



Melton Borough Council

Local Plan

Assessing Large Scale Development Site Options

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1. Introduction

Purpose of the paper

Large Scale Development Sites (LSDS) have the potential to create new mixed-use communities which can provide homes, jobs, services and facilities in close proximity and in the most sustainable locations. This creates opportunities for vibrant, balanced and active communities to form and reduces the need to travel. Well located LSDS also have the potential to use existing infrastructure and can maximise beneficial use of established employment opportunities, services & facilities and public transport.

This paper seeks to consider an initial range of options for alternative 'Large Scale Development Sites' and make an assessment of their relative merits. The paper seeks to assess the options on a consistent basis in order to identify which option, or combination of options, are most able to meet the outstanding strategic development requirements and are 'reasonable'¹ alternatives that should be advanced at future stages of the Council's emerging Local Plan.

The sites identified have mainly emerged through the Melton Strategic Housing Land Availability Assessment (SHLAA)². Some of the sites have been considered further through the Melton Local Plan 'Issues and Options' paper (2014)' and accompanying 'Sustainability Appraisal' and as part of the public consultation process (including reference groups), others emerged as a result of the consultation process.

Six options for 'Sustainable Urban Extensions' and three for 'New settlements' are considered. A further two options have been tested which consider the merits of two directions of growth for LSDS to the east and west of Melton Mowbray. These have not been promoted through the SHLAA but, because of their location, need to be assessed as options.

The Local Plan is an evolving document and additional Large Scale Development sites may continue to be identified. The method of assessment used will be capable of being applied to any other 'reasonable' sites which emerge over the duration of the Local Plan preparation process.

The report applies a 'high-level' assessment to all options. Further detailed analysis of preferred sites, including a detailed assessment of financial and technical deliverability will be required when producing the Melton Local Plan 'Preferred Options' plan and before the plan is advanced to submission.

¹ As defined by the 'Environmental Assessment of Plans and Programmes Regulations'.

² A document whose primary role is to: Identify sites with potential for housing; assess their housing potential and capacity; and assess when they are likely to be developed. The SHLAA can be accessed here: http://www.melton.gov.uk/directory_record/9242/strategic_housing_land_availability_assessment_shlaa_2015

Local Plan context

The Melton Local Plan seeks to provide a blueprint for how the Borough will grow and change over the next 20 years (up to 2036). The context for the plan is set out in the vision and strategic priorities. In broad terms, the plan seeks to balance the need for new development with protecting the best of the built, historic and natural environment.

The Melton Local Plan Issues and Options paper (September 2014) sought views on the key issues and options facing the development of the Borough. An extensive consultation and engagement exercise took place between 6th October 2014 and 12th January 2015. The Local Plan 'issues and options' paper identified five potential large scale development site alternatives. Representations received at this stage provided technical responses in relation to the identified options and have helped to inform this report.

In seeking to provide the most sustainable solution to meet development requirements, the emerging Local Plan has been informed by a wide range of available evidence relating to the quantity and type of development that is required, and the constraints and opportunities to new development.

The overall requirement for new housing is based on robust evidence provided in the Leicester and Leicestershire Strategic Housing Market Area Assessment (2014) (SHMA). This identified a need for 6,125 houses between 2011 and 2036. The recorded supply of new housing is recorded through the Council's Annual Monitoring Report (AMR). At 31st March 2014, there was a residual requirement for some 5,850 houses to meet the identified need. The requirements for new employment land has been assessed through an Employment Land Study carried out in 2015, this indicated an outstanding requirement for some 30 hectares of employment land up to 2036.

The Council's preferred strategy to meet these residual housing requirements (as informed by the consideration of 'development 'options' and accompanying 'Sustainability Appraisal') is mainly through the provision of 'Large Scale Development Sites' (LSDS). It is anticipated that the 'preferred sites' identified through this document will ultimately be identified as strategic allocations in the Local Plan. An assessment of additional residual requirements and preferred locations for new development (outside of large scale development areas) is the subject of a separate paper.

National Planning Policy Context

The National Planning Policy Framework (NPPF) identifies two main types of LSDS. Paragraph 52 indicates that:

“the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principle of Garden Cities,”

Furthermore it suggests that:

“working with communities, Local Planning Authorities should consider whether such opportunities provide the best way of achieving sustainable development”.

Background to pursuing Large Scale Development Sites - Sustainable Urban Extensions

East Midlands Regional Plan (EMRP)

The need for Sustainable Urban Extensions for the Borough of Melton was initially promoted in the (now abolished) East Midlands Regional Plan. This indicated that the housing requirements for the Borough could, in part, be met by providing “...Sustainable Urban Extensions as necessary”. Whilst the East Midlands Regional plan has now been abolished, the fundamental principles that underpinned the approach to seeking LSDS still apply. This approach has largely been carried forward through paragraph 52 of the NPPF.

Melton Borough Council ‘Core Strategy’ (2012)

The Borough of Melton Core Strategy – Publication document (2012) identified a preference for meeting a large part of the outstanding housing requirement through a 1,000 home ‘Sustainable Urban Extension’.

At this time, the requirement for housing was some 170 per year and the plan period was 2006 to 2026. The updated housing requirements of 245 per year and extended plan period up to 2036 has resulted in a significant uplift in the requirements for housing in the Borough of Melton generally and around Melton Mowbray specifically.

The Melton Core Strategy was submitted to the Secretary of State for examination in September 2012 and was subject to ‘hearing sessions’ which addressed a series of issues. The plan was withdrawn on the 15th April 2013 following receipt of preliminary conclusions from the Planning Inspector.

Local Plan (Issues and Options 2014)

The Borough of Melton Local Plan - Issues and Options (September 2014) represented an early stage in updating the plan. The housing requirements of the emerging Local Plan were updated to reflect the ‘Objectively Assessed Need’ (OAN) for housing and affordable housing contained in the Leicester & Leicestershire Strategic Housing Market Area Assessment (2014).

The Issues and Options paper sought views on different approaches to the distribution of development between Melton Mowbray and the rural areas. Options

were considered that were both above and below the current trend in terms of housing distribution. Following consideration of all options, it became apparent that the most appropriate response to meeting residual requirements for housing and employment in Melton Mowbray would necessitate Large Scale Development.

The Sustainability Appraisal accompanying the Issues and Options paper considered the merits of each of these approaches to distribution when compared against the others. In broad terms, concentrating development around Melton Mowbray resulted in a significant positive effect. A lesser distribution at Melton Mowbray and New Settlements resulted in minor positive effects with wider dispersal of development having an overall minor negative effect.

The Issues and Options paper then considered whether Large Scale Development should be concentrated on one large site, a few large sites or more widespread dispersal. The SA indicated that the option of delivering on a single large site would offer 'significant' positive effects with a 'few' large developments offering minor positive effects and dispersal offering minor negative effects.

Further assessment of the residual requirements for housing and delivery rates following publication of the Issues and Options paper supports the view that one or more large development sites may be a reasonable option that would need to be appraised.

The findings of the SEA / SA support the approach of concentrating development around the main urban area of Melton Mowbray and meeting development needs for housing, employment and associated infrastructure through Large 'Sustainable Urban Extension(s)'.

2. Definition and types of Large Scale Development Sites

Reference to Large Scale Development Sites (LSDS), in the context of this paper, means any land capable of accommodating (individually or collectively with adjacent land) more than 400 houses along with other uses³. In order to maximise the 'sustainability merits' of the scheme, there should be potential to include employment and other services and facilities that help to support the new population. It is recognised that developments larger than 1,000 houses are more able to accommodate new employment and support a wider range of retail, health and education services and facilities and also provides more comprehensive Green Infrastructure.

There is no definitive research that specifies the optimum size of Sustainable Urban Extensions or New Settlements. The Town and Country Planning Association identifies that new settlements might accommodate some 10,000 to 20,000 people,

³ Based on broad assumption of development density of 40 dwellings per Hectare in Melton Mowbray and 30 dwellings per hectare elsewhere, some employment land / office space and a range of other services and facilities.

and that this would require a critical mass of some 5,000 to 10,000 homes. As a rule of thumb, the TCPA indicate that “a place needs to be large enough to support a secondary school”. In the context of ‘Urban extensions’ development has the potential to use existing secondary schools and other services and facilities thereby becoming part of an established community. New settlements need to provide these new facilities (including secondary schools) to enable communities to form.

Research by ‘Planning for Sustainable Travel’ has also indicated that the size of settlements and their distance from higher order towns has an impact on the likelihood of using public transport and a correlation with distance travelled to work. A research paper⁴ indicated that settlements with a population of more than 25,000 tend to have shorter annual travel distances and lower car mode shares than average.

Large Scale Development Sites can broadly be divided into two main types: ‘Sustainable Urban Extensions’; or, ‘New settlements’. A further typology is Garden Cities. For the purposes of this paper, it is considered that ‘Garden City’ principles can be applied to SUEs and New settlements. A brief summary of these typologies is set out below:

Sustainable Urban Extensions (SUEs)

There is no single, universally accepted, definition of a Sustainable Urban Extension. The Planning Portal glossary defines it as development that:

“Involves [the] planned expansion of a City or Town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure, including access to a range of facilities, and when developed at appropriate densities”.

The Open University have conducted research into SUEs and identified some of the benefits, including delivery of:

“...a broad balance of housing choice; a wide range of employment opportunities; appropriate levels of retail and services; nursery and school provision, easy access to bus services; 25% of modal shift from car over the plan period; a network of green space; respect for the environmental character; local waste management; master planning and design codes”.

New settlements

New settlements are normally ‘free standing’ developments incorporating housing and a range of employment and services & facilities to meet the needs of residents. The scale of ‘new settlements’ can vary from small scale free standing growth (of some 1,000 houses) to large scale ‘new-towns’ with sizeable populations. In the

⁴ http://www.plan4sustainabletravel.org/key_themes/settlement_size/

context of this paper, the options for new settlements range between 1,800 and 3,500 new homes.

Garden Cities

The Town and Country Planning Association have produced a document considering 'Garden City Principles (April 2014)⁵. This is a useful starting point for understanding Garden City principles and how development could help to deliver these. The principles underpinning 'Garden Cities⁶' can be applied to both Sustainable Urban Extensions and New Settlements. This report will not consider in detail whether all the LSDS options are able to meet the objectives of Garden Cities, this will be considered in more detail once 'preferred options' are identified.

Smaller scale new 'Garden Villages' using the New Towns Act powers have also been promoted⁷ as an approach to meeting the housing shortfall. These are typically developments of some 1,500 houses, with the potential to grow. The developments could be built around a hub of primary school, sports facilities and Green Infrastructure, and a local centre with household recycling facilities.

3. Why are large scale development sites preferable to a more dispersed pattern of development?

The main reasons why LSDS are preferred to a more dispersed pattern of development are because they generally allow for:

- A scale of development that can support on-site provision of key services and facilities such as primary schools, health services and shops that limit the need to travel and allow for communities to form;
- Economies of scale that are able to fund provision of key services and facilities and a population scale that supports their on-going use;
- Growth that is 'Linked' to existing settlements, in the case of 'Sustainable Urban Extensions', thereby enabling integration of the new community with the existing. This encourages sustainable patterns of living and allows new residents to use existing nearby services, facilities, employment and public transport in advance of on-site delivery. In contrast, a more dispersed pattern of smaller developments has more limited scope;

⁵ http://www.tcpa.org.uk/data/files/TCPA_Garden_City_Principles_Note_20140411.pdf

⁶ Some of the key messages in the TCPA guidance are that Garden Cities are: a mechanism to address pressing housing needs; able to provide easy access to employment and town centres (and that such uses are separated from residential uses); able to build in substantial amounts of Green Infrastructure; and, able to secure "...organic growth which is sustainable and served by a variety of good-quality public transport modes".

⁷ <http://www.policyexchange.org.uk/images/publications/garden%20villages.pdf>

- Greater certainty in providing the required quantity of development and in deliverability. There are practical difficulties of delivering the scale of growth required in Melton Mowbray from brownfield and other sites within the main urban area;
- The ability to provide access to a range of key services, facilities and employment by more sustainable modes of transport (walking, cycling and public transport) thereby reducing the need to travel by private car;
- Provision of a range of housing and house types to help create balanced and mixed communities; and
- Opportunities to provide substantial amounts of Green Infrastructure and enhance access to the natural environment.

4. Large Development Sites Opportunities Considered

Which sites were chosen?

The Melton Local Plan Issues and Options paper identified five alternatives for Large Scale Development sites. Three options were 'Sustainable Urban Extensions' and two were 'New settlements'. Since the 2014 SHLAA, an additional proposed 'New Settlement' option at Six Hills⁸, and two potential SUES at Welby and Thorpe Arnold have been proposed.

The proposed Sustainable Urban Extensions that have been considered include: Sites identified through the Council's Strategic Housing Land Availability Assessment (that have a specific promoter); and, 'Directions of growth' to the east and west of Melton Mowbray which are well related to the main urban area, but which have no identified promoter. Although these sites do not have an identified promoter, it is important that they are assessed in the same way as other identified SUEs because of their strategically advantageous location next to the main urban area of Melton Mowbray,.

⁸ This site has previously been considered through historical Local Plans prior to the publication of the Melton Local Plan it had not be included as part of the SHLAA.

The assessment considers LSDS identified at the time of producing this paper, these are:

Location	Urban Extension or New Settlement	SHLAA Reference
Melton South	Urban Extension	MBC/061/15; MBC/129/15; MBC/035/15; MBC/062/15; MBC/168/15
Melton South - East	Urban Extension	MBC/049/13
Melton North	Urban Extension	MBC/064/15; MBC/151/15
Welby	Urban Extension	MBC/159/15
Thorpe Arnold	Urban Extension	MBC/154/15; MBC/174/15; MBC/179/15; MBC/173/15; MBC/160/15; MBC/161/15
Dalby / Melton Mowbray Airfield	New Settlement	MBC/126/13
Normanton Airfield (New Settlement)	New Settlement	MBC/145/14
Belvoir Road Bottesford (Urban Extension)	Urban Extension	MBC/115/13; MBC/012/13; MBC/009/13
Land at Six Hills (New Settlement)	New Settlement	MBC/147/14

In addition to the specific sites identified in the SHLAA, this paper assesses two 'directions of growth' to the east and west of the main urban area of Melton Mowbray. It is assumed that these two potential options would be 'Sustainable Urban Extensions' to the main urban area and could accommodate some 1,500 new homes and 5 hectares of employment land.

Location	Urban Extension or New Settlement	SHLAA Reference
Melton West	Urban Extension - Direction of Growth	N/A
Melton East	Urban Extension - Direction of Growth	N/A

The assessment methodology used is capable of being applied to any other LSDS which may emerge through the Local Plan process. Further site options or directions of growth that emerge will be considered using the same methodology so as not to eliminate potentially sustainable alternatives.

5. Methodology for assessing the merits of Large Scale Development Sites

It is important that the Council consider all options for LSDS on a transparent and consistent basis. In order to identify 'reasonable options' and the most suitable sites to accommodate large scale growth, this paper has initially assessed all LSDS options identified against the 'strategic priorities' of the Council's emerging plan. This approach ensures that the options are considered in a consistent way and that the preferred sites are those that move towards the strategic priorities of the plan.

Once 'preferred options' have been identified, further detailed work will be undertaken that considers deliverability (in terms of the quantity of development required and whether there are viability or technical⁹ constraints. In addition, an assessment will be made as to whether the preferred options are able to secure adequate design quality (in the context of the principles underpinning Garden Cities).

Each of the LSDS are considered against the Local Plan Strategic Priorities to establish how they perform. The table below sets out the 'Strategic Priorities' and how the LSDS will be assessed against these.

The detailed assessment matrices for all site options are attached as appendix B. The methodology is based on a 'Red, Amber, Yellow, Green' (RAYG) assessment where sites which have 'high' potential to meet the objective are awarded a 'Green' score, those with medium potential are awarded an 'Amber' score, and those with little or no potential are awarded 'Red' score. Where there is insufficient evidence to make an informed judgement or there are uncertainties a yellow score will be applied. In broad terms, sites which are able to score more greens and fewer reds demonstrate the greatest potential to meet the Strategic Priorities (vision and objectives) of the plan.

⁹ Including land ownership, legal or physical constraints to development.

The table below sets out the Strategic Priorities

Local Plan Strategic Priorities		
<u>Housing Priorities (HP)</u>		
Strategic Priority	Merits of options being assessed	Assessment
• HP1(i). Provide housing that meets the needs of the community.	• Ability to contribute towards the residual requirements for new housing	• Preferred sites are those with the greatest ability to meet the residual housing requirements of the plan.
• HP1(i). Help provide affordable housing.	• Ability to provide affordable housing to contribute towards outstanding identified need.	• Preferred sites are those with the greatest ability to provide affordable housing to meet identified need.
• HP2. Develop a housing stock to provide for the future aspirations for the local economy.	• Ability of new housing sites to support local economic growth by accessing existing, and providing new, areas of employment.	• Preferred sites are those that are able to provide new employment and deliver housing close to the existing employment areas including Melton Mowbray town centre and Large employment sites.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic Priority	Merits of options being assessed	Assessment
• ATP3. Reduce the need to travel by car and improve access to public transport	• Availability of transport choice without the need for private cars and the ability to access nearby employment, services and facilities on foot or by	• Preferred sites are within walking distances (2km) and cycling distances (5km) of main employment, education, retail and other centres

	bicycle.	containing services and facilities. On sites that are further afield, preferred sites have the potential to access a regular (more frequent than 20 minute frequency) public transport service.
<ul style="list-style-type: none"> • ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> • Assess the likelihood of people needing to access Melton Mowbray by car, adding to congestion. 	<ul style="list-style-type: none"> • Proposed Sites within walking distances (2km) and cycling distances (5km) of Melton town centre and where frequent public transport services exist are less likely to contribute to town centre traffic congestion.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic Priority	Merits of options	Assessment
<ul style="list-style-type: none"> • SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> • Assess the ability of sites to be able to address issues of crime and fear of crime. 	<ul style="list-style-type: none"> • Preferred sites are those which demonstrate an ability to incorporate design features that reduce crime.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic Priority	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> • JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> • Likelihood of the development contributing to the on-going viability and vitality of Melton Mowbray town centre by reason of 	<ul style="list-style-type: none"> • Preferred sites are those that are close to Melton Mowbray town centre and are more likely to use the available facilities.

	increased expenditure and use of existing shops, services and facilities.	
• JPP7. Provide sufficient land to meet current and future employment needs	• Is the option able to provide employment land as part of a mix of uses?	• Preferred sites are those able to help meet the employment requirements of the area – in terms of the amount of employment land and whether this matches local needs.
• JPP8. Help regenerate the rural economy	• Is the option able to provide new employment land in the rural areas or support existing employment?	• Preferred sites are those with the ability to provide for new rural employment or support existing employment.
• JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets	• Is the option able to contribute towards tourism potential?	• Preferred sites are those well related to tourist facilities and with the potential to enhance these facilities through increased use.
• JPP10. Create a mixed economy with increased knowledge-based jobs and wages	• Is the option able to provide increased jobs as part of a mix of uses – particularly well paid 'knowledge-based' jobs?	• Preferred sites are those able to offer a wide range of employment uses with potential for well paid 'knowledge-based' jobs.
• JPP11. Provide better training opportunities and increase educational attainment	• Is the option able to easily access training and education opportunities or provide new facilities on site as part of a mixed use scheme?	• Preferred sites are those with the potential to provide facilities on site or with easy access to training and education opportunities.
<u>Community Development Priorities (CDP)</u>		
Strategic Priority	Merits of options being assessed	Assessment
• CDP12. Improve facilities for all the community	• Is the option able to provide new community	• Preferred sites are those with the potential to

	facilities as part of the proposal?	provide new community facilities on site or with easy access to existing community facilities.
<ul style="list-style-type: none"> • CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> • Is the option able to provide new health, social care, jobs, recreation, sport and education facilities and broadband? 	<ul style="list-style-type: none"> • Preferred sites are those with the potential to provide new health, social care, jobs, recreation, sport and education facilities on site or are well located in terms of access to existing services and facilities.
<ul style="list-style-type: none"> • CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> • Is the option able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups? 	<ul style="list-style-type: none"> • Preferred sites are those with the potential to provide development for people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> • CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> • Is the option able to provide access to health services and provide a development that maximises healthy lifestyles? 	<ul style="list-style-type: none"> • Preferred sites are those with the potential to provide health facilities on site or have access to nearby facilities and to ensure that the design of developments incorporates design features that maximise access to Green Infrastructure and open spaces and are not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic Priority	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> • EP16. Promote high quality 	<ul style="list-style-type: none"> • Assess the ability of sites 	<ul style="list-style-type: none"> • Preferred sites are those

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	to be able to deliver schemes of high quality design that address issues of crime and fear of crime.	which incorporate high quality design solutions including designing out crime. Schemes that are able to demonstrate a design concept from the early stages of inception are preferred.
• EP17. Reduce pollution	• Assess whether the options will be affected by, or will have adverse impacts by reason of pollution.	• Preferred sites are those which are outside of area affected by pollution and do not incorporate development that would increase pollution – by reason of air, noise and other forms of pollution.
• EP18. Protect and enhance the natural environment and biodiversity	• Assess whether the options will adversely impact the natural environment and biodiversity	• Preferred sites are those which do not have a direct impact on the natural environment and biodiversity or are capable of mitigating this impact.
• EP19. Conserve the historic environment and Melton Borough's heritage assets	• Assess whether the options will adversely impact historic assets.	• Preferred sites are those which do not have an adverse impact on historic assets and their settings or are capable of mitigating this impact.
• EP20. Protect the rural character of the Borough	• Assess whether the options will adversely impact the rural character of the Borough.	• Preferred sites are those which are able to assimilate within the landscape and do not have an adverse impact the rural character of the Borough. Sites on the edge of existing urban areas are anticipated to have less impact.
• EP21. Protect and manage the use of natural resources and mitigate activities that cause their	• Assess whether the options result in the loss or degradation of natural resources.	• Preferred sites are those which do not result in the loss or degradation of natural resources such as

loss or degradation		water areas, minerals, best and most versatile agricultural land and woodland.
<ul style="list-style-type: none"> • EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> • Assess whether the options maximise the ability to limit climate change and are able to adapt to the consequences of climate change. 	<ul style="list-style-type: none"> • Preferred sites are those which incorporate measures to reduce climate change – including proximity to services to reduce travel and are able to adapt to the effects of climate change.
<ul style="list-style-type: none"> • EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> • Assess whether the options are in areas that are directly affected by, or have an adverse impact on flooding. 	<ul style="list-style-type: none"> • Preferred sites are those outside of flood areas or do not experience surface water flooding or are able to mitigate flooding.
<ul style="list-style-type: none"> • EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> • Assess whether the options maximise the ability to limit climate change through provision of renewable energy. 	<ul style="list-style-type: none"> • Preferred sites are those that incorporate renewable energy provision.
<ul style="list-style-type: none"> • EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> • Assess whether the options maximise the ability to re-use and recycle waste 	<ul style="list-style-type: none"> • Preferred sites are those that incorporate measures to re-use and recycle waste.

6. Large Scale Development Sites Assessment Summary

Each of the Large Scale Development Sites have been assessed against the strategic priorities referred to in section 6 above. A summary of the advantages and disadvantages of each of the sites is followed by a short recommendation as to whether the site should be a preferred option which will be pursued at future stages. Sustainable Urban Extensions and New Settlements are considered in part 1 with Directions of Growth considered in part 2.

Part 1. Sustainable Urban Extensions and New Settlements

Melton South – Sustainable Urban Extension (SUE)

Plan 1 (Appendix A) shows the extent of the Melton South SUE. The land broadly extends between the A606 and A607 to the south of Melton Mowbray.

Advantages

The potential advantages of a Melton Mowbray (south) SUE are:

- It is of sufficient scale to be able to make a significant contribution to the outstanding requirements for new homes and affordable housing;
- It is of sufficient scale to be able to deliver new employment land in a commercially attractive location and is well related to existing employment areas (including employment sites and main town centre uses);
- It is adjacent to the main urban area of Melton Mowbray with many of the main services and facilities and town centre uses being accessible by walking and cycling;
- Development would involve transport benefits. Kirby Lane is a narrow road which is being increasingly used as an east-west connection avoiding the Town centre. Its use has intensified as the town has grown. However Kirby Lane is not designed to accommodate the existing intensity of its use. This development would have the potential to address any highway safety issues associated with Kirby Lane as part of an overall transport strategy for the development;
- It has access to an existing fast and frequent public transport service with short journey times to Melton Mowbray town centre and to higher order centres by bus and train;
- The site has the potential to incorporate new Public Transport solutions that could reduce reliance on private car journeys particularly to Melton Mowbray Town Centre and nearby employment areas¹⁰;
- It has the ability to reduce traffic congestion in Melton Mowbray town centre because access can be gained to main services and facilities without relying on the private car (mainly by walking and cycling);
- The proposal site could be strategically important in the delivery of the Melton Mowbray by-pass which, if delivered, could have benefits in terms of air quality and congestion in Melton Mowbray town centre;
- Because of its close proximity, it has potential to support existing services, facilities and tourism potential in Melton Mowbray town centre by reason of increased use;

¹⁰ Census data indicates that wards closer to Melton Mowbray have a greater propensity to use public transport

- Because of its scale, it allows some 'self-containment' of services and facilities (including the provision of a primary school) resulting in reduced need to travel and allowing 'communities' to form;
- The site is of sufficient scale to provide a substantial amount of Green Infrastructure;
- Development would not involve any significant loss of best and most versatile agricultural land. The vast majority of land being mainly grades 3b – 4;
- A large majority of the site is unlikely to flood, only 3% is within flood zone 3 as confirmed by the 2015 Strategic Flood Risk Assessment; and,
- The proposal site is largely located in a valley and well contained within the ridge line to the south of Melton Mowbray and will therefore have limited landscape impact. Furthermore, development of the area offers opportunities to enhance the landscape of this part of the town which contains some disconnected, low quality development, poor landscape and variety of boundary treatments.

Disadvantages

- No major disadvantages have been identified although there is some uncertainty concerning more detailed design considerations, approaches to addressing climate change issues and impact on resources (including some small areas of best and most versatile agricultural land).

Recommendation

The Melton south LSDS is able to meet many of the strategic priorities of the emerging Local Plan. The site is of sufficient scale that it is able to make a significant contribution to outstanding housing, affordable housing and employment requirements. The option is in a strategically advantageous position that is closely related to existing services and facilities in Melton Mowbray and has access to employment and public transport alternatives. There are significant transport advantages because of the strategic location and ability to contribute to a Melton Mowbray by-pass which could reduce air pollution and traffic congestion in the town centre. It is recommended that the site be considered a preferred option to be assessed in more detail as the plan progresses. Whilst the Melton South SUE has the potential to accommodate some 4,400 new houses, the level of required growth is expected to be between 1,000 to 2,000 houses¹¹. This would provide the critical mass to support necessary infrastructure (such as delivery of a primary School) and is capable of delivering during the plan period.

¹¹ Potential capacities will be informed by more detailed analysis of deliverability and viability.

Melton South-East (Urban Extension)

Plan 2 (Appendix A) shows the extent of the Melton South-East SUE. The land broadly extends north-east of the A606, to the south-east of Melton Mowbray. The summary below sets out the advantages and disadvantages of this and makes a brief recommendation as to its suitability to be advanced as a preferred option.

Advantages

The potential advantages of a Melton Mowbray (south-east) SUE are:

- It is of sufficient scale to be able to make a substantial contribution to the outstanding requirements for new homes and affordable housing;
- It is adjacent to the main urban area of Melton Mowbray thereby reducing traffic congestion in Melton Mowbray town centre because access can be gained by walking and cycling without relying on the private car;
- It can access a fast and frequent bus service to Melton Mowbray town centre and higher order centres by bus and train;
- Because of its close proximity, it has potential to support existing services, facilities and tourism potential in Melton Mowbray town centre by reason of increased use;
- Development would only involve the loss of a very small area of best and most versatile agricultural land. The vast majority of land being mainly grades 3b – 4;
- A large majority of the site is not likely to flood. This is confirmed by the 2015 Strategic Flood Risk Assessment;
- There are no direct adverse impacts on sites of bio-diversity importance; and
- There are no direct adverse impacts on designated Heritage Assets.

Disadvantages

- When compared against alternative sites it is less able to make a significant contribution to new employment land;
- The proposal site is unable to directly deliver any part of a Melton Mowbray by-pass and the resultant benefits in terms of reducing air quality and congestion in Melton Mowbray town centre;
- When compared to other competing sites the Melton East SUE is less able to encourage 'self-containment' of services and facilities (including the provision of a primary school) resulting in increased need to travel to access services; and,

- The site is less able to provide substantial Green Infrastructure when compared to alternatives and is likely to have a significant impact on the strategic Area of Separation between Melton Mowbray and Burton Lazars.

Recommendation

The Melton South-East LSDS is only able to meet a limited number of the strategic priorities of the emerging Local Plan. The site is less able to make a significant contribution to housing, affordable housing and employment requirements when compared to alternatives. A large proportion of the site could have a detrimental impact on the strategic gap between Melton Mowbray and Burton Lazars. Despite being in a strategically advantageous position in relation to existing services, facilities and employment it is recommended that the site is not considered a preferred Large Scale Development Site option. However, the potential combine this option with the Melton south SUE should be explored in the interests of achieving a more comprehensive scheme.

Melton North – Sustainable Urban Extension (SUE)

Plan 3 (Appendix A) shows the extent of the Melton North SUE. The land broadly extends between the A606 and Melton Spinney Road to the north of Melton Mowbray.

Advantages

The potential advantages of a Melton Mowbray (north) SUE are:

- It is of sufficient scale to be able to make a significant contribution to the outstanding requirements for new homes and affordable housing;
- It is of sufficient scale to be able to deliver some employment land in a commercially attractive location;
- It is located close to existing large scale employment opportunities that offer job opportunities for new residents;
- The site has the potential to provide new Public Transport solutions that could reduce reliance on private car journeys particularly to Melton Mowbray Town Centre and nearby employment areas¹²;
- It has the ability to reduce traffic congestion in Melton Mowbray town centre because access can be gained without relying on the private car (mainly walking and cycling);

¹² Census data indicates that wards closer to Melton Mowbray have a greater propensity to use public transport.

- The proposal site includes that land that could assist in the delivery of the Melton Mowbray by-pass which could have benefits in terms of air quality and congestion in Melton Mowbray town centre;
- It has potential, because of its close proximity, to support the existing services and facilities and tourism potential in Melton Mowbray town centre by reason of increased use;
- Because of its scale, it allows some 'self-containment' of services and facilities (including the provision of a primary school) resulting in reduced need to travel and allowing 'communities' to form;
- The site is of sufficient scale to provide significant areas of Green Infrastructure and link in with existing GI, including Melton Country Park and Scaford Brook; and,
- A large majority of the site is not likely to flood, this is confirmed by the 2015 Strategic Flood Risk Assessment.

Disadvantages

- Development would involve the loss of some large areas of best and most versatile agricultural land;
- There is potential harm to a Scheduled Monument to the north of St Bartholomew's Way and east of Scaford Brook;
- The north and west sections of the proposed SUE are on rising ground and there may be some impacts the landscape; and,
- There is some uncertainty concerning more detailed design considerations and approaches to addressing climate change issues.

Recommendation

The Melton north LSDS is able to meet many of the strategic priorities of the emerging Local Plan. The site is of sufficient scale to make a significant contribution to outstanding housing, affordable housing and employment requirements. The option is in a strategically advantageous position that is closely related to existing services and facilities in Melton Mowbray and has access to existing employment and public transport alternatives. There are potential transport advantages because of the strategic location and ability to contribute to a Melton Mowbray by-pass which could reduce air pollution and traffic congestion in the town centre. It is recommended that the site be considered a preferred option to be assessed in more detail as the plan progresses. Careful consideration will be needed to seek to protect the integrity of heritage assets and their settings, maximise the retention of Best and Most Versatile agricultural land and seek to ensure that development minimises its

impact on the landscape. Whilst the Melton North SUE has the potential to accommodate some 5,350 new houses, the level of required growth is expected to be between 1,000 to 2,000 houses¹³. This would provide the critical mass to support necessary infrastructure (such as delivery of a primary School) and is capable of delivering during the plan period.

Thorpe Arnold - Sustainable Urban Extension

Plan 4 (Appendix A) shows the extent of the Thorpe Arnold SUE. The land broadly extends between the east of Melton Spinney Road and Thorpe Road (Melton Mowbray) and the village of Thorpe Arnold and also to the south and north-east of Thorpe Arnold.

Advantages

The potential advantages of a Thorpe Arnold SUE are:

- It is adjacent to the main urban area of Melton Mowbray with many of the main services and facilities and town centre uses being accessible by walking and cycling without relying on the private car;
- It can access a fast and frequent bus service to Melton Mowbray town centre;
- It has potential, because of its close proximity, to support the existing services and facilities and tourism potential in Melton Mowbray town centre by reason of increased use; and,
- Development would involve only limited loss of best and most versatile agricultural land.

Disadvantages

- When compared against alternative sites it is less able to make a significant contribution to the outstanding requirements for new homes and affordable housing;
- When compared against alternative sites it is less able to make a significant contribution to new employment land. The site is in a less commercially attractive location than some of the alternatives;
- Because of its scale, it is less able to encourage 'self-containment' of services and facilities (including the provision of a primary school) resulting in increased need to travel to access services;
- Some of the site has potential to flood;

¹³ Potential capacities will be informed by more detailed analysis of deliverability and viability.

- There are potential impacts on sites of bio-diversity importance;
- There are potential impacts on historic assets;
- The area of land has limited potential to provide substantial areas of Green Infrastructure; and
- The proposed SUE is likely to have a significant impact on the strategic 'Area of Separation' between Melton Mowbray and Thorpe Arnold.

Recommendation

The Thorpe Arnold LSDS is only able to meet a limited number of the strategic priorities of the emerging Local Plan. The site is too small to make a significant contribution to housing, affordable housing and employment requirements. There are potential adverse impacts on environmental concerns including bio-diversity, heritage assets, and the strategically important separation between Melton Mowbray and Thorpe Arnold. Despite being in a strategically advantageous position in relation to Melton Mowbray town centre it is recommended that the site is not considered a preferred option to be assessed in more detail as the plan progresses.

Welby - Sustainable Urban Extension

Plan 5 (Appendix A) shows the extent of the Welby SUE. The land broadly extends north of Welby Road / St Bartholomew's Way and Asfordby Business Park.

Advantages

The potential advantages of a Welby SUE are:

- It is of sufficient scale to be able to make a sizeable contribution to the outstanding requirements for new homes and affordable housing requirements;
- The proposal could help deliver a small part of the Melton Mowbray by-pass (but potential alternative alignments are available);
- Development would not involve the loss of any best and most versatile agricultural land; and
- The site is close to existing employment opportunities at Asfordby allowing opportunities for new residents to seek employment close to home without the need to travel;.

Disadvantages

- When compared against alternative sites it is less able to make a significant contribution to new employment land in addition to housing and necessary services and facilities;

- The site is divided by an area that has potential to flood;
- There are potential impacts on historic assets including listed buildings in Welby;
- The village of Welby is a small hamlet and growth of the scale proposed is likely to have a significant detrimental impact on the character of the settlement.

Recommendation

The Welby LSDS is largely remote from the main urban area and has limited direct access to a choice of transport modes. The proposed LSDS only meets a limited number of the strategic priorities of the emerging Local Plan. There are potentially significant adverse impacts on the character of Welby which is a small remote Hamlet. It is recommended that the site is not considered a preferred option.

Dalby / Melton Mowbray Airfield (New Settlement)

Plan 6 (Appendix A) shows the extent of the Dalby New Settlement. The land broadly extends west of the Dalby Road, partly on the site of the former Dalby airfield.

Advantages

The potential advantages of a Dalby / Melton Mowbray Airfield (New Settlement) are:

- It is of sufficient scale to be able to make a substantial contribution to the outstanding requirements for new homes and affordable housing requirements. However, parts of the site are already occupied by existing employment uses which could reduce potential housing capacity;
- The site is close to existing employment opportunities at the Old Dalby Airfield Industrial Park allowing opportunities for mixed use development and for new residents to seek employment close to home without the need to travel;
- It can access a fast and frequent bus service to Melton Mowbray town centre;
- Development would not involve the loss of any best and most versatile agricultural land;
- There are no direct impacts on designated bio-diversity assets; and
- There are no direct impacts on designated heritage assets.

Disadvantages

- The proposed site is detached from the main urban area of Melton Mowbray and is more likely to rely on private cars to access services and facilities than alternative LSDS to the North, South and East of Melton Mowbray;
- The site is unlikely to contribute to the implementation of a Melton Mowbray by-pass;
- There are some limitations on the potential for housing growth because of existing employment uses. This could result in a new settlement that is unable to provide the range of housing services and facilities necessary to support a sustainable community;
- Some of the site has potential for pluvial flooding (as confirmed by the 2015 SFRA).

Recommendation

The Dalby LSDS is largely remote from the main urban area. Whilst there is a public transport service that runs adjacent to the site, it is unlikely that walking and cycling would be commonplace in accessing local services and facilities in Melton Mowbray town centre. The proposed LSDS could be able to meet the Local Plan strategic priorities of providing new housing and affordable housing but there is uncertainty over the scale of available land and the ability to deliver services and facilities on site. There are potentially adverse impacts in terms of flooding. Alternative options close to Melton Mowbray offer greater potential to meet the strategic priorities of the plan. It is recommended that the site is not considered a preferred option.

Normanton Airfield (New Settlement)

Plan 7 (Appendix A) shows the extent of the Normanton Airfield New Settlement. The land broadly extends north-east of the village of Normanton on the site of the former Normanton airfield (Main Street, Normanton).

Advantages

The potential advantages of a Normanton Airfield (New Settlement) are:

- It is of sufficient scale to be able to make a substantial contribution to the outstanding requirements for new homes, affordable housing requirements and employment. However, parts of the site are already occupied by existing employment uses as part of the Roseland Business Park. This could reduce potential housing capacity;
- The site is close to existing employment opportunities at Roseland Business Park (Normanton Airfield) which allows potential for mixed-use development

and for new residents to seek employment close to home without the need to travel;

- No flooding impacts are anticipated;
- Development would not involve the loss of any best and most versatile agricultural land; and
- There are no direct impacts on designated bio-diversity assets.

Disadvantages

- The proposed site is detached from any main urban area and Rural service Centre and is therefore more likely to rely on private cars to access services and facilities;
- The site does not have direct access to public transport increasing reliance on private cars;
- There are some limitations on the potential for housing growth because of existing employment uses. This could result in a new settlement that is unable to provide the range of services and facilities necessary to support a sustainable community; and
- There are potentially adverse impacts on Normanton Conservation Area.

Recommendation

The Normanton Airfield LSDS is remote from the main urban areas and service centres. There is no locally available public transport service adjacent to the site. Walking and cycling to access local services and facilities has limited potential. The proposed LSDS could meet the Local Plan strategic priorities of providing new housing and affordable housing but there is uncertainty over the scale of available land and the ability to deliver services and facilities on site. In summary, there are strong reasons not to pursue a 'new settlement' at Normanton airfield. Whilst the scale of the proposal is large, because of its remoteness, all new services and facilities would need to be provided on site without resulting in an unsustainable dependency on lengthy private car journeys to other centres. There is considerable uncertainty about the ability of the Normanton Airfield LSDS to create such a mix of uses. It is therefore recommended that the site is not considered a preferred option.

Belvoir Road Bottesford - Sustainable Urban Extension

Plan 8 (Appendix A) shows the extent of the Bottesford SUE. The land broadly extends north of the Bottesford by-pass between Belvoir Road and Manor Road.

Advantages

The potential advantages of a Bottesford (Urban Extension) are:

- It is close to the Primary Rural Service Centre of Bottesford which has some essential services and facilities (including education, retail and health services). It is accessible by walking and cycling without reliance on the private car. However, seeking higher order services and facilities in larger settlements would require lengthy car journeys;
- There are opportunities to access employment in Bottesford;
- Bus services are available to Bottesford Town Centre and a train service to Nottingham and Grantham from the nearby Bottesford Station; and
- The site does not adversely affect any designated bio-diversity sites.

Disadvantages

- The site is almost entirely designated as best and most versatile agricultural land;
- Bus services cannot be accessed immediately adjacent to the site;
- When compared against alternative Large Scale Development Sites, the Bottesford SUE is least able to make a significant contribution to the outstanding requirements for new homes and affordable housing;
- When compared against alternative sites it is least able to make a significant contribution to the provision of new employment land;
- Because of its scale, it is less able to encourage 'self-containment' of services and facilities (including the provision of a primary school) resulting in increased need to travel to access services;
- Some of the site has potential to flood;
- There are potential impacts on historic assets including Easthorpe Conservation Area and the setting of a nearby Scheduled Monument;
- The area of land has limited potential to provide substantial areas of Green Infrastructure; and
- The proposed SUE is likely to have an adverse impact on the strategic 'Area of Separation' to the south-east of Bottesford.

Recommendation

The Bottesford SUE is only able to meet a limited number of the strategic priorities of the emerging Local Plan. The site is too small to make a significant contribution to housing, affordable housing and employment requirements. There are potential adverse impacts on environmental concerns including heritage assets, flooding and a strategically important Area of Separation. The site is largely remote from higher order services and facilities. It is recommended that the site is not considered a preferred option to be assessed in more detail as the plan progresses. Whilst Bottesford is a settlement that is able to accommodate some growth, the scale of the proposed site does not lend itself to a preferred option as a Sustainable Urban Extension.

Land at Six Hills (New Settlement)

Plan 9 (Appendix A) shows the extent of the Six Hills New Settlement. The land broadly extends east of the A46 and is contained by Six Hills Lane and Paddy's Lane on the site of the Six Hills Golf course.

Advantages

The potential advantages of a Six Hills (New Settlement) are:

- It is of sufficient scale to be able to make a substantial contribution to the outstanding requirements for new homes, affordable housing requirements and employment;
- The site is in a strategically advantageous location for new employment being located adjacent to the A46 trunk road;
- No flooding impacts are anticipated;
- Development would not involve the loss of any best and most versatile agricultural land;
- There are no direct impacts on designated bio-diversity assets; and
- There are no direct impacts on designated heritage assets.

Disadvantages

- The proposed site is very remote from any settlements and is therefore highly reliant on private cars to access distant services and facilities;
- The site does not have direct access to public transport;
- Any new settlement would be required to provide the range of services and facilities necessary to support a sustainable community on site from early

stages. There would be considerable uncertainty in relation to the deliverability and viability of these services; and

- There are potentially adverse impacts on the largely open character of this part of the Countryside.

Recommendation

The proposed Six Hills New Settlement is remote from the main urban areas and service centres. There is no locally available public transport service adjacent to the site. Walking and cycling is not an option to access local services and facilities. In summary, there are strong reasons not to pursue a 'new settlement' at Six Hills. Whilst the scale of the proposal is large, the site is isolated and remote from higher order centres. In order to provide a sustainable settlement, all new services and facilities would need to be provided 'on site' to avoid an unsustainable dependency on lengthy private car journeys to other centres. There is considerable uncertainty about the ability of the Six Hills new settlement to create such a mix of uses. The proposed LSDS could meet the Local Plan strategic priorities of providing new housing and affordable housing but there is considerable uncertainty over the ability to deliver housing and services and facilities on site. It is recommended that the site is not considered a preferred option.

Part 2. Directions of Growth

Two directions of growth have also been assessed in addition to the specific sites considered above. These 'directions of growth' do not reflect land holdings that have been promoted by potential developers or land-owners. They are areas of land that abut the town of Melton Mowbray with 'notional' boundaries which could accommodate large scale mixed use development subject to land assembly and willing landowners.

Melton East - Sustainable Urban Extension – Direction of growth

Plan 10 (Appendix A) shows the extent of the Melton East SUE – Direction of growth. The land broadly extends north of the Melton to Grantham rail line and south of Thorpe Arnold, to the east of Melton Mowbray. The summary below sets out the advantages and disadvantages of this SUE Direction of Growth and makes a brief recommendation as to its suitability to be advanced as a preferred option.

Advantages

The potential advantages of a Melton Mowbray East SUE – Direction of Growth are:

- It is adjacent to the main urban area of Melton Mowbray thereby reducing traffic congestion in Melton Mowbray town centre because access can be gained by walking and cycling without relying on the private car;
- It can access a fast and frequent bus service to Melton Mowbray town centre and higher order centres by bus and train;
- Because of its close proximity, it has potential to support existing services, facilities and tourism potential in Melton Mowbray town centre by reason of increased use;
- There are no direct adverse impacts on sites of bio-diversity importance; and
- There are no direct adverse impacts on designated Heritage Assets.

Disadvantages

- Because of the extensive areas that are within flood zone 3, the 'net developable area' is some 50 hectares. When compared against alternative sites it is less able to make a significant contribution to new housing and employment land;
- The proposed direction of growth site contains multiple constraints. The site would be unlikely to directly deliver any part of a Melton Mowbray by-pass to the east of Melton Mowbray because of site constraints (in terms of the rail line and river corridor) and the resultant impacts on viability. There would therefore be no resultant benefits in terms of reducing air quality and congestion in Melton Mowbray town centre;
- A large majority of the site is within flood zone 3, as confirmed by the 2015 Strategic Flood Risk Assessment;
- When compared to other competing sites the Melton East SUE is less able to encourage 'self-containment' of services and facilities (including the provision of a primary school) resulting in increased need to travel to access services;
- The site is less able to provide substantial Green Infrastructure when compared to alternatives and is likely to have a significant impact on the strategic Area of Separation between Melton Mowbray and Burton Lazars and;
- The proposed Direction of Growth is strategically important in the delivery of the Melton Mowbray by-pass which, if delivered, could have benefits in terms of air quality and congestion in Melton Mowbray town centre;
- The site has not been promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option.

Recommendation

The Melton East SUE – Direction of Growth is only able to meet a limited number of the strategic priorities of the emerging Local Plan. A large part of the site is located within flood zone 3 reducing the potential site capacity. The site is less able to make a significant contribution to housing, affordable housing and employment requirements when compared to alternatives. The site has not been promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option. Despite being in a strategically advantageous position in relation to existing services, facilities and employment in Melton Mowbray it is recommended that the site is not considered a preferred Large Scale Development Site option.

Melton West – Sustainable Urban Extension – Direction of growth

Plan 11 (Appendix A) shows the extent of the Melton West SUE – Direction of growth. The land broadly extends north of the A607 and south of St Bartholomew's Way, to the west of Melton Mowbray. The summary below sets out the advantages and disadvantages of this SUE Direction of Growth and makes a brief recommendation as to its suitability to be advanced as a preferred option.

Advantages

The potential advantages of a Melton Mowbray West SUE – Direction of Growth are:

- It is of sufficient scale to be able to make a significant contribution to the outstanding requirements for new homes and affordable housing;
- It is of sufficient scale to be able to deliver new employment land in a commercially attractive location and is well related to existing employment areas (including employment sites and main town centre uses). The site is also well related to the Asfordby/Holwell Works employment site;
- It is adjacent to the main urban area of Melton Mowbray thereby reducing traffic congestion in Melton Mowbray town centre because access can be gained by walking and cycling without relying on the private car;
- The proposed Direction of Growth is strategically important in the delivery of the Melton Mowbray by-pass which, if delivered, could have benefits in terms of air quality and congestion in Melton Mowbray town centre;
- Because of its close proximity, it has potential to support existing services, facilities and tourism potential in Melton Mowbray town centre by reason of increased use;
- It can access fast and frequent bus services to Melton Mowbray town centre and higher order centres by bus and train;
- There are no direct adverse impacts on sites of bio-diversity importance; and

Disadvantages

- Parts of the Direction of Growth are within flood zone 3. This has an impact on access points to the site and the potential alignment of the Melton Mowbray by-pass;
- There are some potential adverse impacts on designated Heritage Assets and their settings, including a Scheduled Monument and a cluster of listed buildings around Sysonby Knoll; and
- The site has not been promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option.

Recommendation

The Melton West SUE – Direction of has not been promoted through the SHLAA and there are resultant uncertainties in the deliverability of this land as an option. The site contains multiple constraints, in particular, flooding and landscape constraints. Despite being in a strategically advantageous position in relation to existing services, facilities and employment in Melton Mowbray it is recommended that the site is not considered a preferred Large Scale Development Site option. However, the potential to combine this option with the Melton south SUE or create links between the Melton Mowbray north and south SUEs should be explored in the interests of achieving a more comprehensive scheme and securing a by-pass to the west of Melton Mowbray.

7. Conclusions and further work

In summary, there are strong reasons not to pursue any of the ‘new settlement’ options at Dalby and Normanton airfields or Six Hills. The options considered were too remote from higher order centres resulting in dependency on private cars to access employment and important services and facilities. There is considerable uncertainty that these proposed new settlements have the ability to provide the appropriate mix of uses, including new employment, public transport nodes and services and facilities, ‘on site’.

The proposed ‘sustainable urban extensions’ at Welby, Thorpe Arnold and Bottesford were considered too small to meet the outstanding requirements for housing and provide the necessary mix of uses (including employment and services and facilities). These sites are less able to accommodate substantial areas of Green infrastructure and some are highly constrained by heritage assets, flooding and resource implications. Whilst some of these sites may be acceptable for small scale housing schemes, they are not appropriate to meet the mix of uses needed for large scale development.

When compared against the 'Strategic Priorities' of the emerging Local Plan. The proposed 'Melton North' and 'Melton South' Sustainable Urban Extensions offer the best opportunities to provide strategic scale growth. These options are most able to deliver the outstanding requirements for new housing and employment development and, because of their scale, are able to support the range of services and facilities that help to encourage communities to form and reduce the need to travel.

The potential capacities of both sites exceed the outstanding requirements for employment and housing growth by a significant amount. When progressing to preferred options and submission, housing capacities for both sites should be based on a more detailed assessment of limitations imposed by design, deliverability and technical constraints. It is anticipated that proposals will range between 1,000 and 2,000 houses. This level of development is broadly able to provide a critical mass to deliver essential services and facilities including a two form entry primary school.

It is recommended that further work be undertaken which seeks to establish, with greater certainty, whether the preferred options are deliverable, in terms of the quantity of development required and the associated necessary infrastructure without undermining the sites viability. Necessary infrastructure could include:

Transport infrastructure

- New access points into the growth area;
- Junction and link improvements to mitigate impacts on the existing transport network;
- Public transport solutions to Town centres and Local Employment sites;
- New cycle and footpath links.

Social infrastructure

- A new primary school (to be informed by the Local Education Authority);
- Affordable housing to meet the needs identified in the SHMA;
- Health care facilities (informed by the Health Authority);
- Contributions to Emergency services – including Police facilities;
- Play and Open space / Green infrastructure provision;
- Community facilities (including community buildings and library).

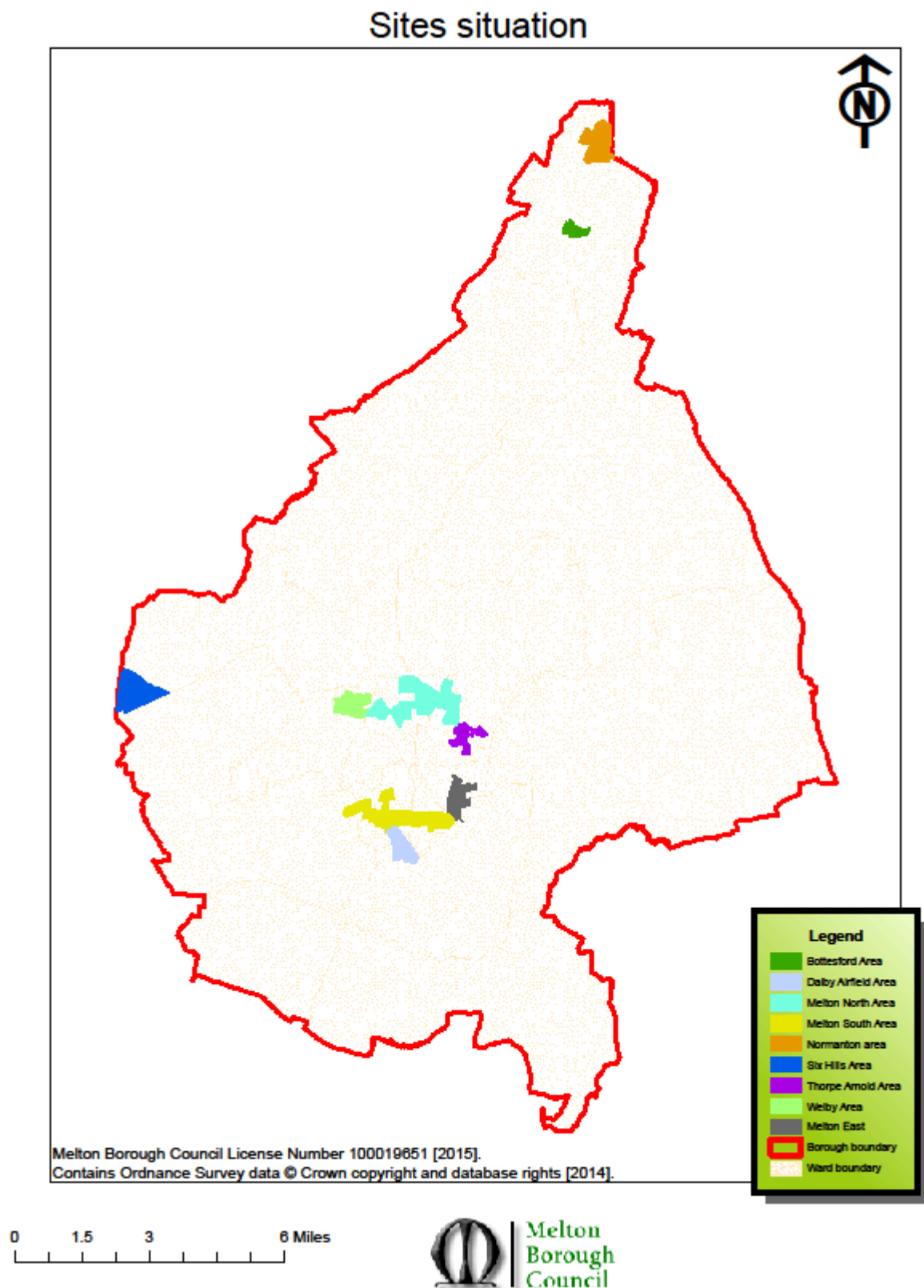
Environmental mitigation

- Mitigation against flooding;
- Provision of SUDS;
- Measures to secure the integrity of heritage assets and their setting - including Conservation Areas, Scheduled Monuments and Listed Buildings through appropriate design and masterplanning.
- Impacts on Climate Change – through the provision of renewable energy, design of buildings, streets and access to services and facilities (including access to public transport).

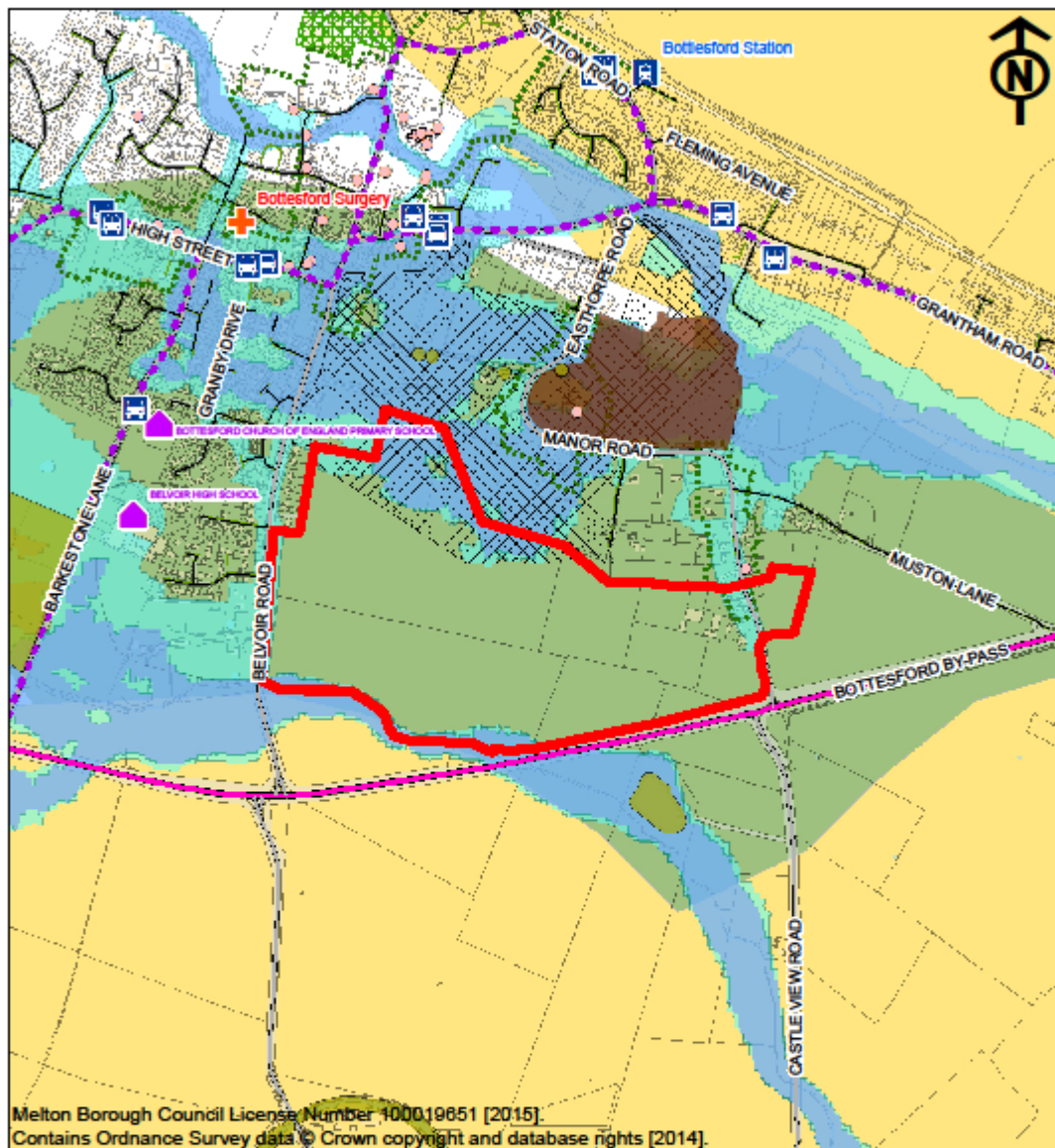
In addition, it is important that strategic sites are not advanced unless there is some certainty that there is a development consortium or single landowner who is willing to develop the land and have developer partners to deliver to a realistic timetable. In all cases, the promoting partners should confirm that they are working together to an agreed masterplan and that a phasing and delivery plan (including funding of infrastructure) has been developed in order to deliver the scheme.

A further assessment of the design quality merits of preferred options needs to be made to ensure that proposals are able to deliver a high quality scheme that meets to principles of Garden Cities. The submission of a masterplan and design parameters (including design coding) will be required to demonstrate how the proposed SUE would be sympathetic to its context and results in high quality development.

Appendix A – Maps showing Large Scale Development Sites and constraints



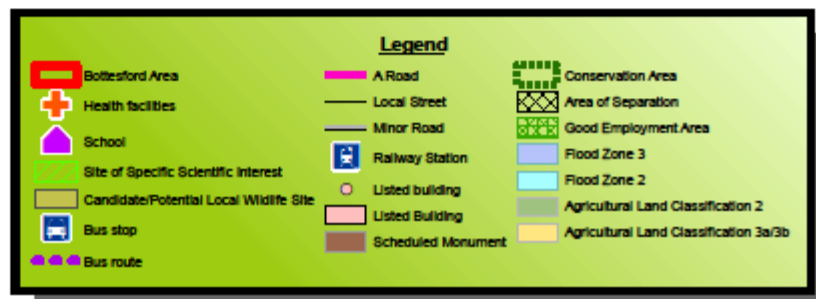
BOTTESFORD



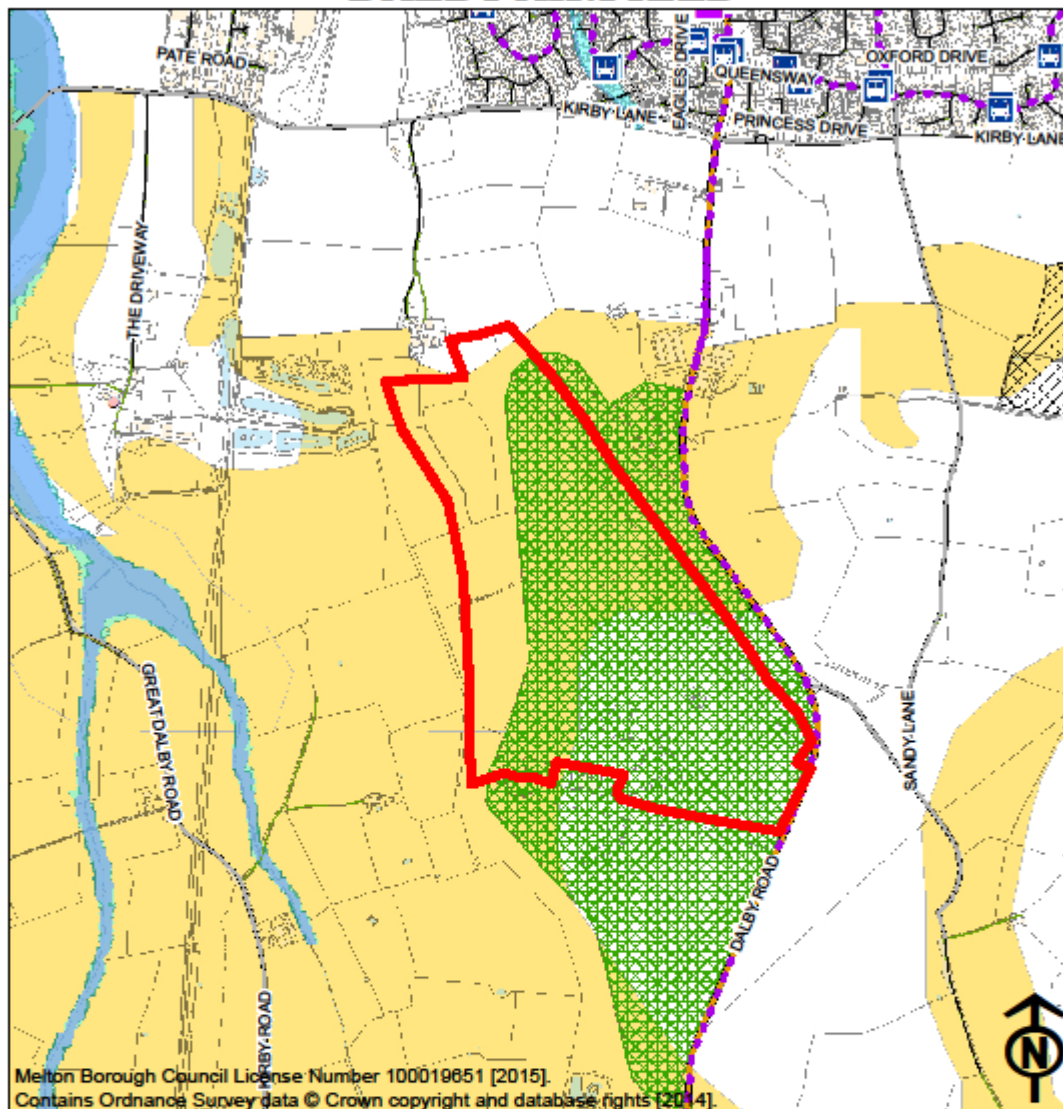
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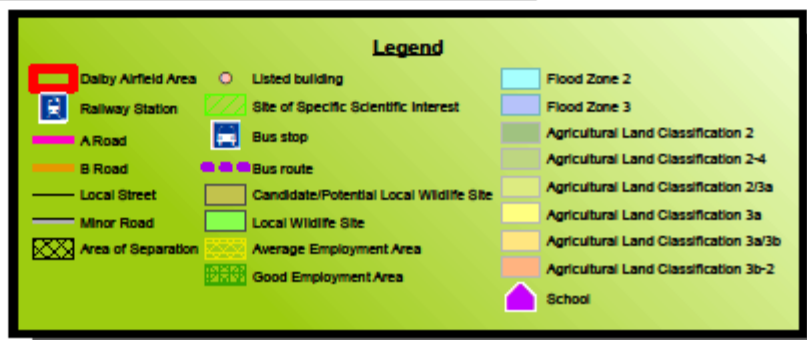
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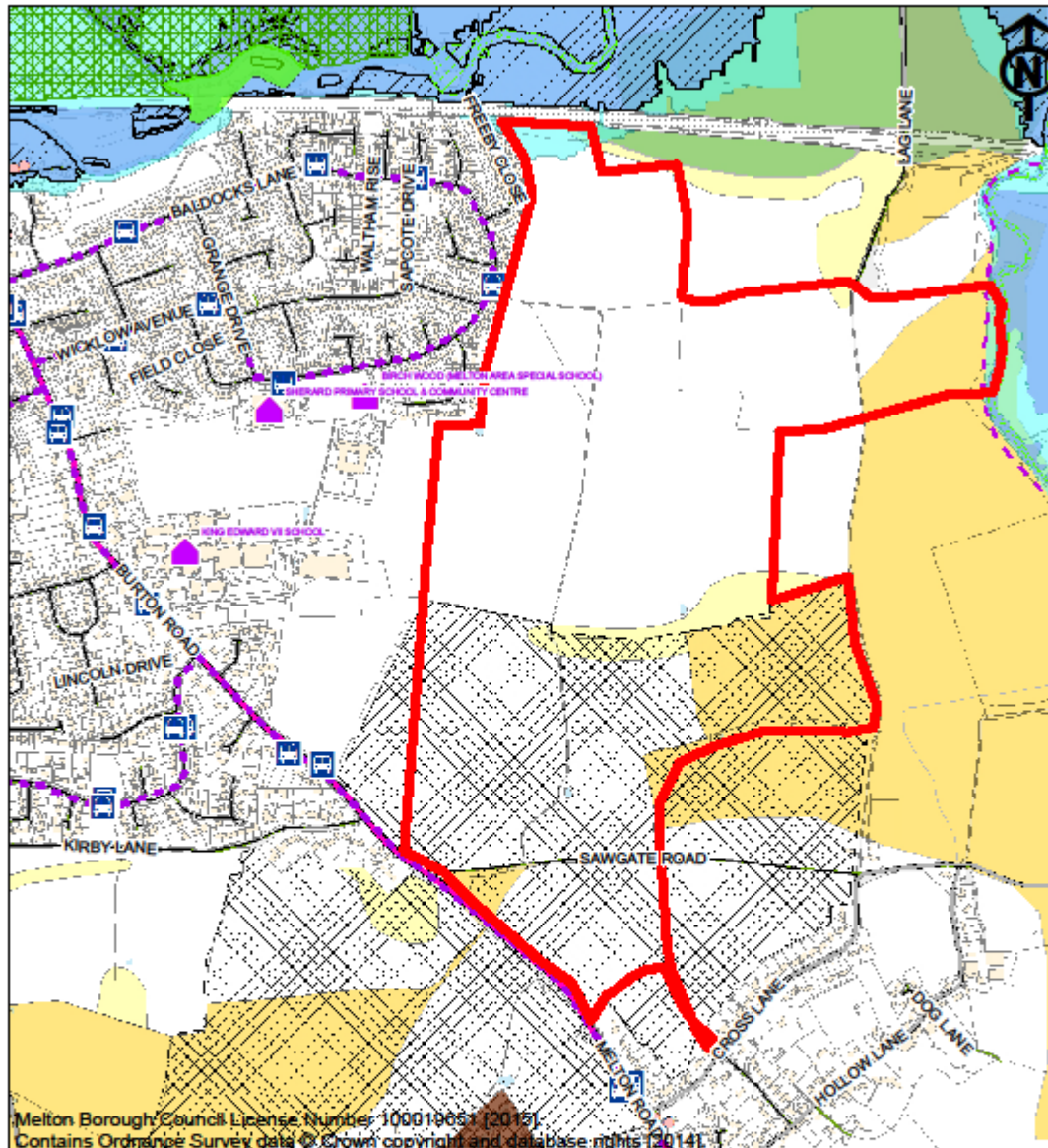
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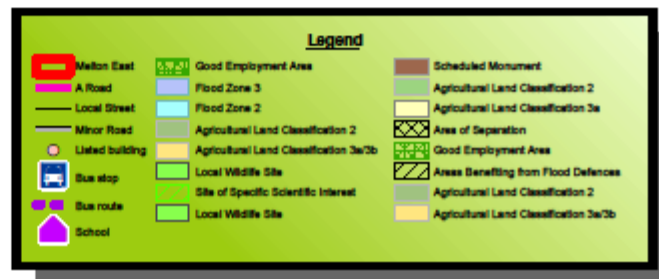
MELTON EAST



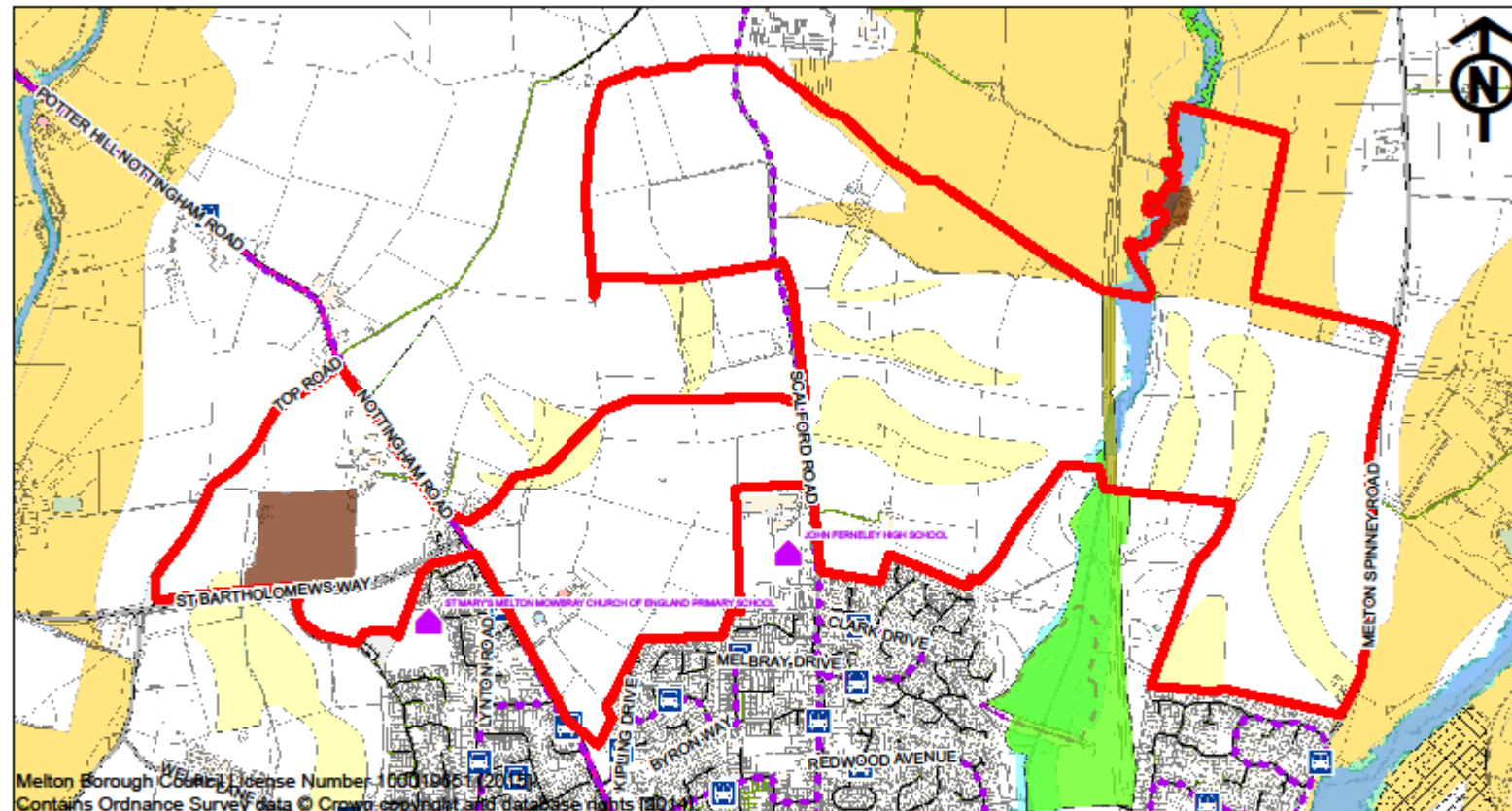
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MELTON NORTH

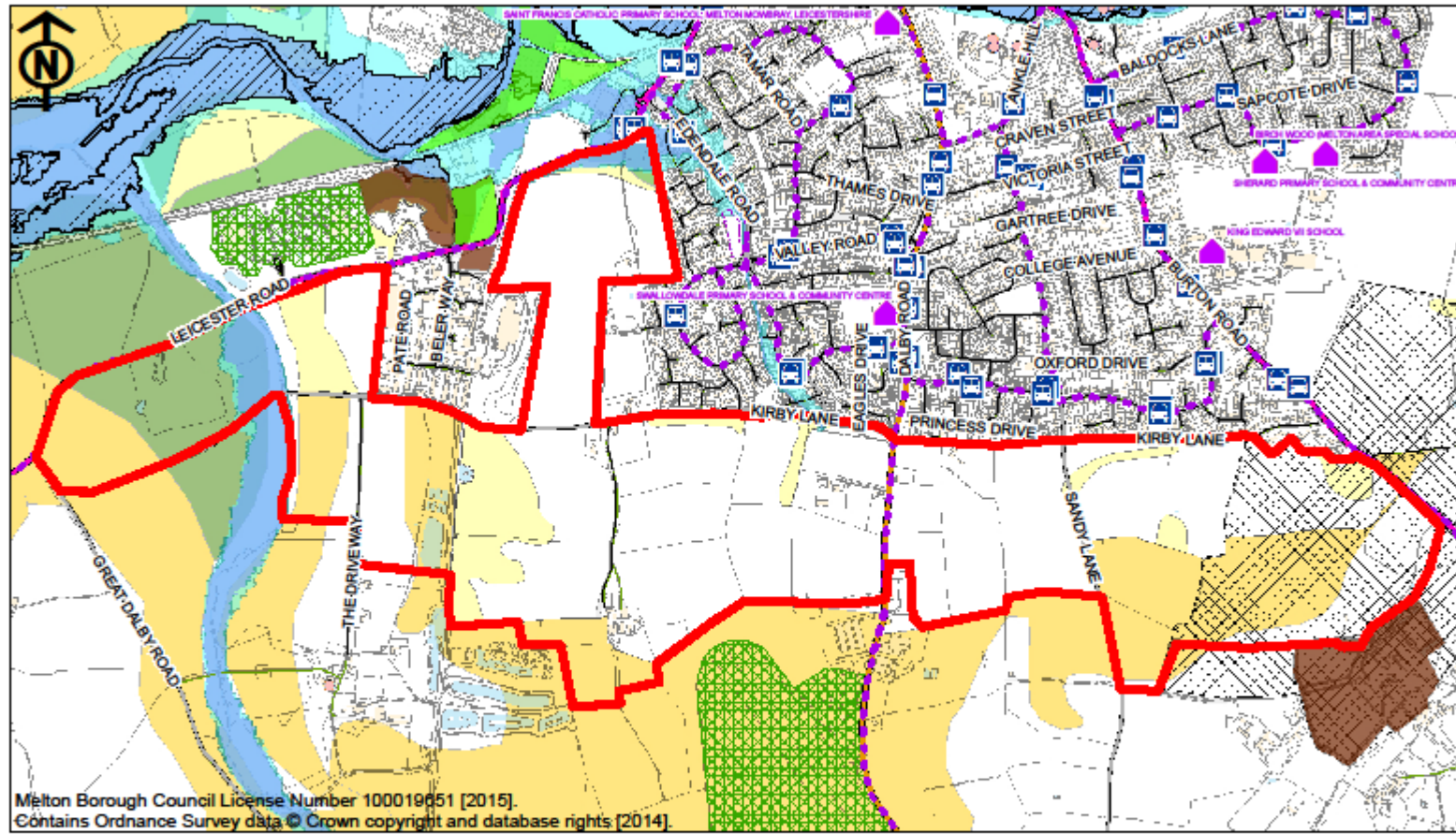


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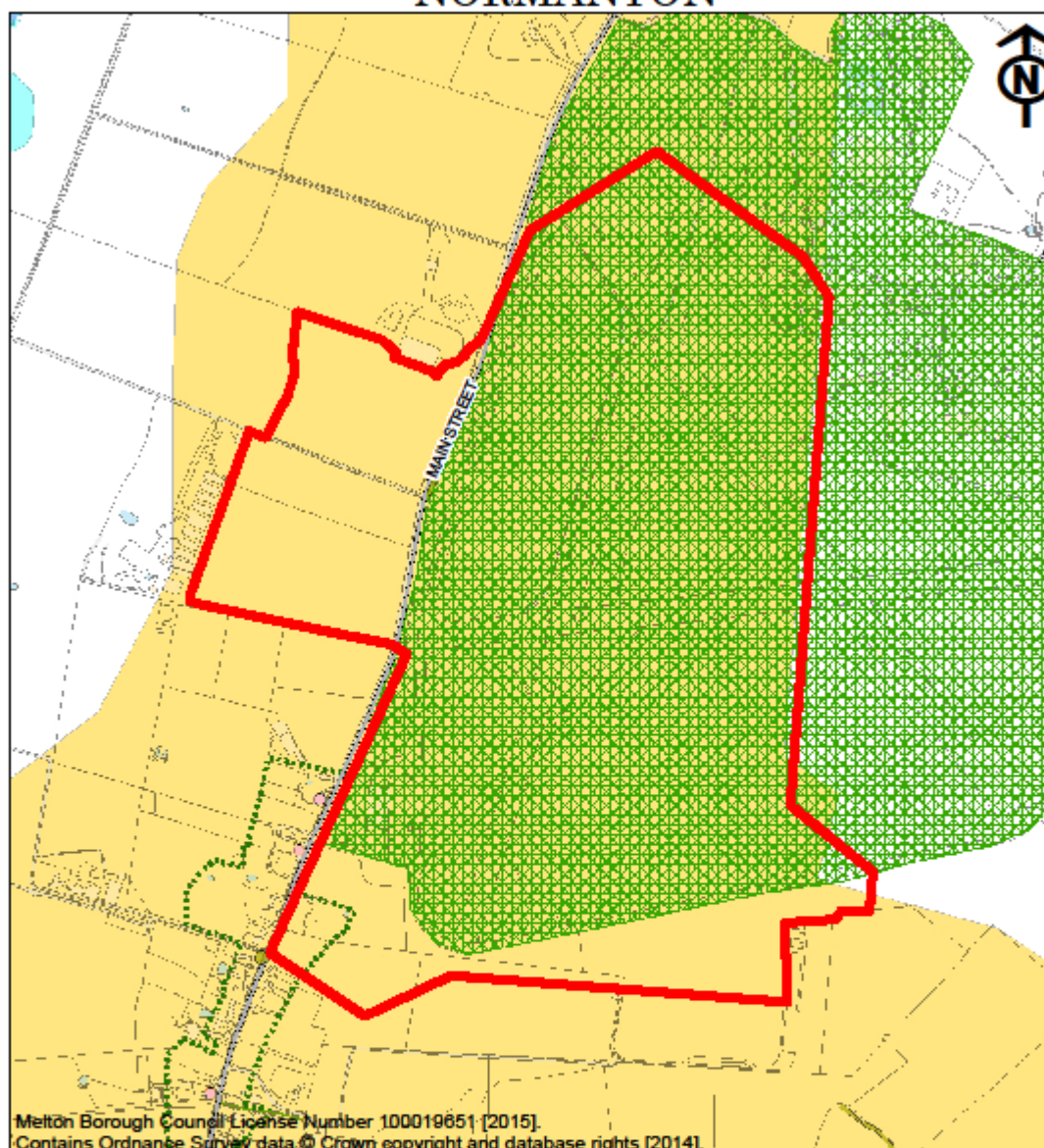
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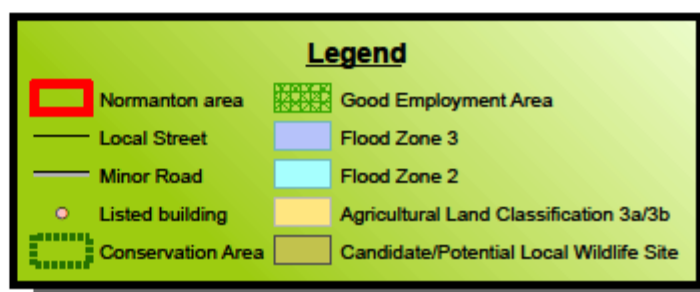


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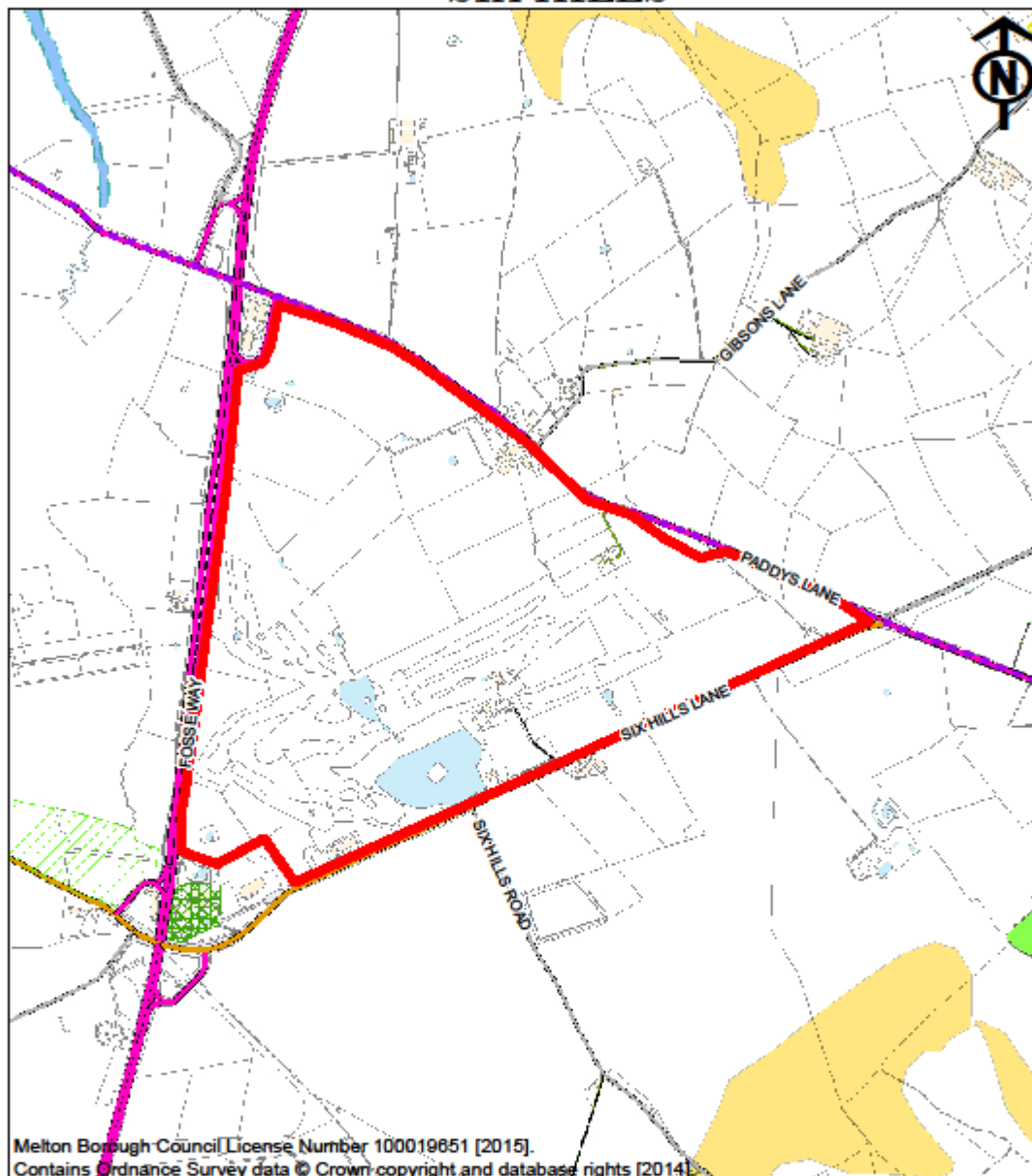


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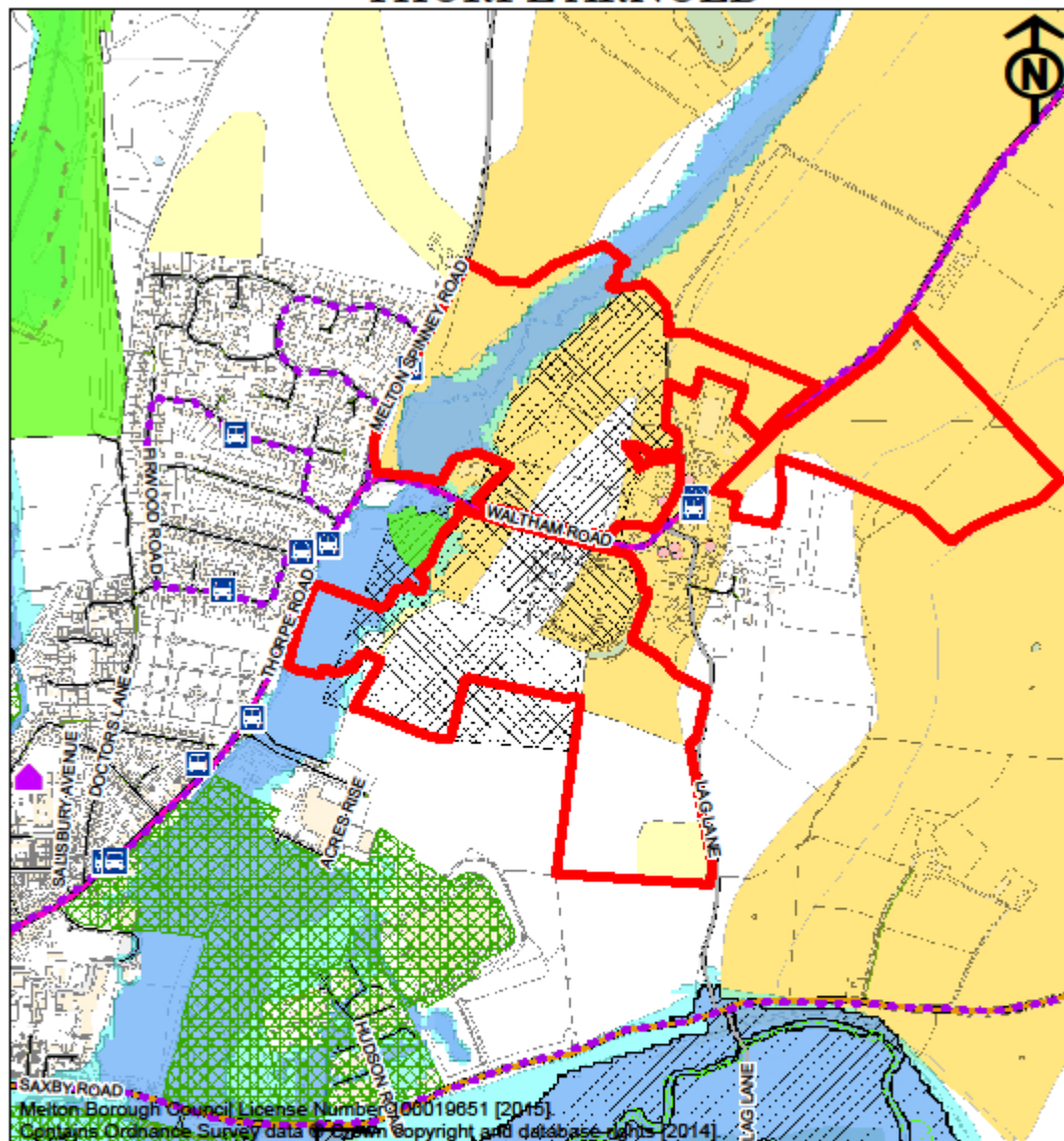
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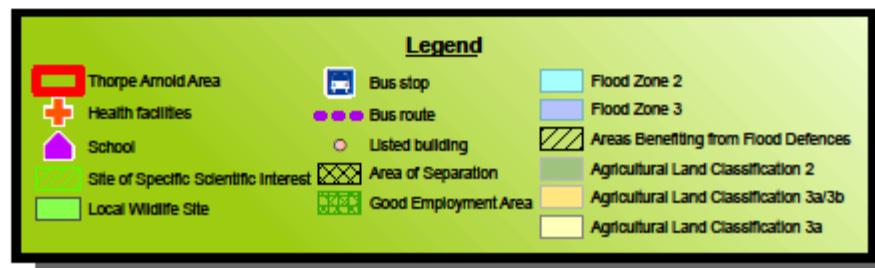


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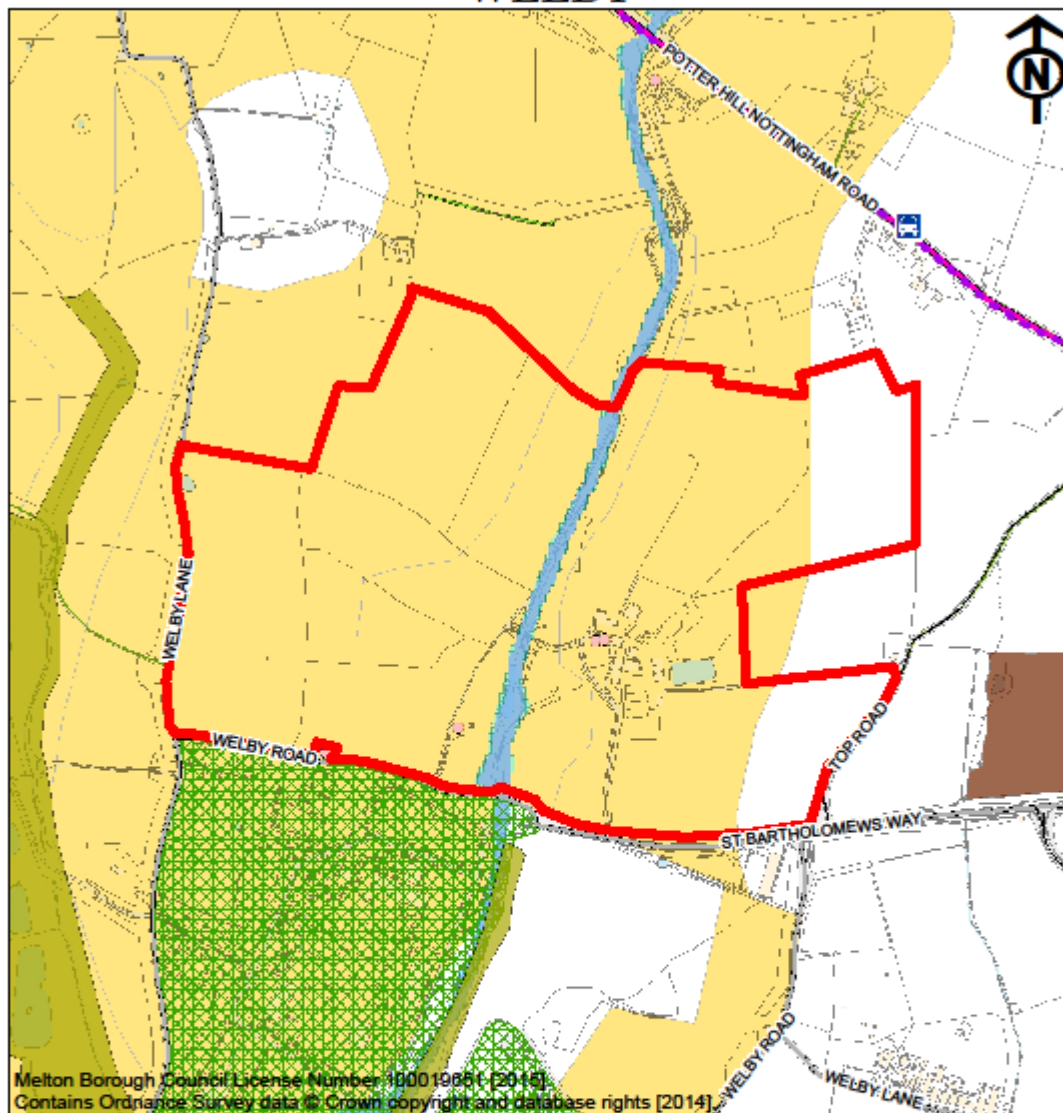


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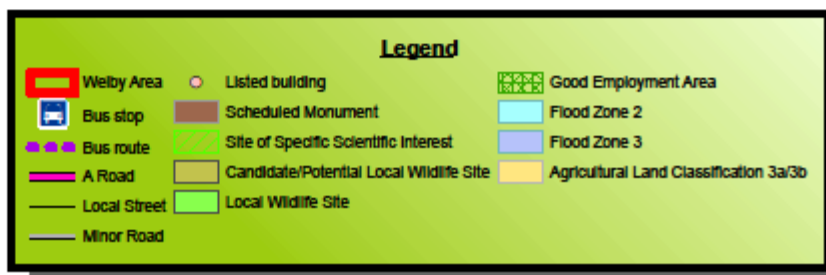
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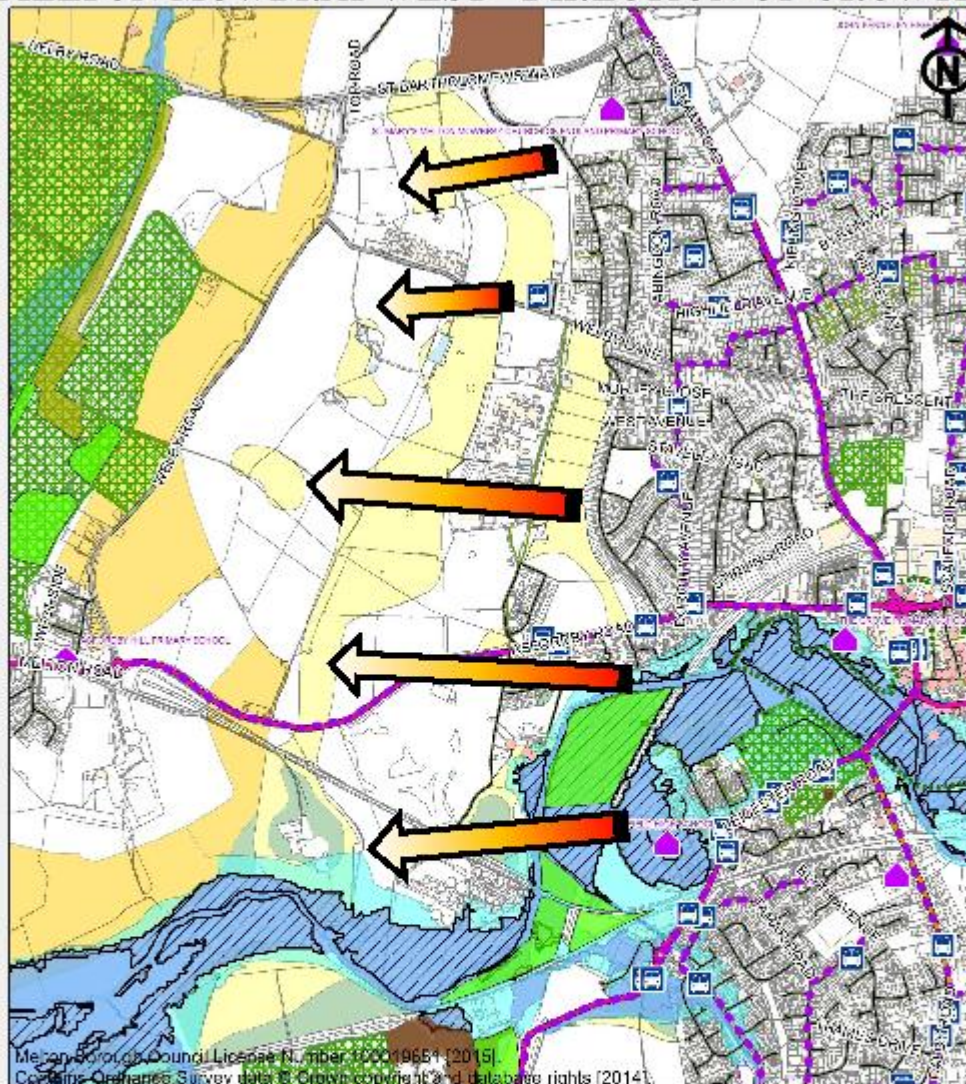
WELBY



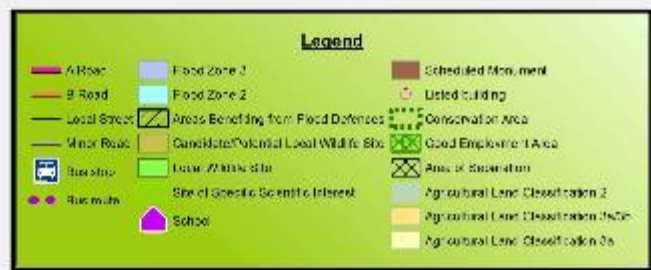
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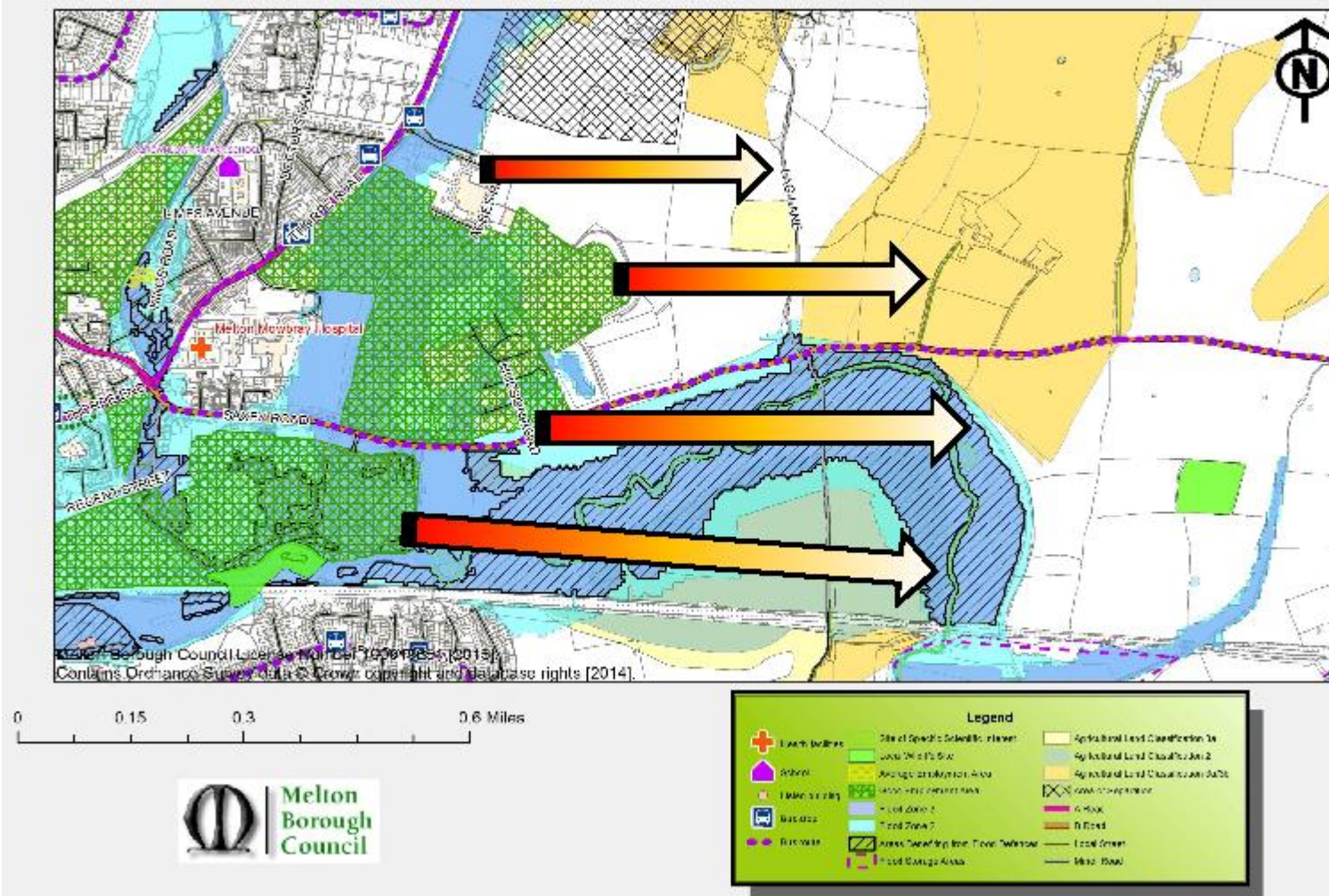
MELTON MOWBRAY WEST - DIRECTION OF GROWTH



0 0.375 0.75 1.5 Miles



MELTON EAST - DIRECTION OF GROWTH



Appendix B - Large Scale Development site appraisal matrices

Bottesford South - SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 32 hectares and therefore able to deliver some 430 houses at a density of 30 / hectare. 	<ul style="list-style-type: none"> Bottesford South SUE could only accommodate a modest amount of housing that would help to meet the residual requirements.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Bottesford South SUE could only accommodate a modest amount of affordable housing that would help to meet the affordable housing requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located within 5 minutes walking distance of Bottesford Village centre which contains a limited amount of services and facilities when compared to other potential SUEs. There are large employment sites adjacent to the village 	<ul style="list-style-type: none"> Bottesford South SUE could potentially result in a modest increase the working age population that could support economic growth. The proposed SUE would allow easy access to employment opportunities on traditional B-class

	that can be accessed by walking, cycling or public transport.	employment sites at the edge of Bottesford. The proposal would create housing in the areas where some lower level economic growth is likely to be focussed.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Bottesford South SUE has public transport routes that run through it. The hourly 24 bus service runs to Melton Mowbray (Monday to Saturday). Journey times to Melton Mowbray town centre are approximately 45 minutes. The site is also within walking distance (2km) of Bottesford train station which has an hourly service to Nottingham (with about 30 minute travelling time). 	<ul style="list-style-type: none"> The site is reasonably well-located in relation to existing services and facilities that allow access by walking and cycling and public transport choice. Many public transport services do not extend to evenings and weekends and lack the frequency of some of the other SUES closer to the main urban area. Bottesford does not contain a full range of 'higher order' services and facilities and there is therefore likely to be some reliance on private car use.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> The Bottesford South SUE is remote from Melton Mowbray. 	<ul style="list-style-type: none"> The Bottesford South SUE is remote from Melton Mowbray town centre. Direct transport impacts are unlikely but

		uncertain at this time.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Bottesford South SUE is remote from Melton Mowbray town centre. 	<ul style="list-style-type: none"> The Bottesford South SUE is remote from Melton Mowbray. It is unlikely that development at Bottesford South SUE would significantly increase expenditure

		in existing shops, services and facilities in Melton Mowbray town centre. However, the increase in growth could have some minor economic benefits.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 32 hectares and does not currently propose new employment uses. 	<ul style="list-style-type: none"> The area of the site is only some 32 hectares and therefore unlikely to deliver substantial amounts of B-class employment land as part of a mixed-use scheme. The site is also likely to be too small to provide employment through provision of new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Bottesford South SUE is well related to the rural area and growth here has the potential to consolidate Bottesford's role as a key Rural Centre. The ability of the proposals to contribute to this objective will depend on the detailed nature of the development. 	<ul style="list-style-type: none"> The Bottesford South SUE is well related to the rural area. The ability of the proposals to contribute to helping regeneration of the rural areas will depend on the detailed nature of the development. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Bottesford South SUE is well related to the Belvoir estate with several existing tourist facilities. 	<ul style="list-style-type: none"> The Bottesford South SUE could help to support tourist facilities in and around the Belvoir estate and in the wider Borough of

		Melton.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is only some 32 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed SUE. 	<ul style="list-style-type: none"> At this stage no detailed assessment can be made regarding this objective. However, based on size and location there is limited ability to meet the objective of providing well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Bottesford South SUE has access to existing education opportunities including: Belvoir High School and Bottesford primary school. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Bottesford South SUE has access to nearby existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 32 hectares with the potential to deliver some 430 homes. The potential scale of population growth is likely to place additional 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design

	pressure on existing community facilities but the proposed SUE is unlikely to be of sufficient scale to provide new community facilities on site.	solutions are put forward. However, based on size and location it is unlikely that new community facilities would be provided.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The Bottesford South SUE has access to services and facilities including local schools. It is also near to local sport & leisure, retail and health facilities in Bottesford village centre. 	<ul style="list-style-type: none"> The Bottesford South SUE has access to existing education opportunities, health, social care, jobs, recreation, sport and broadband.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 32 hectares and therefore able to deliver some 430 and therefore has limited potential to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Bottesford South SUE is not likely to be of sufficient scale to provide all services on site to meet the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 32 hectares and therefore able to deliver some 430 houses. Development of this scale will place additional pressure on key services and facilities without the ability to meet all needs on site. 	<ul style="list-style-type: none"> Bottesford South SUE is able to provide access to existing health services but is unlikely to be of a scale that has the potential to provide new health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure

		that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how address this objective. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the LSDS by reason of pollution. 	<ul style="list-style-type: none"> The Bottesford South SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural 	<ul style="list-style-type: none"> The Bottesford South SUE does not 	<ul style="list-style-type: none"> There are no direct impacts on current

environment and biodiversity	contain any areas designated as a Local Wildlife Site or SSSI (protected because of its natural environment and biodiversity merits). It is located close to 'potential' wildlife sites and any adverse impacts on these would need to be addressed at detailed design stage.	designated sites. A full assessment of the impact of the Bottesford South SUE on the natural environment and bio-diversity cannot be made at this stage, as this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Bottesford South SUE partly contains the extremities of the 'Bottesford' Conservation Area and is close to a Scheduled Monument and listed buildings. Any adverse impacts on these would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Bottesford South SUE partly contains the extremities of the 'Bottesford' Conservation Area is close to a Scheduled Monument and listed buildings. A full assessment cannot be made regarding this objective as this depends on detailed design solutions.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Bottesford South SUE results in some incursion into the countryside. The site rises from south to north and is visible when viewed from the Bottesford by-pass. 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the area. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Bottesford South SUE is predominantly on land that is designated as 'best and most versatile' agricultural land (Grade 2). Any scheme is likely to result in the loss of this agricultural resource. 	<ul style="list-style-type: none"> Development of the Bottesford South SUE would result in the loss of natural resources. There is potential for large areas of best and most versatile agricultural land to be adversely affected. The limited scale of the site leaves little scope for development without adversely affecting important natural resources

		such as water areas, minerals, agricultural land and woodland as part of a detailed scheme.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit its impacts on climate change and adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Bottesford South SUE site has two areas within flood zone 3 to the extremities of the north and south of the site 	<ul style="list-style-type: none"> The Bottesford South SUE contains some areas that are in flood zone 3, but the developable land is mostly outside of flood areas and is able to accommodate growth.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The proposal is not of sufficient scale that it would allow provision of large scale sources of renewable energy, but is likely to be able to incorporate micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> The proposal is of sufficient scale that it would allow measures to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Dalby airfield - SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and therefore able to deliver some 1,150 houses at a density of 30 / hectare. 	<ul style="list-style-type: none"> Dalby airfield SUE could accommodate a substantial amount of housing that would help to meet the residual requirements, albeit less than competing SUE sites in the vicinity of Melton Mowbray.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Dalby airfield SUE could accommodate a substantial amount of affordable housing that would help to meet the affordable housing requirements of the plan albeit less than competing SUE sites in the vicinity of Melton Mowbray. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The Dalby airfield SUE is located some 2.5 kilometres from Melton Mowbray town centre at its nearest point. The town centre contains a wide range of services and facilities. The site is detached from the main urban area and less well related when compared to other potential SUEs 	<ul style="list-style-type: none"> Dalby airfield SUE could potentially result in a large increase the working age population that could support economic growth. Development would allow for a mixed use scheme utilising existing B-class employment uses on site and other employment opportunities in Melton

	but is accessible by cycling or public transport . The site currently contains 'good quality' employment uses and there is the potential for a mixed-use scheme.	Mowbray town centre and local employment sites to the south west of the town.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Dalby airfield SUE has public transport routes that run adjacent to it. The 100 bus service runs from Melton Mowbray to Leicester hourly (Monday to Saturday). Journey times to Melton Mowbray town centre are approximately 10 minutes. The site is within cycling distance of Melton Mowbray train station which has an hourly service to Nottingham (with about 30 minute travelling time). 	<ul style="list-style-type: none"> The site is reasonably well-located in relation to existing services and facilities that allow access by cycling and public transport choice. Although public transport services are well related to the site, they do not extend to evenings and weekends. However, given the potential for mixed use development and the proximity of services & facilities, employment and public transport there is unlikely to be a heavy reliance on private car use.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Dalby airfield SUE is less than 3 kilometres from Melton Mowbray town centre and is therefore accessible by cycle. It also has access via a fast and frequent bus service. This 	<ul style="list-style-type: none"> Dalby airfield SUE is within cycling distance (5km) of Melton town centre and has access to a public transport service. It is therefore less likely to contribute to town centre traffic congestion. Unlike

	reduces reliance on private cars.	other options, the proposal site does not provide part of a by-pass for Melton Mowbray town centre that would divert traffic from congested areas.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> Dalby airfield SUE is only some 2.5 kilometres from Melton Mowbray town centre, albeit detached from the main urban area. 	<ul style="list-style-type: none"> Dalby airfield SUE SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre - increasing

		expenditure and use of existing shops, services and facilities. The larger Melton north and south SUE options offer greater potential.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and already contains a wide range of employment uses. The site has the ability to provide for a mix of uses, however, this will depend on detailed design. 	<ul style="list-style-type: none"> Dalby airfield already employment land and is therefore able to provide a mixed-use scheme based around the traditional B-class employment on the existing site. The site is unlikely to be of sufficient scale to provide new employment through new schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> Dalby airfield SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> Dalby airfield SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> Dalby airfield SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the Borough. 	<ul style="list-style-type: none"> Dalby airfield SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use.

<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and contains existing employment use as part of a mixed-use scheme. There is some potential to create well-paid 'knowledge-based' jobs depending on the detailed design and mix of uses. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> Dalby airfield SUE has access to local schools including: Swallowdale primary School and others in the south of Melton Mowbray. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> Dalby airfield SUE has access to existing education opportunities but is more remote from these opportunities than other proposed SUEs in Melton Mowbray. The proposed amount of housing is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and does not currently propose new community facilities. Without new community facilities on site it is likely to put additional pressures on existing community facilities, depending on their 	<ul style="list-style-type: none"> At this stage no detailed assessment can be made regarding this objective. However, based on size and location there is some potential to meet the objective of providing new community facilities.

	capacity.	
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> Dalby airfield SUE has access to numerous education opportunities /schools. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> Dalby airfield SUE has good access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. As a result of the scale of development, there is only limited potential to deliver new services and facilities on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and therefore able to deliver some 1,150 houses and is therefore has potential to provide a mixed and balanced community providing for people of all ages, gender, ethnic and religious groups. The potential is less than some of the larger SUEs. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Dalby airfield SUE is not likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and therefore able to deliver some 1,150 houses. Development of this scale will place additional pressure on key services and facilities without the ability to meet all needs on site. 	<ul style="list-style-type: none"> Dalby airfield SUE is able to provide access to existing health services but may not be of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by

		pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people. 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. The impact of nearby employment uses will need to be assessed. 	<ul style="list-style-type: none"> Dalby airfield SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> Dalby airfield SUE does not contain any areas designated as a Local Wildlife Site or SSSI (protected because of its natural environment and biodiversity merits). 	<ul style="list-style-type: none"> There are no direct impacts on current designated sites. A full assessment of the impact of the Dalby airfield SUE on the natural environment and bio-diversity cannot be made at this stage, because this depends on detailed design solutions.

<ul style="list-style-type: none"> • EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> • Dalby airfield SUE does not contain any designated heritage assets. 	<ul style="list-style-type: none"> • Dalby airfield SUE does not contain any designated heritage assets.
<ul style="list-style-type: none"> • EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> • Dalby airfield SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is, however, largely contained by the ridge to the south of Melton Mowbray. 	<ul style="list-style-type: none"> • The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> • EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> • There are no substantial areas of 'best and most versatile' agricultural land. The loss or degradation of other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> • There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, agricultural land and woodland.
<ul style="list-style-type: none"> • EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> • It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> • EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> • Dalby airfield SUE site has no areas within flood zone 3. However, the Borough of Melton SFRA (2015) identifies that the area has potential for surface water flooding. Detailed assessments will be 	<ul style="list-style-type: none"> • Dalby airfield SUE is mostly outside of areas affected by watercourse flooding but does experience surface water flooding. The area at risk of flooding may limit the potentially developable area.

	required to examine the extent of surface water flooding.	Detailed assessments will be required to examine the extent.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The Dalby airfield SUE is not of sufficient scale that it would allow provision of large scale sources of renewable energy, but is likely to be able to incorporate micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> The Dalby airfield SUE is of sufficient scale that it would allow provision of mechanisms to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Melton South-East SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and therefore able to deliver some 1,700 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> Melton South-East SUE could accommodate a large amount of housing that would help to meet the residual requirements, but a lesser scale than other potential SUEs.
<ul style="list-style-type: none"> HP1(ii). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Melton South-East SUE could accommodate a large amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and the large employment sites to the south-west of the town. 	<ul style="list-style-type: none"> Melton South-East SUE could potentially result in a large increase the working age population that could support economic growth. The proximity of the SUE would allow easy access to employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment at Dalby air field and traditional B-class

		employment at employment sites to the south-west of the town.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Melton South-East SUE has public transport routes that run through it. The 19, 40 and 113 service run along the A606 between Oakham and Melton (Monday to Saturday). Journey time to Melton town centre is less than 15 minutes. The 5A service runs close to the western boundary of the site offering a 20 minute frequency service to Melton Mowbray town centre. The majority of Melton South – North East SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> The site is well located in relation to existing services and facilities that allow access by walking and cycling. A fast and frequent public transport service is available thereby reducing the need for private cars.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Melton South-East SUE is less than 2 kilometres from Melton Mowbray town centre and has access to four bus services in addition to the ability to walk or cycle to the town centre. This reduces reliance on private cars. 	<ul style="list-style-type: none"> Melton South-East SUE is within walking distances (2km) and cycling distances (5km) of Melton town centre and therefore less likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south

		solution would be required to address transport issues. This portion of the proposed SUE would not help to provide a by-pass for Melton Mowbray town centre and would add traffic onto the existing network potentially causing additional congestion.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment

<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Melton South-East SUE is within 2 km of Melton Mowbray town centre and could provide for a sizeable population with additional purchasing power that could support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> The Melton South-East SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre increasing expenditure and use of existing shops, services and facilities.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and does not currently propose new employment uses. 	<ul style="list-style-type: none"> The area of the site is some x hectares and therefore has limited potential to deliver employment land as part of a mixed-use scheme – both in terms of traditional B-class employment but also in new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Melton South-East SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Melton South-East SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, 	<ul style="list-style-type: none"> The Melton South-East SUE is well related to the Main urban area with several 	<ul style="list-style-type: none"> The Melton South-East SUE is well related to the Main urban area and could help to

equestrianism and heritage assets	existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the Borough.	support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed SUE. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Melton South-East SUE has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Melton South-East SUE has access to existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		

Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and therefore able to deliver some 1,700 houses. The scale of the site is likely to place additional pressure on existing community facilities but is unlikely to be of sufficient scale to provide new community facilities on site. 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The south of Melton Mowbray has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> The Melton South-East SUE has easy access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. As a result of the scale of development, there is only limited potential to deliver new services and facilities on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 85 hectares with potential to deliver up to 1,700 houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Melton East SUE is not likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.

<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 85 hectares with potential to deliver up to 1,700 houses. 	<ul style="list-style-type: none"> The Melton South-East SUE is able to provide access to existing health services but may not be of a scale that has the potential to provide new health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. The area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the LSDS 	<ul style="list-style-type: none"> The Melton South-East SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new

	by reason of pollution.	development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Melton South-East SUE does not contain any areas that are designated as SSSI or Local Wildlife Sites (protected because of their natural environment and biodiversity merits). 	<ul style="list-style-type: none"> The Melton South-East SUE does not contain SSSI or LWS that are protected. The land area is of sufficient scale to incorporate improvements to the natural environment and biodiversity. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Melton South-East SUE does not contain any designated historic assets within its boundary and does not abut any Scheduled Monuments. There is potential to have some impact on nearby listed buildings which would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Melton South-East SUE does not contain designated historic assets. A full assessment cannot be made regarding this objective until detailed design solutions are submitted.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Melton South-East SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is largely contained the ridge line to the south-east of Melton Mowbray. 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of 	<ul style="list-style-type: none"> The Melton East SUE contains small areas 	<ul style="list-style-type: none"> There will inevitably be some loss or

natural resources and mitigate activities that cause their loss or degradation	of best and most versatile agricultural land. The loss or degradation of this and other natural resources will depend on the detailed design of the scheme.	degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, best and most versatile agricultural land and woodland.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Melton South-East SUE site only has a small area that is within flood zone 2. This is to the western extremity of the site 	<ul style="list-style-type: none"> The Melton South-East SUE is largely outside of flood areas and is able to be able to mitigate the impacts of flooding.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The proposal is not of sufficient scale that it would allow large scale renewable energy as well as micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> The proposal is of sufficient scale that it would allow provision of mechanisms to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Melton North SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 272 hectares and therefore able to deliver some 5,350 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> Melton North SUE could accommodate a significant amount of housing that would help to meet the residual requirements.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Melton North SUE could accommodate a significant amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and the large employment sites to the south-west of the town. 	<ul style="list-style-type: none"> Melton North SUE could potentially result in a significant increase the working age population that could support economic growth. The site location would allow easy access to employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and traditional B-class employment at Asfordby and the large employment sites to the south-west of the town. The proposal would create housing in the areas where economic growth is likely to

		be focussed.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Melton North SUE has public transport routes that run through it. The 19 service is hourly and runs along the A606 between Oakham and Nottingham (stopping at Melton) (Monday to Saturday). The 24 service runs between Melton Mowbray and Bottesford (Monday to Saturday). The 25 service runs between Melton Mowbray and Stathern (Monday to Saturday). The 15 service runs adjacent to the southern boundary of the site offering a 30 minute frequency service to Melton Mowbray town centre. - Journey times to Melton Mowbray town centre are less than 15 minutes. The majority of the Melton North SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> The site is well located in relation to existing services and facilities that allow access by walking and cycling. A fast and frequent public transport service is available thereby reducing reliance on private cars.

<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Melton North SUE is less than 2 kilometres from Melton Mowbray town centre and has access to four bus services in addition to the ability to walk or cycle to the town centre. This reduces reliance on private cars. 	<ul style="list-style-type: none"> The Melton North SUE is within walking distances (2km) and cycling distances (5km) of Melton town centre and therefore less likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south by-pass would be required to address town centre congestion. The proposal could help to provide part of a northern by-pass for Melton Mowbray town centre that would divert traffic from congested areas – but to a lesser extent than the potential western by-pass.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.

<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Melton North SUE is within 2 km of Melton Mowbray town centre and could provide for a sizeable population with additional purchasing power that could support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> The Melton North SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre increasing expenditure and use of existing shops, services and facilities.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 272 hectares and proposes new employment use as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The area of the site is some 272 hectares and therefore able to deliver a large amount of employment land as part of a mixed-use scheme – both in terms of traditional B-class employment on designated industrial areas and business parks but also in new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Melton North SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Melton North SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is

		potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Melton North SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the Borough. 	<ul style="list-style-type: none"> The Melton North SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 272 hectares and could provide a mixed-use scheme which has the potential to create well paid 'knowledge-based' jobs. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> Thorpe Arnold SUE has access to education opportunities including: John Ferneley High School and St Mary's primary school. There is also potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Melton North SUE has access to existing education opportunities, and is of the scale that could contribute to the provision of new training opportunities on site.

<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 272 hectares with potential to deliver up to 5,350 houses. The scale of the site is likely to place additional pressure on existing community facilities but is also likely to be of sufficient scale to provide new community facilities on site as part of a mixed use development. 	<ul style="list-style-type: none"> As a result of the scale of development, there is significant potential to deliver community facilities as part of the proposal in a viable way in addition to the good access to existing community facilities.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The north of Melton Mowbray has access to numerous education opportunities including: John Ferneley High School and St Mary's primary school. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> The Melton North SUE has good access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. There is significant potential to deliver new services and facilities as part of a mixed use scheme.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 272 hectares with potential to deliver up to 5,350 houses and is therefore able to provide a mixed and balanced community in terms 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of

	of providing for people of all ages, gender, ethnic and religious groups.	services and facilities. Melton North SUE is likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 272 hectares with potential to deliver up to 5,350 houses. Development of this scale will place additional pressure on health services. The potential to provide new health facilities and allow for healthy living on site will need to be explored. 	<ul style="list-style-type: none"> The Melton North SUE is able to provide access to existing health services and is of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how address this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.

<ul style="list-style-type: none"> • EP17. Reduce pollution 	<ul style="list-style-type: none"> • There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. The impact of nearby employment uses will need to be assessed. 	<ul style="list-style-type: none"> • The Melton North SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> • EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> • The Melton North SUE contains a small area designated a Local Wildlife Site (protected because of its natural environment and biodiversity merits). 	<ul style="list-style-type: none"> • The Melton North SUE contains a small area designated as a LWS. The land area is of sufficient scale to avoid this area and incorporate improvements to the natural environment and biodiversity. The full impact will depend on detailed design solutions.
<ul style="list-style-type: none"> • EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> • The Melton North SUE contains two Scheduled Monuments and a listed building. Any adverse impacts on these would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> • The Melton North SUE contains two areas that contain historic assets. A full assessment cannot be made regarding this objective as this depends on detailed design solutions. However, the land area is of sufficient scale to avoid these areas and to protect their settings.
<ul style="list-style-type: none"> • EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> • The Melton North SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is largely contained the ridge line to the north of Melton Mowbray. 	<ul style="list-style-type: none"> • The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full assessment cannot be made regarding this objective, because this depends on

		detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Melton North SUE is some 272 hectares with potential to deliver up to 5,350 houses. The site has substantial areas that are designated as 'best and most versatile' agricultural land. The loss or degradation of natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. There is potential for large areas of best and most versatile agricultural land to be adversely affected. An assessment of the merits of this site when sequentially compared against others will be required. There is potential to retain other important resources such as water areas, minerals, agricultural land and woodland as part of a detailed scheme.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Melton North SUE site only has an area that is within flood zone 3. This flows north to south towards the east of the site 	<ul style="list-style-type: none"> The Melton North SUE is mostly outside of flood areas and is able to be mitigated in terms of flooding. However, the area at risk of flooding may cause issues in terms of 'east-west' vehicle movements and viability impacts from creating a new river crossing.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and 	<ul style="list-style-type: none"> The proposal is of sufficient scale that it 	<ul style="list-style-type: none"> There are no detailed design solutions at

promote forms of renewable energy in the correct locations	could allow provision of a wide variety of sources of renewable energy as well as micro-generation.	this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> • EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> • The proposal is of sufficient scale that it would allow provision of measures to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Melton South SUE – (West of Melton Road (A606) to Leicester Road (A607))		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 227 hectares and therefore able to deliver some 4,500 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> The Melton South SUE could accommodate a significant amount of housing that would help to meet the residual requirements.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> The Melton South SUE can accommodate a significant amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and the large employment sites to the south-west of the town. 	<ul style="list-style-type: none"> The Melton South SUE could potentially result in a large increase the working age population that could support economic growth. The proximity of the SUE would allow easy access to employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment at Dalby air field and traditional B-class employment at employment sites to the south-west of the town. The proposal would create housing in the areas where economic growth is likely to be focussed.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment

<ul style="list-style-type: none"> • ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> • The Melton South SUE has public transport routes that run through it. The 19, 40 and 113 service run along the A606 between Oakham and Melton (Monday to Saturday). Journey time to Melton town centre is less than 15 minutes. The 100 and 128 service run between Melton Mowbray and Leicester (Monday to Saturday). The 5A service runs adjacent to the northern boundary of the site offering a 20 minute frequency service to Melton Mowbray town centre. The majority of the Melton South (west) SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> • The site is well located in relation to existing services and facilities that allow access by walking and cycling. A fast and frequent public transport service is available thereby reducing the need for private cars.
<ul style="list-style-type: none"> • ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> • A large part of the Melton South SUE is less than 2 kilometres from Melton Mowbray town centre and has access to five bus services in addition to the ability to walk or cycle to the town centre. This reduces reliance on private cars. 	<ul style="list-style-type: none"> • The Melton South SUE is within walking distances (2km) and cycling distances (5km) of Melton town centre and therefore less likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south solution would be required to address transport issues. This portion of the proposed SUE would provide a substantial part of the Melton Mowbray town centre by-pass and would reduce traffic on the existing network potentially reducing congestion.

<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Melton South SUE is within 2 km of Melton Mowbray town centre and could provide for a sizeable population with additional purchasing power that could support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> The Melton South SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre increasing expenditure and use of existing shops, services and facilities.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 227 hectares and proposes new employment use as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The area of the site is some 310 hectares and is therefore able to deliver new employment land as part of a mixed-use scheme – both in terms of traditional B-class employment and also in the new local school, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Melton South (west) SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Melton South (west) SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural

		employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Melton South SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the Borough. 	<ul style="list-style-type: none"> The Melton South SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 310 hectares and has potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be significant potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed SUE. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The south of Melton Mowbray has access to numerous education opportunities including: Birch Wood, Sherard, Melton Vale, Swallowdale, St Francis and Long Field Schools. There is potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Melton South SUE has easy access to existing education opportunities and is potentially able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		

Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 227 hectares with potential to deliver up to 4500 houses. The scale of the site is likely to place additional pressure on existing community facilities but is also likely to be of sufficient scale to provide new community facilities on site as part of a mixed use development. 	<ul style="list-style-type: none"> As a result of the scale of development, there is significant potential to deliver community facilities as part of the proposal in a viable way in addition to the good access to existing community facilities.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The south of Melton Mowbray has access to numerous education opportunities including: Birch Wood, Sherard, Melton Vale, Swallowdale, St Francis and Long Field Schools. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre. The area of the site is some 227 hectares with potential to deliver up to 4500 houses and is likely to put additional pressures on existing community facilities. 	<ul style="list-style-type: none"> The Melton South SUE has good access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. There is significant potential to deliver new services and facilities as part of a mixed use scheme.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 227 hectares with potential to deliver up to 4500 houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<p>At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Melton North SUE is likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.</p>
<ul style="list-style-type: none"> CDPO15. Improve the health of the 	<ul style="list-style-type: none"> The area of the site is some 227 hectares 	<ul style="list-style-type: none"> The Melton South SUE is able to provide

Borough and reduce health inequalities within the community	with potential to deliver up to 4500 houses. Development of this scale will place additional pressure on health services. The potential to provide new health facilities and allow for healthy living on site will need to be explored.	access to existing health services and is of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how address this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. The impact of nearby employment uses will need to be assessed. 	<ul style="list-style-type: none"> The Melton North SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Melton South SUE does not contain any areas that are designated as SSSI or Local Wildlife Sites (protected because of their natural environment and biodiversity merits). However, the area abuts a LWS to the north-west of the site 	<ul style="list-style-type: none"> The Melton South SUE does not contain SSSI or LWS that are protected. The land area is of sufficient scale to incorporate improvements to the natural environment and biodiversity. A full assessment cannot be made regarding

	adjacent to Leicester Road.	this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Melton South SUE does not contain any designated historic assets within its boundary. However, it abuts two Scheduled Monuments and there is potential to have some impact on nearby listed buildings which would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Melton South SUE does not contain designated historic assets. A full assessment cannot be made regarding this objective as this depends on detailed design solutions. However, the land area is of sufficient scale to avoid these areas and to protect their settings.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Melton South SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is largely contained the ridge line to the south of Melton Mowbray. 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Melton South (west) SUE is some 227 hectares with potential to deliver up to 4500 houses. There are no substantial areas of Best and most Versatile agricultural land. The loss or degradation of other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. There is potential to retain other important resources such as water areas, minerals, agricultural land and woodland as part of a detailed scheme.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Melton South (west) SUE site only has a small area that is within flood zone 3. This is to the western extremity of the site 	<ul style="list-style-type: none"> The Melton South (west) SUE is largely outside of flood areas (only 3% of the site within floodzone 3 (SFRA) and is able to be able to mitigated in terms of flooding.

<ul style="list-style-type: none"> • EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> • The proposal is of sufficient scale that it would allow provision of a wide variety of sources of renewable energy as well as micro-generation. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> • EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> • The proposal is of sufficient scale that it would allow provision of measures to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Normanton - SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 122 hectares and therefore able to deliver some 1,800 houses at a density of 30 / hectare. 	<ul style="list-style-type: none"> Normanton SUE could accommodate a substantial amount of housing that would help to meet the residual requirements, albeit less than competing SUE sites in the vicinity of Melton Mowbray.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Normanton SUE could accommodate a substantial amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site partly contains 'good quality' employment uses and there is the potential for a mixed-use scheme. 	<ul style="list-style-type: none"> Normanton SUE could result in a large increase the working age population that could support economic growth. The proposed SUE has easy access to existing employment opportunities on site that could form part of a mixed use scheme.
<u>Accessibility and Transport Priorities (ATP)</u>		

Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Normanton SUE has no public transport routes that run through, or adjacent, to it. The nearest public transport services are an hourly bus service which runs from Bottesford to Melton Mowbray hourly (Monday to Saturday). This is not easily accessible by foot and Journey times to Melton Mowbray town centre are approximately 45 minutes. Bottesford has a train station which has an hourly service to Nottingham (with about 30 minute travelling time), again this is not easily accessible from the site. 	<ul style="list-style-type: none"> The site is not well-located in relation to existing services and facilities that allow access by walking and cycling and public transport choice. Public transport services are not available. The proposal lacks the transport choice merits of some of the other proposed SUES that are closer to the main urban area. There is therefore likely to be a substantial reliance on private car use.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> Normanton SUE is remote from Melton Mowbray. No impacts are anticipated. 	<ul style="list-style-type: none"> Normanton SUE is remote from Melton Mowbray and transport impacts on the town centre cannot be ascertained at this time although no significant impacts are anticipated.
<u>Safety and Protection Priorities (SPP)</u>		

Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> Normanton SUE is remote from Melton Mowbray town centre. 	<ul style="list-style-type: none"> Normanton SUE is remote from Melton Mowbray town centre it is less likely that there would be increasing expenditure through use of existing shops, services and facilities than other SUEs that are better related to the urban area. There is potential for some minor economic benefits to Melton Mowbray town centre.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 76 hectares and already contains a wide range of employment uses. The site has the ability to provide for a mix of uses, however, this will depend on detailed design. 	<ul style="list-style-type: none"> Normanton SUE already contains a large amount of employment land and is therefore able to provide a mixed-use scheme based around the traditional B-class employment on the existing site.

		The site is not of sufficient scale to provide new on site employment through new schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> Normanton SUE is well related to the rural area and growth here has the potential to encourage growth in rural employment. The ability of the proposals to contribute to this objective will depend on the detailed nature of the development. 	<ul style="list-style-type: none"> Normanton SUE is well related to the rural area. The ability of the proposals to contribute to helping regeneration of the rural areas will depend on the detailed nature of the development.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> Normanton SUE is well related to the Belvoir estate with several existing tourist facilities. 	<ul style="list-style-type: none"> The Normanton SUE could help to support tourist facilities in and around the Belvoir estate and in the wider Borough of Melton.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 122 hectares and has potential to create well paid 'knowledge-based' jobs as part of new employment proposals as part of a mixed use scheme. 	<ul style="list-style-type: none"> At this stage no detailed assessment can be made regarding this objective. However, based on size and location there is potential to meet the objective of providing well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Normanton SUE does not have direct access to education opportunities. The nearest education opportunities are at Belvoir High School and Bottesford primary school, these are however 	<ul style="list-style-type: none"> The Normanton SUE has limited access access to nearby existing education opportunities. The nearest schools are in Bottesford, which are remote from the main body of the site. The scale of

	remote from the site. The potential scale of development would allow for the creation of a new primary school depending on the capacity of existing facilities.	development would allow for a new primary school but this is uncertain.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 122 hectares and could accommodate some 1,800 new houses. The potential scale of population growth is likely to place additional pressure on existing community facilities but the proposed SUE is unlikely to be of sufficient scale to provide new community facilities on site. 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The Normanton SUE has limited access to nearby services and facilities. The nearest education opportunities are in Bottesford which is also the nearest location for local health, retail and sport & leisure facilities. Other services and facilities are remote from the proposed SUE which does not have an existing community from which 	<ul style="list-style-type: none"> The Normanton SUE has only limited access to existing education opportunities, health and social care. Many of these services are remote from the proposed site and would rely on private cars. It is uncertain whether the scale of the proposed SUE would be able

	to grow.	to provide these new services on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 122 hectares and could accommodate some 1,800 new houses and therefore has potential to provide a mixed and balanced community providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. The Normanton SUE is not likely to be of sufficient scale to provide all services on site to meet the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area could accommodate some 1,800 new houses and is therefore likely to put some limited additional pressures on existing health facilities. There is unlikely to be potential to provide new facilities on site. 	<ul style="list-style-type: none"> The scale of the SUE has the potential to provide health facilities on site. The design of any new development could incorporate design features that maximise access to Green Infrastructure and open spaces that promote exercise and ensure new residents are not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to

attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people.	how address this objective.	meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. 	<ul style="list-style-type: none"> The Normanton SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Normanton SUE does not contain any areas designated as a Local Wildlife Site or SSSI (protected because of its natural environment and biodiversity merits). 	<ul style="list-style-type: none"> There are no direct impacts on current designated sites. A full assessment of the impact of the proposed Normanton SUE on the natural environment and bio-diversity cannot be made at this stage, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Normanton SUE does not contain any designated heritage assets but is adjacent the Normanton Conservation Area and two listed buildings. Any adverse impacts on these would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Normanton SUE does not contain any designated heritage assets but is adjacent the Normanton Conservation Area and two listed buildings. A full assessment cannot be made regarding this objective as this depends on detailed design solutions.
<ul style="list-style-type: none"> EP20. Protect the rural character of the 	<ul style="list-style-type: none"> The Normanton SUE results in some incursion into the countryside, although 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the Borough

Borough	much of the site is brownfield land with a range of employment buildings. The site is largely within an existing vale where there is potential for long distance views.	given that much of the site is previously developed. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> There are no substantial areas of 'best and most versatile' agricultural land and much of the site has been previously developed. The loss or degradation of other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, agricultural land and woodland.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Normanton SUE does not contain any areas that are likely to flood as a result of watercourses or surface water flooding. 	<ul style="list-style-type: none"> The Normanton SUE is outside of flood areas and no flooding issues are anticipated.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The Normanton SUE is of sufficient scale that it would allow only limited provision of renewable energy and could also allow for small scale micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling 	<ul style="list-style-type: none"> The Normanton SUE is of sufficient scale that it would allow measures to 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how

of waste is maximised	encourage re-use and recycling of waste.	proposals could encourage re-use and recycling of waste.
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Six Hills - SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 150 hectares and therefore able to deliver some 2,300 houses at a density of 30 / hectare. 	<ul style="list-style-type: none"> Six Hills SUE can accommodate a substantial amount of housing that would help to meet the residual requirements, albeit less than competing SUE sites in the vicinity of Melton Mowbray.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Six Hills SUE could accommodate a substantial amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> Six Hills SUE is remote from existing settlements and large areas of existing employment. 	<ul style="list-style-type: none"> Six Hills SUE could potentially result in a large increase the working age population that could support economic growth. However, Six Hills is remote from existing settlements and there are therefore limited opportunities for the development to provide a housing stock to contribute to economic growth in areas where is likely to be focussed.

<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Six Hills SUE has no public transport routes that run through, or adjacent, to it. The nearest public transport services are from Old Dalby to Melton Mowbray 2 hourly (Monday to Saturday). This is an infrequent service to Melton Mowbray town centre taking approximately 30 minutes. 	<ul style="list-style-type: none"> The site is not well-located in relation to existing services and facilities that allow access by walking and cycling and public transport choice. Public transport services are not easily accessible. There is therefore likely to be a strong reliance on private car use.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> Six Hills SUE is remote from Melton Mowbray. No impacts are anticipated. 	<ul style="list-style-type: none"> Six Hills SUE is remote from Melton Mowbray and transport impacts on the town centre cannot be ascertained at this time.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to

reduce crime and the fear of crime	issues of crime and fear of crime.	meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> Six Hills SUE is remote from Melton Mowbray town centre. 	<ul style="list-style-type: none"> Six Hills SUE is remote from Melton Mowbray town centre it is less likely that there would be increasing expenditure through use of existing shops, services and facilities than other SUEs that are better related to the urban area. There is potential for some minor economic benefits to Melton Mowbray town centre.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 150 hectares and has the potential to accommodate a some employment uses. However, this will depend on detailed design and there are significant concerns about the deliverability of transport infrastructure requirements needed to deliver the employment site. 	<ul style="list-style-type: none"> Six Hills SUE is potentially of sufficient scale to provide new employment uses and is well related to the trunk road network (A46). There is also potential to provide employment through new schools, shops and other services. However, there is considerable uncertainty about the deliverability of new employment in this location to meet

		the needs of new residents and reliance on private cars is likely to access off site employment is likely.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> Six Hills SUE is well related to the rural area. The site has some potential to encourage growth in rural employment. The ability of the proposals to contribute to this objective will depend on the detailed nature of the development. 	<ul style="list-style-type: none"> Six Hills SUE is well related to the rural area. The ability of the proposals to contribute to helping regeneration of the rural areas will depend on the detailed nature of the development. The ability to deliver growth in the rural economy is however uncertain.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> Six Hills SUE is well related to existing tourist facilities at Ragdale Hall. 	<ul style="list-style-type: none"> Six Hills SUE could help to support tourist facilities in and around Ragdale and the wider Borough of Melton.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> There is considerable uncertainty about the ability of Six Hills SUE to deliver new employment land in this location. This limits the potential to create well paid 'knowledge-based' jobs as part of a mixed use scheme. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> Six Hills SUE does not have direct access to education opportunities. The nearest education opportunity is at old Dalby primary school, these is however remote from the site. The potential scale of 	<ul style="list-style-type: none"> Six Hills SUE has limited access access to nearby existing education opportunities. The nearest school is at Old Dalby Primary School which is remote from the main body of the site. The scale of

	development would allow for the creation of a new primary school depending on the capacity of existing facilities. Secondary education facilities and other training opportunities are remote from the site.	development would allow for a new primary school but this is uncertain.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 150 hectares and could accommodate some 2,300 new houses. The potential scale of population growth is likely to place additional pressure on existing community facilities but the proposed SUE is unlikely to be of sufficient scale to provide new community facilities on site. 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> Six Hills SUE has limited access to nearby services and facilities. The nearest education opportunities are in Old Dalby, which is also the nearest location for local sport & leisure, facilities. Other services and facilities are remote from the proposed SUE which does not have an 	<ul style="list-style-type: none"> Six Hills SUE has only limited access to existing services and facilities including education opportunities, health and social care. Many of these services are remote from the proposed SUE and would rely on private cars. It is unlikely that the scale of the proposed SUE would be able to provide all these necessary new services

	existing community from which to grow.	on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 150 hectares and could accommodate some 2,300 new houses and therefore has potential to provide a mixed and balanced community providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. The Six Hills SUE is not likely to be of sufficient scale to provide all services on site to meet the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 150 hectares and could accommodate some 2,300 new houses and is therefore likely to put some limited additional pressures on existing health facilities. There is unlikely to be potential to provide new facilities on site. 	<ul style="list-style-type: none"> The Six Hills SUE is remote from existing health services and the proposal is likely to be of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment

<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how address this objective. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution – although the A46 trunk road runs adjacent the western boundary with the potential for noise disturbance and air quality pollution. 	<ul style="list-style-type: none"> The Six Hills SUE lies outside of Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development, this depends on detailed mix of employment uses and their potential to increase pollution – by reason of air, noise and other forms of pollution.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Six Hills SUE does not contain any areas designated as a Local Wildlife Site or SSSI (protected because of their natural environment and biodiversity merits). However, the site is close to a SSSI to the immediate west of the A46. The previous use of the site as a golf course could have removed or added to the ecological value of the site. 	<ul style="list-style-type: none"> A full assessment of the impact of the Six Hills SUE on the natural environment and bio-diversity cannot be made at this stage, because this depends on detailed design solutions. The impacts on the designated SSSI site will need to be carefully considered.
<ul style="list-style-type: none"> EP19. Conserve the historic environment 	<ul style="list-style-type: none"> The Six Hills SUE does not contain or immediately impact on any designated 	<ul style="list-style-type: none"> The Six Hills SUE does not contain or impact directly on any designated

and Melton Borough's heritage assets	historic assets.	heritage assets.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Six Hills SUE would result in a significant incursion into the countryside. Although the site is currently used as a golf course, it is largely devoid of buildings. 	<ul style="list-style-type: none"> Six Hills SUE would be an isolated development in the countryside. It has the potential to have a significant detrimental impact on the rural character of the area. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions. However, it is likely to have a strong detrimental impact on this part of the countryside by the addition of substantial additional built form.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> There are no areas of 'best and most versatile' agricultural land within the site. The loss or degradation of other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, agricultural land and woodland.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to 	<ul style="list-style-type: none"> The Six Hills SUE does not contain any areas that are likely to flood as a result of 	<ul style="list-style-type: none"> The Six Hills SUE is outside of flood areas

flooding	watercourses or surface water flooding.	and no flooding issues are anticipated.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The proposal is of sufficient scale that it could allow some provision of renewable energy and could allow for small scale micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> The Six Hills SUE is of sufficient scale that it would allow measures to encourage re-use and recycling of waste.. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Thorpe Arnold SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and therefore able to deliver some 600 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> Thorpe Arnold SUE has the potential to accommodate a large amount of housing that would help to meet the residual requirements, but a lesser scale than other potential SUEs.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Thorpe Arnold SUE has the potential to accommodate a large amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and within 5 kilometres of the large employment sites to the immediate south (off Thorpe Road) and more remotely to the south-west of the town. 	<ul style="list-style-type: none"> Thorpe Arnold SUE could potentially result in a large increase the working age population that could support economic growth. The proposed SUE has easy access to existing employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment to the south of the site and at the Large

		employment areas to the south-west of the town. The proposal would create housing in the areas where economic growth is likely to be focussed.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Thorpe Arnold SUE has public transport routes that run through it. The number 8 hourly bus service runs along the A607 between Grantham and Loughborough (stopping at Melton Mowbray) (Monday to Saturday). Journey time to Melton town centre is only some 5 minutes. The 18 service runs close to the western boundary of the site offering a further hourly frequency service to Melton Mowbray town centre. The majority of Thorpe Arnold SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> The site is well located in relation to existing services and facilities that allow access by walking and cycling. A fast and frequent public transport service is available reducing reliance on private cars.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of Thorpe Arnold SUE is less than 2 kilometres from Melton Mowbray town centre and has access to an hourly bus services. This reduces reliance on 	<ul style="list-style-type: none"> Thorpe Arnold SUE is within walking distances (2km) and cycling distances (5km) of Melton Mowbray town centre and has access to public transport. It is therefore less likely to contribute to town

	private cars.	centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south by-pass would be required to address town centre congestion. However, this SUE would not help to provide this and could potentially add traffic onto the existing network resulting in additional congestion. Other SUEs offer greater transport benefits in terms of removing traffic from the town centre.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		

Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> Thorpe Arnold SUE is within 2 km of Melton Mowbray town centre and could provide additional population (c.1,500) with additional purchasing power that could support the vitality and viability of the town centre. 	<ul style="list-style-type: none"> Thorpe Arnold SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre increasing expenditure and use of existing shops, services and facilities. The larger Melton north and south SUE options offer greater potential.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and therefore has limited potential to provide new employment uses in addition to housing. 	<ul style="list-style-type: none"> The area of the site is only some 55 hectares and therefore unlikely to deliver substantial amounts of B-class employment land as part of a mixed-use scheme. The site is also likely to be too small to provide employment through provision of new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> Thorpe Arnold SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> Thorpe Arnold SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in

		these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> Thorpe Arnold SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the Borough. 	<ul style="list-style-type: none"> Thorpe Arnold SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed SUE. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> Thorpe Arnold SUE has access to education opportunities including: John Ferneley High School and St Mary's primary school. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> Thorpe Arnold SUE has access to existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.

Community Development Priorities (CDP)		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and therefore able to deliver some 600 houses. The scale of the site is likely to place additional pressure on existing community facilities but is unlikely to be of sufficient scale to provide new community facilities on site. 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> Thorpe Arnold SUE has access to numerous education opportunities including: John Ferneley High School and St Mary's primary school. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> Thorpe Arnold SUE has good access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. As a result of the scale of development, there is only limited potential to deliver new services and facilities on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and therefore able to deliver some 600 houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Thorpe Arnold SUE is not likely to be of sufficient scale to

		provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 55 hectares and therefore able to deliver some 600 houses. Development of this scale will place additional pressure on health services without the ability to meet all needs on site. 	<ul style="list-style-type: none"> Thorpe Arnold SUE is able to provide access to existing health services but may not be of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions. However, the location of the proposed SUE is highly likely to have a strong impact on the character of the village of Thorpe Arnold by reason of its scale and impacts resulting from the loss

		of the 'separation' from Melton Mowbray.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. The impact of nearby employment uses will need to be assessed. 	<ul style="list-style-type: none"> The Thorpe Arnold SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Thorpe Arnold SUE is adjacent to, and partly contains, an area that is designated as a Local Wildlife Site (protected because of its natural environment and bio-diversity merits). 	<ul style="list-style-type: none"> The Thorpe Arnold SUE partly contains a LWS. The land area is of sufficient scale to avoid this area and incorporate improvements to the natural environment and biodiversity. The full impact will depend on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Thorpe Arnold SUE does not contain any designated historic assets within its boundary. However, there are nearby listed buildings in the centre of Thorpe Arnold where the impact of large scale growth which would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Thorpe Arnold SUE is adjacent to designated historic assets. A full assessment cannot be made regarding this objective until detailed design solutions are submitted.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Thorpe Arnold SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full

	countryside.	assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Thorpe Arnold SUE contains no areas of best and most versatile agricultural land. The loss or degradation of any other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, agricultural land and woodland.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The west of the Thorpe Arnold SUE site is largely within flood zone 3. This results in impacts on a sizable area of the proposed site. 	<ul style="list-style-type: none"> The Thorpe Arnold SUE has some areas that flood. It is unclear at this stage whether these are capable of mitigation.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The Thorpe Arnold SUE is not of sufficient scale that it would allow provision of large scale sources of renewable energy, but is likely to be able to incorporate micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling 	<ul style="list-style-type: none"> The Thorpe Arnold SUE is of sufficient 	<ul style="list-style-type: none"> There are no detailed design solutions at

of waste is maximised	scale that it would allow measures to encourage re-use and recycling of waste.	this stage that demonstrate how proposals could encourage re-use and recycling of waste.
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Welby SUE		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and therefore able to deliver some 1,250 houses at a density of 30 / hectare. 	<ul style="list-style-type: none"> Welby SUE could accommodate a substantial amount of housing that would help to meet the residual requirements.
<ul style="list-style-type: none"> HP1(i). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Welby SUE could accommodate a substantial amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 3 km from the main town centre of Melton Mowbray and the large employment sites to the west of the town and at Asfordby. 	<ul style="list-style-type: none"> Welby SUE could potentially result in a large increase the working age population that could support economic growth. The proposed SUE has easy access to existing employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment at Asfordby and the large employment sites to the south-west of the town. The proposal would create housing in the areas where economic

		growth is likely to be focussed.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> The Welby SUE is not directly served by a current public transport although the 19 and 24 service run north of the site along Nottingham Road . The majority of the Welby SUE is within 3km of main services and facilities in Melton Mowbray town centre and therefore accessible by cycling. 	<ul style="list-style-type: none"> The site does not have direct access to public transport services potentially increasing reliance on private cars. Services in Melton Mowbray town centre could be accessed by cycling and bus services can be accessed following a short walk.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Welby SUE is less than 3 kilometres from Melton Mowbray town centre but does not have direct access to a bus service. Resulting in reliance on private cars. 	<ul style="list-style-type: none"> The Welby SUE is within cycling distance (5km) of Melton town centre but there is a limited public transport service. It is therefore likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south by-pass would be required to address town centre congestion. The proposal could however help to provide a small part of a western by-pass for Melton Mowbray town centre that would divert

		traffic from congested areas. However, there are alternative routes if this area were not one of the preferred SUE locations.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Welby SUE is within 3 km of Melton Mowbray town centre and could provide an increased population (c.3,000) with additional purchasing power that could 	<ul style="list-style-type: none"> The Welby SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close

	support the vitality and viability of the town centre.	proximity to the town centre increasing expenditure and use of existing shops, services and facilities. The larger Melton north and south SUE options offer greater potential.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 85 hectares and therefore has limited potential to provide new employment uses in addition to housing. 	<ul style="list-style-type: none"> The area of the site is only some 85 hectares and therefore unlikely to deliver substantial amounts of B-class employment land as part of a mixed-use scheme. The site is also likely to be too small to provide employment through provision of new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Welby SUE is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Welby SUE is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Welby SUE is reasonably well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the 	<ul style="list-style-type: none"> The Welby SUE is reasonably well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through

	town centre and the greatest concentration of tourist facilities in the Borough.	increased use.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is only some 85 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed SUE. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Welby SUE has access to education opportunities including: John Ferneley College and St Mary's primary school, but these are not within walking distances and not well served by public transport. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Welby SUE has access to existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the 	<ul style="list-style-type: none"> The area of the site is some 85 hectares 	<ul style="list-style-type: none"> As a result of the scale of development,

community	with potential to deliver up to 1,250 houses. The potential scale of population growth is likely to place additional pressure on existing community facilities but the proposed SUE is unlikely to be of sufficient scale to provide new community facilities on site.	there is only limited potential to deliver new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The Welby SUE has limited access to existing services and facilities including local Schools. Large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) are located adjacent Melton Mowbray town centre and within the main urban area – although these are remote from the site and not well served by public transport. 	<ul style="list-style-type: none"> The Welby SUE has easy access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. However, the area is currently detached from the main urban area and the site is more remote from these services than other potential SUEs at the edge of Melton Mowbray.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 85 hectares with potential to deliver up to 1,250 houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. The Welby SUE is not likely to be of sufficient scale to provide all services on site to meet the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities 	<ul style="list-style-type: none"> The area of the site is some 85 hectares with potential to deliver up to 1,250 	<ul style="list-style-type: none"> The Welby SUE is able to provide access to existing health services but may not be

within the community	houses. Development of this scale will place additional pressure on key services and facilities without the ability to meet all needs on site.	of a scale that has the potential to provide additional health facilities on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. In addition, design solutions could ensure that the area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions. However, the location of the proposed SUE is highly likely to have a negative impact on the current character of the village of Welby by reason of its scale.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the proposed SUE by reason of pollution. 	<ul style="list-style-type: none"> The Welby SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new

		development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Welby SUE does not contain any areas that are protected because of their natural environment and biodiversity merits. 	<ul style="list-style-type: none"> There are no direct impacts on current designated sites. A full assessment of the impact of the proposed Welby SUE on the natural environment and bio-diversity cannot be made at this stage, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Welby SUE contains three listed buildings and is adjacent a Scheduled Monument off Bartholomew's Way. Any adverse impacts on these would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Welby SUE contains important historic assets. A full assessment cannot be made regarding this objective until detailed design solutions are submitted.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Welby SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. 	<ul style="list-style-type: none"> The proposal could have a modest impact on the rural character of the Borough, albeit limited because of the close proximity to the urban fringe. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Welby SUE does not have any areas that are designated as 'best and most versatile' agricultural land. The site does contain some small water areas. The loss or degradation of any other natural resources will depend on the detailed 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, agricultural land and woodland.

	design of the scheme.	
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit its impacts on climate change and adapt to the consequences of climate change. 	<ul style="list-style-type: none"> It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> The Welby SUE site has an area that is within flood zone 3. This flows north to south in the central part of the site 	<ul style="list-style-type: none"> The Welby SUE is mostly outside of flood areas and is likely to be capable of mitigation in terms of flooding. However, the area at risk of flooding may cause issues in terms of 'east-west' vehicle movements within the site and there may be viability impacts from creating a new river crossing.
<ul style="list-style-type: none"> EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> The Welby SUE is not of sufficient scale that it would allow provision of large scale sources of renewable energy, but is likely to be able to incorporate micro-generation. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> The Welby SUE is of sufficient scale that it would allow measures to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Melton East SUE – Direction of Growth (DoG)		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> At the current time there is no clear sites area however as rough estimate it appears that it could be approx. 100 hectares land. This can accommodate 1000 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> Melton East DoG could only accommodate a modest amount of housing that would help to meet the residual requirements, at a lesser scale than other potential SUEs.
<ul style="list-style-type: none"> HP1(ii). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Melton East DoG could only accommodate a modest amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and the large employment sites to the south-west of the town. 	<ul style="list-style-type: none"> Melton East DoG could potentially result in an increase the working age population that could support economic growth. The proximity of the SUE would allow easy access to employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment at traditional B-class employment at employment sites to the

		south-west of the town.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Melton East DoG has public transport routes that run through it. The 55/56 bus service runs infrequently along the B676 between Grantham and Buckminster. Journey time to Melton town centre is less than 15 minutes. The majority of Melton East DoG SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> The site is well located in relation to existing services and facilities that allow access by walking and cycling. An infrequent public transport service is available with some potential to reducing the need for private cars.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Melton East SUE is less than 2 kilometres from Melton Mowbray town centre and has access to an infrequent bus services in addition to the ability to walk or cycle to the town centre. This potentially reduces reliance on private cars. 	<ul style="list-style-type: none"> Melton East DoG is within walking distances (2km) and cycling distances (5km) of Melton town centre and therefore less likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south solution would be required to address transport issues. This portion of the proposed SUE would not help to provide a by-pass for Melton Mowbray town centre

		and would add traffic onto the existing network potentially causing additional congestion.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of Melton Borough Mowbray town centre; 	<ul style="list-style-type: none"> The Melton East DoG SUE is within 2 km of Melton Mowbray town centre and could provide for a small uplift in population with additional purchasing 	<ul style="list-style-type: none"> The Melton East SUE has the ability to contribute to the on-going viability and vitality of Melton Mowbray town centre by reason of increased population in close

	power that could support the vitality and viability of the town centre.	proximity to the town centre increasing expenditure and use of existing shops, services and facilities.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some 100 hectares and does not currently propose new employment uses. 	<ul style="list-style-type: none"> The net developable area of the site is some x hectares and therefore has limited potential to deliver employment land as part of a mixed-use scheme – both in terms of traditional B-class employment but also in new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Melton East DoG is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Melton East DoG is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Melton East DoG SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest concentration of tourist facilities in the 	<ul style="list-style-type: none"> The Melton East DoG SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use. The scale of impact is however, limited.

	Borough.	
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is some 100 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed DoG. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Melton East DoG SUE has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Melton East DoG SUE has access to existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the community 	<ul style="list-style-type: none"> The area of the site is some x hectares and therefore able to deliver some x houses. The scale of the site is likely to 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver new community facilities on site. There is

	place additional pressure on existing community facilities but is unlikely to be of sufficient scale to provide new community facilities on site.	some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The south of Melton Mowbray has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> The Melton East SUE has easy access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. As a result of the scale of development, there is only limited potential to deliver new services and facilities on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some 100 hectares with potential to deliver up to 1000 houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Melton East DoG SUE is not likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some 100 hectares with potential to deliver up to 1000 houses. 	<ul style="list-style-type: none"> The Melton East DoG SUE is able to provide access to existing health services but may not be of a scale that has the potential to provide new health facilities on site. The design of developments could

		incorporate Green Infrastructure and open spaces that promote exercise. The area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the LSDS by reason of pollution. 	<ul style="list-style-type: none"> The Melton East SUE lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural environment and biodiversity 	<ul style="list-style-type: none"> The Melton East DoG SUE does not contain any areas that are designated as 	<ul style="list-style-type: none"> The Melton East DoG SUE does not contain SSSI or LWS that are protected.

	SSSI or Local Wildlife Sites (protected because of their natural environment and biodiversity merits).	The land area is of sufficient scale to incorporate improvements to the natural environment and biodiversity. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Melton East SUE does not contain any designated historic assets within its boundary and does not abut any Scheduled Monuments. There is potential to have some impact on nearby listed buildings which would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Melton East SUE does not contain designated historic assets. A full assessment cannot be made regarding this objective until detailed design solutions are submitted.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Melton East SUE is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is largely contained the ridge line to the south-east of Melton Mowbray. 	<ul style="list-style-type: none"> The proposal is close to the urban fringe of Melton Mowbray and is unlikely to have an adverse impact on the rural character of the Borough.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Melton East DoG SUE contains small areas of best and most versatile agricultural land. The loss or degradation of this and other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, best and most versatile agricultural land and woodland.
<ul style="list-style-type: none"> EP22. Prepare for, limit, and adapt to 	<ul style="list-style-type: none"> There are no detailed design solutions at 	<ul style="list-style-type: none"> It is not possible to assess this objective

climate change and promote low carbon development	this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change.	until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> • EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> • The Melton East DoG SUE site only has a small area that is within flood zone 2. This is to the western extremity of the site 	<ul style="list-style-type: none"> • The Melton East DoG SUE is largely outside of flood areas and is able to be able to mitigate the impacts of flooding.
<ul style="list-style-type: none"> • EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> • The proposal is not of sufficient scale that it would allow large scale renewable energy as well as micro-generation. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> • EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> • The proposal is of sufficient scale that it would allow provision of mechanisms to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.

Melton West SUE – Direction of Growth (DoG)		
Issue / objective	Merits of options being assessed	Assessment summary
<u>Housing Priorities (HP)</u>		
<ul style="list-style-type: none"> HP1(i). Provide housing that meets the needs of the community. 	<ul style="list-style-type: none"> At the current time no firm site area is available however as an estimate, the approximate area is some 188 hectares and therefore able to deliver some 3000 houses at a density of 40 / hectare. 	<ul style="list-style-type: none"> Melton West DoG could only accommodate a modest amount of housing that would help to meet the residual requirements, at a lesser scale than other potential SUEs.
<ul style="list-style-type: none"> HP1(ii). Help provide affordable housing. 	<ul style="list-style-type: none"> The site would qualify for the provision of affordable housing and is of sufficient scale to provide 40% without adversely affecting viability. 	<ul style="list-style-type: none"> Melton West DoG could only accommodate a modest amount of affordable housing that would help to meet the requirements of the plan. Further assessments are required in terms of viability implications.
<ul style="list-style-type: none"> HP2. Develop a housing stock to provide for the future aspirations for the local economy. 	<ul style="list-style-type: none"> The site is located less than 2 km from the main town centre of Melton Mowbray and the large employment sites to the south-west of the town. 	<ul style="list-style-type: none"> Melton West DoG could potentially result in an increase the working age population that could support economic growth. The proximity of the SUE would allow easy access to employment opportunities in Melton Mowbray town centre (Retail / office, leisure and education) and B-class employment at traditional B-class employment at employment sites to the

		south-west of the town.
<u>Accessibility and Transport Priorities (ATP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> ATP3. Reduce the need to travel by car and improve access to public transport 	<ul style="list-style-type: none"> Melton West DoG has public transport routes that run through it. The 128 bus service runs hourly along the A607 between Melton Mowbray and Leicester. The 5A (20 minute), 8 and 23 (Hourly) service run along the A6006. Journey time to Melton town centre is less than 15 minutes. The majority of Melton West DoG SUE is within 2km of main services and facilities in Melton Mowbray town centre and therefore accessible by walking and cycling. 	<ul style="list-style-type: none"> The site is well located in relation to existing services and facilities that allow access by walking and cycling. An infrequent public transport service is available with some potential to reducing the need for private cars.
<ul style="list-style-type: none"> ATP4. Reduce traffic congestion in Melton Mowbray 	<ul style="list-style-type: none"> A large part of the Melton West DoG is less than 2 kilometres from Melton Mowbray town centre and has access to an infrequent bus services in addition to the ability to walk or cycle to the town centre. This potentially reduces reliance on private cars. 	<ul style="list-style-type: none"> Melton West DoG is within walking distances (2km) and cycling distances (5km) of Melton town centre and therefore less likely to contribute to town centre traffic congestion. The Melton Mowbray transport position statement (March 2015) indicates that a north-south solution would be required to address transport issues. This portion of the

		proposed SUE would not help to provide a by-pass for Melton Mowbray town centre and would add traffic onto the existing network potentially causing additional congestion.
<u>Safety and Protection Priorities (SPP)</u>		
Strategic objective	Merits of options	Assessment
<ul style="list-style-type: none"> SPP5. To improve community safety and reduce crime and the fear of crime 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that would address issues of crime and fear of crime. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<u>Jobs and Prosperity Objectives (JPP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> JPP6. Enhance the vitality and viability of 	<ul style="list-style-type: none"> The Melton West DoG SUE is within 2 km of Melton Mowbray town centre and 	<ul style="list-style-type: none"> The Melton West DoG has the ability to contribute to the on-going viability and

Melton Borough Mowbray town centre;	could provide for a large uplift in population with additional purchasing power that could support the vitality and viability of the town centre.	vitality of Melton Mowbray town centre by reason of increased population in close proximity to the town centre increasing expenditure and use of existing shops, services and facilities.
<ul style="list-style-type: none"> JPP7. Provide sufficient land to meet current and future employment needs 	<ul style="list-style-type: none"> The area of the site is some approximately 188 hectares and does not currently propose new employment uses. 	<ul style="list-style-type: none"> The net developable area of the site is some x hectares and therefore has some potential to deliver employment land as part of a mixed-use scheme – both in terms of traditional B-class employment but also in new local schools, shops and other services.
<ul style="list-style-type: none"> JPP8. Help regenerate the rural economy 	<ul style="list-style-type: none"> The Melton West DoG is more related to the Main urban area and largely detached from the rural area. 	<ul style="list-style-type: none"> The Melton West DoG is more related to the Main urban area and therefore is unlikely to have much potential to provide for rural employment. There is potential for new residents to support growth in the rural economy through increased expenditure on goods and services in these areas and the potential to seek employment in these businesses.
<ul style="list-style-type: none"> JPP9. Promote the tourism potential of the Borough through its food, equestrianism and heritage assets 	<ul style="list-style-type: none"> The Melton West DoG SUE is well related to the Main urban area with several existing tourist facilities in Melton Mowbray town centre including: Food related and other tourist events in the town centre and the greatest 	<ul style="list-style-type: none"> The Melton West DoG SUE is well related to the Main urban area and could help to support tourist facilities in Melton Mowbray town centre with the potential to enhance these facilities through increased use. The scale of impact is

	concentration of tourist facilities in the Borough.	however, limited.
<ul style="list-style-type: none"> JPP10. Create a mixed economy with increased knowledge-based jobs and wages 	<ul style="list-style-type: none"> The area of the site is approximately 188 hectares and has limited potential to provide new employment uses in addition to the proposed housing as part of a mixed-use scheme. There appears to be limited potential to create well-paid 'knowledge-based' jobs on site as a direct result of the proposed DoG. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of uses, including employment and their potential to provide well-paid 'knowledge-based' jobs.
<ul style="list-style-type: none"> JPP11. Provide better training opportunities and increase educational attainment 	<ul style="list-style-type: none"> The Melton West DoG SUE has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. There is limited potential to provide new training and education facilities on site as part of a mixed-use scheme. 	<ul style="list-style-type: none"> The Melton West DoG SUE has access to existing education opportunities, but is unlikely to be able to contribute to the provision of new training opportunities on site.
<u>Community Development Priorities (CDP)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> CDP12. Improve facilities for all the 	<ul style="list-style-type: none"> The area of the site is some x hectares and therefore able to deliver some x 	<ul style="list-style-type: none"> As a result of the scale of development, there is only limited potential to deliver

community	houses. The scale of the site is likely to place additional pressure on existing community facilities but is unlikely to be of sufficient scale to provide new community facilities on site.	new community facilities on site. There is some uncertainty until detailed design solutions are put forward.
<ul style="list-style-type: none"> CDP13. Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband 	<ul style="list-style-type: none"> The south of Melton Mowbray has access to numerous education opportunities including: King Edward VII, Birch Wood, Sherard, Melton Vale, St Francis and Long Field Schools. It is also near to large scale sport & leisure, retail and health facilities (including Melton Mowbray hospital) in and adjacent Melton Mowbray town centre and within the main urban area. 	<ul style="list-style-type: none"> The Melton West DoG has easy access to existing education opportunities, health, social care, jobs, recreation, sport and education facilities and broadband. As a result of the scale of development, there is only limited potential to deliver new services and facilities on site.
<ul style="list-style-type: none"> CDP14. Promote sustainable communities 	<ul style="list-style-type: none"> The area of the site is some x hectares with potential to deliver up to x houses and is therefore able to provide a mixed and balanced community in terms of providing for people of all ages, gender, ethnic and religious groups. 	<ul style="list-style-type: none"> At this stage, no assessment can be made regarding this objective. The ability to meet the objective depends on detailed mix of housing and the proposed range of services and facilities. Melton West DoG SUE is not likely to be of sufficient scale to provide all services on site for the needs of people of all ages, gender, ethnic and religious groups.
<ul style="list-style-type: none"> CDPO15. Improve the health of the Borough and reduce health inequalities within the community 	<ul style="list-style-type: none"> The area of the site is some x hectares with potential to deliver up to x houses. 	<ul style="list-style-type: none"> The Melton West DoG SUE is able to provide access to existing health services but may not be of a scale that has the potential to provide new health facilities

		on site. The design of developments could incorporate Green Infrastructure and open spaces that promote exercise. The area is not adversely affected by pollution.
<u>Environment Objectives (EO)</u>		
Strategic objective	Merits of options being assessed	Assessment
<ul style="list-style-type: none"> EP16. Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people 	<ul style="list-style-type: none"> There are no detailed design solutions proposed at this stage that demonstrate how this objective would be met. 	<ul style="list-style-type: none"> At this stage no assessment can be made regarding this objective. The ability to meet the objective depends on detailed design solutions.
<ul style="list-style-type: none"> EP17. Reduce pollution 	<ul style="list-style-type: none"> There are no Air Quality Management Areas that would result in adverse impacts on the proposed area of the LSDS by reason of pollution. 	<ul style="list-style-type: none"> The Melton West DoG lies outside Air Quality Management Areas. At this stage no assessment can be made regarding the impact resulting from new development and the impacts on residents of the new development resulting from existing uses.
<ul style="list-style-type: none"> EP18. Protect and enhance the natural 	<ul style="list-style-type: none"> The Melton West DoG SUE does not 	<ul style="list-style-type: none"> The Melton West DoG SUE does not

environment and biodiversity	contain any areas that are designated as SSSI or Local Wildlife Sites (protected because of their natural environment and biodiversity merits).	contain SSSI or LWS that are protected. The land area is of sufficient scale to incorporate improvements to the natural environment and biodiversity. A full assessment cannot be made regarding this objective, because this depends on detailed design solutions.
<ul style="list-style-type: none"> EP19. Conserve the historic environment and Melton Borough's heritage assets 	<ul style="list-style-type: none"> The Melton West DoG does not contain any designated historic assets within its boundary and does not abut any Scheduled Monuments. There is potential to have some impact on nearby listed buildings which would need to be addressed at detailed design stage. 	<ul style="list-style-type: none"> The Melton West DoG does not contain designated historic assets. A full assessment cannot be made regarding this objective until detailed design solutions are submitted.
<ul style="list-style-type: none"> EP20. Protect the rural character of the Borough 	<ul style="list-style-type: none"> The Melton West DoG is at the edge of the main urban area of Melton Mowbray, but does result in some incursion into the countryside. The site is largely contained the ridge line to the south-east of Melton Mowbray. 	<ul style="list-style-type: none"> The proposal is close to the urban fringe of Melton Mowbray and is unlikely to have an adverse impact on the rural character of the Borough.
<ul style="list-style-type: none"> EP21. Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation 	<ul style="list-style-type: none"> The Melton West DoG SUE contains small areas of best and most versatile agricultural land. The loss or degradation of this and other natural resources will depend on the detailed design of the scheme. 	<ul style="list-style-type: none"> There will inevitably be some loss or degradation of natural resources. However, there is potential to retain the most important resources such as water areas, minerals, best and most versatile agricultural land and woodland.

<ul style="list-style-type: none"> • EP22. Prepare for, limit, and adapt to climate change and promote low carbon development 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could maximise the ability to limit climate change / adapt to the consequences of climate change. 	<ul style="list-style-type: none"> • It is not possible to assess this objective until detailed design solutions are submitted which demonstrate how proposals could maximise the ability to limit climate change and adapt to the consequences of climate change.
<ul style="list-style-type: none"> • EP23. Reduce the risk of flooding and avoid development in areas adverse to flooding 	<ul style="list-style-type: none"> • The Melton West DoG SUE site only has a small area that is within flood zone 2. This is to the western extremity of the site 	<ul style="list-style-type: none"> • The Melton West DoG SUE is largely outside of flood areas and is able to be able to mitigate the impacts of flooding.
<ul style="list-style-type: none"> • EP24. Minimise the use of energy and promote forms of renewable energy in the correct locations 	<ul style="list-style-type: none"> • The proposal is not of sufficient scale that it would allow large scale renewable energy as well as micro-generation. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could minimise climate change through provision of renewable energy.
<ul style="list-style-type: none"> • EP25. Ensure that the reuse and recycling of waste is maximised 	<ul style="list-style-type: none"> • The proposal is of sufficient scale that it would allow provision of mechanisms to encourage re-use and recycling of waste. 	<ul style="list-style-type: none"> • There are no detailed design solutions at this stage that demonstrate how proposals could encourage re-use and recycling of waste.