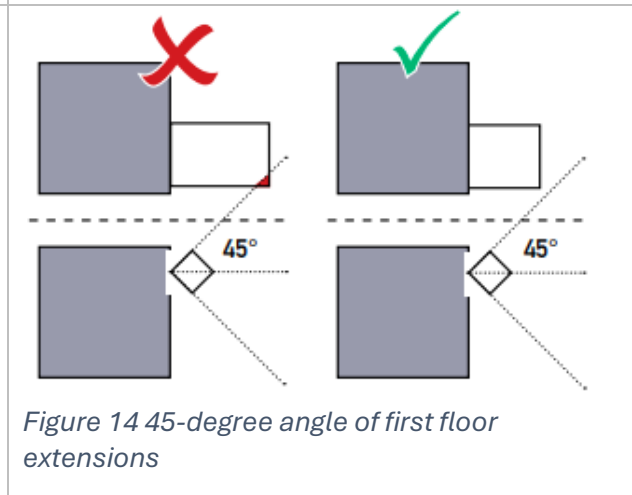


Figure 14 45-degree angle of first floor extensions

Resilient Design

487. Planning policies should respond to climate change by incorporating measures that seek to avoid increasing vulnerability through suitable adaptation measures and reduce energy demands. The [Melton Climate Change Study \(2024\)](#) recommends that passive design measures are incorporated into development to maximise natural light, secure wintertime solar gains and prevent the risk of summer overheating. Incorporation of such measures should be context sensitive reflecting surrounding context and character. Policy D1 sets out that proposals should incorporate the below passive design measures. The [LETI Climate Emergency Design Guide](#) is a good current example of best practice and includes helpful guidance and diagrams for these measures. To achieve resilient design, proposals should be in accordance with Policy EN9A.
488. **Building Form.** Simple compact building shapes reduce the form factor, which in turn reduces heat loss and increases energy efficiency. Form factor is calculated by dividing the ‘exposed external surface area’ by the ‘gross internal floor area’. The LETI guide recommends the aspirational form factors shown in Table 16 below:

Building Type	Aspirational Form Factor
Small scale housing	1.7-2.5
Medium and large scale housing	0.8-1.5
Commercial offices	1-2
Schools	1-3

Table 16 Aspirational form factor by building type

489. **Orientation.** The positioning of a building and its openings in relation to the sun’s path and prevailing wind can increase energy efficiency by maximising opportunities for solar gain and wind heat loss. Buildings with south facing windows are more likely to have potential for heat gain and building with their longest side facing north and south within 30 degrees are more likely to achieve optimal orientation, as illustrated in the Figure 15 (LETI diagram). The same rule applies in relation to the orientation of roof pitches to maximise Solar PV potential.

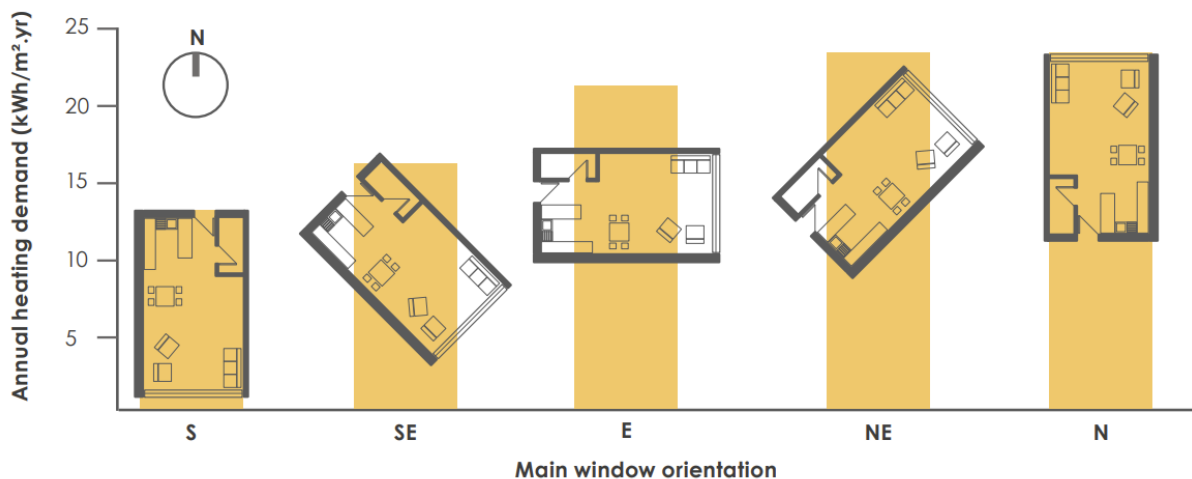


Figure 15 Diagram showing the relationship of building orientation in relation to the prevailing sun path and implications for heating demand

490. **Solar Shading.** Design features of buildings can be included to design out overheating in summertime, which minimizes the need for energy intensive air conditioning systems. Buildings with east/west orientation have increased low-angle sun exposure and can benefit from reduced glazed areas and window shutters. Buildings with south facing elevations have high-angle sun exposure and can benefit from roof overhangs, deeper window reveals and brise solei. Trees can have an important role in providing solar shading, in particular deciduous species that provide shade in the summer whilst allowing greater sun exposure in the winter.

491. **Glazing.** As part of optimising the orientation of a building, heat loss can be minimised with smaller north-facing windows and maximised with larger south-facing windows. Where window sizes appear disproportionate, architectural features such as stepped reveals can improve the balance. High specification glazing that is solar tinted or triple glazed can also have benefit.

492. **Natural Ventilation.** This can reduce energy consumption for cooling as it uses the natural forces of wind and thermal buoyancy to create air movement in and out of buildings. During night in the summer months natural ventilation can provide free cooling, so long as secure windows and openings are provided. The size and position of windows and other openings should be designed to promote internal airflow and effective cross ventilation. Single sided ventilation should be avoided where possible. Stack ventilation, that allows warm air to rise and leave buildings can also be effective (includes skylights, automatic louvers and ridge vents).

Supplementary Planning Document (SPD)

493. The adopted [Design of Development SPD](#) is a material consideration for assessing the design credentials of proposals. The SPD provides area-wide design principles related to a range of planning themes for four proposal types: major residential and mixed use; minor residential and infill; industrial and commercial; and extensions and adaptations. The SPD also sets out design principles for five specific character areas: Melton Mowbray town centre, Melton Mowbray edge of centre, Melton Mowbray suburbs, northern villages and southern villages.

Neighbourhood Plans

494. Melton borough has 14 adopted Neighbourhood Plans, all of which cover design to varying degrees of detail and add valued local design considerations. The bullets below link to the adopted Neighbourhood Plan for the respective area. Policy D1 is clear that if a design related policy conflict arises, precedence should be given to design policies within adopted Neighbourhood Plans.

- [Ab Kettleby](#)
- [Asfordby](#)
- [Bottesford](#)
- [Burton and Dalby](#)
- [Clawson, Hose and Harby](#)
- [Frisby on the Wreake](#)
- [Gaddesby](#)
- [Hoby with Rotherby](#)
- [Nether Broughton and Old Dalby](#)
- [Scalford](#)
- [Somerby](#)
- [Stathern](#)
- [Waltham on the Wolds and Thorpe Arnold](#)
- [Wymondham and Edmondthorpe](#)

Policy D1 – Raising the Standard of Design

Proposals will be supported where they have considered regard to the following factors:

- amenity: proposals should not have a significant adverse impact on the amenity of nearby occupiers, and should provide satisfactory amenity conditions for occupiers, including consideration of overshadowing, overbearing, overlooking, activity levels and pollutants such as smoke, light, odour and noise. Appropriate mitigations to address amenity concerns, including at the construction phase, should be included within proposals, and will be secured through planning condition.**
- transport and parking: proposals should result in safe and effective highways for all users, in accordance with the Leicestershire Highway Design Guide or other current Government endorsed documents, providing**

appropriate access, parking, and movement for vehicular traffic and active travel (walking, wheeling and cycling).

- c) **trees and hedges:** proposals for new streets should be tree lined. Existing trees and hedges should be retained and where a proposal involves the loss of trees, each tree should be replaced in accordance with the following standards:

Tree Size	Diameter Breast Height	Root Protection Area Radius	Replacement Trees Required
Small	<30cm	3.6m	2
Medium	>30cm to <90cm	10.8m	10
Large	>90cm	15.6m	21

- d) **inclusivity:** proposals should advance equality of opportunity, including by creating building entrances and public spaces that are inclusive of the movement and access requirements of all users.
- e) **healthy neighbourhood design:** as far as is practicable and relevant, proposals should incorporate measures and design principles that create buildings and places that support healthy lifestyles, including retaining informal green spaces within existing developments.
- f) **waste and storage:** proposals should provide on-site storage and collection facilities for the sustainable management of recyclable and other waste and should be in locations convenient and accessible for collection and emptying by waste collection vehicles.
- g) **constraints and utilities:** proposals should take a comprehensive and coordinated approach to development including respecting existing site constraints including utilities situated within sites

Proposals will be supported where they are high quality design, applying considered regard to the following criteria proportionate to the nature of the proposal:

- 1. context:** the design, siting, density and layout of proposals should respond to the context of the surrounding area, reflecting the site's heritage credentials, biodiversity credentials, local vernacular and landscape setting.
- 2. character and design details:** proposals should respond to local character in terms of its height, mass, scale, bulk, form, materials, architectural style and detailing.
- 3. sociable spaces:** proposals should incorporate active frontages towards streets and public spaces to create passive natural surveillance that

reduces the fear of crime and creates opportunities for community cohesion.

- 4. residential separation: proposals should include appropriate distances between the habitable room windows of different properties to provide sufficient levels of privacy and amenity.**
- 5. resilient design: as is practicable, proposals should incorporate passive design measures including consideration of building form, orientation, solar shading, glazing and ventilation to positively influence the natural lighting, heating and cooling of buildings in accordance with Policy EN9A.**

In addition to this policy, full consideration should be given to, and precedence given to, in the case of policy conflict, design policies in adopted Neighbourhood Plans.

Equestrian Development

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy D2 – Equestrian Development

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy D2](#)].

Agricultural Workers' Dwellings

[This section remains unchanged, please read the relevant [section](#) in the 2018 adopted Local Plan for further context].

Policy D3 – Agricultural Workers' Dwellings

[This policy is not covered under the Local Plan Update, please refer to [adopted Policy D3](#)].

Glossary of Terms and abbreviations

BNG: Biodiversity Net Gain

BREEAM: Building Research Establishment Environmental Assessment Method

EIA: Environmental Impact Assessment

FRA: Flood Risk Assessment

HIA: Health Impact Assessment

IDP: Infrastructure Delivery Plan

LHNA: Local Housing Need Assessment

MMDR: Melton Mowbray Distributor Road

MMTS: Melton Mowbray Transport Strategy

MNSN: Melton North Sustainable Neighbourhood

MSSN: Melton South Sustainable Neighbourhood

NPPF: National Planning Policy Framework

OAN: Objectively Assessed Need

PPG: Planning Practice Guidance

PPG: Planning Practice Guidance

SA: Sustainability Appraisal

SFRA: Strategic Flood Risk Assessment

SPD: Supplementary Planning Document

SuDS: Sustainable Drainage System

Appendix 1. Site allocations and policies

[This Appendix is not covered under the Local Plan Update, please refer to the [Appendix 1 in the adopted Local Plan](#)].

Appendix 2. Policy link between the 1999 Melton Local Plan, 2018 adopted Local Plan and Local Plan Update

Melton Local Plan 1999 Saved Policy	Replacement adopted Local Plan (2018) or other justification
OS1 Development Within Village and Town Envelopes	No replacement (SS3 – Sustainable Communities)
OS2 Development Within The Countryside	SS3 – Sustainable Communities, D3 - Dwellings for Agricultural, Forestry and other rural workers, EC2 - Employment Growth in the Rural Area (Outside Melton Mowbray)
OS3 Infrastructure	N3 – Infrastructure Contributions and Community Infrastructure Levy
H2 Proposed Allocations: Melton Mowbray	SS3 – Sustainable Communities, SS4 – South Melton Mowbray Sustainable Neighbourhood (Strategic Allocation), SS5 – Melton Mowbray North Sustainable Neighbourhood. Policies C1(A) and C1(B)
H6 Residential Development Within Village Envelopes	SS3 – Sustainable Communities
H7 Affordable Housing on Allocated Sites	C4 – Affordable Housing Provision
H8 Other Affordable Housing Sites	C4 – Affordable Housing Provision and C5 – Affordable Housing through Rural Exceptions
H10 Amenity Open Space in New Housing Developments	EN7 – Open Space, Sport and Recreation
H11 Outdoor Playing Space in New Housing Developments	EN7 – Open Space, Sport and Recreation
H12 Dieppe Way Melton Mowbray	No replacement
H15 Uplands/Pochin Close Melton Mowbray	No replacement
H17 Access Housing	C2- Housing Mix
H21 Gypsy Caravan and Travelling Showpeople's Sites	C6 – Gypsies and Travellers
EM2 Employment Allocations in the Borough	EC1 – Employment growth in Melton Borough Council
EM3 Existing Commitments	EC3 – Existing Employment Sites
EM4 Holwell Works Asfordby	Section 6.12

EM6 Kirby Lane (South) Melton Mowbray	SS4 – Melton South Sustainable Neighbourhood, EC1- Employment growth in Melton Mowbray
EM7 Dalby Road Former Melton Mowbray Airfield	No replacement
EM8 Airfield Sites	No replacement
EM9 Existing Rural Industries	EC3– Existing Employment Sites, EC5– Other Employment and Mixed-Use Proposals
EM10 Employment Development Outside of Town or Village Envelopes	EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)
EM12 Hazardous Substances	No replacement
T1 Road Improvements	IN1 – Transport & Strategic Transport Infrastructure
T3 Suitable Road Layouts for Public Transport	IN2 – Transport, Accessibility & Parking, D1 - Raising the Standard of Design
T5 Melton Chord Rail Link	No replacement
T6 Provision for Cyclists and Pedestrians in New Developments	D1 – Raising the Standard of Design
C1 Development of Agricultural Land	SS3 – Sustainable Communities
C2 Farm-based Diversification	EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray)
C3 Agricultural Buildings	No replacement
C4 Stables, Riding Schools and Kennels	Part replaced by D2 – Equestrian Development
C5 Stables Outside Town and Village Envelopes	D2 – Equestrian Development
C6 Re-use and Adaptation of Rural Buildings for Commercial, Industrial or Recreational Use	No Replacement (EC2 – Employment Growth in the Rural Area (Outside Melton Mowbray) and SS1 – Presumption in Favour of Sustainable Development)
C7 Re-use and Adaptation of Rural Buildings for Residential Use in the Open Countryside	No replacement (SS3 – Unallocated sites, SS1 – Presumption in Favour of Sustainable Development)
C10 Residential Mobile Homes	No replacement (SS3 – Unallocated sites, SS1 – Presumption in Favour of Sustainable Development)
C11 Residential Extensions in the Open Countryside	No replacement (SS3 – Unallocated sites, SS1 – Presumption in Favour of Sustainable Development)

C12 Replacement Dwellings in the Open Countryside	No replacement (SS3 – Unallocated sites, SS1 – Presumption in Favour of Sustainable Development)
C13 Sites of Ecological, Geological or Other Scientific Importance	EN2 – Biodiversity and Geodiversity
C14 Nature Conservation Value	EN2 – Biodiversity and Geodiversity
C15 Wildlife Habitat Protection	EN2 – Biodiversity and Geodiversity
C16 Trees and Woodland	D1 – Raising the standard of design
BE1 The Siting and Design of Buildings	D1 – Raising the standard of design
BE9 Historic Parks and Gardens	EN13 – Heritage Assets
BE11 Archaeological Sites of County or District Significance	EN13 – Heritage Assets
BE12 Protected Open Areas	EN5 – Local Green Space
BE13 Special Considerations	No replacement
S1 Proposed Retail Allocations	No replacement
S3 Primary Shopping Frontages	EC6 Melton Mowbray Town centre
S4 Secondary Shopping Frontages	EC6 Melton Mowbray Town centre
S5 Accommodation Above Ground Floor	No replacement
S6 Village and Neighbourhood Centres	EC7 Retail Development in the Borough
S7 Retailing in Asfordby and Bottesford	EC7 Retail Development in the Borough
AD5 Shop Fronts	No replacement
CF1 New Education Facilities on Land Used for Educational Purposes	No replacement
CF2 New Health Care Facilities on Land Occupied by Existing Hospitals and Surgeries/Clinics	C9 – Healthy Communities
CF4 Loss of Local Community Facilities	SS3 – Sustainable Communities (unallocated sites)
R1 Recreation Allocations	No replacement
R3 Recreation Facilities in the Open Countryside	EN3 – The Melton Green Infrastructure Network
R4 Floodlights	No replacement
R8 Footpaths	EN3 – The Melton Green Infrastructure Network
R9 Cycleways	EN3 – The Melton Green Infrastructure Network

R10 Protection of Disused Railway for Walking Cycling or Horse Riding	EN3 – The Melton Green Infrastructure Network
R11 Grantham Canal	EN3 – The Melton Green Infrastructure Network
UT3 Development in Essential Washland Areas	EN11 Minimising the Risk of Flooding

Melton Local Plan 2018	Replacement in the Local Plan Update
Policy SS1. Presumption in favour of Sustainable Development	Policy SS1 – Presumption in Favour of Sustainable Development
Policy SS2. Development Strategy	No replacement – still relevant
Policy SS3. Sustainable Communities (unallocated sites)	Policy SS3 – Unallocated Housing in the Rural Area
Policy SS4. South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)	Policy SS4 – Melton South Sustainable Neighbourhood
Policy SS5. Melton Mowbray North Sustainable Neighbourhood	Policy SS5 – Melton North Sustainable Neighbourhood
Policy SS6. Alternative Development Strategies and Local Plan Review	Policy SS6 – Local Plan Review
Policy C1 (A). Housing Allocations	No replacement – still relevant
Policy C1 (B). Reserve Sites	No replacement – still relevant
Policy C2. Housing Mix	Policy C2 – Housing Mix
Policy C3. National Space Standard and Smaller Dwellings	Policy C3 – Internal Space Standards
Policy C4. Affordable Housing Provision	Policy C4 – Affordable Housing Provision
Policy C5. Affordable Housing through Rural Exception Sites	No replacement – still relevant
Policy C6. Gypsies and Travellers	No replacement – still relevant
Policy C7. Rural Services	Policy C7 – Community Facilities and Services
Policy C8. Self Build and Custom Build Housing	Policy C8 – Self-build and Custom Housebuilding
Policy C9. Healthy Communities	Policy C9 – Healthy Communities Policy C10 – Health Impact Assessments
Policy EC1. Employment Growth in Melton Mowbray	Policy EC1 – Employment Need, Allocations and Development
Policy EC2. Employment Growth in the Rural Area (Outside Melton Mowbray)	Policy EC2 – Rural Economy
Policy EC3. Existing Employment Sites	Policy EC3 – Existing Employment Sites

Policy EC4. Other Employment and Mixed-use Proposals	Policy EC1 – Employment Need, Allocations and Development
Policy EC5. Melton Mowbray Town Centre	Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre
Policy EC6. Primary Shopping Frontages	Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre
Policy EC7. Retail Development in the Borough	Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre
Policy EC8. Sustainable Tourism	Policy EC8 – Tourism
Policy EN1. Landscape	No replacement – still relevant
Policy EN2. Biodiversity and Geodiversity	Policy EN2A – Protecting Biodiversity and Geodiversity Policy EN2B – Designing with Nature
Policy EN3. The Melton Green Infrastructure Network	Policy EN3 – The Melton Green and Blue Infrastructure Network
Policy EN4. Areas of Separation	No replacement – still relevant
Policy EN5. Local Green Spaces	Policy EN5 – Local Green Space
Policy EN6. Settlement Character	No replacement – still relevant
Policy EN7. Open Space, Sport and Recreation	Policy EN7 – Open Space, Sport and Recreation
Policy EN8. Climate Change	Policy EN8 – Climate Change
Policy EN9. Ensuring Energy Efficient and Low Carbon Development	Policy EN9A – Ensuring Sustainable Development Policy EN9B – Water Efficient Development
Policy EN10. Energy Generation from Renewable and Low Carbon Sources	Policy EN10 – Energy Generation from Renewable and Low Carbon Sources
Policy EN11. Minimising the Risk of Flooding	Policy EN11 – Minimising the Risk of Flooding
Policy EN12. Sustainable Drainage Systems	Policy EN12 – Sustainable Drainage Systems
Policy EN13. Heritage Assets	No replacement – still relevant
Policy IN1. Melton Mowbray Transport Strategy (MMTS)	Policy IN1 – Melton Mowbray Transport Strategy (MMTS)
Policy IN2. Transport, Accessibility and Parking	Policy IN2 – Transport, Accessibility and Parking
Policy IN3. Infrastructure Contributions and Community Infrastructure Levy	No replacement – still relevant
Policy IN4. Broadband	Policy IN4 – Communication Infrastructure

Policy D1. Raising the Standard of Design	Policy D1 – Raising the Standard of Design
Policy D2. Equestrian Development	No replacement – still relevant
Policy D3. Agricultural Workers' Dwellings	No replacement – still relevant
Site allocations and policies	No replacement – still relevant

Appendix 3. Settlement Hierarchy

[This Appendix is not covered under the Local Plan Update, please refer to [Appendix 3 in the adopted Local Plan](#)].

Appendix 4. Infrastructure Delivery Schedule

[This Appendix is not covered under the Local Plan Update, please refer to [Appendix 4 in the adopted Local Plan](#). An update of the council's infrastructure position is provided within published [Topic Paper 2](#)].

Appendix 5. Monitoring Framework

The table below outlines the matters that the council will monitor to understand if the Local Plan is working or not. The information provided by the monitoring, to be reported through the Authority Monitoring Report (AMR), may give rise to the need to consider reviewing the Local Plan. It needs to be noted that monitoring these indicators should be a proportional exercise and might vary in the future.

Policy	Indicator	Target
Policy SS1 – Presumption in Favour of Sustainable Development	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy SS2. Development Strategy	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy SS3 – Unallocated Housing in the Rural Area	Planning Applications Appeals Annual monitoring Updated Appendix 6. Housing Stock relation for Rural Settlements (Policy SS3)	No unjustified increase to the thresholds established in Appendix 6. Housing Stock relation for Rural Settlements (Policy SS3).
Policy SS4 – Melton South Sustainable Neighbourhood	Planning Applications for the housing, employment, local centre and Southern Melton Mowbray Distributor Road elements of the site Annual monitoring	By 2036: Delivery of 1,500 homes Delivery of 9.96ha of employment land Delivery of a Primary School Delivery of a Neighbourhood Centre (including extra care provision) Delivery of Melton Mowbray Distributor Road South
Policy SS5 – Melton North Sustainable Neighbourhood	Planning Applications for the housing and the North and East sections of the Melton Mowbray Distributor Road Annual monitoring	By 2036: Delivery of 1,500 homes Delivery of two Primary Schools

		Delivery of a Neighbourhood Centre
Policy SS6 – Local Plan Review	<p>Years after adoption</p> <p>Significant changes to Local Housing Need Figure (including unmet needs)</p> <p>Five-year Housing Land Supply</p> <p>Housing Delivery Test</p> <p>Delivery of the Sustainable Neighbourhoods</p> <p>Delivery of the Melton Mowbray Distributor Road and other key infrastructure</p> <p>Alignment with new Climate Change-related evidence</p>	N/A. The policy acts as Review mechanism and is informed by other policies’ performance
Policy C1 (A) – Housing Allocations	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy C1 (B) – Reserve Sites	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy C2 – Housing Mix	<p>Planning Applications</p> <p>Appeals</p>	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy C3 – Internal Space Standards	<p>Planning Applications</p> <p>Appeals</p>	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy C4 – Affordable Housing Provision	<p>Planning Applications</p> <p>Appeals</p> <p>Annual monitoring</p> <p>Affordable Housing Trajectory</p>	<p>Delivery of 1,150 Affordable Homes by 2036</p> <p>Delivery of Affordable Homes in accordance with the Affordable Housing Trajectory</p>
Policy C5 – Affordable Housing through Rural Exception Sites	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework

Policy C6 – Gypsies and Travellers	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy C7 – Community Facilities and Services	Planning Applications Appeals	No net loss of services as result of planning decisions unless justified in accordance with Policy C7 Monitor the assets of community value register and see what has been gained or lost.
Policy C8 – Self-build and Custom Housebuilding	Self/Custom Build Register Suitable plots permitted Percentage of Self/Custom Buildings on >20 dwellings' sites Planning Applications Annual monitoring	No shortfall of Self/Custom builds by 2036 A minimum of 5% of dwellings available as serviced plots for sale to self-builders on sites of 20 dwellings or more
Policy C9 – Healthy Communities	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy C10 – Health Impact Assessments	Planning Applications Appeals	All major (and other relevant type/location) development to provide screening statement in accordance with Policy C10.
Policy EC1 – Employment Need, Allocations and Development	Planning Applications Appeals Annual monitoring	Delivery of a minimum of 27.03 ha employment land by 2036 comprised of: 1ha employment land delivery on extant planning permissions 19/00198/FUL, 21/01386/FUL and 22/00592/FUL Delivery of employment allocations: 10 ha of B2/B8/E(g) at Asfordby Business Park (EC1a) 9.96 ha of B2/B8/E(g) at Land South of Leicester Road (EC1b)

		<p>8.57 ha of B2/B8/E(g) at Airfield Farm (EC1c)</p> <p>12.88 ha of B2/B8/E(g) at Melton Airfield (EC1d)</p> <p>1.04 ha of B2/B8/E(g) at Burrough Court Extension (EC1e)</p> <p>0.81ha of office development across the borough, which equates to 1,971sqm of office floorspace.</p> <p>Windfall completions and losses of employment development across the borough</p>
Policy EC2 – Rural Economy	Planning Applications Appeals	No indicator – employment completions and losses monitored by EC1.
Policy EC3 – Existing Employment Sites	Planning Applications Appeals Annual monitoring	No net loss of designated existing employment sites, unless justified by Policy EC3.
Policy EC4 – Other Employment and Mixed-use Proposals	N/A	N/A
Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre	Planning Applications Appeals Annual monitoring Economic Development	<p>Up to 8,870 sqm net of additional comparison retail floorspace delivered across the borough by 2036</p> <p>Vacancy rates within the designated Melton Mowbray Town Centre</p> <p>Number of units occupied at a ground floor level by uses that sell, display or provide a service to visiting members of the public, with a target to raise number.</p>

		Applications >200sqm of retail or leisure uses outside of Melton Mowbray town centre to provide an impact assessment
Policy EC6 – Primary Shopping Frontages	N/A	N/A
Policy EC7 – Retail Development in the Borough	N/A	N/A
Policy EC8 – Tourism	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy EN1 – Landscape	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy EN2A – Protecting Biodiversity and Geodiversity	Number and extent of natural assets: data from the Leicestershire and Rutland Environmental Records Centre	By 2036 no net reduction of Sites of Special Scientific Interest, National Nature Reserves, Local Geological Sites, Ancient Woodland and Local Wildlife Sites
Policy EN2B – Designing with Nature	Planning Applications Appeals Developer Contributions	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy EN3 – The Melton Green and Blue Infrastructure Network	Planning Applications Appeals Developer Contributions	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy EN4 – Areas of Separation	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy EN5 – Local Green Space	Planning Applications Appeals	No net loss of Local Green Spaces unless justified against Green Belt policies and the reasons for designation
Policy EN6 – Settlement Character	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework

Policy EN7 – Open Space, Sport and Recreation	Planning Applications Appeals Monitoring Developer Contributions	No net reduction in Open Space, Sport and Recreation facilities.
Policy EN8 – Climate Change	Planning Applications Appeals CO2e greenhouse gas emissions	Reduction of CO2e greenhouse gas emissions for the borough (total and per capita).
Policy EN9A – Ensuring Sustainable Development	Planning Applications Appeals	No major residential applications permitted without an Energy and Sustainability Statement.
Policy EN9B – Water Efficient Development	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy EN10 – Energy Generation from Renewable and Low Carbon Sources	Planning Applications Appeals Renewable energy installations and generation	Increase in the number of installations for renewable energy and total amount of renewable energy generated.
Policy EN11 – Minimising the Risk of Flooding	Planning Applications Appeals	No development permitted for vulnerable uses in flood zones 3a and 3b
Policy EN12 – Sustainable Drainage Systems	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy EN13 – Heritage Assets	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy IN1 – Melton Mowbray Transport Strategy (MMTS)	Planning Applications Appeals	North and East Melton Mowbray Distributor Road completed by 2026 South Melton Mowbray Distributor Road completed in accordance with the approved Masterplan.
Policy IN2 – Transport,	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material

Accessibility and Parking		considerations justify otherwise.
Policy IN3 – Infrastructure Contributions and Community Infrastructure Levy	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy IN4 – Communication Infrastructure	Planning Applications Appeals	It is considered that 100% of applications would meet the policy unless material considerations justify otherwise.
Policy D1 – Raising the Standard of Design	Design Codes Design guidance Neighbourhood Plans	Adoption of area specific design codes or guidance.
Policy D2 – Equestrian Development	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Policy D3 – Agricultural Workers' Dwellings	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework
Site allocations and policies	N/A. Please see the 2018 Monitoring Framework	N/A. Please see the 2018 Monitoring Framework

Appendix 6. Housing Stock relation for Rural Settlements (Policy SS3)

Settlement	Number of Dwellings (2024)	Completions 2011-2024	Dwellings in 2011	10% of 2011 stock (rounded)	Residual quantity to 2036	Max no dwellings for Policy SS3 clause b) to 2036 (negatives adjusted)
Asfordby Valley	116	0	116	12	12	12
Ashby Folville	43	7	36	4	-3	0
Barkestone le Vale	133	1	132	13	12	12
Barsby	72	10	62	6	-4	0
Belvoir	24	0	24	2	2	2
Bescaby	9	1	8	1	0	0
Branston	59	2	57	6	4	4
Bretingby	6	0	6	1	1	1
Brooksby	56	36	20	2	-34	0
Buckminster	78	0	78	8	8	8
Burrough on the Hill	60	2	58	6	4	4
Burton Lazars	176	2	174	17	15	15
Chadwell	11	0	11	1	1	1
Cold Overton	28	4	24	2	-2	0
Coston	14	0	14	1	1	1
Eastwell	68	4	64	6	2	2
Eaton	118	15	103	10	-5	0
Edmondthorpe	29	1	28	3	2	2
Eye Kettleby	9	0	9	1	1	1
Freeby	21	0	21	2	2	2
Garthorpe	21	-1	22	2	3	3
Goadby Marwood	46	9	37	4	-5	0
Grimston	72	6	66	7	1	1
Harston	28	0	28	3	3	3
Hoby	103	4	99	10	6	6
Holwell	49	5	44	4	-1	0
John O'Gaunt	16	2	14	1	-1	0
Kirby Bellars	95	9	86	9	0	0
Knipton	51	-1	52	5	6	6
Knossington	88	2	86	9	7	7
Leesthorpe	7	0	7	1	1	1
Little Dalby	24	3	21	2	-1	0
Muston	97	5	92	9	4	4
Nether Broughton	176	48	128	13	-35	0

Settlement	Number of Dwellings (2024)	Completions 2011-2024	Dwellings in 2011	10% of 2011 stock (rounded)	Residual quantity to 2036	Max no dwellings for Policy SS3 clause b) to 2036 (negatives adjusted)
Normanton	41	4	37	4	0	0
Pickwell	73	7	66	7	0	0
Plungar	100	0	100	10	10	10
Potter Hill	10	0	10	1	1	1
Queensway	190	32	158	16	-16	0
Ragdale	34	-2	36	4	6	6
Rotherby	59	0	59	6	6	6
Saltby	63	3	60	6	3	3
Saxby	16	0	16	2	2	2
Saxelbye	19	0	19	2	2	2
Sewstern	61	7	54	5	-2	0
Shoby	6	2	4	0	-2	0
Six Hills	1	0	1	0	0	0
Sproxton	73	2	71	7	5	5
Stapleford	16	0	16	2	2	2
Stonesby	60	0	60	6	6	6
Thorpe Satchville	94	4	90	9	5	5
Twyford	138	17	121	12	-5	0
Wartnaby	20	2	18	2	0	0
Welby	4	1	3	0	-1	0
Wycomb	22	2	20	2	0	0
Wyfordby	9	0	9	1	1	1