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Melton Local Plan

Issues and Options

September 2014

Melton Local Plan

The Borough's Future

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

Councillor David Wright - Chairman of the Melton Local Plan Working Group

This document represents an important milestone in the preparation of the Melton Borough Local Plan.

Our Reference Groups and other forums have helped us arrive at what we believe to be the key issues and opportunities facing the development of Melton Borough. We have also set out what we believe are the options available to us to address the issues and maximise those factors that make this Borough a first class place to live, visit, work and do business.

We hope you can take the time to respond to this consultation and help us refine these issues and options into draft policies for the Borough and I look forward to continuing to work with you in shaping the development of the Borough of Melton.

Residents Reference Group debating the Issues

"it was an interesting and enjoyable exercise and it made me think about how the Local Plan needs to cater for so many different issues and people" - **Member of the Employment and Town Centre Reference Group**

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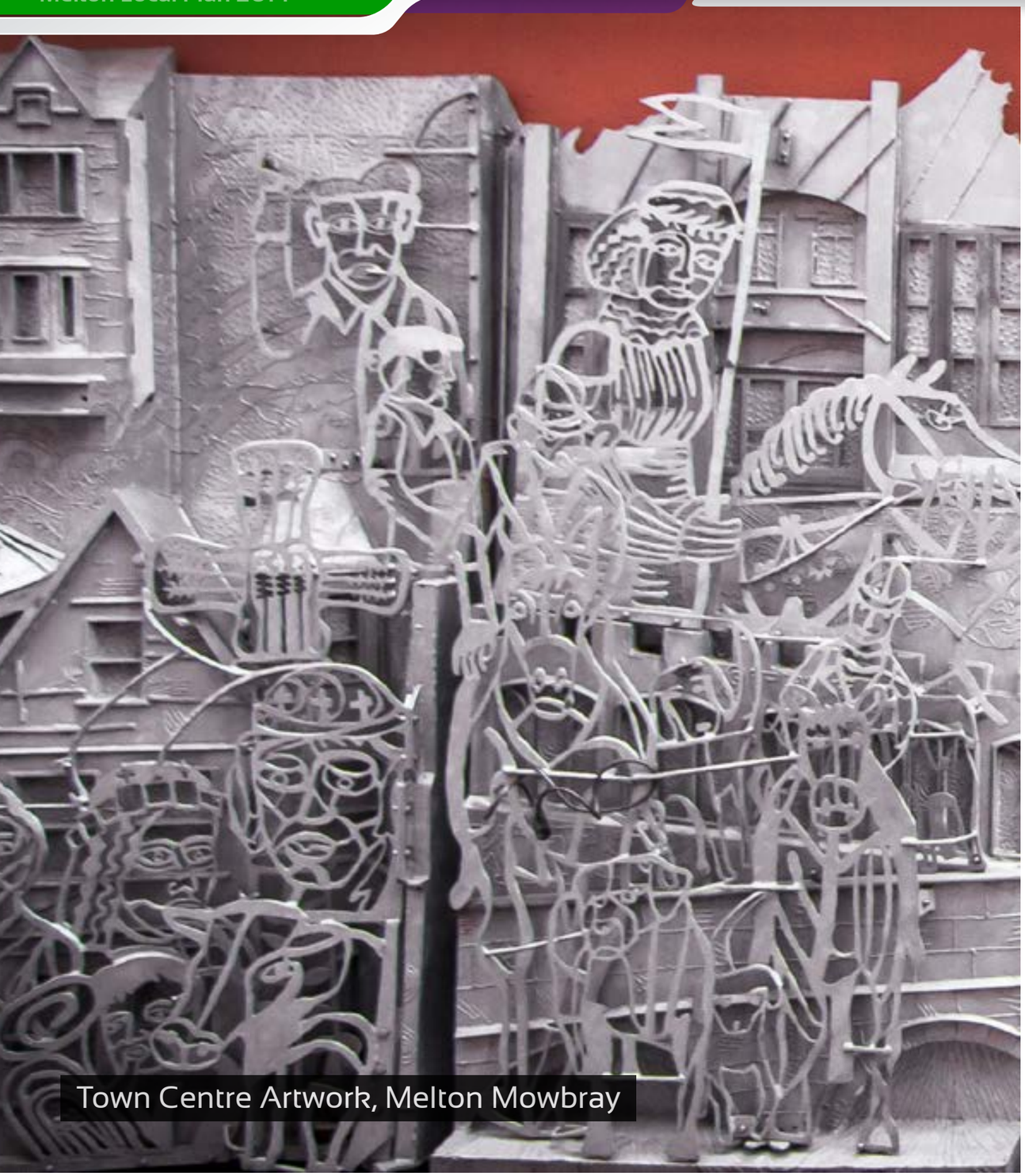


Town Centre Artwork, Melton Mowbray

Chapter 1: Introduction

This consultation report is an important step in producing a Local Plan for Melton Borough. It sets out a draft Vision and Objectives for the Borough together with the main planning issues and choices that it faces.

What is the Local Plan?

All Local Planning Authorities must prepare a Local Plan setting out planning policies for their area. The Local Plan is then used to guide decisions on planning applications for development as well as set out the strategic direction of the area on social economic and environmental matters.

The plan will include targets for the number of homes and jobs to be provided together with the infrastructure needed to support them. It will identify sites for development as well as areas of land which should be protected. It will set out **who** will work together to deliver the plan and **what, where, how and when** development will be delivered in the Borough.

Local Plans must be positively prepared, justified, effective and consistent with national policy set out in National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

National Planning Policy and Guidance

The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are referred to throughout this document. Whilst there are other relevant central government plans and strategies, the NPPF and NPPG set the ground rules and represent the main starting point for determining what matters the Local Plan needs to deal with.

When will the plan be completed?

Preparation of the Local Plan must follow a number of stages to ensure that local people and other stakeholders are fully engaged in the process, and that its contents are based on robust evidence, testing of alternatives and then external examination by an Inspector. These stages of work are summarised in Figure 1. It is expected that the Local Plan would be adopted by the Council in May 2017, however due to the complex nature of the work; the programme is kept under regular review. For more details on the Local Plan work programme please see the Melton Borough Local Development Scheme .

What are the Local Plan Issues and Options?

The Issues and Options is a formal consultation stage that allows people to input their views and preferences on the issues and options identified. These comments will be used to develop preferred options or draft policies, where there will be a further opportunity to comment. The Issues and Options are not policies; instead they are matters, where a Local Plan policy response is likely to be

required. There are not always options to address issues.

What is the timeframe for Local Plan?

The NPPF states that the Local Plan should preferably plan for a 15 year time horizon. If the plan is adopted in 2017/18 as programmed, this would mean it would need to have an end date of 2032/33. To allow sufficient flexibility and to align with pieces of evidence it is proposed that the end date for the Local Plan should be 2036.

Q1: Should the Melton Borough Local Plan look forward to 2036?

Yes or No?

Q1a: If your answer is no please explain why and suggest an alternative end date.

Regulation 18

Preliminary consultation on what the Local Plan should contain (Regulation 18) - Completed

Issues & Options

Consultation on the key issues and options available to address them - WE ARE HERE

Preferred Options/Draft Plan

Consultation draft policies and sites for development - May 2015

Publication (Pre Submission) Plan

Formal representations invited on the amended plan for the consultation (Jan 2016)

Submission and Examination

Consideration of plan and representations by the Secretary of State through public hearing sessions

Figure 1: Local Plan Stages of Preparation

How are we engaging on the Local Plan?

Melton Borough Council is keen to engage as many people as possible in the development of the Melton Borough Local Plan and it is doing this in a number of ways, including workshops with Reference Groups and facilitating events with the public and targeted focus groups. Through each stage any interested party can submit comments into the process as part of a group or as an individual.

All engagement and how it has influenced the plan at each stage will be recorded in the Melton Borough Local Plan Consultation and Engagement Statement , which will eventually be submitted to the Inspector for consideration as part of the examination. This document will be published in sections alongside each stage of Local Plan preparation so that people can see how their contribution is helping to shape the plan. All engagement undertaken to date that has influenced the Local Plan Issues and Options is set out in the Melton Borough Local Plan Consultation and Engagement Statement (Stage 1).

The value added by reference groups

The Melton Borough Local Plan Reference Groups are integral to the development of a Plan. They will ensure the plan is influenced by local people, who will travel the journey of plan preparation understanding the rationale and being party to the difficult decisions needed through each stage.

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

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

Reference Groups and Young People Engaging on the Issues

There have been 3 rounds of Reference Group meetings, undertaking detailed discussions and workshop based exercises that have directly influenced the Local Plan Issues and Options.

At the first meetings the groups helped develop a Vision for the Borough which forms part of this consultation. **The Local Plan Vision will be a "golden thread" running through the Plan and has influenced the Issues and Options presented in all chapters.**

The second round of Reference Group meetings considered the overall levels of development needed in the Borough through the perspectives of characters ranging from a teenager in a family through to a single pensioner living alone in the Borough. The groups came up with key issues and opportunities for each of the characters. These have fed into all chapters, particularly Chapter 4 Growing Melton Borough – the Spatial Strategy.

At the third round of meetings, information on available development sites, drawn from the Strategic Housing Land Availability Assessment, was used. The groups were presented with a number of maps of the Borough, which detailed potential development sites to be considered through the Local Plan process. The groups came up with site-based criteria to assist the selection of future development sites, this has fed directly into Chapter 9: Development Site Options

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

Partnership working and co-ordination of strategies are key features of the planning system. Melton Borough Council is therefore liaising with relevant bodies that prepare strategies affecting the Borough's future, including health, transport, housing, employment, and the environment. This is to ensure that plans and policies are as closely aligned as possible, and that strategies support each other. Some of the policies in the Local Plan will rely on actions by other parties, so it is important that they are engaged early on in the process and agreement reached on who does what.

The Local Plan vision and objectives are also supportive of the Council's current priorities, set out in the Corporate Plan 2011-2015, and address key issues set out in the Sustainable Community Strategy 2010-2015.

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

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

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

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

Neighbourhood Planning was introduced by the Localism Act 2011. Through producing a Neighbourhood Plan communities can take the lead on developing planning policies for their areas , as long as certain rules are followed and any plans and policies are in general conformity with the strategic policies contained in the Local Plan. Neighbourhood Plan policies are material considerations in determining planning applications in the area.

There are currently three Neighbourhood Plans under preparation in the Borough these are:

- Asfordby
- Bottesford
- Waltham on the Wolds and Thorpe Arnold Parish Council

Melton Borough Council will work with these communities and other communities wishing to prepare Neighbourhood Plans to ensure timetables, aspirations and evidence are aligned.

Figure 2: Melton Borough in Context

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

The Melton Borough Local Plan will be prepared working jointly on strategic priorities with Leicester and the wider Leicestershire Local Authorities as well as Rushcliffe, South Kesteven and Rutland. This is known as the Duty to Cooperate.

Melton Borough forms part of the Leicestershire and Leicester Housing Market Area and as such the Local Authorities work very closely together particularly when planning for housing, the economy and infrastructure needed to support growth. Figure 2 sets out Melton Borough in the context of the neighbouring Local Authorities and the thick black line details the Leicester and Leicestershire Housing Market Area.

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

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

The Local Plan will revisit all of the policy choices made through the Core Strategy. Previous consultation will not be carried forward, instead the Local Plan will gather up to date views through new methods of engagement.

However, much of the evidence base which underpinned the Core Strategy is still valid. It will either form the starting point for new evidence or remain valid because no significant change has taken place in the work area e.g. Geology.

What will happen to the Melton Borough Local Plan 1999?

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

As part of the process of preparing the new Local Plan all of the saved policies will be re-considered. Once in place the new Local Plan will specify which saved policies of the Local Plan 1999 have been replaced. Where specific policies are not replaced by the new Local Plan it will be considered whether the saved 1999 policy is still relevant.

What is the Melton Borough Local Plan Sustainability Appraisal?

Sustainability Appraisal (SA) is a statutory requirement and an essential part of assessing and selecting options for the Melton Borough Local Plan. It involves a detailed assessment ofthe Local Plan's objectives and options in terms of their environmental, social and economic impacts.

The Melton Borough Local Plan SA will incorporate the requirements of the European Directive on Strategic Environmental Assessment (SEA) as well as an assessment of equalities and diversity.

Figure 3 shows how the SA will be developed in stages alongside the preparation of the Local Plan. At each stage of Local Plan preparation an appropriate assessment of the effects of Local Plan options or draft policies will be set out in a SA report.

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

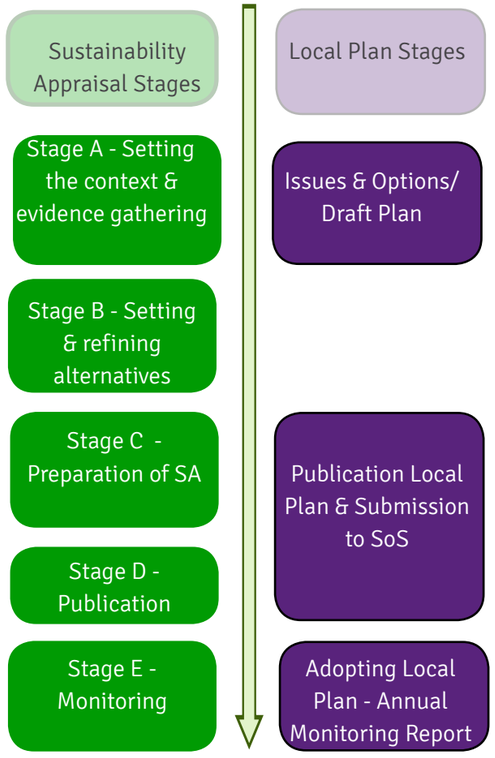
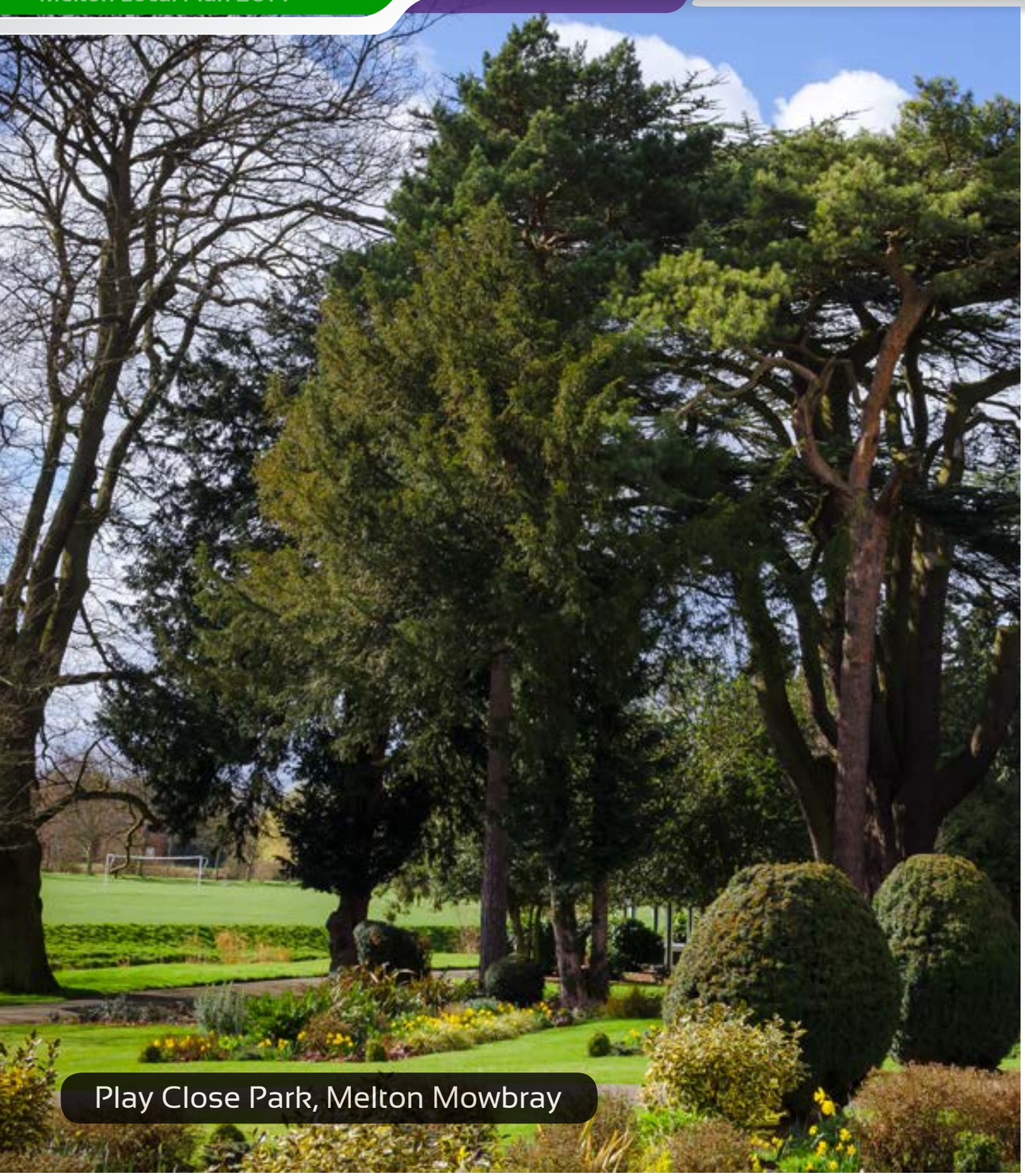


Figure 3: Sustainability Appraisal Process

What is the Melton Borough Local Plan Evidence Base?

Local Plans must be based on robust evidence. Much of this evidence is of a technical nature and is therefore not described in detail in the Melton Borough Local Plan Issues & Options. However, where evidence is available this has informed the Issues and the Options available to address them. Grey boxes are used throughout to identify the main pieces of evidence referred to in producing this document. However, as the plan progresses more evidence will be prepared. All evidence collected to inform the Local Plan will be accessible through the Melton Borough Local Plan Evidence Base Directory.



Play Close Park, Melton Mowbray

Chapter 2: Vision & Objectives for Melton

The Vision for Melton Borough

A vision should set out how the area and the places within it should develop. It should be locally distinctive, robust, inspiring, realistic and in the best interests of local people, businesses and the environment.

The vision and objectives will be a 'golden thread' running through the plan. It will seek to paint a picture of what the Borough will look like following the implementation of the Local Plan. Objectives and policies will thread through the plan to direct and manage new development over the plan period committing to actions and providing a policy framework for the plan to be delivered against.

Melton Borough Council and the Reference Groups have developed a Vision for the Borough which has been informed by the first stage of public consultation. However, it is important to acknowledge that the Vision and its associated Objectives will be refined as the Local Plan develops through its stages and as more certainty is gained about what, where, how and when new development will be delivered over the plan period.

In this consultation we are looking for feedback to help us develop and refine the Vision and Objectives further.

A Vision for Melton Borough

We will promote and manage development in a way which consolidates and builds upon the unique reputation, heritage and character of Melton Borough and meets the needs of the local community, benefits the economy and maintains or improves the quality of the local environment. We will facilitate a sustainable pattern of high quality development which:

- *Retains the character of the countryside whilst supporting land-based industries and tourism opportunities;*
- *Meets the needs of businesses to provide a diverse, competitive and innovative economy with high levels of local employment and good opportunities for training;*
- *Reflects the housing needs of the whole community;*
- *Strengthens Melton Mowbray's role as a historic market town and as the main social and economic focus for the Borough;*
- *Raises the quality, interest and diversity of Melton Mowbray's town centre and reduces the impact of traffic;*
- *Respects the individual character and distinctiveness of Melton Borough's villages preserving their heritage and promoting good design;*
- *Ensures that people benefit from having better access to key services and facilities to create strong, healthy, safer communities;*
- *Addresses the causes and effects of climate change and reuses and recycles resources;*
- *Provides the necessary infrastructure to support economic and population growth.*

Q2: Do you support this vision for Melton Borough Borough?

Yes or No, If you answered no, please give your reasons.

Q2a: Notwithstanding whether you support the vision or not can you suggest any changes to improve the vision?

Objectives or Strategic Priorities for Melton Borough

The following Objectives will flow through the plan into various chapters. These Objectives link directly to the Sustainability Objectives set out in the Melton Borough Sustainability Appraisal but are purposefully not identical. They also relate to the objectives set out in the Melton Borough Sustainable Communities Strategy which are:

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

Housing Objectives (HO)

HO1. Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing.
HO2. Develop a housing stock to provide for the future aspirations for the local economy.

Accessibility and Transport Objectives (ATO)

ATO3. Reduce the need to travel by car and improve access to public transport.
ATO4. Reduce traffic congestion in Melton Borough Mowbray.

Safety and Protection Objective s (SPO)

SPO5. To improve community safety and reduce crime and the fear of crime.

Jobs and Prosperity Objectives (JPO)

JPO6. Enhance the vitality and viability of Melton Borough Mowbray town centre.
JPO7. Provide sufficient land to meet current and future employment needs
JPO8. Help regenerate the rural economy.
JPO9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets creating a Melton Borough "brand".
JPO10. Create a mixed economy with increased knowledge-based jobs and wages.
JPO11. Provide better training opportunities and increase educational attainment.

Community Development Objectives (CDO)

CDO12. Improve facilities for all the community
CDO13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband .
CDO14. Promote sustainable communities.
CDO15. Improve the health of the Borough and reduce health inequalities within the community.

Environment Objectives (EO)

EO16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people.
EO17. Reduce pollution.
EO18. Protect and enhance the natural environment and biodiversity.
EO19. Conserve the historic environment and Melton Borough's heritage assets.
EO20. Protect the rural character of the Borough
EO21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation.
EO22. Prepare for, limit, and adapt to climate change and promote low carbon development.
EO23. Reduce the risk of flooding and avoid development in areas adverse to flooding.
EO24. Minimise the use of energy and promote forms of renewable energy in the correct locations.
EO25. Ensure that the reuse and recycling of waste is maximised.

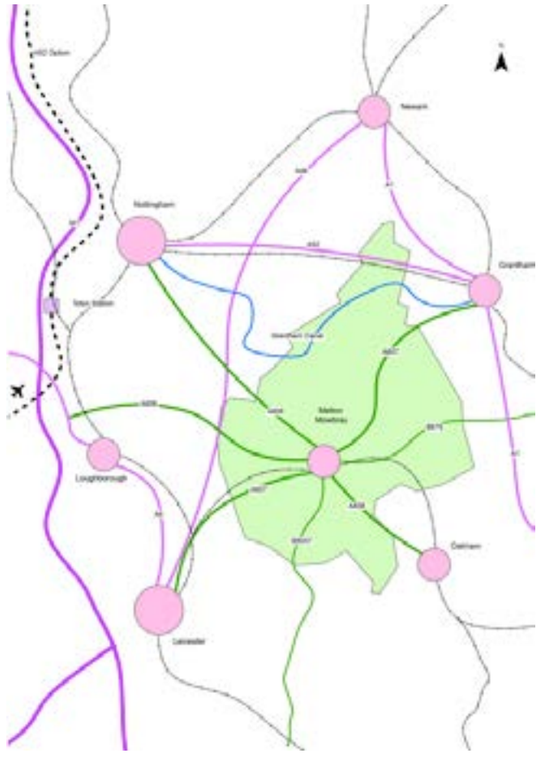


Figure 4: Issues and Options Key Diagram

Q3: Do you support the objectives for Melton Borough?

Q3a: Yes or No, If you answered no, please give your reasons.

Q3b: Notwithstanding whether you support the objectives or not can you suggest any changes to improve them?

Burrough Hill Landscape

Chapter 3: Melton Today – A Portrait

Melton Borough is an attractive rural area covering 48,138ha in the north-east part of Leicestershire and at the heart of the East Midlands. The Borough has a total population of approximately 50,376 (Census 2011) which has risen from 47,866 (2001, Census). The main activities of the Borough are centred on the market town of Melton Mowbray. There are some 70 villages within the surrounding rural area. The population is split approximately 50/50 between Melton Mowbray and the rural villages..

Housing

In 2011 there were 21,490 households with dwellings comprising:

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

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

Melton Borough operates within the Leicester and Leicestershire Housing market area, recognising the relationship with Leicester and Leicestershire in terms of access to employment and services. However, parts of the area e.g. Harby, Bottesford and Croxton Kerrial closely relate to Nottingham and Grantham.

The average house price in the Borough is £145,000 (SHMA) which is higher than the regional average but lower than the national average. In 2008/09 the Borough delivered 114 affordable homes. However, since then delivery has become more challenging with 46 affordable homes delivered in 2010/2011, 7 in 2012/13 and 6 in 2013/14.

Accessibility and Transport

The Borough is crossed by the A606 Nottingham to Oakham road and the A607 Leicester to Grantham road. The A52 Nottingham to Grantham road runs through the Borough at the northern edge. The M1 Motorway is about 25 minutes' drive time to the west of Melton Mowbray, the A1 Trunk road is about 30 minutes' drive time to the east, and Nottingham and East Midlands Airport is about 30 minutes' drive time to the north west. Melton Mowbray station is on the Birmingham to Stansted Airport railway line. Bottesford station is on the Nottingham to Skegness line with a good connection to Grantham.

Safety and Protection

Crime and fear of crime is relatively low in Melton Borough compared to the National and Regional averages, with Melton Borough ranked 266th out of 376 national districts.

Jobs and Prosperity

Melton Mowbray is the main service and employment centre. 24% of jobs are in manufacturing (mainly food and drink) which is significantly higher than the national and regional averages. The jobs in Melton Mowbray are mostly provided by a few large manufacturers, although business start-ups are increasing, particularly in the rural parts of the Borough, with growing trends for home working matched with the attractive environment.

Of the resident working age population in Melton Borough, the proportion qualified below NVQ level 2 & 3 is very high and the proportion qualified to NVQ level 4 and above is also high. This gap in skills is reflective of the relatively low skilled jobs that are available in the Town (Local Futures Profile, 2013) and represents a significant challenge for the economy, particularly in providing a labour force to service industry.

There are a growing number of small and medium sized enterprises spread across the Borough. Some of the jobs are on business parks such as Old Dalby or operating in small premises in rural locations. The number and diversity of jobs in the rural area have been increasing each year. The pleasant environment makes the Borough attractive to home working and small local enterprises.

Melton Mowbray is the Rural Capital of Food. The Town Centre has a varied range of commercialactivity such as banks, solicitors and estate agents but also a high proportion of independent retailers, particularly independent food shops. Vacancies in the Town Centre are relatively low. There are four supermarkets; Tesco on Thorpe Road, Sainsbury's on Nottingham Road and Morrison's on Thorpe End, The Co-operative on Scalford Road and an application has been approved for a Lidl on Scalford Road.

Outside of Melton Mowbray, Asfordby, Bottesford, Long Clawson and Waltham on the Wolds act as the local service centres, although other larger villages particularly to the South of the Borough also meet this need.

Community Development

On the indices of deprivation Melton Borough is ranked 275 out of 354 districts; putting it in the 40% least deprived districts nationally. While this means that the Borough scores favourably at a national level there are pockets of deprivation particularly in and around Melton Mowbray.

Whilst the Borough has an ageing population with a high percentage of the population in their 40's, there are an average number of young families living in the Borough, compared to rest of the country (in Community Development). However, there are a low number of people between aged 15-44 living within the Borough compared to Leicestershire and the rest of the country. This suggests that people are migrating out of the Borough for higher education opportunities and employment.

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

24.39% of the population are obese in Melton Borough which is comparable to the national average. Only 16.6% of the population smoke which is to be considered to be very low compared to Leicestershire (19.88%) and national figure of (20.7%).

The Borough is served by, 10 GP surgeries, located in the Town and larger villages. There are 5 dentists, mainly concentrated in Melton Mowbray. The hospital at Melton Mowbray is a maternity hospital, as well as having one ward which provides general rehabilitation and palliative care. There is one leisure centre in Melton Mowbray; there are two libraries, one in Melton Mowbray and another in Bottesford. In the rural areas of the Borough, village and parish halls make a valuable contribution to the local residents, where they host facilities for sports and leisure groups and accommodate further activities for the local population.

There are no large parks and gardens in the North and East of the Borough, specifically Bottesford and surrounding areas; these areas are not served by provision elsewhere in the Borough. Although there are other types of formal provision, such as allotments and cemeteries servicing the area, these do not provide the function of a local park for people to visit and enjoy for recreational use or play.

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

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

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

Environment

Arable farmland accounts for about half of the area, the rest outside of built up areas is used for grazing. Approximately 95% of agricultural land is grade 3, which is good to moderate quality.
The landscape is typically rolling hills and valleys. The most prominent features are the escarpments defining the southern edge of the Vale of Belvoir and Borough Hill, the former iron-age fort to the South of the Borough.

Melton Mowbray is situated in the centre of the Borough and is a large, well contained market town on rising ground above the Wreake Valley. The numerous small villages within the Borough retain many of their historical features and are built in local ironstone and sandstone and most are centred on a church or prominent spire. Many have been designated a Conservation Area, of which there are 44 in the Borough, containing some of the 703 listed buildings.

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.

Melton Borough has a long history of flood events. Flood alleviation work, such as the Brentingby Dam, has previously taken place which has had a significant improvement on the flood events in Melton Mowbray. Fluvial flooding is not the only mechanism of flooding. Secondary sources include runoff from hillsides, groundwater flooding, flooding from sewers and drains and blockages to artificial drainage systems; all comprise a significant flood risk in areas of the Borough.

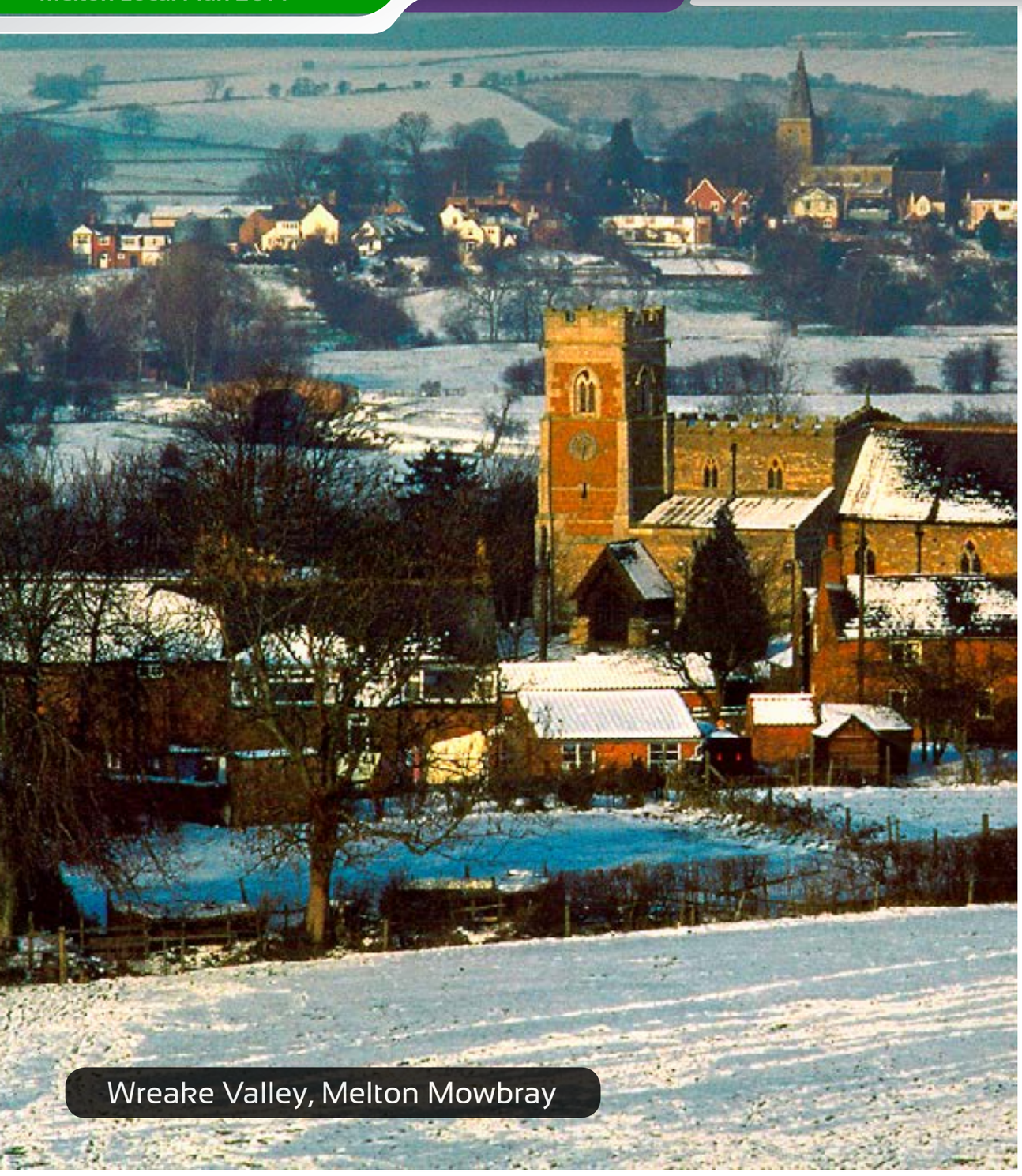
Q4: Is this Portrait an accurate picture of Melton Borough today?

Q4a: Yes or No, If you answered no, please give your reasons.

Q4b: Notwithstanding whether you answered yes or no, can you suggest any changes to make it more accurate? Where possible support your response with reference to any evidence.

Key Evidence

- 2001 Census
- 2011Census
- Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014
- Local Futures Report
- Leicester and Leicestershire Employment Land Study, PACEC, 2012



Wreake Valley, Melton Mowbray

Chapter 4: Growing Melton – The Spatial Strategy

Sustainable Development

Sustainable development is at the heart of the planning process with the delivery of sustainable development a key national objective. The NPPF requires the planning system to fulfil the "Three Strands of Sustainability":

- An economic role – contributing to building a strong responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

A presumption in favour of sustainable development has been introduced by the NPPF which requires Local Plans to reflect this presumption, containing policies that will guide how the presumption will be applied locally.

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

Presumption in favour of sustainable development

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

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

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

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Housing Market Area

Melton Borough has close relationships with the surrounding local authorities and the cities of Leicester and Nottingham. The NPPF requires that we work in cooperation with other local authorities to ensure that housing provision at a "housing market area" level is met.

A number of studies have been undertaken to

define the most appropriate housing market area for the Borough. The most recent to consider this is the Strategic Housing Market Assessment (SHMA) which identifies a strong basis to continue with the Leicester & Leicestershire HMA previously identified, supported by examination of factors such as travel to work areas, migration and house prices.

Relationships at the boundaries of the area are blurred but there is robust support to maintain the existing HMA, with the core area of Melton Borough relating best to Leicester. Pragmatically the demographic data, such as population projections, is only available at a local authority level and as a best fit Melton Borough sits within the Leicester & Leicestershire HMA (L&L HMA). However, Duty to Cooperate discussions will be held with Rushcliffe, South Kesteven and Rutland as there are HMA overlaps with these authorities.

Q5: Do you agree that Melton Borough best fits within the Leicester and Leicestershire Housing Market Area? Yes or No?

Q5a: If no please explain why and with reference to SHMA state which housing market area is more appropriate.

How much should Melton Borough Grow (homes and jobs)?

The amount of houses to be built in the Borough will affect a wide range of issues including jobs, schools, shops and recreation. A number of factors drive the need for more housing in Melton Borough and across Leicestershire including:

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

Local Plans should identify and meet the needs for development in their housing market area. The methodology contained within the NPPG says that national household projections should provide the starting point. A number of other factors should then be taken into account notably employment trends, market signals, and, affordable housing need.

The SHMA identifies the houses needed to be built in the Borough by looking at factors such as the make-up of the population, the housing market, the economy, and, the need for affordable housing. **This identifies objectively assessed need as falling within the range of 195 to 245 homes per year.**

Over the last twenty years there were 3,517 new dwellings built in the Borough at an average of 176 dwellings per annum (dpa), with the highest number built in a single year being 309 dwellings.

The SHMA suggests a figure of 245 dwelling per annum to support economic growth. This is informed by an assessment of the number of jobs in the Borough and how these are expected to grow over the next 20 years using Experian Econometric Forecasts 2013 as follows;

	Jobs in 2011	Jobs in 2031	Jobs in 2036	% change 2011-13	% change 2011-36
Melton Borough	22906	24762	24993	8.1	8.1
Leicestershire	496030	548605	560354	10.8	13.1

Table 1:Forecast Increase in Jobs (SHMA)

In 2011 there were estimated to be 22,906 jobs in the Borough. Between 2011 and 2036 jobs are forecast to grow 9.1% or by approximately 2,087 jobs to 24,993 jobs in the Borough. Simplistically, it is important that sufficient economically active people are able to fill these jobs or the economic growth of the Borough will be constrained.

To consider if jobs are likely to be filled it is necessary to look to the age structure of the Borough. The usual working age is 16 to 64. Table 2 shows that in 2011, there were 31,980 people in this age group (it is important to remember that not all these people will be working).

However, 47% of people of working age, are aged between 45 and 64. In 2036 these residents are unlikely to be working which will clearly impact on the Boroughs labour force and the ability to fill jobs.

Age	Melton Borough Reseidents	Residents of Working Age	
	Now	Now	2036
0 to 4	2,786		
5 to 7	1,618		
8 to 9	1,067		21776*
10 to 14	3,033		
15	635		
16 to 17	1,275	31980	
18 to 19	1,074		
20 to 24	2,535		
25 to 29	2,537		
30 to 44	9,620		
45 to 59	11,277		
60 to 64	3,662		
65 to 74	4,975		
75 to 84	3,019		
85 to 89	863		
90 and over	400		
Total	50,376		
Mean age	41.7		
Median age	43		

**Crude calculation for illustrative purposes and does not take account of other relevant factors such as people moving in and out of the area, but provides a rough estimate of people living in the Borough now who will be of working age in 2036.*

Table 2: Melton Borough Age Structure (2011 Census)

Q6: What level of Growth (homes and jobs) should Melton Borough provide for?

Option 1: Demographic based (195 dwellings per annum) - Solely meets the household projections without taking into account other factors identified in the NPPG with a proportionate increase in jobs

Option 2: Mid-range (220 dwellings per annum)- Goes some way towards considering other factors but would not fully address all factors with a proportionate increase in jobs

Option 3: Supporting economic growth (245 dwellings per annum) - Makes the full upward adjustment identified in the SHMA addressing the necessary factors to meet the full housing need of the Borough with a proportionate increase in jobs

Q6a: Please provide any comments to support your response.

Where should Melton Borough Grow?

How new development is spread throughout the Borough will have a major influence on the future of all our communities. Sustainable development is at the heart of the planning process and the distribution of development should contribute to achieving improvements in the economic, social and environmental aspects of this.

The current development strategy in the Borough has directed development to locations where services and jobs are most accessible, concentrating upon existing settlements and limiting new development in the open countryside. This has made more efficient use of existing infrastructure and services and reduced the need to travel by private car.

However, this may also have had negative effects in terms of limiting access to housing, employment and services in rural communities. The new Local Plan offers the opportunity to consider this approach and other alternatives. It can do this by considering factors such as changes in the needs and priorities of local communities, the changing nature of the economy, how infrastructure is provided and changes in government policy.

In terms of the type of development, the location of new homes could be considered to be the greatest component of growth in the Borough. Currently approximately 55% of houses in the Borough are located within Melton Mowbray, with the remaining 45% outside the town.

The table below shows how different levels of housing could possibly be distributed around the Borough, to 2036, taking into account the houses already built since 2011.

2011- 2036 Plan Period	Remaining Dwellings at 195 dpa	Remaining Dwellings at 245 dpa
Melton Mowbray Focus		
70% Melton Mowbray	3,221	4,096
30% Rural	1,381	1,756
Reduced Melton Mowbray Focus		
60% Melton Mowbray	2,761	3,511
40% Rural	1,841	2,341
EXISITING		
55% Melton Mowbray	2,531	3,219
45% Rural	2,071	2,633
Dispersed		
50% Melton Mowbray	2,301	2,926
50% Rural	2,301	2,926

Table 3: Alternative Patterns of Development for the Borough

These possible distribution options are represented as follows on maps.

Figure 5: Existing - 55% Melton Mowbray / 45% Rural

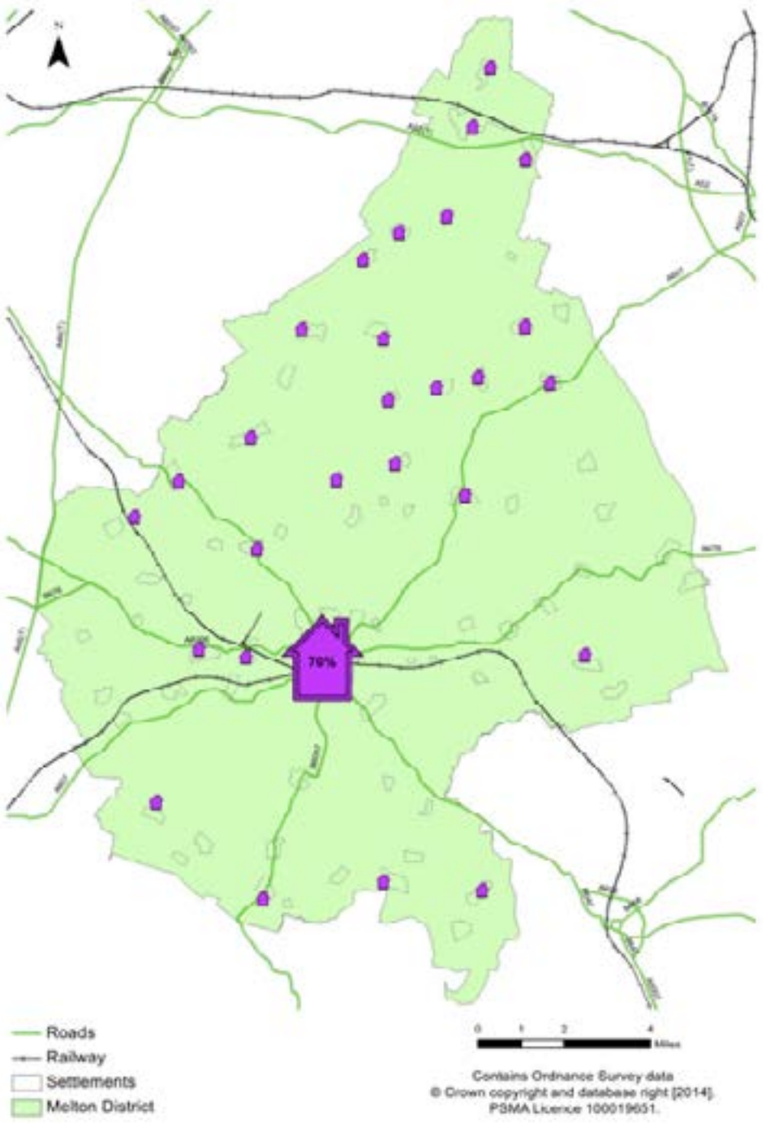


Figure 6: 70% Melton Mowbray / 30% Rural

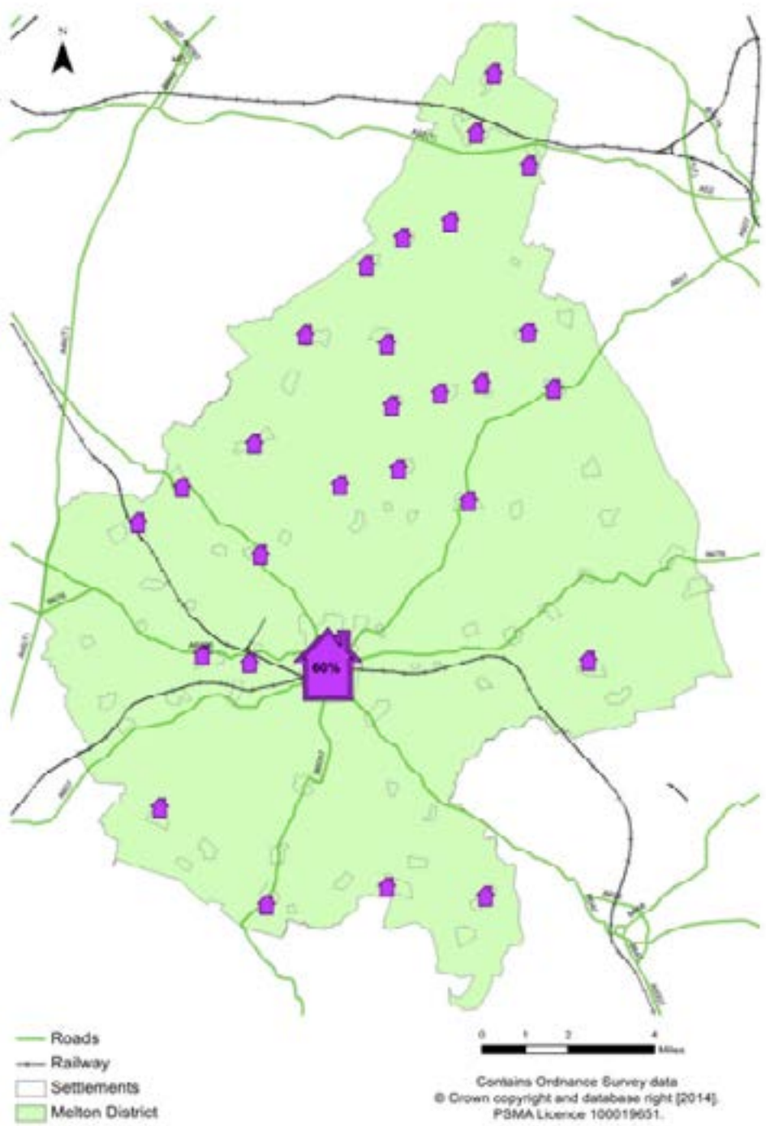


Figure 7:60% Melton Mowbray / 40% Rural

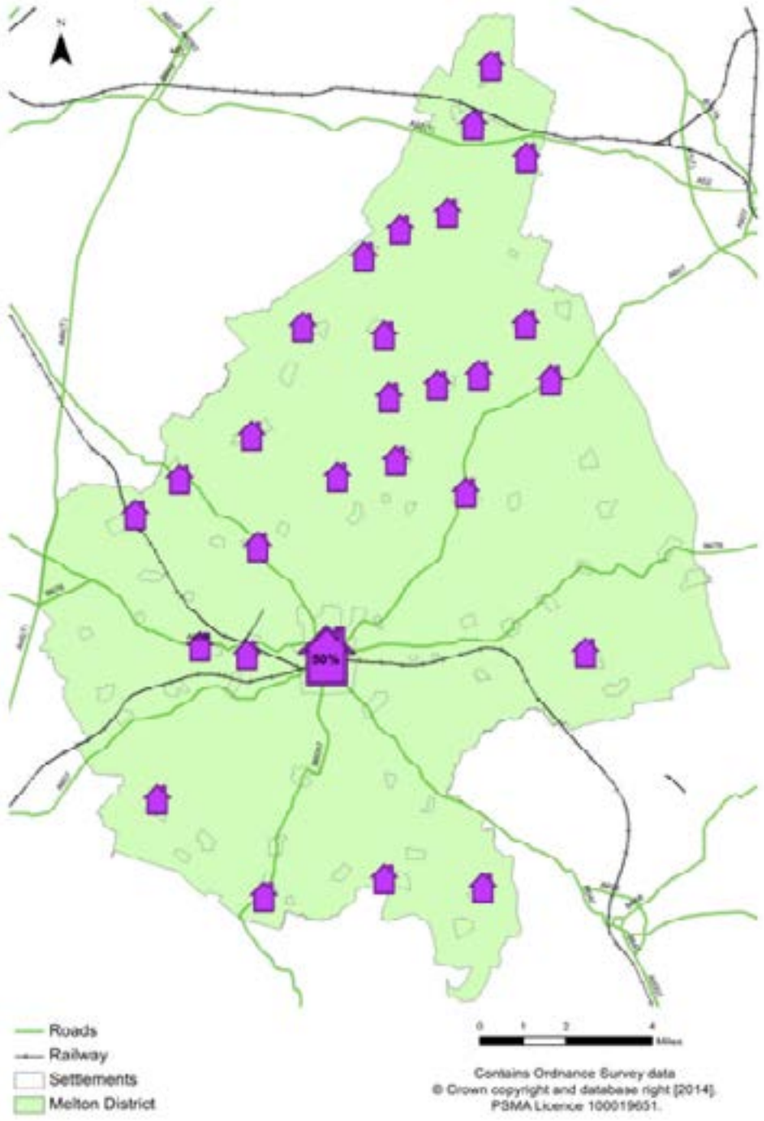


Figure 8:50% Melton Mowbray / 50% Rural

These various options for distribution can be put into the context of individual settlements, if we assume the same pattern (55% in the town, 45% in the rural area) of development over the past 20 years is replicated. A number of settlements have been selected to illustrate this in the table below:-

Location	Dwellings built over the past 20 Years	% Split Melton Mowbray/ Rural	Remaining Dwellings to 2036	
			195 pa	245 pa
Borough	3,517	-	4,602	5,852
Melton Mowbray	1,943	70/30	3,221	4,096
		60/40	2,761	3,511
		55/45	2,531	3,219
		50/50	2,301	2,926
Bottesford	268	70/30	235	299
		60/40	314	399
		55/45	353	448
		50/50	392	498
Somerby	48	70/30	42	54
		60/40	56	72
		55/45	63	80
		50/50	70	89
Redmile	16	70/30	14	18
		60/40	19	24
		55/45	21	27
		50/50	23	30
Branston	8	70/30	7	9
		60/40	9	12
		55/45	11	13
		50/50	12	15

Table 4: Indicative Housing Numbers Based on Trend

Whilst this is just a random selection of various sized settlements around the Borough, it does provide an indication of the impact various scenarios could have.

Q7: How should Melton Borough Grow?

Option 1: Melton Mowbray Focus – Development focused on Melton Mowbray with small scale development in rural settlements.

Advantages could include: Good access to services and facilities; minimise travel distances; create critical mass of development delivering services, infrastructure and developer contributions; improve town centre vitality and viability; increase affordable housing in Melton Borough; preserve village character.

Disadvantages could include: Loss of greenfield land adjoining Melton Mowbray; reduced support for rural services and facilities; reduced village vitality.

Option 2: Reduced Melton Borough Focus – Majority of development still in Melton Mowbray but with increased development in rural villages.

Advantages could include: Reasonable access to services and facilities; increase support for rural services and facilities; increase rural affordable housing.

Disadvantages could include: Increased travel distances; reduced village character; loss of greenfield in Melton Mowbray and rural locations; reduced opportunity for new services, facilities and developer contributions.

Option 3: Dispersed Development – Increased development in settlements across the Borough with further reduction in development in Melton Mowbray.

Advantages could include: Support for rural services and facilities; increased vitality in villages; more rural affordable housing.

Disadvantages could include: Does not align with principles of sustainable development; poor access to services and facilities; loss of village character; loss of rural greenfield; loss of opportunities for new services.

Option 4: The majority of development concentrated in one location as discussed in question 9.

Q7a: Please provide comments and references to any evidence to support your response.

Growing Melton Mowbray and Considering Large Scale Development Sites

Subject to the Local Plan decision on the overall distribution of development, inevitably Melton Mowbray will need to grow in some way over the plan period as the main town of the Borough. Therefore, it is necessary to consider options for its development.

The development required in Melton Mowbray could be provided in a number of ways. It could be focussed on a single area of the town which would concentrate the potential funding available for services and infrastructure, and, allow development to be planned for comprehensively by providing jobs, schools and shops alongside development.

Alternatively, the development could be provided at a number of more dispersed sites which would reduce the impacts on neighbouring communities and infrastructure but would also lessen the ability to solve these impacts and reduce the possibility of a coordinated provision of other services and facilities with development.

Q8: How do you think that development in the Borough should be provided?

Option 1: Concentrated in a single large development on the edge of town.

Advantages could include: Allows maximum pooling of funding and most potential to fully plan for comprehensive development.

Disadvantages could include: Greatest impact on communities adjacent to the development and nearby infrastructure.

Option 2: Provided through a few larger developments.

Advantages could include: Some potential to pool funding and plan coordinated development, reduced impact on nearby communities

Disadvantages could include: Increase in number of communities affected, reduced pooling, less well coordinated development

Option 3: Development completely dispersed around the town..

Advantages could include: Lesser impact on individual communities and infrastructure

Disadvantages could include: Reduced funds available to meet impacts, no pooling for large infrastructure items such as a bypass, inability to plan for development as a whole.

Q8a: Please provide comments and references to any evidence to support your response.

The Potential for New Villages or Towns

There are two former airfields in the Borough which may have potential to be considered as new villages. These are located at Great Dalby and Normanton (the whole parcel of land crosses the Local Authority boundary between, Melton Borough and South Kesteven).

However, these sites are relatively remote and would have a considerable impact on the open countryside and neighbouring smaller settlements. They are also some distance from existing services and transport links would need to be substantially upgraded. This requirement for new infrastructure such as schools, doctor's surgeries and roads would significantly reduce the amount of funding which could be made available for other areas such as open space, renewable energy systems, design features or affordable housing.

Q9: Do you think that a large proportion of development in the Borough should be concentrated in a single, large, new settlement?

Yes or No

Q9a: Please provide comments and references to any evidence to support your response.

Where should the Large Scale Development Sites be?

A number of large sites capable of accommodating 500 or more dwellings have been submitted to the Borough Council as part of the Strategic Housing Land Availability Assessment (SHLAA) process. These can be seen on the diagram below:-

Figure 9: Large Scale Development Site Options

	Name	SHLAA Ref	Total Units (Approximate)	Comments
1	Normanton Airfield	MBC/043/13	450	Single ownership; only smaller site submitted for residential through SHLAA, larger site submitted for employment
		MBC/044/13	3,000	
		Total	2,450	
2	Belvoir Road, Bottesford	MBC/012/13	600	Single ownership; potential flooding issues
		Total	600	
3	Melton North	MBC/030/13	750	Various sites under different ownership; site specific constraints
		MBC/031/13	100	
		MBC/034/13	300	
		MBC/038/13	200	
		MBC/058/13	550	
		MBC/060/13	4,650	
		MBC/064/13	1,200	
		Total	7,750	
4	Melton South	MBC/049/13	2,500	Various sites under different ownership; site specific constraints possible
		MBC/061/13	3,900	
		MBC/062/13	250	
		MBC/063/13	700	
		MBC/128/13	2,900	
		Total	10,250	
5	Dalby Airfield	MBC/126/13	1,850	Single Site
		Total	1,850	
		Grand Total	23,900	

Table 5: Large Scale Development Site Options

The majority of these sites are located around Melton Mowbray and the number needing to be developed will reflect how many homes are to be provided in the town. Some of the sites submitted are large and even if considered suitable it may not be necessary to develop the site entirely.

Q10: Which location or locations do you think are best for large scale development? You may select more than one location:

- Location 1- Normanton Airfield
- Location 2- Belvoir Road, Bottesford
- Location 3- Melton North
- Location 4- Melton South
- Location 5- Dalby Airfield

Q10a: Please provide comments and references to any evidence to support your response.

Q10b: Are there any other large scale development site options which should be considered?

?

Identifying Settlement Roles and Relationships (Hierarchy)

How housing, employment, key services and amenities are accessed and delivered changes over time; this is particularly important in the rural areas of the Borough and the Local Plan must try and put in place a policy framework which recognises this.

Melton Mowbray is considered to be the most sustainable location for services and facilities which are provided to a wide population, such as major retail, leisure, entertainment and cultural venues. The town benefits from the largest population and has the most frequent and accessible public transport service which reduces reliance on the private car.

However, focusing facilities exclusively in Melton Mowbray would risk increasing rural deprivation and the need to travel by rural inhabitants, it may also have an impact on Melton Borough's rural economy. Therefore, the pattern of service provision and opportunities outside Melton Mowbray is a key issue for the Local Plan which must find an appropriate balance between supporting facilities in the rural areas without undermining the sustainability of Melton Mowbray and the Borough as a whole. It is not feasible to expect every village to support a wide range of facilities and jobs, as some will be too small or remote.

The villages in the Borough vary in size and function from settlements which provide a good range of services and facilities to their residents and people in surrounding villages to much smaller hamlets and villages which may have no services or facilities at all.

Local services and facilities are important for sustaining communities. They help to support local economies and social networks, preventing people and communities from becoming isolated and excluded. Other benefits include reducing unnecessary travel and cutting carbon emissions. Whilst it is often not possible to influence the location of services and facilities directly the location of development can help maintain or improve their provision.

Melton Borough Council maintains a list of key services for each settlement and this has previously been used to assess the sustainability of communities and direct the location of development. Based upon size and service provision the following groups of settlements emerge:

Group	Settlement(s)
1 - Main Town	Melton Mowbray
2 - Large rural centres which offer a range of services	Asfordby, Bottesford, Long Clawson and Waltham on the Wolds
3 - Villages which offer a number of key services	Ab Kettleby Asfordby Hill, Buckminster, Croxton Kerrial, Frisby on the Wreake, Gaddesby, Great Dalby, Harby, Hose, Knipton, Nether Broughton, Old Dalby, Queensway, Redmile, Scalford, Sewstern, Somerby, Stathern, Twyford, Wymondham
4 - Other Small Rural Communities with limited or no services	Villages and Hamlets not listed above

Table 6: Groups of Settlements based on existing services and settlement size

Q11: Based entirely on size and the level of services provided within each settlement do you agree the settlements grouped together in table 6 are broadly comparable in terms of the size and the level of services available?

Yes or No

Q11a: If no with reference to specific settlements please state why based solely on comparative population size and services available.

?

An alternative to or in addition to this categorization of individual villages based on population size and service provision could be to identify clusters or key functioning relationships between villages. This is conceptually presented in Figure 10 and could potentially be achieved by also considering the factors such as:

- **Connectivity –** key transport corridors, public transport link and footpaths
- **Economic Relationships -** the presence of employers or retail and their employee or customer catchment and any strong functional business relationships
- **Social Relationships –** the social networks and facilities offered and how people access them
- **Local identity –** Where places relate to each other through their setting and character e.g. the Wolds or the Vale of Belvoir

Figure 10: Conceptual Relationship between Settlements

Q12: What do you think is the best approach to defining the roles of settlements in the form of a settlement hierarchy?

Option 1: Establish settlement roles and a hierarchy based on the size of communities and the level of services and facilities provided within them, resulting in development being directed towards the large communities with services and restricting development in smaller communities with limited or no services.

Advantages could include: Focusing development on settlements most likely to sustain services and facilities due to their size; providing relatively good access to services and facilities across the rural area.

Disadvantages could include: Restricting development in some settlements would mean they are unable to change in the future.

Option 2: Establish settlement roles and a hierarchy based on factors which in addition to individual roles recognise the relationships between communities e.g. hubs and satellites.

Advantages could include: Directing some development towards communities where growth has been historically constrained. This could meet local needs and it could also provide opportunities for improved relationships between places.

Disadvantages could include: It could mean that due to economies of scale the levels of development in specific locations may not be sufficient to support significant infrastructure improvements or the viability of services could be compromised .

As the Local Plan develops and in order to determine draft settlements roles and a hierarchy further evidence will need to be collected. To inform that evidence it would be useful to gather views on the criteria that should inform such as assessment.

By using a list of key criteria it could be possible to identify that a number of communities are more closely related than others, for example around a school or post offices operating on a hub and satellite relationship.

Q13: Are the following criteria appropriate to feed into the identification of settlement roles and relationship in the Borough?

- Population (size)
- The range and number of key services
- Connectivity
- Economic Relationships
- Social Relationship
- Local Identity

Yes or No

Q13a: Can you suggest any alternative or additional criteria?

Q13b: Do you feel any of the criteria are more important than others? Please state which ones and provide an explanation why.

Key Evidence:

- 2011 Census
- Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014
- Local Futures Report
- Leicester and Leicestershire Employment Land Study, PACEC, 2012

Egerton Lodge, Melton Mowbray

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

Strong, Healthy and Vibrant communities are crucial to the sustainability of places, and contribute greatly to quality of life and wellbeing.

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

Accessing Housing in Melton

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

It is important that we plan for a mix of homes of different sizes and types to meet the needs and demands of our current and future population and to support the creation of mixed and inclusive communities. National Planning Policy encourages Local Plans to provide a mix of homes for the needs of different groups within a community.

Melton has many "specific" housing needs that are to be catered for through the Local Plan, these are:

- An ageing population.
- Vulnerable people such as the homeless.
- Households with additional access requirements.
- Households on low-incomes or whose needs cannot be met by the market.
- People living in houses occupied by more than one household.
- People in need of extra care.
- Gypsies and Travellers.

Housing Mix

National Planning Policy requires Local Authorities to positively plan for a mix of housing based on an assessment of the type of people that live in the Borough now and in the future. This is informed by current and future demographic trends, market trends and the needs of different groups.

Housing mix refers to the size (usually in number of bedrooms) of new housing or conversions. It also applies to house types, for example detached, semi-detached or terraced, as often this can have implications for house prices and therefore affordability.

Melton's housing stock is made up of 40% larger, detached housing, however average household size is decreasing, pushing up the demand for smaller housing.

Furthermore, Melton's has an aging population, many of which reside in large properties, so there is a need to provide homes suitable for downsizing.

In order to tackle these issues Melton has sought

to achieve a housing provision that caters for the identified housing needs on an area (e.g. from single person downsizing households through to upsizing family households) and the Borough as a whole.

Melton has achieved a more balanced housing provision by influencing the size and types of housing delivered through planning applications, for anything from a single dwelling to larger housing schemes. The approach has been to reduce the number of large units proposed by encouraging the provision of smaller units, including single storey provision.

Q14 – What do you think is the best approach for achieving a housing mix that is suited to current and future housing needs?

Option 1 – continue with the current approach of ensuring all housing provision meets specifically identified housing needs, as identified by evidence such as the Strategic Housing Market Assessment.

- Advantages: ensures appropriate housing provision across all developments and the Borough as a whole. Also has a proved track record of delivery.
- Disadvantages: might adversely affect some schemes, for example self-builds.

Option 2 - consider housing mix on a site by site basis, in conjunction with a site size threshold.

- Advantages: would offer flexibility to sites, for example where viability required a focused provision of house types and sizes.
- Disadvantages: subject to thresholds could see a reduction in the number of schemes providing a mix of house types and sizes.

Q14a: Please provide commentary to support your response.

Affordable Housing

Affordable Housing is defined as "Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market"

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

The relationship between the cost of homes and wages is called affordability. Affordability is measured by comparing the lowest 25% of earnings, to the lowest 25% of house prices, this produces an affordability ratio. England's affordability ratio is 6.6. Melton's affordability ratio is 7.62. Meaning that to buy one of the cheapest 25% of homes sold in the Borough residents need to earn more than the national average wage.

The affordability issues for Melton are particularly focused on the lower end of the market perhaps highlighting a limited or reduced availability of smaller or 'average' priced homes.

Provision of Affordable Housing

Affordable housing is mainly provided by the following sources:

1. Directly Provided by Local Authorities and Registered Providers, often this is reliant on external grant investment.
2. Provided by Developers through on site contributions
3. Rural Exception Site Delivery, also reliant on external grant investment.
4. Financial contributions, this is where affordable housing provision is not meet on site but instead through a lump sum or commuted sum and the Local Authority take the lead on converting this to new affordable homes in the Borough.

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

Affordable housing delivered by private house builders through planning agreements is often referred to as Section 106 or obligations affordable housing provision.

It is usual for Local Authorities to set a site size threshold beyond which developers are expected to contribute towards the provision of affordable housing. Melton's affordable housing threshold is currently set at 6 or more units; this means for developments of 6 or more units, a 40% contribution towards affordable housing is required, there is more detail on contribution rates below.

Q15: Should the affordable housing threshold change?

Option 1- Remain at 6 or more units

- Advantages; the current threshold has proved successful in the delivery of affordable housing with very few policy departures.
- Disadvantages; smaller schemes are not contributing and in parts of the Borough small developments make up all housing delivery

Option 2- Reduce the threshold - less than 6 units

- Advantages; more schemes would be required to make a provision towards affordable housing.
- Disadvantages; smaller schemes might be less forthcoming and possible viability constraints

Option 3- Increase the threshold - upwards of 6 units.

- Advantages; smaller schemes would be less affected and possibly more forthcoming
- Disadvantages; less schemes would make a contribution and in parts of the Borough small developments make up all housing delivery.

Q15a: Please provide commentary to support

The Local Plan policy would be subject to a plan wide viability assessment, in order to ensure it does not prejudice the delivery of development in the Borough by making it unviable.

The Affordable Housing contribution rate is also set by the Local Authority, but this is dependent on levels of affordable housing need.
Melton Borough is currently achieving a contribution rate of 40% informed by the Leicester and Leicestershire Strategic Housing Market Assessment – B.Line 2009.

The most recent assessment of need suggests a slight reduction to 37%. This relates to a minor shift in the assessment of backlog need. Backlog need is assessed as the number of households residing in overcrowded accommodation according to the 2011 Census.

You might wish to consider the following in relation to the next question. Currently Melton's 40% Affordable Housing contribution on a development of 6 units would amount to 2.4 units. This would be delivered as 2 units on site and a financial contribution would be made for the remaining 0.4.

There have been very few departures from the contribution rate of 40% and these departures have related to viability constraints on complex schemes, such as the conversion of Listed Buildings.

For example, to ensure the delivery of the scheme and its associated infrastructure, the affordable housing contribution could be deferred for later phases of the development. Or a reduced contribution rate could be agreed on the basis of securing other infrastructure provision in place of the total affordable housing requirement for the scheme. These approaches would be assessed via plan-wide and scheme based viability assessments.

Q16: Should Melton continue to require house builders to provide 40% of total units delivered (on qualifying schemes), as affordable housing, either through on site provision or as a financial contribution to support off site provision?

Yes or No?

Please provide commentary to support your response.

Rural Exception Sites

Another means of delivering affordable housing is through the exception site policy. This is where land, adjacent to existing settlements is utilised to provide for an identified affordable housing need. This land would not normally be promoted for development. This type of affordable housing provision has proved successful in Melton with rural exception sites in Wymondham, Waltham on the Wolds, Somerby, Old Dalby and Long Clawson.

This type of provision is reliant on external grant investment, but National Planning Policy now allows for the provision of market housing on such exception sites, provided that it cross-subsidies the affordable housing.

Q17: Should Melton continue with its approach to Rural Exception sites? Yes or No?

Q17a: Please provide commentary to support your response.

Q18: Should Melton allow the inclusion of market homes on Rural Exception sites, to cross-subsidy the provision of affordable homes? Yes or No?

Q18a: Please provide commentary to support your response.

Provision for Gypsies and Travellers

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

Gypsies and Travellers live on pitches. Pitches are permanent authorised sites either provided by local authorities or owned by Gypsies and Travellers themselves. Pitches are large enough to accommodate a single static caravan and a touring caravan. They often also have a day room, with water and electric supply, to provide utility washing and bathroom facilities.

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

As evidenced in the Leicestershire, Leicester and Rutland Gypsy and Traveller Accomodation Needs Assessment Refresh 2013, Melton's permanent pitch requirement from April 2012 to March 2017 is 8 residential pitches. This provision is to be equally split between private and public pitches. The requirement through to 2031 is an additional 7 pitches.

The transit (temporary) pitch provision for Melton is 2 pitches; this is the outstanding requirement from the 2006 GTAA. No further transit requirement was identified in the 2013 GTAA.

There has been no identified need for show people in Melton Borough in both the 2006 GTAA and 2013 GTAA.

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

Therefore, to be compliant with National Planning Policy, Melton needs to set out how the identified need for Gypsies and Travellers residential and transit pitch requirements will be met.

The requirement from April 2012 to March 2017 is for 8 Residential pitches, there is also an additional 7 pitches required April 2017 to March 2031 and the outstanding transit pitch requirement of 2. This amounts to a total requirement of 17 pitches, 15 residential, 2 transit. These requirements may need to be updated subject to decisions taken on the plan period.

Q19: Which is the best approach to meeting the identified needs of Gypsies and Travellers in Melton Borough?

Option 1 – allocate land to meet all identified needs on one site, in a location central to services and access routes

- Advantages; economies of scale are often better on larger sites therefore promoting deliverability.
- Disadvantages; evidence suggests that many Gypsies and Travellers prefer to reside on smaller sites, no more than 5-6 pitches.
-

Option 2 – allocate land to meet all identified needs on two or more small sites, in locations central to services and access routes.

- Advantages; evidence suggests that many Gypsies and Travellers prefer to reside on smaller sites, no more than 5-6 pitches.
- Disadvantages; reduced economies of scale can have implications for sites deliverability and viability.

Option 3 – Set a site size threshold for contributions towards pitch provision, from larger housing developments.

- Advantages; this would ensure integration with new developments and good access to services.
- Disadvantages; may not meet the needs of the travelling community and could have implications for scheme viability due to additional infrastructure demands.

Q19a: Please provide commentary to support your response.

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

Accessing Services in Melton

In all cases, the role of services and facilities in the Borough's villages needs to be considered, either individually or collectively.

National Planning Policy states that Local Planning Authorities should promote the retention and development of village services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Local amenities are important for ensuring people can access services locally, and for maintaining the vitality of rural communities.

Every year Melton conducts an audit of Village Services, the services, as considered by the audit, are listed below:

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

Q20: Should we have a policy which seeks to protect local services, as listed above, in the Borough's Villages and Rural settlements?

Yes or No

Q20a: Please provide commentary to support your response.

Health

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

Planning can play an important role in creating healthy, inclusive communities. For example, positive planning can lead to reductions in health inequalities, by improving access to healthy food, through offering choices in the local market and reducing obesity by encouraging physical activity through the inclusion of open-spaces and leisure facilities. Planning can also facilitate social interaction which in turn can lead to improvements in mental health and general well-being.

When determining planning applications we currently rely on National Planning Policy for guidance on the inclusion of health. There may be a need to address health and well-being through a specific policy or it could be addressed through a range of policies for example Green Infrastructure and Design.

Q21: Should Melton have a policy on health in the new Local Plan?

Yes or No?

Q21a: Please provide commentary to support your response.

Key Evidence

- 2011 Census
- Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014
- Leicester and Leicestershire Strategic Housing Market Assessment – B.Line 2009.
- Leicester and Leicestershire Gypsy and Traveller Accommodation Assessment 2013
- Melton Village Services Audit 2014

Town Centre Market Day, Melton Mowbray

Chapter 6: Melton's Economy – Strong and Competitive

Melton Mowbray has traditionally been the main economic centre for the Borough providing the larger employers and the main retail and service destination for local people and visitors. However the contribution made from the rural area cannot be underplayed and is expected to grow in the future. Getting the right balance of economic growth and opportunities between Melton Mowbray and the rural communities is the key to achieving a stronger more competitive Melton Borough economy.

Melton Boroughs economy sits within its wider Leicestershire context. A strong and competitive local economy will reduce inequality and help provide the investment and support for people and places. As the Boroughs population expands, economic growth is needed to reduce the need for residents to travel elsewhere for jobs and ensure employment opportunities for local people are enhanced.

The Melton Borough Community Partnership has set out priorities for Melton Borough's economy in its Melton Economic Development Strategy these are:

1. Promoting Innovation and Enterprise to develop a strong competitive economy by encouraging emerging technologies and innovation.

2. Enhancing Aspirations, Skills and Creating Economic Activity to develop a workforce to meet the needs of the local marketplace and raise ambition.

3. Improving the Vitality of the Boroughs Town and Villages- to create better places for local employment, shopping and entertainment

4. Maximising inward Investment and Tourism- to work with other agencies to maximise resources and promote a competitive economy

The NPPF defines economic development as:

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

The Melton Economic Development strategy is currently under review and will develop alongside the preparation of the plan. The Melton Local Plan will work hand in hand with this strategy to ensure that the Borough Council is doing everything it can to support delivery of sustainable economic development to enhance the prosperity of its residents.

The Local Plan's Role in Providing Jobs for Local People

The Issues and Options presented in Growing Melton Borough – The Spatial Strategy has highlighted the challenges the Borough faces in terms of its aging population and the impact this might have on the economic growth of the Borough through the ability to service businesses with an appropriate workforce.

The Local Plan will need to set a target for new jobs to be created in the Borough over the plan period. This will be informed by projected population growth, the number of people likely to be of working age, economic trends and the number of homes to be built in the Borough.

This will then be converted into an appropriate amount (ha) of employment land to be provided over the plan period.

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

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

Table 7: Local Plan Employment Land Uses

A review of Employment Land will need to be undertaken, between now and establishing preferred options in the Local Plan. A fresh Employment Land Review will consider our existing stock of employment land and assess whether it is fit for purpose and make recommendations on the amount, location and types of employment land needed in the Borough.

The PACEC Leicester and Leicestershire Employment Land Study (2012) showed a total employment land requirement up to 2031 in Melton Borough as follows:

	Total Requirement 2012-2031
B1a/b Offices (floorspace/m2)	4,000
B1c/B2 Industrial (land/ha)	4.2
B8 Warehousing (land/ha	3.0

Table 8: Melton Borough Employment Land Requirements (PACEC 2012)

Q22: Considering each type of employment land are there any types of employment land or premises which need to be increased in the Borough?

Q22a: In your response please state which type and where you feel they are required and why.

Identifying Employment Growth Sectors

To understand how much employment land is needed it is necessary to understand the local economy and how this could change over the next 20 years i.e. which industries are likely to employ people in the future.

Employment in Melton Borough has historically been provided through farming and food production, however over the last 50 years jobs in manufacturing and services have grown significantly as a proportion of overall jobs. Nationwide the service industry has grown significantly and continues to grow, whilst manufacturing has started to decline.

Manufacturing employment in Melton Borough has largely been provided by significant companies such as Mars UK (pet food producer), Melton Foods (Samworth Brothers), Kettleby Foods, Long Clawson Dairy and Arla Foods .

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

Growth in a range of economic sectors is essential for the Borough's economic future. A more resilient and higher performing economy will need to provide a greater diversity of jobs in a broader range of industries.

The Local Plan will need to set out a policy approach which allows the Borough to maximize the potential of any growth sectors capitalizing on attributes which are attractive to different types and sizes of new and existing business enterprises. There may be a different offer or bespoke benefits from locating in Melton Mowbray or one of the Boroughs many rural communities.

Knowledge Based Industries are seen as key to competitive economies and include enterprises such as:

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

The 2006 Employment Land Review identified that Melton Borough had only 9% of its total jobs in these industries. This is the lowest of all the Leicestershire Authorities and much less than the national and regional average.

The Local Plan and the wider economic development strategy for the Borough must seek to generate a climate where investors will create

sustainable jobs, either by expanding existing business, setting up new enterprises or re-location to the area.

The table below identifies the employment sectors that Melton Borough's residents were working in, in 2011. These jobs are not all located in the Borough as the figures do not factor in people living in the Borough but travelling to work outside it, but it useful to get a feel for the jobs local people are doing in the area.

Employment Sector	People Employed	%
Agriculture, energy and water	1,080	4
Manufacturing	4,416	17
Construction	1,982	8
Distribution, hotels and restaurants	5,341	20
Transport and communication	1,705	6
Financial, Real Estate, Professional and Administrative activities	3,568	14
Public administration, education and health	6,780	26
Other	1,508	6
Total Jobs (all sectors)	26,380	100

Table 9: Melton Borough Residents Employment by Sector (2011 Census)

Q23: Which types of employment have the potential to grow in Melton Borough over the next 20 years and what conditions are needed to generate and retain these jobs locally?

Q23a: What conditions do you feel are needed to grow, attract and retain Knowledge based industries such as Hi tech Manufacturing, Finance & Banking, Business Services, Communications, Computing, Research and Development and Media?

Where should employment land be allocated and jobs directed?

The Local Plan will only allocate land for the development of B1, B2, or B8 uses although through other policies it can encourage the creation of jobs in other industries e.g. retail.

The existing Local Plan policy focuses large scale employment development in Melton Mowbray and the larger rural communities of Bottesford, Long Clawson and Asfordby whilst allowing some further economic development in the smaller villages to meet local needs. This aims to maximise accessibility by all means of transport and avoid major development in the countryside, as well as mirroring where new housing has previously been focussed.

There is an opportunity to review this approach, taking account of likely changes in the local economy and future working patterns, such as increased home working.

However, it is necessary to balance the rural need for economic development with the objective of achieving a sustainable approach that does not generate unnecessary travel and increase carbon emissions.

Q24 : Where should employment be located?

Option 1 – continue to focus mainly in Melton Mowbray, Bottesford, Long Clawson, Waltham on the Wolds & Asfordby

Option 2 – direct more employment development to smaller villages and the rural area.

Q24a: Please provide reasons for your response, you may want to consider factors including the market demand, i.e. would the policy result in creating jobs and the ability for people to access those jobs created.

What size of land and premises does the Local Plan consider?

Melton Borough Council will have to make an assessment of its current employment land and future requirements. This will consider economic development sites of 0.25ha or more and or building floor space which exceeds 500m^2.

However, many of the Boroughs jobs are currently provided and will continue to be provided through enterprises operating on sites or in buildings below these thresholds and form premises or land not covered by the definitions set out above e.g. Schools and home working.

What sort of land and premises does the Borough need?

An Employment Land review will be completed as the plan is developed. How employment land and premises are provided depends on the spatial strategy for the area and the policy response needed is different for Melton Mowbray and the Borough's rural communities.

In Melton Mowbray it is likely that significant additional employment land will need to be provided. This could be provided by seeking to concentrate it in a single location i.e. the creation of a business park. An alternative could be to provide a number small allocations and expansions to existing employment areas or as part of mixed use development sites.

Melton Mowbray has the potential to attract and retain knowledge based industries e.g. PERA. However these enterprises usually require high quality sites in accessible attractive locations. They may be best located in an around the Town Centre and integrated into mixed use schemes or could be provided for as part of single large business park.

Q25: How should additional employment land and premises be provided in and around Melton Mowbray?

Option 1 – A Single large business park

Option 2 – A number of smaller allocations as expansions to existing employment areas or as part of mixed use development

Q25a: Please provide commentary to support your response.

The rural economy operates differently to the Melton Mowbray economy, businesses tend to much more small scale and our evidence also suggests that many enterprises start up in rural locations. It may be that allocating of sites in communities in the rural area is not necessary the best approach to delivering jobs. Instead, a policy approach which encourages and allows small business to start up and expand to medium sized enterprises can be encouraged and managed through the Local Plan without allocating specific sites for development.

Q26: How should additional employment land and premises be provided in the rural communities?

Q28a: Please provide commentary to support your response, you may wish to relate your comments specific communities and the need for any specific types of premises.

What should happen to our existing employment sites?

As well as the need to allocate new sites for employment development the Local Plan will need to consider the viability of our existing employment sites. This consideration will form part of a detailed Employment Land Review. However a previous assessment considered the quality of sites in Melton Borough and this forms a useful starting point. These sites are identified on the maps included in the Development Sites section for full details see the Melton Borough Employment Land Review 2006 . When considering new employment allocations or the future of our existing employment sites is it necessary to consider the likelihood of the site either being developed by investors or retained in operation for the foreseeable future.

In other words will the land or premises be converted into jobs or remain as jobs for local people.

There is also pressure to redevelop various existing business sites for housing and other uses. However, some of these sites are important for providing jobs, especially in the rural area and their loss could have a negative effect on the local economy and our aims for sustainable development.

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

Q27: Should the Local Plan consider the re-use of employment sites for more appropriate uses?

In your response please make reference to any sites you feel necessary.

Barriers to Employment Development in the Borough

The Local Plan must contribute towards creating an environment where investors are most likely to convert employment land to jobs. Whilst the Local Plan is just one component in a wider situation it is necessary to understand what the key barriers to employment investment in the Borough to try and address them.

Q28: What do you perceive to be key barriers to businesses locating in Melton Borough?

You may wish to consider the size, quality and location of existing premises, access to transport networks, communications e.g. broadband.

Holwell Works and Asfordby Business Park

The Howell Works and Asfordby Business Park represent significant opportunities and challenges for the Borough both sites are identified on the map below. Studies have suggested that the Holwell Works site is contaminated affecting the viability of an appropriate development. Asfordby Business Park is under occupied, but this may be partly due to units only being available on a leasehold arrangement with potential freehold investors therefore put off. Access to both sites would also require significant upgrading for any major redevelopment.

However both sites are still seen as significant opportunities for the Borough as part of a wider economic development strategy. They are both well serviced by water and power and benefit from a rail connection. Holwell works is allocated through Local Plan saved Policy EM3. Asfordby Works is not allocated, but parts of it are in employment use. Both sites represent significant brownfield opportunities for Borough.

The starting point in considering the future of these sites is to consider whether they are viable employment opportunities going forward. Thereafter there may be potential to consider other land uses. However, it may be that no firm deliverable development solution can be identified.

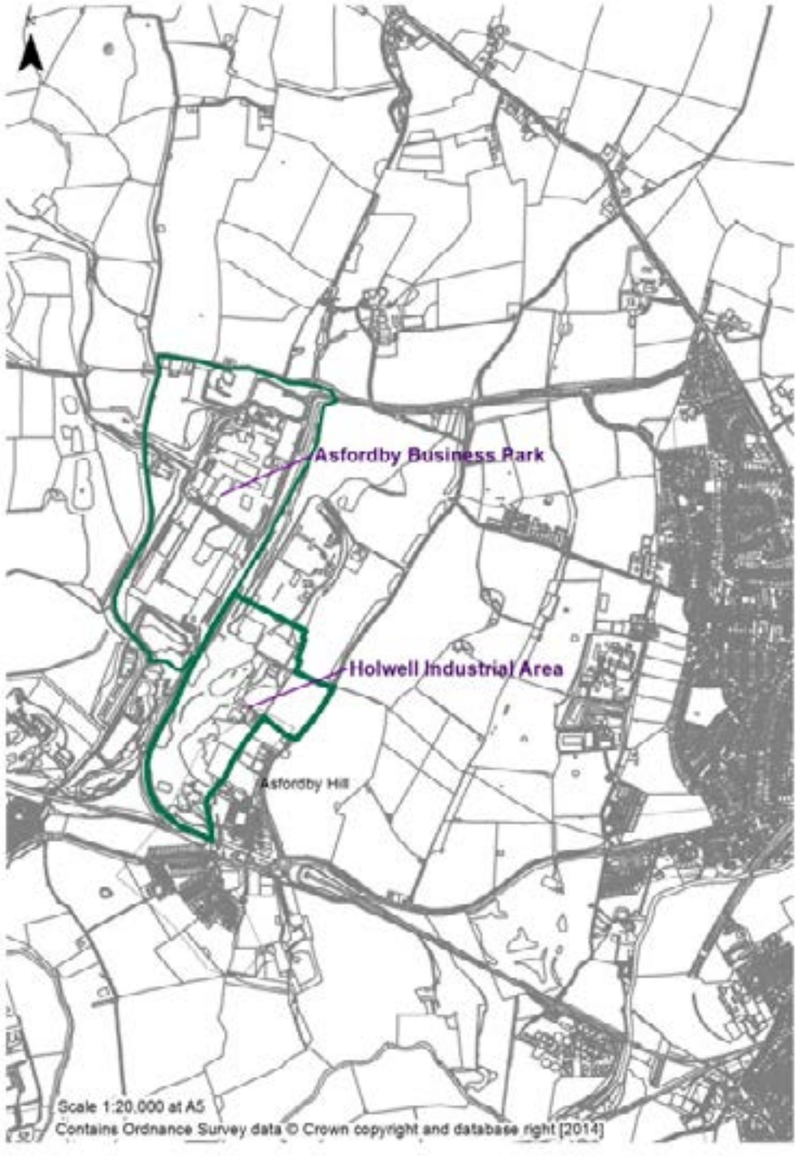


Fig 11. Asfordby Business Park and Holwell Industrial Area

Q29: Should Asfordby Business Park and/or the Holwell Works site be retained for employment development?

Q29a: If yes what measures do you think would be needed to ensure that they are developed over the plan period

Q29b: What alternative uses would you suggest for each site or both?

Melton Borough's Rural Economy

Outside of Melton Mowbray there are a diverse range of business enterprises operating in and around the villages. These range in size from large employers such as Long Clawson Dairy and KS Composites through to smaller and medium sized enterprises.

There are clusters of rural businesses in around the larger villages but overall they are spread across the Borough. These rural businesses often have strong local connections in terms of origin and a local workforce, but also enjoy the attractive rural environment and the connections to a number of major centres such as Nottingham and Leicester.

A diversity of rural enterprise is essential for the future of Melton Boroughs economy. The Local Plan must guide development in a way which ensures that the natural and physical environment (infrastructure) remains attractive and a local workforce can be provided to service business.

In order to support the rural economy, where agricultural buildings are no longer needed for agriculture they can be converted to provide employment opportunities. Conversions can bring environmental improvements through good sensitive design or general improvements to the wider visual appearance of the area.
However it is also important to consider whether development is appropriate in its location, so that those attracting significant numbers of visitors or employees are located where they can be accessed by means other than the car.

Q30: How can the Local Plan ensure that rural businesses can continue to grow and thrive in the Borough?

Q30a: Should the Local Plan continue to support the economic reuse of rural buildings, where they are appropriate and accessible? Yes or No?

Q30b: Should the Local Plan support extensions to business premises in rural areas where they enhance the design and are not out of scale and character with the location? Yes or No?

Q30c: Please provide any further comment you feel necessary to support your response

Local Planning Policies are required to support farm diversification of agricultural and other land – based rural businesses. Farm diversification schemes, such as farm shops, holiday accommodation, and farm based processing and packaging, can help maintain working farms. Enterprise relating to the keeping or breeding of equines are prevalent in the rural areas.

Q31: How do you think that the Local Plan should support farm diversification?

Q31a: Is there a need for specific policy response to manage equine related enterprises?

Retail and Leisure and the Town Centre

Melton Mowbray Town Centre is the main destination for shopping and leisure within the Borough. The NPPF seeks to ensure town centres remain vibrant, diverse and healthy performing as the heart of communities.

Q32: What can the Local Plan do to ensure that people are encouraged to visit, shop, access services and generally enjoy Melton Mowbray Town Centre?

In your response you may wish to consider, the quality of the environment (spaces for meeting and visual appearance), access to and from the town centre, the type of goods and services on offer etc.

To achieve this it seeks to ensure that where possible retail uses, leisure uses and offices are directed towards town centre locations. These uses are defined in detail in the NPPF as Main Town Centre Uses.

The Local Plan will need to consider the extent of the Town Centre; this is considered in detail in the Managing Development section.

However in addition to this the Local Plan will need to consider the general need for change in and around the town centre and how over the next 15-20 years the role of the of the town centre will continue to change and ensure that change is positive.

Over the last twenty years, the role of the town centre as a destination to buy goods and services has been impacted upon the by factors such as the growth in online retail and services and the cost of travel. One effect is that uses, providing for social meetings such us coffee shops and cafes have increased whereas shops have declined. This change in retail and the role of town centre is happening nationally and Melton Mowbray is not experiencing this imbalance as much, as many other communities are. In Melton Mowbray vacancies remain low, the busy market and the rural capital of food brand are possible reasons for its continued resilience.

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

Tourism

Tourism makes a vital contribution to the economy of Melton Borough via direct spending and in creating jobs. Tourism in Melton Borough is centred on the character of Melton Mowbray as an attractive market town, its food heritage, the wider quality of the rural landscape and heritage assets such as Belvoir Castle. This is supplemented by family attractions such as the Twinlakes Amusement Park.

Improving Melton Borough's tourist offer is integral to the wider economic strategy for Leicestershire. The Local Plan can only do so much to support the growth of tourism in the area.

Q33: What should the Local Plan do to support the growth of tourism in Melton Borough?

Key Evidence

- 2011Census
- Leicester and Leicestershire Strategic Housing market Assessment, GL Hearn 2014
- Local Futures District Profile: An Economic Social and Environmental Summary of Melton Borough
- Leicester and Leicestershire Employment Land Study, PACEC, 2012
- NOMIS Official Labour Market Statistics, Office of National Statistics
- Major Employment Sites Study, Roger Tym and Partners, 2009
- Melton Borough Employment Land Study and update, Roger Tym and Partners, 2006

Grantham Canal, Grantham

Chapter 7: Melton Environment – Protected and Enhanced

Landscape

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

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

The Melton Landscape Character Assessment study has identified various landscape character areas within the Borough, with High Leicestershire, the Wolds Scarp, and the Knipton Bowl considered particularly attractive.

This work, along with the landscape capacity study currently being undertaken, will be used to assist in the protection of the landscape and ensure that the qualities of the Borough which are most valued by the community are retained.

Q34: What approach should the Local Plan take to protect the Borough's landscape?

Option 1- Including a criteria-based policy that is applicable to both rural and urban areas?

Option 2- Identifying areas of specific landscape character by setting out what makes them special, and, the policies that should apply?

Option 3- Or do you think that the Local Plan should follow a different approach (please specify)?

Q34a: Please provide any comments to support your response.

Agricultural Land

The economic and other benefits of the best and most versatile agricultural land (grades 1, 2 and 3a) are an important factor when considering development proposals. The Local Plan should seek to protect the best agricultural land within the Borough from significant development, unless the circumstances of a proposal such as the need for development in a specific location outweigh the need to protect agricultural land.

Biodiversity

The rural nature of the area means that there is an extensive habitat for wildlife in the Borough. The Local Plan needs to maintain and improve the natural environment and will include policies to ensure that development proposals minimise negative impacts on biodiversity and provide net gains where possible. To assist in this process the previous Biodiversity Study will be updated to identify the important habitats in the Borough.

Green Infrastructure and Open Space

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

Q35: Do you think there is enough open space in your area in terms of quantity and quality? Yes or No ?

Q35a: If no, with reference to the types of open spaces needed, please provide comments to support your response.

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

- Informal recreation and relaxation
- Children's play
- Outdoor sports provision
- Countryside access and tourism
- Conserving wildlife habitats and creating wildlife corridors
- Protecting landscapes
- Managing water resources and flooding
- Producing useful products, such as timber, bio-crops and local food

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

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

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

As Melton Borough grows it is important that its green infrastructure is maintained and extended to meet people's needs, as well as supporting other objectives including nature conservation, tourism and the use and enjoyment of the countryside. To assist with this a Green Infrastructure study for Melton Borough has been produced which identifies existing assets and the potential for their improvement, along with the creation of new assets.

The Local Plan will need to ensure that development contributes towards the protection and enhancement of the Borough's green infrastructure network.

Q36: How should the Local Plan protect and enhance the green infrastructure of the Borough?

Option 1 – All new development be expected to contribute towards the provision of additional green infrastructure.

Option 2 – Identify specific opportunities for major development proposals in the Local Plan to provide additional green infrastructure

Option 3- Or do you think that the Local Plan should follow a different approach (please specify)?

Q36a: Please provide any comments to support your response.

Local Green Spaces

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

1. where the green space is in reasonably close proximity to the community it serves;

2. where the green area is demonstrably special to a local community and holds a local significance, for example because of its historic significance, recreational value, tranquillity or richness of its wildlife; and

3. where the green area concerned is local in character and is not and extensive tract of land.

Some work in identifying the open spaces which are valued by communities has already been undertaken by Leicestershire County Council, however this was some time ago (2011) and the the designation of such land must come through the Local Plan process and any sites must be clearly justified. This consultation provides the opportunity for local communities to suggest where such spaces should be identified but requires them to be supported by robust justification. The threat of development alone will not justify such a designation.

In your response you may also wish to consider the questions related to Protected Open Areas in the Managing Development Chapter. These have similar functions but are not identical to Local Green Spaces and could also be considered as an alternative approach.

Q37: How should the Local Plan ensure that local green spaces are protected?

Option 1 – Develop a criteria-based policy approach to development that is applicable to all development sites

Option 2 – Designate specific land through the Local Plan, where it accords with the requirements of the NPPF

Q37a: Please provide any comments to support your response.

Q37b: Are there any specific pieces of land that you feel should be considered as Local Green Spaces? Please state the name /address of land, state your interest in the land and provide a clear justification which demonstrates:

1. The green space is in reasonably close proximity to the community it serves;

2. The green area is demonstrably special to a local community and holds a particular local significance, for example because of its historic significance, recreational value, tranquillity or richness of its wildlife; and

3. The green area concerned is local in character and is not an extensive tract of land.

Please send an Ordnance Survey map to planningpolicy@melton.gov.uk

Allotments

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

Q38: How do you think the Local Plan should consider allotments?

Option 1 – Protect all allotment sites from development

Option 2 –Create a policy which would only allow for development of allotment sites in specific circumstances

Q38a: Please provide any comments to support your response.

Most allotment sites in the Borough are owned and managed by their respective Parish Council;

although, the Borough Council owns six allotment sites, managing five of them. The majority of allotment sites in the Borough are operating at 100% capacity with few vacant plots and a waiting list. Currently over 200 people across the Borough are waiting for a plot.

Q39: Should new strategic development be required to provide new allotment space?

Yes or no

Q39a: Please provide any comments to support your response.

Open Space, Sport and Recreation Provision

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

We have previously undertaken an assessment of existing provision and likely future requirements through an Open Space, Sports and Recreation study, which is currently undergoing a refresh.

This work has provided an assessment of current facilities, identified any deficits and provided the requirements to accommodate future growth in the Borough. The earlier studies have been used to provide the following comments on existing provision which will be updated once the new

Q40: Are you aware of the need for any recreation space at the present time. If so, what type of provision is required and in what location is the deficit?

Open Space

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

Sports Pitches and Playing Fields

The study has examined a number of sports, including football, rugby, cricket, golf, tennis, hockey and bowls. For some sports current participation and future growth can be accommodated; however, for others increases in participation may require additional facilities to be provided.

Indoor Sport and Recreation

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

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.

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

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

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

Q41: Do you think that a specific policy is required in the Local Plan to ensure existing recreation provisions are maintained?

Yes or No

Q41a: Please provide any comments to support your response.

Future Provision of Sport and Recreation Facilities

Housing development in the Borough is likely to

produce an increased demand for sport and recreation facilities. The studies which have been undertaken will be used to provide a number of playing space standards for inclusion in the Local Plan which residential development will have to provide to meet future needs.

How can Melton Borough help Mitigate Climate Change?

An important issue to be addressed by the Local Plan is how we prepare for the predicted impacts of climate change. In general, the UK climate is expected to become hotter and drier in the summer and warmer and wetter in the winter. Key expected changes include:

- Average UK annual temperatures may rise by 2 to 3.5 degrees by the 2080s
- Annual average precipitation across the UK may decrease slightly, by between 0 and 15% by the 2080s. However the seasonal distribution of precipitation will change significantly, with winters becoming wetter and summers drier.
- Increase the prevalence of extreme weather events. High summer temperatures and dry conditions will become more common. Very cold winters will become increasingly rare and extreme winter precipitation will be more frequent. The summer heat wave experienced in 2003 is likely to become a normal event by the 2040s and considered cool by the 2060s.

To assist in meeting national targets for reductions to greenhouse gas emissions, new developments should be designed to be more energy efficient and to maximise the generation of renewable and low carbon energy. National Government has outlined four routes for developers to provide allowable solutions to housing developments to meet these targets:

- Provide carbon reduction measures on site;
- Take off-site measures themselves;
- Allow a 3rd party to take off site measures on their behalf;
- Or, to pay into a fund that will invest in carbon reduction projects.

The planning system can help in addressing concerns about climate change by requiring new developments to be designed and constructed in ways that reduce carbon dioxide emissions (mitigation), and by including design solutions that take account of the effects of climate change (adaptation), such as managing flood risk and using water efficiently.

Some options have an initial additional cost compared to conventional solutions; however, these will result in lower energy and water bills once installed and may generate a financial return to property owners through government schemes. For example, adapting the design and orientation of buildings in order to maximise solar gain and /or provide shelter from the elements; taking advantage of natural light and ventilation; using grey water (waste water from showers, hand basins etc) and rain water; or, providing collection and storage for waste and recyclables.

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

The Local Plan can include policies which make development more energy efficient and promote renewable energy provision.

Q42: What policy measures should the Local Plan use to ensure that new development meets the challenges of climate change?

Please indicate your priorities using numbers (1 being top priority, 2 being second, etc.)

- Onsite renewable energy provision
- Building orientation to maximise solar gain
- Use of natural light/ventilation
- Water re-use
- Waste recycling
- Use of energy efficient building materials

Q42a: Given the challenges of coping with climate change, are there any other specific measures you consider the Local Plan should include?

Q42b: Please provide any comments to support your response.

Adaptation of Existing Buildings and Heritage Assets

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

Historic buildings can provide good examples of sustainable layouts and construction methods along with the efficient use of energy and local resources; their survival reflects their success and adaptability. Conserving and re-using historic buildings retains their materials and 'embodied energy' which is the energy used in producing the materials and the building's construction.

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

Where conflict is unavoidable the benefits of energy conservation measures should be weighed against the extent of harm to the

heritage significance public benefits.

Currently we successfully rely on the NPPF when determining planning applications for the adaptation of heritage assets to make them more energy efficient, or for the installation of renewable energy technologies.

Q43: How do you think that the Local Plan should encourage improvements to the energy efficiency of existing buildings?

Q43a: Please provide any comments to support your response.

District Heating Systems

District Heating Systems supply heat from central sources directly to homes and businesses through a network of pipes carrying hot water. This means individual homes and business do not need to generate their own on site.

Q44: Should the Local Plan contain a policy which encourages district heating systems to be developed on large sites or as part of a new settlement, in order to reduce carbon emissions?

Q44a: Please provide any comments to support your response.

Sustainable Construction Methods

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

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

Q45–How should the Local Plan ensure the development process is undertaken sustainably?

Water Efficiency

Development can be designed to encourage less water usage; current Building Regulations requirements contain measures to reduce levels of use in new homes to 125 litres per head per day. There are no current proposals to change the Building Regulations for water usage as there are for energy efficiency.

The Code for Sustainable Homes includes an element relating to water, achieving the highest levels of the Code requires greater levels of water efficiency. Reaching the highest levels of the code will generally require rain water recycling systems which can further increase development costs.

The development costs of seeking levels of water efficiency beyond Building Regulations needs to be balanced alongside other infrastructure priorities.

Q46: Should the Local Plan seek to ensure higher standards for water efficiency than those set out in the Building Regulations or the Code for Sustainable Homes?

Q46a: Please provide any comments to support your response.

Sustainable Show Homes

Many buyers like to see what something will look like before they make a decision; therefore, on new developments that include a show home, there is the opportunity to showcase environmentally friendly alternatives and technologies as options that can be purchased when a dwelling is bought of plan. However, this will impact on the costs of development and it may need to offset against other elements of a development scheme to make development viable e.g. affordable housing open space or other infrastructure.

Q47: Should the Local Plan encourage the provision of sustainable show homes as part of larger residential development?

Yes or No

Q47a: Please provide any comments to support your response.

Renewable and Low Carbon Energy in Melton Borough

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

The Planning for Climate Change study, evidenced by recent planning applications, suggests that Melton Borough has a strong potential to develop renewable energy, solar, wind, biomass energy from crops and waste. Whilst such technologies may be viable, they can have a significant impact on the landscape.

Decentralized Renewable Energy and Large Scale Renewable Energy

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

In the future, community owned decentralized schemes could benefit a whole settlement. For example, Hockerton in Nottinghamshire have bought and installed a 225kw wind turbine, with

feed-in tariff profits benefitting shareholders and paying for projects to benefit the local community.

Q48: How should the Local Plan take account of and encourage community owned renewable energy schemes?

Q48a: Please provide any comments to support your response.

However, it is unlikely that decentralized energy alone will meet our energy demand. The Government has signalled its intention to investigate the opportunities which shale gas fracking may offer to provide additional sources of energy in the future. There is a possibility that areas in the Borough, notably to the North and West, may be considered to have the potential for shale gas production. However, Leicestershire County Council would be the authority responsible for determining such proposals as the Mineral Planning Authority.

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

Q49: Which renewable technologies do you think are most suitable for large scale proposals in Melton Borough?

- Wind
- Solar
- Biomass

Q49a: Please provide any comments to support your response.

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

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

Q50: How should the Local Plan consider the impact of renewable technologies?

Option 1 – Use the standard development management policies of the Local Plan.

Option 2 – Contain a specific policy which would be applicable to large scale renewable technologies, criteria for consideration could include:-

- Landscape
- Heritage
- Noise
- Biodiversity
- Visual amenity (flicker)
- Other (Please specify)
-

Q50a: Please provide any comments to support your response

The Local Plan will need to set out its approach to supporting and managing these types of development to ensure that adverse impacts are addressed, including cumulative landscape and visual impacts. To do this the NPPF suggests that it might be appropriate to identify suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help their development.

The Borough Council are currently preparing evidence on the impact of wind energy on the landscape. The Melton and Rushcliffe Landscape Sensitivity Study, will indicates the areas which have the most capacity and are the least sensitive for renewable wind energy development. This can be used as evidence for planning policies through the Local Plan as well as assist in assessing any planning applications for wind energy development.

Q51: How should the Local Plan use the information from the landscape capacity and sensitivity study?

Option 1- Identify suitable areas for renewable and low carbon energy, to secure the development of these energy sources.

Option 2- Produce a criteria based policy to assess renewable energy and low carbon energy proposals, using the findings of the landscape study

Q51a: Please provide any comments to support your response.

Managing Water Resources and Flooding

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.

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.

Flood Risk in Melton Borough

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.

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.

Q52: In planning for new development, how much weight should the Local Plan give to flood risk relative to other objectives (including sustainability, regeneration, local need and the local economy)?

Option 1 – No development should be allowed in areas of significant flood risk

Option 2 – Some development should be allowed in areas of flood risk, if the benefits outweigh the risk

Option 3 – Flood risk should not normally override these other objectives, provided the level flood risk is not dangerous and meets national guidance on flood risk

Q52a: Please provide any comments to support your response.

Melton Borough Council has undertaken a Strategic Flood Risk Assessment to provide evidence to make informed decisions on development and an update to the study is planned in support of the Local Plan, this will be updated as the plan is developed and will inform the selections of sites for allocation.

Q53: Are there any specific further local flood risk considerations that should be addressed in the new Melton Borough Local Plan?

There have been a number of localised flooding events in the Borough over the years, for example in Goadby Marwood and Muston. These events can be difficult to predict and are often down to a combination of specific circumstances.

Key Evidence:

- Melton Borough Landscape and Historic Urban Character Assessment Report, ADAS, 2011
- Agricultural Quality of Land in Melton Borough, LRA, 2005
- Melton Borough Biodiversity and Geodiversity Study, Entec, 2008 – Revised, AMEC, 2011
- A Green Infrastructure Strategy for Melton Borough, TEP, 2011
- Melton Open Space, Sports and Recreation Assessment, KKP, 2011
- Planning for Climate Change study, IT Power, 2008
- UK Renewable Energy Strategy HM Government, 2009
- Melton and Rushcliffe Landscape Sensitivity Study, LUC, 2014
- Melton Strategic Flood Risk Assessment Report, Entec, 2008

Melton Train Station, Melton Mowbray

Chapter 8: Managing the Delivery of the Melton Borough Local Plan

Delivering Infrastructure

New development in Melton Borough will need to be supported by an appropriate level of infrastructure. This refers to all the utility needs generated by development, including energy and water, as well as new physical and social provision such as transport, schools, doctors' surgeries, open space and leisure facilities.

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.

Where it is likely that infrastructure will be funded via contributions from development we will need to check that the contribution would meet the following tests for planning obligations of being:-

- 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.

It should be remembered that new development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision but is solely required to address its own needs.

The Melton Borough Infrastructure Delivery Plan

To ensure that infrastructure needs are identified early in the planning process and can be delivered effectively, the Local Plan will be accompanied by an Infrastructure Delivery Plan (IDP). This will develop in stages in accordance with the key stages of the Local Plan preparation.

To support the Melton Borough Local Plan (Issues and Options) an Infrastructure Delivery Plan has been prepared to provide a starting point in understanding the Borough's requirements.

Q54: What do you think the priorities are for new infrastructure in Melton Borough?

Please indicate your priorities using numbers (1 being top priority, 2 being second, etc.)

- Transport
- Social facilities (schools, libraries, etc.)
- Open space (parks, recreation areas, etc.)
- Energy including low carbon projects
- Health and emergency services
- Water and utilities
- Flood defences
- Other (please specify)

Q54a: Are you aware of any specific challenges or opportunities in your community that we have not identified?

Transport

The rural nature of the Borough and its dispersed pattern of villages, coupled with limited public transport services, have meant an increased reliance on the private car. Traffic growth has led to rising carbon emissions, as well as problems of congestion, and had a negative impact on the environment, particularly in Melton Mowbray.

These issues will need to be faced so that the adverse effects on the environment, communities and the economy do not become worse; access to services can be maintained; and, journey reliability is not further compromised.

Such considerations will form an important part in determining the spatial distribution of development by reducing the need to travel and ensuring the best use of existing services and facilities is made. Alongside the distribution of development the Local Plan will also consider these issues in policies which relate more specifically to transport.

The Local Plan will be used to guide decisions on matters such as the location of new housing and businesses, along with the infrastructure to support them, but it is important to remember that, whilst existing issues such as traffic congestion will need to be taken into account, the Local Plan's primary role is not to provide solutions to current problems.

The transport priorities for Leicestershire are set out in the Leicestershire Local Transport Plan 3 (LTP3) by Leicestershire County Council, as the highways authority which covers the Borough. It will be important to ensure that the policies in the Melton Local Plan contribute towards achieving its aims. LTP3 identifies its goals as follows:-

- A transport system that supports a prosperous economy and provides successfully for population growth.
- An efficient, resilient and sustainable transport system that is well managed and maintained.
- A transport system that helps to reduce the carbon footprint of Leicestershire.
- An accessible and integrated transport system that helps promote equality of opportunity for all our residents.
- A transport system that improves the safety, health and security of our residents.
- A transport system that helps to improve the quality of life for our residents and makes Leicestershire a more attractive place to live, work and visit.

We have discussed the issues which face the Borough with our Reference Groups and through our initial consultations. Transport has formed a significant component of the responses we have received and provides a good basis to the matters which the plan will need to consider. In relation to transport, the following key areas of concern were identified:-

- Congestion in the town centre and the need for a Melton Mowbray bypass;
- Poor public transport, better bus and rail services required;
- Pedestrian access, especially in the town centre;
- Better connectivity to rural areas and the wider road network;
- Parking; and
- Improved cycling access.

Q55: Do you consider these are the main transport issues for the Borough, can you suggest any alternatives or additions?

Q55a: Please provide any comments you feel necessary to support your response.

The Local Plan will examine a variety of methods which can be utilised to reduce the impact of development and relieve congestion. These will include measures such as the spatial distribution of development; improvements to footpaths, cycleways and public transport networks; using design to minimise the need to use cars for shorter trips; measures to reduce car use, such as travel plans; and, parking provision, as well as the provision of new road infrastructure. Some of these measures will cost significantly more than others. For example, to provide funding for a new bypass there may be a need for a significant increase in development.

Q56: What do you think are the best ways of reducing traffic growth?

Previously Leicestershire County Council (LCC), supported by a number of transport studies, have identified that the road network in Melton Mowbray is operating close to capacity, resulting in journey times which are unreliable and have a detrimental impact upon the local economy. There have been substantial junction improvement schemes along Norman Way, Melton Mowbray in recent years, but a number of junctions still operate close to capacity in the town.

Additional transport evidence is currently being compiled which will seek to provide a more detailed analysis of the situation and provide the basis for possible solutions.

Melton Borough Council's current spatial strategy for development focuses strategic housing and economic growth upon Melton Mowbray as the most sustainable development option. Whilst the future strategy has not been determined it is highly likely that a significant proportion of development will still continue to be focussed upon the town. To ensure that this growth can be accommodated, road infrastructure for Melton Mowbray is likely to be required as a component of the Melton Local Plan.

Highway modelling work will be needed to understand how the impacts of development should be mitigated and this will be an important component of planning for growth. Much of the required investment in highways and transportation in the Borough is likely to be focused on the proposed strategic development sites to ensure that this development can be accommodated.

Historically there has been the desire for the provision of a bypass by the community, to relieve traffic congestion in the centre of Melton Mowbray. Traffic modelling of the area was

previously used to assess the possibility of a bypass for the town to relieve the impacts of development. A number of bypass options were looked at and all of them would significantly reduce traffic on the roads into Melton Mowbray and in the town centre. The provision of a bypass in the future will need to be evidenced as the most appropriate means of accommodating growth and addressing traffic issues for the town.

Q57: What do you think are the best ways of minimising the impacts of traffic growth in Melton Mowbray?

Q57a: Please provide any comments you feel necessary to support your response (In your reply you may wish to consider specific locations, schemes and costs).

Education

National policy regarding education provision aims to offer choice and diversity for the community. Leicestershire County Council, as the education authority, undertakes modelling work to assess the available capacity of schools in the Borough. This advice will be used to inform the requirements for primary and secondary school places along with the cost for provision of these requirements. These details will be regularly updated as more information is confirmed through the preparation of the Local Plan.

Currently, in Melton Mowbray the cumulative impact from known housing development proposals would result in a significant deficit of primary school places which would justify provision of a new primary school. There are also a number of other proposals from developers, which are not as well progressed, which may have a similar impact. Given the location of these proposals, and to avoid pupils having to cross the town, it may be that future developments require the provision of two additional schools in the town.

In the rural area a number of schools are likely to require additional places but a single large development would be needed to make the provision of a new school necessary in a particular location.

At secondary school level the required places resulting from development are unlikely to justify a new school and could be accommodated at existing school sites. However, robust forecasting so far in the future for this age group creates uncertainties. On this basis the potential for safeguarding land to enable school extensions should be investigated.

Q58: What do you think are the main educational requirements for the Borough?

Q58a: Please provide any comments you feel necessary to support your response.

Healthcare

In April 2013 the East Leicestershire and Rutland Clinical Commissioning Group (ELR CCG) took on full responsibility for commissioning healthcare services for residents in Melton Borough.

The Leicestershire and Rutland Clinical Commissioning Group will be consulted through the plan preparation process.

Q59: What do you think are the main healthcare requirements for the Borough?

Q59a: Please provide any comments you feel necessary to support your response.

Energy Supply

Electricity is supplied in the Borough by Western Power Distribution (formerly Central Networks), gas is supplied by the National Grid.

Previous discussions have identified no immediate issues; however, the situation for the provision of utilities can rapidly change and is highly dependent upon the location of development. Further consultation will be undertaken when more certainty is available upon distribution and amount of development.

Water Supply and Drainage

Severn Trent Water is responsible for the water supply and waste water treatment in most of the Borough; a small area in the East of the Borough is covered by Anglian Water. No issues at a strategic level have been identified but more consultation will be undertaken when a decision has been taken on the amount and distribution of development.

Sustainable Drainage Systems (SUDS) are a requirement of the Flood and Water Management Act 2010. However, SUDS can often be seen as additions to development and the potential multi-functional benefits are not fully realised as they are not fully incorporated in the design process.

On this basis SUDS should be considered at an early stage in the master planning process to allow maximum integration of drainage and open space. This will then maximise the opportunity to create amenity space, enhance biodiversity and contribute to a network of green and blue spaces.

To reduce the water generated by development proposals they should make maximum use of drainage measures such as green roofs, permeable surfaces and water butts.

Managing Development

Development Management is the process of working with developers to facilitate development whilst protecting the environment through the granting or refusal of planning permission, and controlling unauthorised developments.

The Local Plan will set out strategic policies based on the outcomes of consultation on this chapter. These overarching policies will guide the future development of the Borough but will not provide the level of detail required to adequately assess planning applications. It is therefore necessary to develop more detailed policies to support the implementation of the Local Plan vision and objectives and to pick up on issues that that are not adequately addressed by the strategic policies.

However the Borough Council is not starting from scratch. The Melton Borough Local Plan 1999 currently contains policies that are used as the basis for assessing planning applications. Under the provisions of the Planning and Compulsory Purchase Act 2004, the Council has 'saved' policies until such time they are replaced by policies in the new Melton Borough Local Plan or they become out of date.

Design

The NPPF requires that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

A design policy (Borough wide or specific to sites and or locations) could seek to address the following factors:

- How sustainable urban drainage systems have been incorporated into the design from the outset
- Materials, quality and local character
- Setting, impact on the settlement and views to and from the development
- Landscaping, setting
- Context/character how it relates to existing but creates its own character and a strong sense of place, reflecting heritage assets whilst being innovative
- Designing out crime, including lighting, natural surveillance and defensible space
- Open space and Green Infrastructure, running through the development and connecting into the development
- Biodiversity, impacts and opportunities
- Sustainability (energy efficiency and low carbon generations, carbon emissions, sustainable drainage etc.)
- Scale of development and relationship with its surroundings
- Entrance and exit design, creating gateways and attractive routes
- Accessibility for all potential users of the development

Q60: Do you support the above factors to feed into the Local Plan design policy approach?

Yes or No?

Q60a: Please provide any additional comments to support your response, you may wish to suggest additional criteria that you feel should be considered.

Q61: What policy approach should the Local Plan take to achieving a high quality design in the Borough?

Option 1 – Set out an over-arching design policy for the whole Borough applicable to any part of the Borough

Option 2- Set specific design criteria for specific locations and specify design criteria for each of the site allocations within the Local Plan?

Option 3- Allow local communities to develop design guidance for their villages?

Option 3 - A combination of options 1, 2 or 3. In your response you may wish to consider the resource implications of each option.

Q61a: Please provide any comments or suggestions to support you response, you may wish to consider the resource implications of each option.

Sustainable Construction Methods

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

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

Q62: How should the Local Plan ensure the development process is undertaken sustainably?

Town Centre Gateway

There are five main arterial routes through Melton Mowbray which act as gateways to the town. The gateway to the town signifies entry, at gateways the public realm can help to:

- Clearly define the town through enhanced lighting, surfaces and signage Offer clear and inviting routes for vehicles, pedestrains and cyclists
- Present essential access information
- Strenghten a feeling of arrival through gateways buildings or high quality architecture.

There have been a number of schemes that have had an impact on the gateways to Melton Mowbray e.g. Sainsbury's. The plan may benefit from a specific policy on gateways or they could be considered as part of the overall approach to design in the Borough.

Q63: How should the Local Plan address gateways and through routes of Melton Mowbray?

Option 1 – Include a specific policy which deals with gateways and through routes to Melton Mowbray Town Centre

Option 2 – Deal with gateways and through routes to Melton Mowbray Town Centre in an overarching design policy covering all types of developments?

Q63a: Please provide any comments or suggestions to support you response.

Public Realm

The public realm is defined as any publicly owned streets, pathways, rights of way, parks, publically accessible open spaces and any other public and civic building facilities. A high quality public realm can help to deliver far reaching social, economic and environmental benefits including:

- Enhancing identity and civic pride
- Attracting more visitors
- Increasing expenditure
- Helping independent retailers
- Creating safe places

The principal objective of a policy within the new Melton Local Plan on public realm would be to promote quality public spaces and routes that are attractive and convenient and safe for all. In certain locations it may be necessary for new development to contribute towards the improvement in the existing public realm e.g. the Town Centre, as well as ensuring larger new developments incorporate high quality public spaces.

Q64: Should the Local Plan include a policy on public realm?

Yes or No

Q64a: Please provide any comments you feel necessary to support your response.

BREEAM and the Code for Sustainable Homes

The Government launched the technical housing standards review in October 2012 but the full findings are not yet available. It represented a fundamental review of the Building Regulations framework and voluntary housing standards, rules, regulations and guidance. Therefore, the following section may need to be reviewed as and when changes are made nationally.

The Code for Sustainable Homes is the Government's own scheme for rating and certifying the performance of new homes. The Code is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code for Sustainable Homes covers nine categories of sustainable design:

- Energy and CO2 emissions
- Water
- Materials
- Surface water run- off
- Waste
- Pollution
- Health and Well-being
- Management
- Ecology

Wymondham exception site

The BREEAM family of assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the development they design and build. The scheme rates different buildings according to environmental performance.

For non-domestic buildings, BREEAM for new construction is widely adopted and understood by the construction industry. By constructing new developments to BREEAM standards this can affect the viability of developments. A decision will need to be made if this should be a priority compared to delivering other priorities in the plan which also will have an impact on development viability.

Q65: Should the Borough Council adopt the BREEAM standards for non-residential developments, as part of the new Melton Borough Local Plan?

Yes or No?

Q65a: Generally, should the Borough seek to adopt local sustainable design standards over above national regulations?

Yes or No ?

Q65b: Please provide any comments you feel necessary to support your response.

Outstanding Innovative Design

It is important that development takes place in the most sustainable locations of the Borough, where people have good access to services and facilities or the development itself can enhance the sustainability of the community. The NPPF states great weight should be given to outstanding and innovative design which can help raise the standard of design in the area. Such innovation could include incorporating low carbon and renewable energy technologies and it may be that the development itself could enhance the sustainability of the wider community.

Q66: Should the Melton Local Plan, through a specific policy or as a thread through a number of policies, promote outstanding innovative design as a means of justifying small scale development in locations that may not be in full accordance with overall development strategy for the Borough?

Life Time Homes

Lifetime Homes are designed to incorporate 16 design criteria that can be universally applied to new homes. Each design feature adds to the comfort and convenience of the homes and supports the changing needs of individuals and families at different stages of life. Lifetime Homes are all about flexibility and adaptability; they are thoughtfully designed to create and encourage better living environments for everyone. Melton Borough has successfully been delivering Lifetime Homes, as a proportion of new developments, for a number of years.

Q67: Should the Local Plan require a proportion of new development to meet the lifetime homes standard?

Yes or No

Q67a: If yes what proportion do you think is appropriate?

Village Envelopes

In the NPPF, there is no mention, of the phrase "village envelopes", although it is implied through the concept of infilling.

The use of defined village and town envelopes has been an established approach in the Melton Borough Local Plan 1999. They effectively define areas within which development would in principle be acceptable; and conversely areas outside town and village envelopes where development in principle would not be supported.

Between 2004-2008 the Borough Council in partnership with parish councils undertook a review of village envelopes. Whilst this information would be useful to inform any review needed, as part of this Local Plan we need to consider alternative ways of achieving the aims of this policy mechanism.

There is also the option to not have a defined town or village envelopes, and instead to have a detailed policy setting out circumstances where development will and will not be acceptable.

There are occasions where over time a site which had previously been outside the village envelope could be developed with little impact on the character and appearance of the settlement's built form, for example a residential garden or former farm yard. This policy would allow much more flexibility and provide a more thorough site specific assessment of the potential for development to enhance the settlement.

Q68: How should village envelopes be taken forward through the Local Plan?

Option 1- To review all the existing village envelopes and adjust them through the Local Plan process.

Option 2-Have defined envelopes for specific villages as a tool to limit development and hove the criteria based approach in villages where development would be encouraged in accordance with the spatial strategy for the Borough.

Option 3- to not have defined town or village envelopes, and have a detailed policy setting out criteria for use in assessing each proposal on its merits using criteria such as:

- The site is in or adjacent to the existing developed footprint of the village and
- Not result in the coalescence with neighbouring villages
- Not have an adverse impact on the character and appearance of the surrounding countryside
- The proposal is of a scale and in a location, that is in keeping with the core shape and form of the settlement
- Not result in the loss of important open spaces
- Can be served by sustainable infrastructure
- It would not result in the loss of high grade agricultural land
- Sites respect ecological, archaeological and biodiversity features.
- The sites potential to positively enhance
- the setting or character of the settlement

Q68a: Is the criteria set out above the correct criteria to form the basis for a criteria based policy approach in place of village envelopes? Can you suggest any additional or alternative criteria?

Areas of Separation

A number of our villages are separated from a neighbouring settlement, for example Burton Lazars from Melton Mowbray, by only a small area of open countryside which is subject to development pressure. These areas are highly valued locally for their character. The Melton Areas of Separation Report 2006 identified the following strategic areas of separation to avoid the coalescence (joining) of settlements:

- Melton Mowbray and Burton Lazars
- Melton Mowbray and Thorpe Arnold
- Bottesford and Easthorpe
- Asfordby Valley and Asfordby Hill
- Asfordby and Asfordby Valley

Q69: Are these areas still important to require protection through policy?

Q69a: Are there any other important areas that need protecting, please state and provide your reasoning?

Public and Protected Open Spaces

There are many open areas of land within or adjoining the general built up area of

settlements which make an important contribution to the character of the street scene or the physical environment of the settlement as a whole. As with village envelopes some work was done to reassess these as part of the Local Development Framework, which would form the starting point for any future work.

Q70: Melton Borough Council have a number of protected open areas should these be reviewed as part of the preparation of the new Local Plan?

Q70a: Please provide any comments you feel necessary to support your response.

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

Q71: How should the Local Plan ensure that the open space needs of new developments are adequately met?

Q71a: Please provide any comments you feel necessary to support your response.

Density

Higher density housing makes the most efficient use of land and can help to preserve the viability of local services and facilities. However, higher density living should not compromise the living environment of residents. The Local Plan can set out an approach to housing density to reflect local circumstances. It should be noted that private gardens are now excluded from the definition of brownfield land.

The Borough Council does not currently have an adopted policy on housing density, and currently uses the National Planning Policy Framework when determining planning applications.

Q72: Should the Local Plan contain a policy on housing density?

Option 1- Set local density standards, with broad density ranges for different areas of the Borough.

Option 2- Ensure, on a site by site basis, that development achieves the optimum level of density appropriate to the sites location, context, infrastructure and public transport accessibility.

Option 3- Set out densities for each allocated site and a series of criteria against which to assess unallocated sites.

Q72a: Please provide any comments you feel necessary to support your response.

Heritage

Melton Borough has a rich and varied heritage with 703 historic buildings and 44 designated conservation areas. Melton Borough also has 2 Registered Parks and Gardens at Belvoir Castle and Stapleford Park, and 35 Scheduled Ancient Monuments. Not all these are open to the public.

Conservation Area Appraisals and Management Plans for all of the designated conservation areas are completed. These will help us enhance the historic environment and to respond sensitively to proposals for development within Conservation Areas and those affecting listed buildings.

Melton Borough contains a wealth of heritage assets which play an important part in the local character and identity of the Borough. Therefore, it is important that both designated and non-designated heritage assets are recognised and protected. Where possible they should be enhanced through the new Melton Borough Local Plan.

Q73: The Borough Council currently relies on the NPPF for guidance on heritage assets when determining planning applications. How should the new Melton Borough Local Plan consider Heritage Assets?

Option 1- Individual policies addressing historic landscapes, archaeological sites, listed Buildings and their settings and conservation areas.

Option 2- A single policy regarding the protection of all heritage assets and to retain Conservation Areas as set out in the current Melton Borough Local Plan.

Option C – Continue to rely on the detail contained with the NPPF and National Planning Policy Guidance (NPPG)

Q73a: Please provide any comments you feel necessary to support your response.

Local Distinctiveness

Local Distinctiveness is created by the unique physical, social and economic characteristics of the Borough. Achieving high standards of urban design is not just about aesthetics and architectural style. It encompasses a wide range of considerations and requires a full understanding and analysis of context and evidence that new development proposals have considered in relation to the local area. Responding to context helps to reinforce local areas and is an important element in creating an attractive built environment.

Q74: How should the Council ensure that local distinctiveness is reinforced?

Option 1- by providing specific design guidance for sites and localities, avoiding standard solutions to site development.

Option 2- In areas with little local distinctiveness, by raising the quality of design through innovative and high quality design approaches and, where appropriate, the provision of specific development guidelines?

Q74a: Please provide any comments you feel necessary to support your response

Advertisements

Outdoor advertising is essential to commercial activity and well-designed advertisements can make a positive contribution to the environment. However, poorly designed or insensitively positioned, advertisements have the opposite effect.

Q75: When determining planning applications at present we rely on the NPPF. Should the Local Plan include a policy to control the display of advertisements in terms of visual amenity, scale and public safety?

Q75a: Please provide any comments you feel necessary to support your response.

Melton Mowbray Town Centre

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

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

Local planning authorities are required to define the extent of town centres and primary shopping areas, based on the primary and secondary shopping frontages in designated centres; and, set policies that make clear which uses will be permitted in such locations. The Borough Council will need to define these areas to inform the policies which will apply.

We are aware that the town centre has changed since the Melton Borough Local Plan 1999 was adopted, and have set a provisional boundary of what we believe could be the defined town centre using information from the previous Town Centre Masterplan, along with the primary and secondary shopping frontages as identified in the Melton Borough Local Plan 1999.

The map below shows the town centre and primary and secondary shopping frontages, and, also identifies some of the developments which have occurred since the last Town Centre Masterplan. These developments and other recent changes to shopping habits should be considered as they may have affected the extent of the town centre and how it functions.

Some of the recent developments around the centre of Melton Mowbray which may have had an impact upon the town centre are as follows:-

1. Sainsbury's
2. Proposed Lidl
3. Premier Inn
4. Redevelopment at Brooksby Melton College
5. The Kettleby Cross
6. Redevelopment of Burton Street Car Park
7. New Council Offices

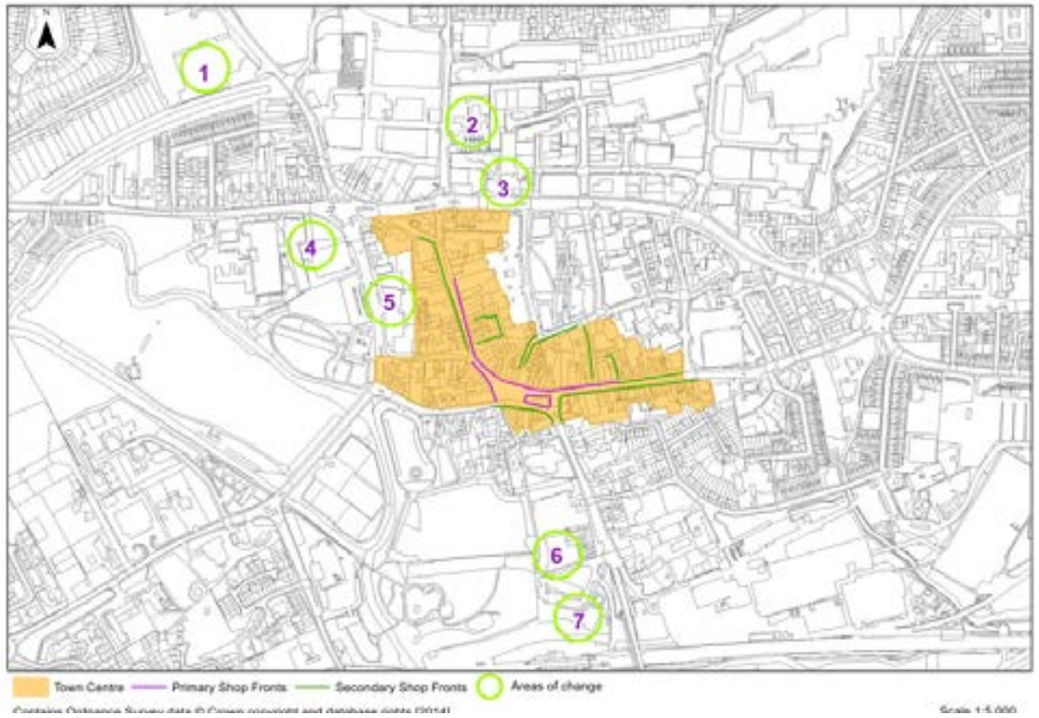


Figure 12: Illustrative Town Centre Boundary and Shopping Frontage

Q76: Based on Figure 12 do you feel the Town Centre Boundary and Shopping Frontages are correct?

Q76a: Do these need to change over the next 15-years?

In your response you may wish to consider:

- The need for the town centre to grow or shrink, if so where
- The need for the primary or secondary shopping frontages to be extended or reduced, if so where.

The viability and vitality of a town centre can be adversely affected by the loss of retail uses to non-retail uses along primary shopping frontages.

A saved policy from the Melton Borough Local Plan 1999 currently restricts the ground floor areas of buildings along the primary shopping frontage for Class A1 (Shops); Class A2 (Financial and professional services); and, Class A3 (Sale of Food and Drink) provided that:

i) The total proportion of A2 and A3 uses does not exceed 12% of the whole primary shopping frontage;

ii) Any continuous frontage of non-A1 use does not exceed 3 shop units or 15 metres in length.

A further saved Melton Local Plan 1999 policy allows the use of ground floor areas of buildings along secondary shopping frontages for the use of the following:

- A1 (Shops)
- Financial and professional services (A2); sale of food and drink (A3); Hotels (C1); Non-residential institutions (D1); and, Leisure (D2) provided that :

i) The total proportion of the non-retail frontage, including existing, committed and proposed, would not exceed 50% of any length of the street frontage.

ii) A continuous length of non-retail frontage exceeding three shop units or 15 metres would not be created.

Q77: How should the Local Plan ensure a range of appropriate uses are provided for in the Town Centre to ensure its offer, viability and vitality is maintained?

Option 1 - Include a policy or policies which within the Town Centre restricts any continuous frontages (primary or secondary) to specific uses and concentrations of single uses

Option 2 – Adopt a more flexible approach considering each proposal on its merits and its ability to add to the offer, vitality and viability of the Town Centre?

Q77a: Please provide any comments you feel necessary to support your response.

Shop Fronts

Shop fronts are an important element of the street scene, especially within Melton Mowbray and the larger villages. Well-designed shop fronts can make a positive contribution to an area. However, poorly designed shop fronts detract from the attractiveness of an area. Melton Borough Council in partnership with English Heritage under the PSiCA funding schemes has successfully restored 45 town centre properties. The scheme has also proved a catalyst for refurbishment works to a further 14 town centre properties. English Heritage has recently used Melton Mowbray as a national example of good practice.

Q78: To allow us to continue with the restoration and improvements of shop fronts, should the Local Plan include a specific policy on shop fronts?

Equestrian Development

Horse riding is a popular activity in the Borough and can be a good means of diversifying the rural economy. Equestrian use is an appropriate use in the countryside but care is needed to minimise the impact of development proposals on the character of the rural area.

Q79: How should the Local Plan deal with proposals for equestrian related development in the rural area?

Option 1- by relying on general policies that cover development in rural areas?

Option 2- a specific policy to cover the development of all stables and equestrian activity? For example planning permission will be granted for the use of existing farm buildings and erection of new buildings within existing groups of farm buildings outside of the built form of the towns and villages.

- Provided that the development would have no adverse effect on the form, character and appearance of the building or the rural character of the locality.
- The development would not cause loss of amenities through unacceptable noise, smell or other forms of pollution.
- There would be no adverse effect on residential amenities

Q79a: Please provide any comments you feel necessary to support your response.

Agricultural Workers' Dwellings

The close relationship between the town and country means that in special circumstances it will be necessary for new agricultural dwellings in the rural area. The Borough Council currently uses the revoked PPS7 Annex A methodology to provide guidance when determining planning applications. There is a clear need for a policy within the new Melton Borough Local Plan in relation to dwellings in the open countryside, due to the gap in national policy.

Q80: Should the Local Plan include a specific policy to deal with Agricultural Workers Dwellings?

Yes or No

Q80a: Factors to be considered when assessing the need for agricultural workers dwellings in the countryside could include:

- Requiring proof there is a functional need
- Ensuring that suitable alternative accommodation is not available within an existing settlement
- Ensuring that suitable accommodation cannot be provided by extension, conversion or re-use of an existing building?
- Requiring proof that the dwelling is necessary for a full-time worker and that the agricultural unit is well- established and viable?
- Any dwelling permitted uses local material and is of good quality appropriate design, scale and siting?
- Ensuring that there is acceptable access?
- Financial assessment
- By requiring the development to be built to higher sustainability standard than the current building regulations or Code for Sustainable Homes

Are these factors the rights ones, can you suggest any alternatives or additions?

Q80a: Please provide any comments you feel necessary to support your response.

Self-Build Housing

Self-Build Housing, also know as custom-build housing, is where a builder is contracted by a home owner to create a home (custom-build) or where a private individual builds their home as a DIY project (self-build). This is an important element of the Governments housing strategy, and a number of intiatives have been introduced to promote opportunities in this sector.

The NPPF already requires local authorities to assess the and address demand from people wishing to build their own homes as part of the overall housng need in their area. The Planning Practice Guidance adds that plan makers should consider compiling a local list or register of people who want to build their own homes to assess demand.

Q81: How do you think the local plan should provide for self build?

Q81a: Please provide any comments you feel necessary to support your response

Key Evidence

- Melton Borough Local Plan 1999
- Melton Mowbray Town Centre Masterplan, AECOM, 2008
- Leicestershire Local Transport Plan 3 (LTP3), Leicestershire County Council, 2011
- Melton Areas of Separation Report, ADAS, 2006
- Melton Local Plan Infrastructure Delivery Plan 2014

Construction in Wymondham

Chapter 9: Development Site Options (starting the process of selecting site allocations)

The Local Plan will include allocations for a range of land uses. The majority of these will be for housing, employment or mixed use sites. Not all development in the Borough will be delivered on sites allocated for development through the Local Plan, but the Local plan will need to provide sufficient sites to meet the need for development identified.

Unidentified sites will come forward over the plan period which will have be considered and the Local Plan will only allocate sites capable of delivering 5 or more dwellings or economic development on sites of 0.25ha (or 500m2 of floor space) and above. Therefore smaller development sites will make a significant contribution to meeting the Boroughs development needs.

The plan could also include retail allocations or allocations for community uses e.g. open space. However at the current time it is not known whether these allocations will be needed, however they are likely to form part of larger mixed use allocations.

The Local Plan evidence base identifies potential sites for development in the Borough for consideration through the Local Plan process. The two main pieces of evidence are:

- The Melton Strategic Housing land Availability Assessment (SHLAA)
- The Melton Employment Land Availability Assessment and Review (the latest piece of work being the Melton Employment Land Review 2006)

At this stage of the Local Plan process all sites known to the Borough above the sites size threshold are considered as having the potential to be available for development and therefore are considered as potential options for developments, this does not mean they will make it into the plan as potential allocations.

The SHLAA identifies land (not taking into account constraints) capable of accommodating approximately 26,000 new dwellings and more land will be submitted as the plan progresses. As set out in the Growing Melton Borough – the Spatial Strategy, the Borough's housing need ranges between 4602 and 5852 new homes between 2011 and 2036.

As the Local Plan moves through its stages of preparation, potential development sites need to be refined to preferred options/draft site allocations and then ultimately sufficient proposed allocations to be considered as part of the Local Plan examination.

The key factor influencing the process of refining sites down to allocations in the plan will be setting the overall direction of for the growth for the Borough as considered in the

issues and options set out in chapter 4 Growing Melton Borough – the Spatial Strategy.

The role of the Spatial Strategy in Site Selection

The spatial strategy policies of the Local Plan will establish the level and type of development needed in all the Boroughs communities. Based on the spatial strategy it will be understood how much land needs to be allocated for development in each community.

The Spatial Strategy Preferred Option will therefore represent the first stage in refining sites. Only those sites which are in locations where allocations will be needed will be considered for detailed analysis through the Local plan process and the main assessment tool is the Melton Local Plan Sustainability Appraisal. The emerging Spatial Strategy will feed into the assessment of suitability as part of the next review of the SHLAA.

The role of the Melton Sustainability Appraisal in Site Selection

The assessment of sites broadly in accordance with the Spatial strategy will be presented in the Melton Local Plan Preferred Options Sustainability Appraisal which will be published alongside the Melton Local Plan Preferred Options/Draft Plan, scheduled for May 2015.

There may be more land than is needed in any particular location and the sustainability will help us understand the key pros and cons in sustainability terms.

The Melton Local Plan Reference Groups have also engaged on an exercise which considered the key factors that should influence the selection of sites in the Borough. Full details of this exercise can be found in the Melton Local Plan Consultation and Engagement Statement.

The Reference Groups were asked what they felt to be key criteria which should inform the selection of site in the Borough. The response received from the Reference Group is summarised in the table 10.

Group/s	Top Five Site Selection Criteria	SA objective
Employment & Town Centre and Special Interest	• Character preservation • Employment//business opportunities • Flood Risk • Access to services • Landscape and Countryside • Village Envelopes • Education provision • Transport/Accessibility	7, 8 5 16 2, 10 7, 8 ALL 3 2,
Environment	• Infrastructure provision, including social infrastructure • Flood Risk and Drainage • Character preservation • Mixed communities • Environment conservation • Transport and Access • Brownfield first • Rural community sustainability	2, 10 9, 16 8 1 7 2 7, 9 2, 10, 11, 12
Residents	• Avoid development in flood zones • Good Transport and Access • Protect character and Countryside • Employment opportunities • Provision of new services • Environment and Conservation • Access to viable services • Green/Open space provision	16 2, 10 7, 8 5 10 7, 8 10, 4 7
Landowners & Developers	• Accessibility • Flood Risk • Landscape quality • Access to services, new and existing • Employment • Character and Density	2, 10 16 7, 8 10, 2 3, 5 8, 7

Table 10: Reference Group Site Selection Criteria compared with Sustainability Appraisal Objectives

The right hand column cross references the Reference Group response with the Sustainability Objectives set out in the Sustainability Appraisal. It can be seen that a Sustainability Framework has been developed which incorporates the criteria suggested by the Reference Groups.

Assessing Deliverability as part of the Site Selection Process

Any site allocated in the plan must have a reasonable prospect of being built over the plan period. This will form a key part of a Planning Inspectors test to see if the plan is effective (part of the test of soundness).
The third stage of the site selection process will draw on evidence to assess the deliverability of sites. A key piece of evidence will be the SHLAA.

The SHLAA is reviewed at least annually and is effectively a database which maintains an up to date assessment of housing land. Between now and the preferred options the Melton Borough Council will complete a review of the SHLAA. Sites are currently assessed in the SHLAA against the following potential constraints:

- Flood Zones 2 and 3
- Non –inert Landfill sites
- Active Mineral extraction sites
- Hazardous Installations
- Oil and High Pressure gas pipelines and 400kv
- (National grid) overhead electricity lines
- SSSI's and Scheduled Monuments

The review of the SHLAA will update information on these constraints and also build in an assessment as to whether sites are in accordance with the emerging Local Plan Spatial Strategy.

This review will also look into the greater deliverability of those sites which are considered in accordance with the Spatial Strategy. This assessment of deliverability will consider whether and when sites could be developed, taking account of factors such infrastructure constraints and or development viability informed by new evidence.

The Employment Land Review will also look at employment sites, this could be combined with the SHLAA or be undertaken as a related exercise. This will look at future employment land requirements and our existing sites and provide an assessment of their ability to meet development needs.

Q82: Do you agree with the approach proposed for refining site options down to preferred options?

Yes or No

Q82a: If no please state why.

Potential Housing and Employment Sites

The following maps identify all sites currently included as part of the SHLAA together the employment sites as detailed in the Employment land Review 2006.

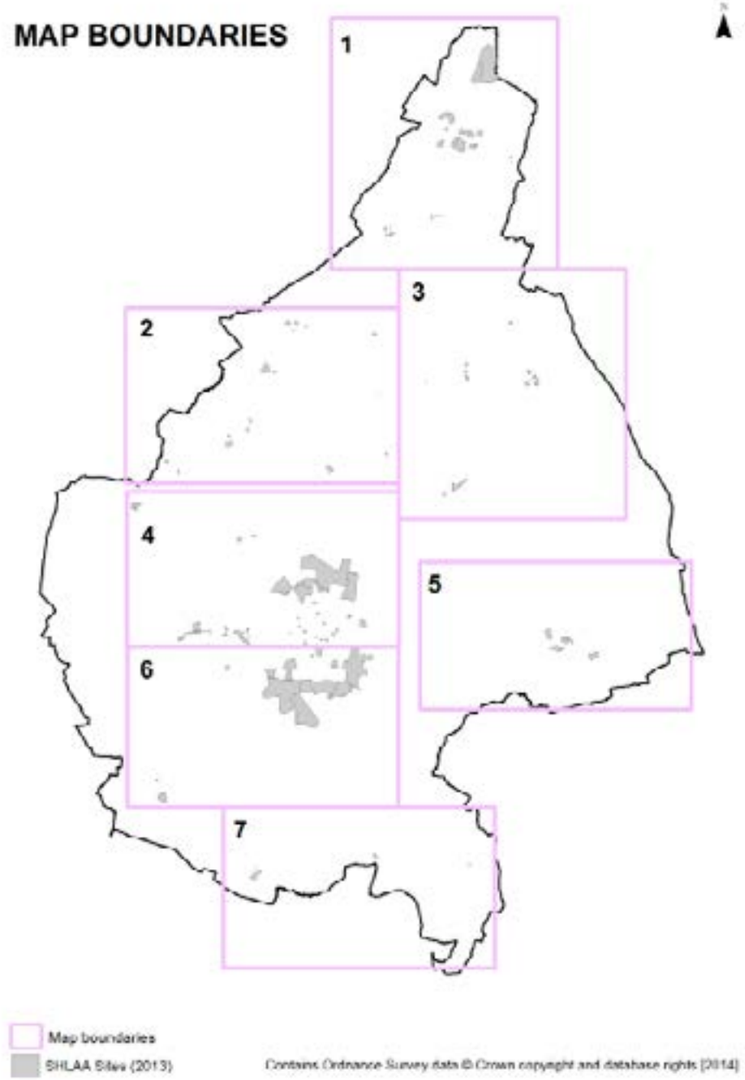
The sites coloured green are those which as at 31 March 2013 already have planning permission or are under construction for housing development and there is an expectation that they will be built within the next 5 years. The sites coloured pink are SHLAA sites which need to be considered through the Local Plan process, these have mainly been put forward by land owners and developer as potential site options.

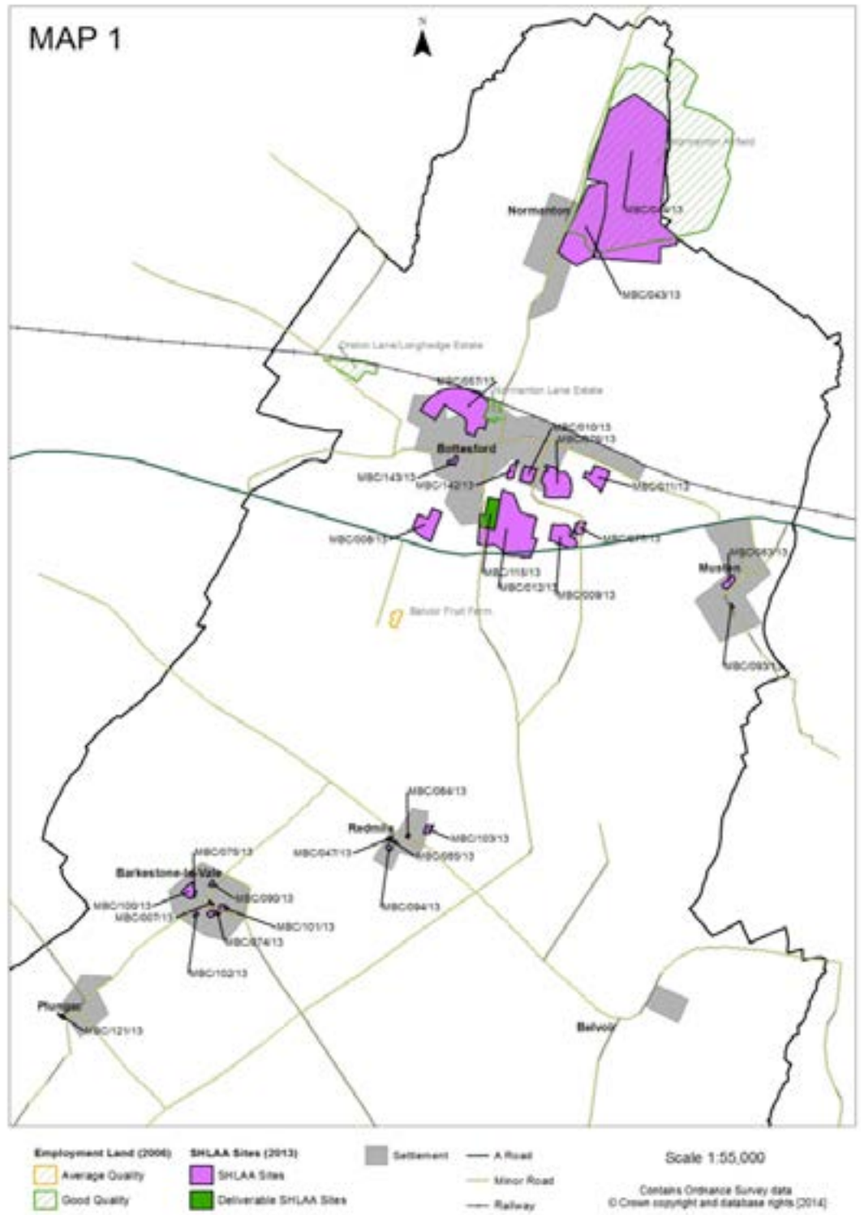
The sites "hatched" are employment sites drawn from the Employment Land Review 2006. Whilst this study is out of date and will be reviewed between now and the preferred option it represents a useful starting point. The yellow hatched sites are those assessed as average quality whereas the green hatched sites are those assessed as good quality as part of the employment land review.

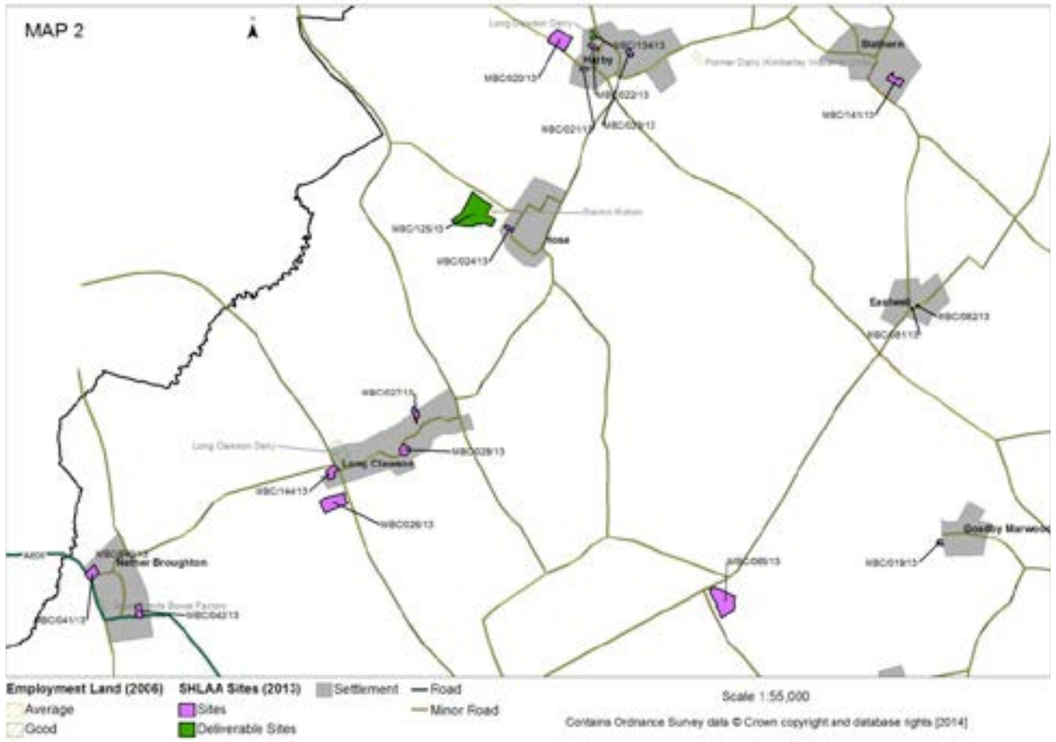
The maps are purposefully high level as it would not be practical to include detailed information or maps of all sites. The intention that interested parties will only be interested in a small number of sites with further detailed information available in the SHLAA or the Employment land Review, both of which can be accessed through the weblinks below:

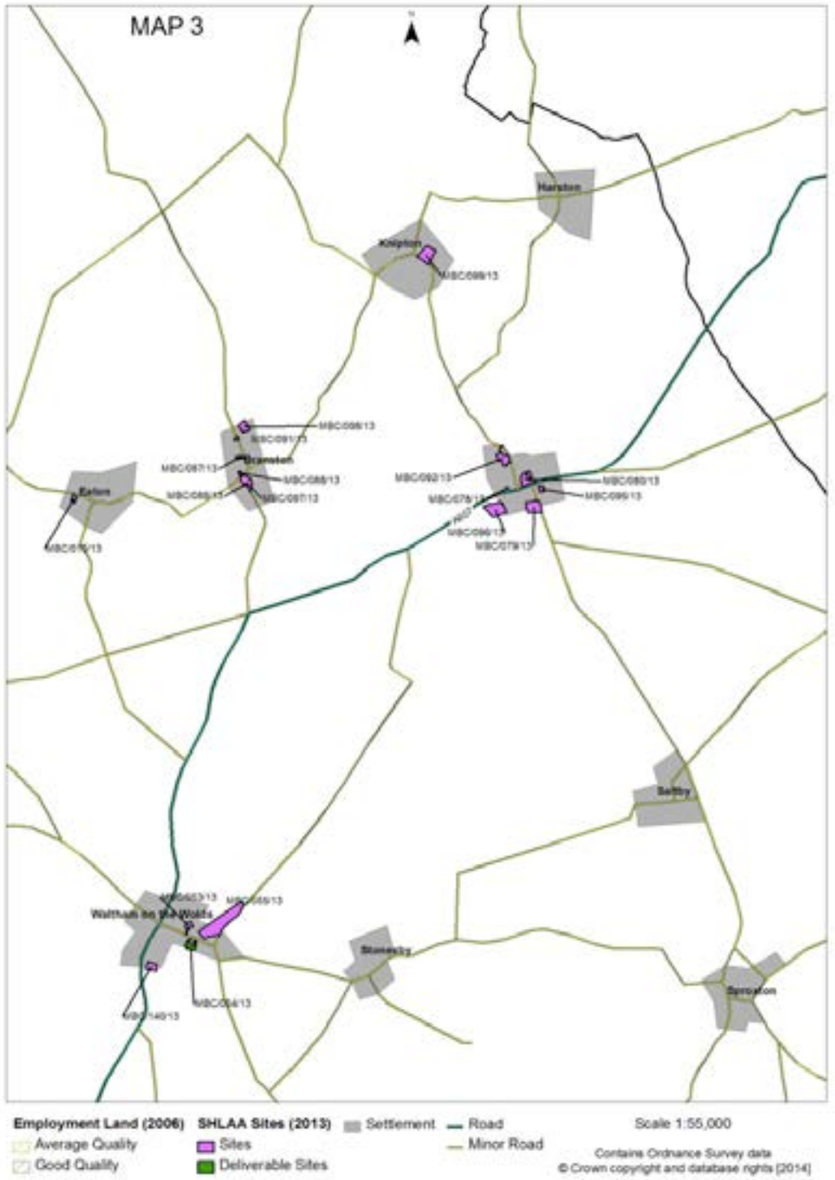
- The Melton Strategic Housing land Availability Assessment SHLAA
- The Melton Employment Land Review 2006

Diagram of the Borough detailing known SHLAA sites shaded grey.

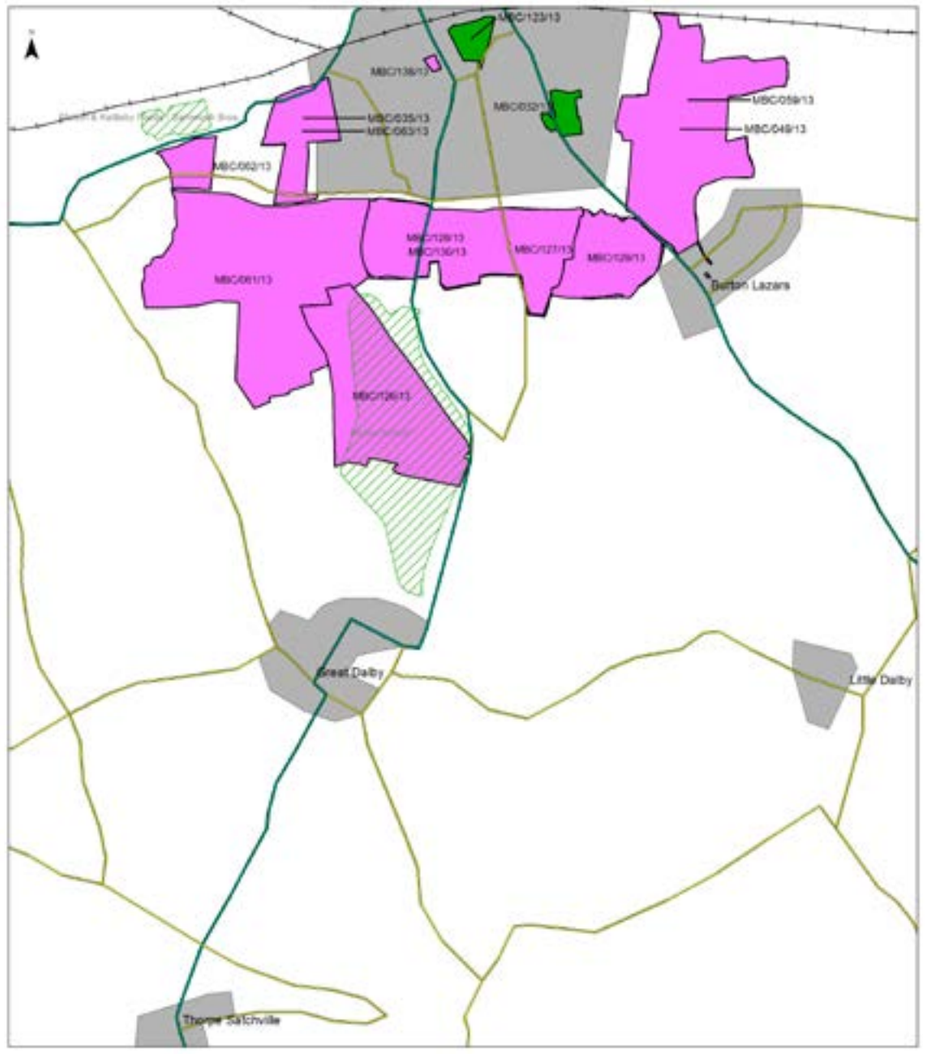





MAP 2
Employment Land (2006)
Average
Good
SHLAA Sites (2013)
Sites
Deliverable Sites
Settlement
Road
Minor Road
Scale 1:55,000
Contains Ordnance Survey data © Crown copyright and database rights [2014]


MAP 3
Employment Land (2006)
Average Quality
Good Quality
SHLAA Sites (2013)
Sites
Deliverable Sites
Settlement
Road
Minor Road
Scale 1:55,000
Contains Ordnance Survey data
© Crown copyright and database rights [2014]

MAP 4a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MBC/061/13
MBC/128/13
MBC/136/13
MBC/127/13
MBC/129/13
Barton Lazars
MBC/126/13
Great Dalby
Little Dalby
Thorpe Satchville
Employment Land (2006)
Average
Good
SHLAA Sites (2013)
Sites
Deliverable Sites
Settlement
Road
Minor Road
Railway
Scale 1:30,000
Contains Ordnance Survey data
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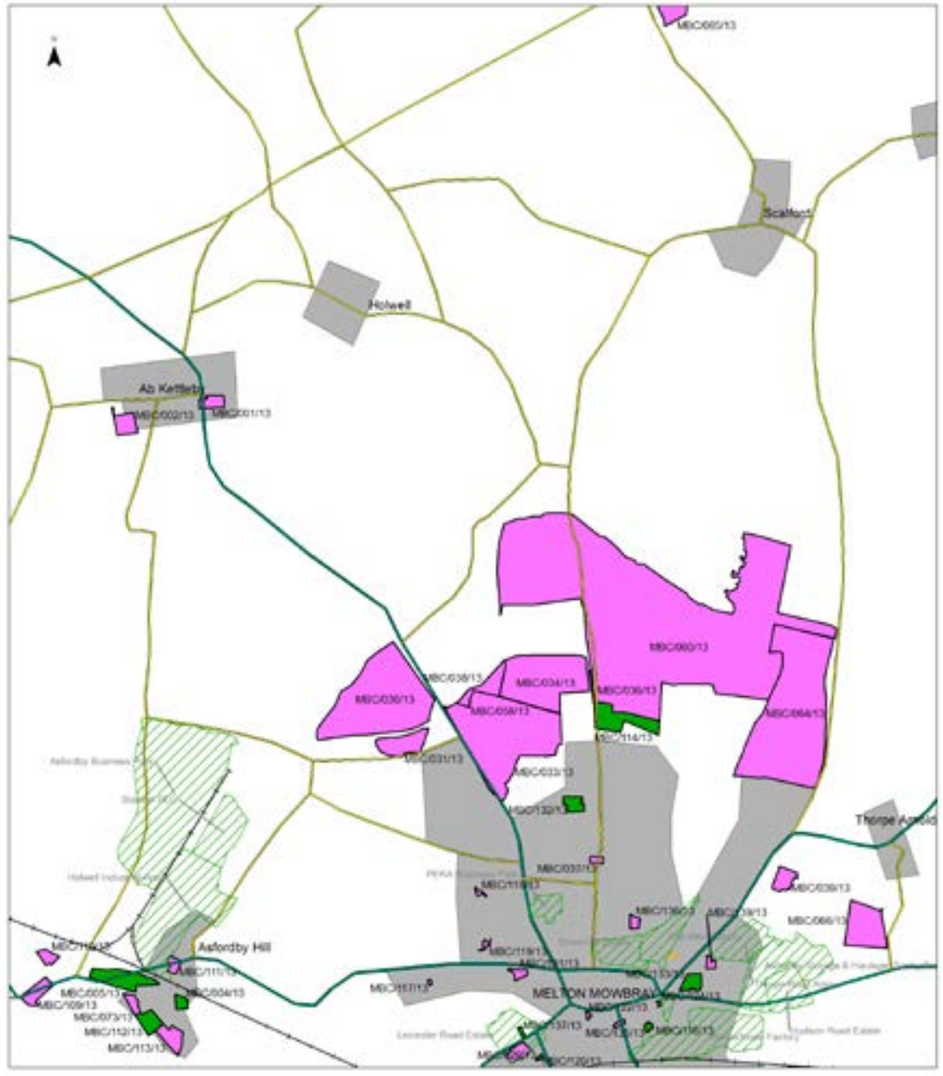
MAP 4b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Ab Kettleby
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MBC/034/13
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MBC/030/13
MBC/058/13
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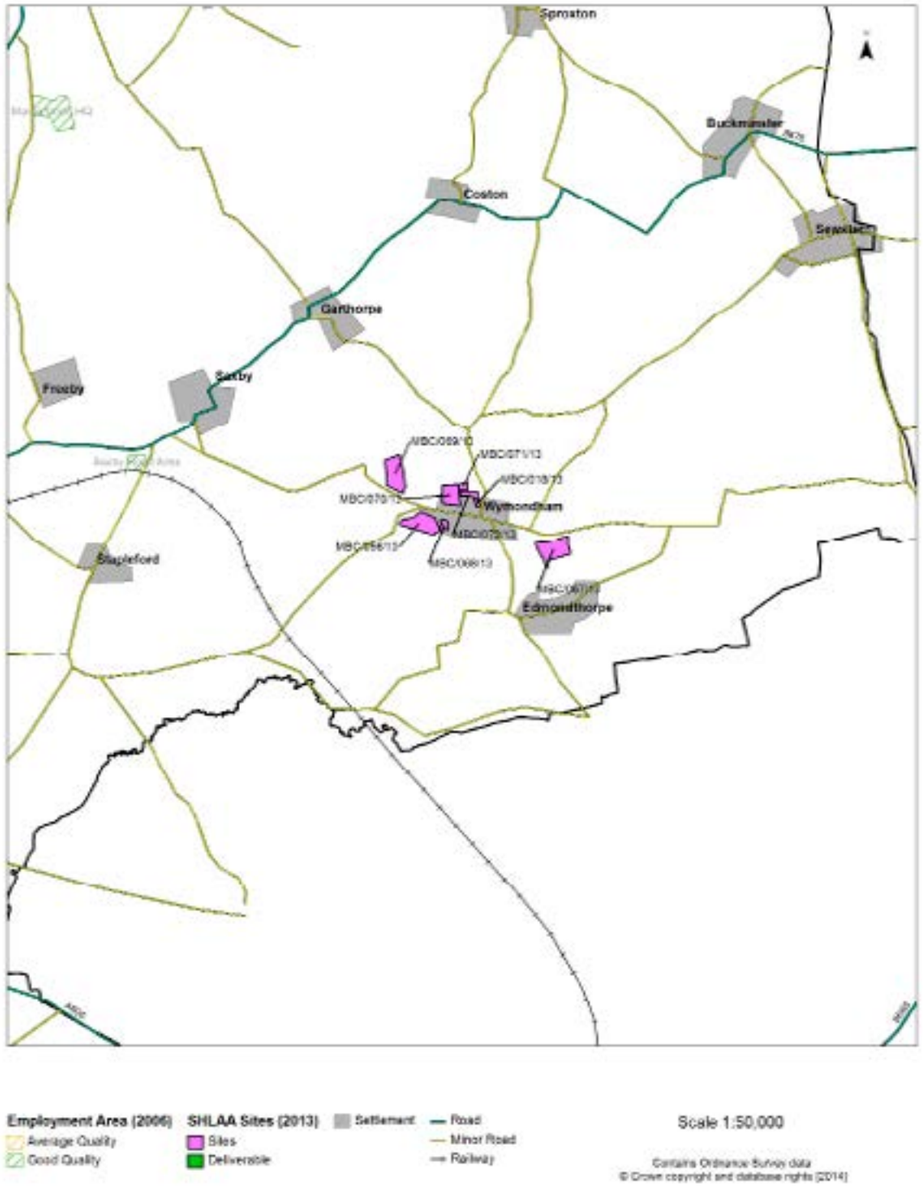
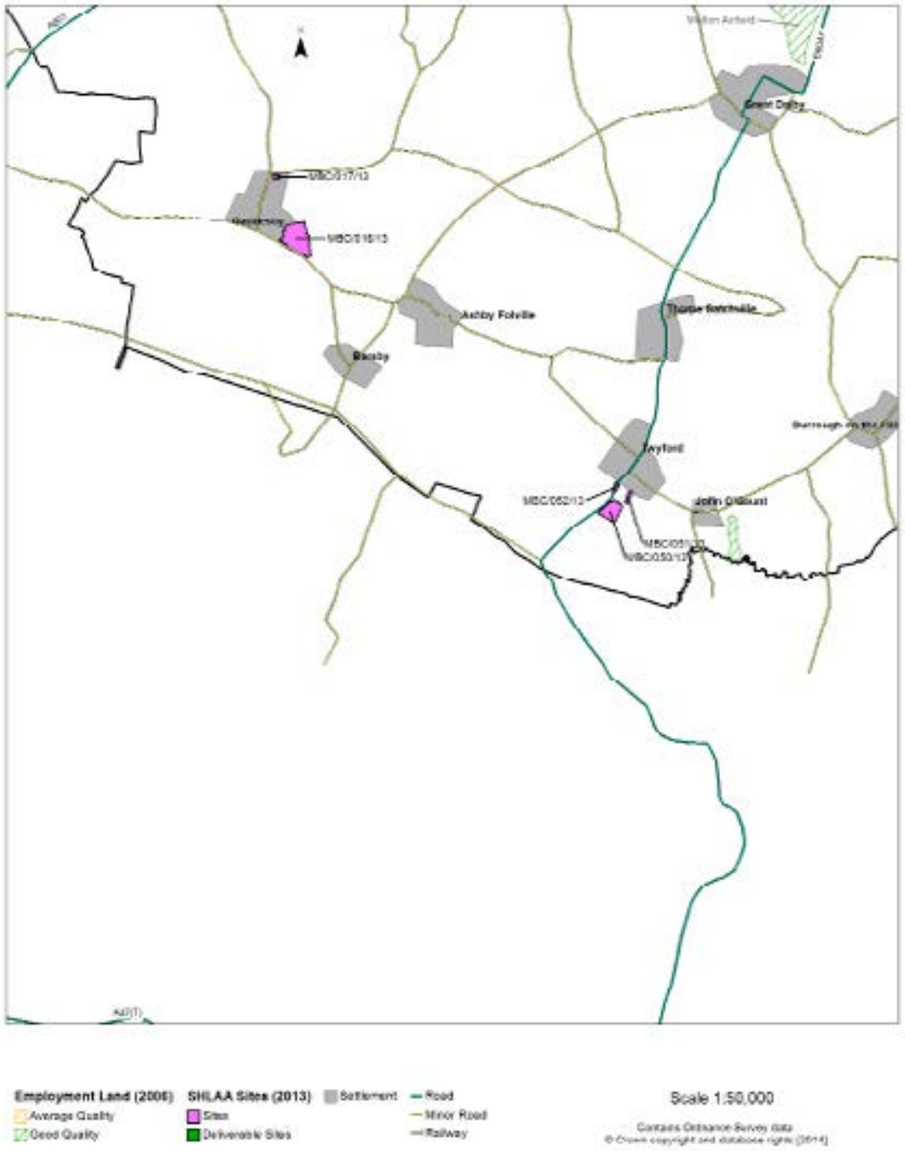
MBC/114/13
MBC/033/13
MBC/032/13
Asfordby Hill
MBC/005/13
MBC/109/13
MBC/073/13
MBC/112/13
MBC/113/13
MBC/004/13
MELTON MOWBRAY
MBC/066/13
Employment Land (2006)
Average
Good
SHLAA Sites (2013)
Sites
Deliverable Sites
Settlement
Road
Minor Road
Railway
Scale 1:30,000
Contains Ordnance Survey data © Crown copyright and database rights [2014]

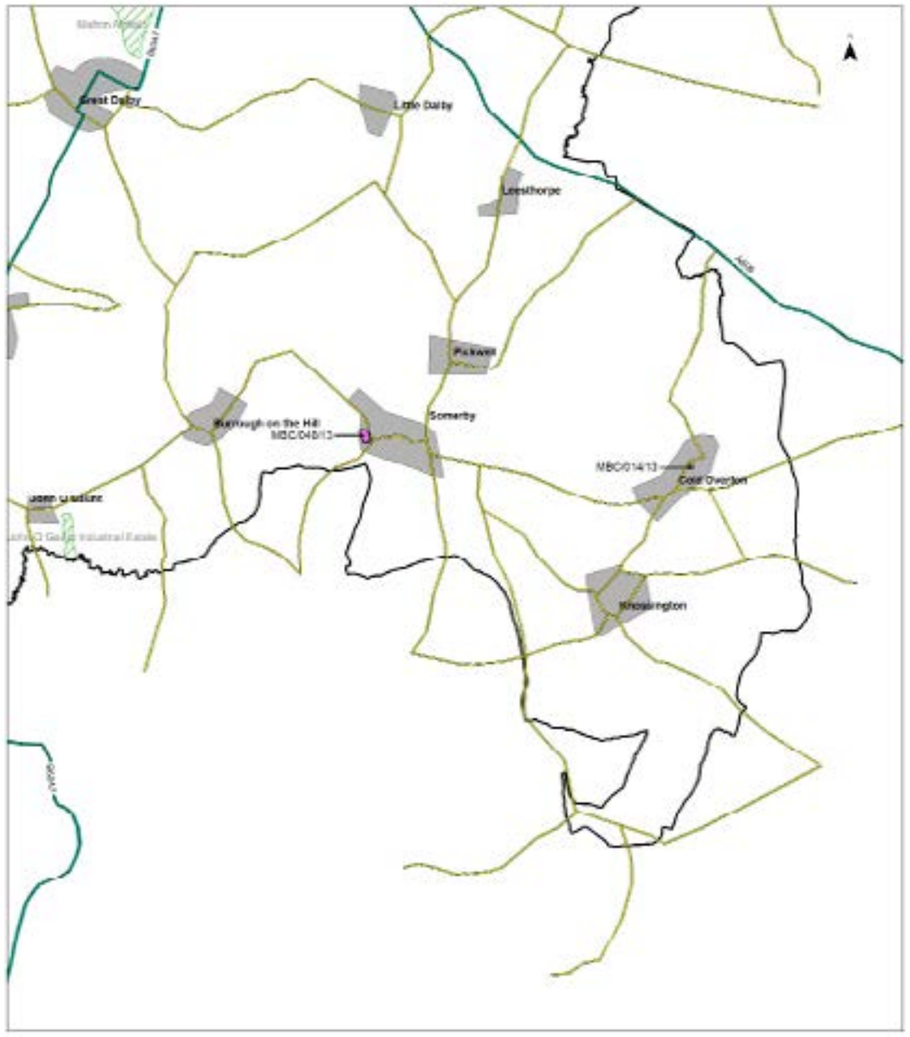
MAP 5


Sproxton
Buckminster
Coston
Sewstern
Garthorpe
Freeby
Saxby
Wymondham
Stapleford
Edmondthorpe
Employment Area (2006)
Average Quality
Good Quality
SHLAA Sites (2013)
Sites
Deliverable
Settlement
Road
Minor Road
Railway
Scale 1:50,000
Contains Ordnance Survey data
© Crown copyright and database rights (2014)

MAP 6


Grant Delby
Ashby Folville
Thorpe Fetchville
Twyford
John Ordsburt
Employment Land (2006)
Average Quality
Good Quality
SHLAA Sites (2013)
Sites
Deliverable Sites
Settlement
Road
Minor Road
Railway
Scale 1:50,000
Contains Ordnance Survey data
© Crown copyright and database rights (2014)

MAP 7



The review of the SHLAA and Employment Land Review and this consultation also provides the opportunity for people promoting development sites in the Borough (landowners and developers) and interested parties to provide information to support the assessment of deliverability and provide information to help assess whether a particular development has the opportunity to enhance the local community.

Q83: Do you have any specific comments to make about either the sustainability or deliverability of any specific housing or employment sites identified on the maps set out above?

In your response please state the site reference number or name as identified on the maps and your interest e.g. local resident, landowner.

You may wish to make reference to any site specific opportunities or constraint that you are aware of, and you may wish to provide evidence to support your response.

Calls for New Sites

The Issues and Options Consultation also provides the opportunity for landowners, developers and interested parties to the Borough Council any potential development sites for consideration through the Local Plan.

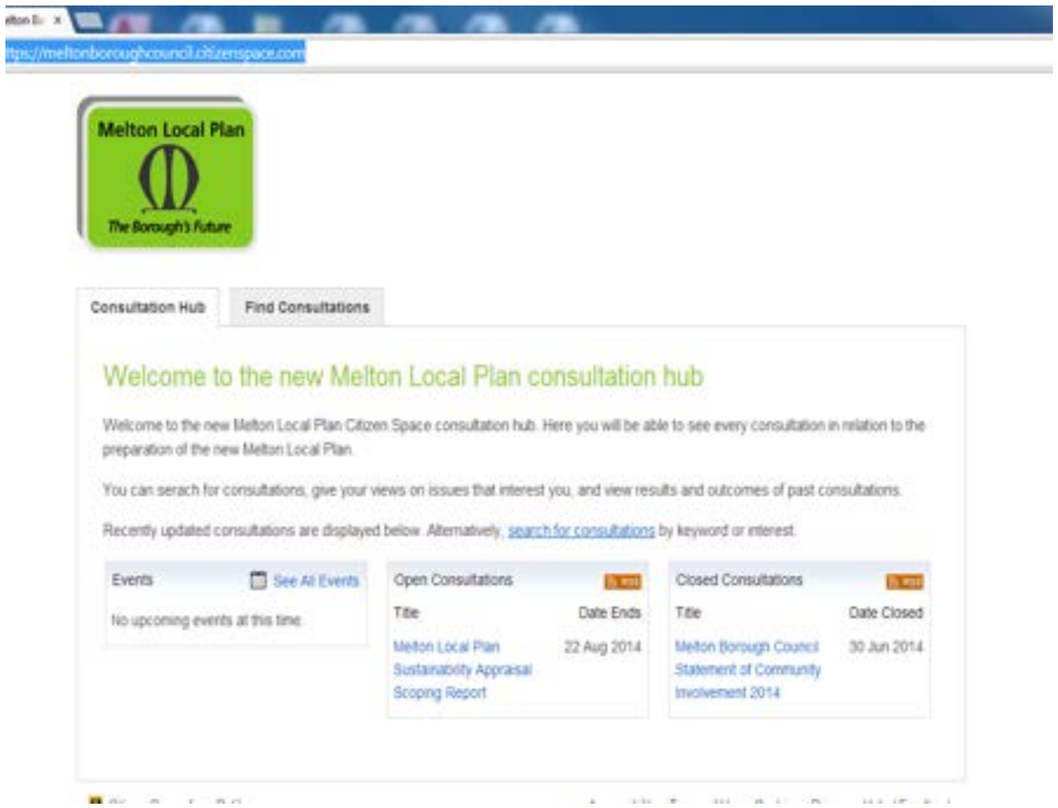
You can do this by completing the SHLAA site submission form or by contacting the Planning Policy Team. For any sites you wish to put forward please consider the assessment process set out in this section. Melton Strategic Housing land Availability Assessment (SHLAA) 2014.

Key Evidence

- Leicester and Leicestershire Employment Land Study, PACEC, 2012
- Melton Employment Land Study, Roger Tym and Partners, 2006
- Melton Local Plan Sustainability Appraisal, 2014
- Melton Local Plan Consultation and Engagement Statement 2014

How to Respond and get involved in the Melton Borough Local Plan

The best and most efficient way to respond to this document is online through the Melton Local Plan Citizen Space.



Click on the Melton Local Plan Issues and Options, fill out your contact details and work through the document responding to the specific questions you are interested in. By providing a valid email address, the system will allow you to save your response and return to it. Submit your response once completed.
If you cannot respond via the Melton Citizen Space Software, Paper copies are available, but will only be provided on request, please email planningpolicy@melton.gov.uk or call 01664 502 321.

Glossary of Terms

Adopted/ Adoption - The final confirmation of a Local Plan being given full status by a local planning authority.

Annual Monitoring Report (AMR) - The Annual Monitoring Report will monitor and assess development in the area to help determine whether policies are being achieved. The Sustainability Appraisal has specific monitoring requirements which can be used in developing AMR contextual indicators.

Chain of Conformity - This term describes the relationship between documents, plans and policies and how closely they must correspond with one another and reflect other planning strategies and policies. 'Conformity' can take a number of forms ranging from 'having regard to' to 'must conform to'.

Community Infrastructure Levy (CIL) -The levy allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Core Strategy - A former Development Plan Document which set out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Development Control/ Development Management (DC.DM) - The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission, having regard to the development plan and all other material considerations.

Development Plan - A document or documents which set out the policies and proposals for development and use of land in the area. This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents (DPD) -Statutory development plan documents are now termed Local Plans in the 2012 Regulations and must be subject to rigorous procedures of community involvement, consultation and independent examination, and are adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Duty to Cooperate - A requirement, introduced by the Localism Act 2011 for local planning authorities to work collaboratively with neighbouring authorities and other public bodies across local boundaries on strategic priorities, such as development requirements which cannot wholly be met within one local authority area.

Infrastructure - Basic services necessary for development to take place, e.g. roads, electricity, sewerage, water, education and health facilities.

Local Plan - The Local Plan will establish a local planning authority's policies for meeting the economic, environmental and social aims for their area as it affects the development and use of land.

Local Development Scheme (LDS) - The Local Development Scheme sets out the timetable, targets and milestones for the preparation of LDF documents.

National Planning Policy Framework (NPPF) -This sets out the Government's planning policies for England and how these are expected to be applied, replacing previous Planning Policy statements and Guidance (PPS/PPGs). It must be taken into account in the preparation of local plans and is a material consideration in planning decisions.

Neighbourhood Plan - A plan prepared by a Parish Council or neighbourhood Forum for a particular neighbourhood area.

Policies Map (formerly Proposals Map)- This will illustrate the policies and proposals of Local Plans and 'saved' policies that have a geographic designation or specific land use implication. The map will be an Ordnance Survey base map and where necessary include inset maps.

Saved Policies - The term confirms that an adopted development plan or policy will continue to operate for a period of three years from the commencement of the Planning and Compulsory Purchase Act 2004, or from the date of adoption of an emerging plan. The period may be extended for a plan or particular policies with the agreement of the Secretary of State.

Soundness - A Local Plan will be examined by an independent inspector whose role is to assess whether it is "sound". To be sound it must be:

- positively prepared (meeting assessed development and infrastructure requirements, including those unmet in neighbouring authorities),
- justified (the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence),
- effective (deliverable over its period and based on effective joint working on cross-boundary strategic priorities) and
- consistent with national policy (enabling the delivery of sustainable development in accordance with the NPPF)

Strategic Environmental Assessment (SEA) - A Strategic Environmental Assessment is a required under European Union regulations and will assess the policies and proposals of DPDs likely to have a significant environmental impact. It will be incorporated within the Sustainability Appraisal process.

Strategic Housing Land Availability Assessment (SHLAA) – Evidence which assessing the suitability, availability and achievability of land for development of other uses. Anyone can submit sites into assessment and the evidence makes no decisions about whether development should take place, which is a decision for the Local Plan process.

Statement of Community Involvement (SCI) - A Statement of Community Involvement establishes a local authority's strategy on community and stakeholder consultations on the LDF and planning applications.

Supplementary Planning Documents (SPD) - Supplementary planning documents will elaborate on policies and proposals in DPDs. They will not have development plan status. They will be considered as a material planning consideration and their weight will be reflected by their status. SPDs are likely to take the form of design guides, development briefs and issue or thematic based documents.

Supplementary Planning Guidance (SPG) - Similar to SPDs but prepared prior to the 2004 Planning and Compulsory Purchase Act. Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainability Appraisal/integrated Impact Assessment - Sustainability Appraisal will assess the social, economic and environmental impacts of the policies and proposals of Local Plans. It is an iterative process that will commence from the outset of document preparation. In Melton Borough this has be combined with health and equalities to create and Integrated Impact Assessment.

Housing associations (HA) - in England are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones. Housing associations has been used as the generic name for all social landlords not covered by local authorities (see below). In previous editions housing associations were referred to as Registered Social Landlords, although the term (private) Registered Provider of social housing is now commonly used.

Ridge and Furrow - A archaeological pattern of ridges and troughs created by a historical system of ploughing.

Contact Information

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Burton Street
Melton Mowbray
Leics LE13 1BF

Phone 01664 502 502

email: planningpolicy@melton.gov.uk

This document can be made available on request, in other languages and formats (large print, Braille, or on audio tape) by contacting our customer services team on the contact details above.

Melton Local Plan
The Borough's Future