1. Introduction

1.1 Welcome to the consultation document for the Melton Core Strategy. This is the principal document for our local development framework, where we outline our aspirations for the future vitality and prosperity of Melton.

1.2 The Melton Core Strategy sets the vision, objectives and strategic policies for our community. It will be used to consider major developments, deliver much needed infrastructure, influence economic investment decisions throughout the Borough, support jobs, promote our town centre and protect our countryside, environment and heritage.

1.3 All other local development framework documents will be consistent with our Core Strategy.

1.4 The Melton Local Development Framework will provide the strategic planning framework for the Borough to cover the period to 2026. The current Melton Local Plan was adopted in 1999 and has been saved until the local development framework is in place.

1.5 The planning system is going through a period of change.

1.6 Regional Plans have, for many years, provided local planning authorities with a housing requirement that has to be delivered, and a set of policies to direct how that should happen. The Coalition Government's Localism agenda will remove Regional Plans from the system. The duty to decide how much housing should be provided will pass to local planning authorities.

1.7 Local communities will have greater opportunities to help shape growth through Neighbourhood Planning. Neighbourhood Plans, where developed in accordance with the legislation, will be statutory documents that are part of the development plan. Neighbourhood Plans are expected to be in general conformity with the Core Strategy and as a result this Core Strategy sets a clear framework we expect Neighbourhood plans to reflect.

1.8 As the principal document for the local development framework, the Core Strategy is being developed to set out our vision, objectives and strategic policies that will establish a clear spatial and sustainable framework for our Borough.

1.9 The Core Strategy forms part of the development plan for the Borough. In determining planning applications it should be read alongside the Saved Melton Local Plan Policies which continue to form part of the development plan. Details of these Saved Policies and their integration into the Local Development Framework can be found in Appendix 5 of the Melton Local Development Scheme 2011. It should be noted that there are several areas of policy which feature in the Core Strategy but which will not totally replace the Saved Policy concerned and it will take further DPDs for the policy to be replaced; notably in relation to settlement envelopes.

1.10   It will be used to develop our other important documents; such as the Land Allocations and Settlement Boundaries document, Melton Sustainable Urban Extension Area Action Plan, Melton Mowbray Town Centre Area Action Plan and a Core Policies document. The Core Strategy will also set strategic infrastructure requirements, providing the basis for our Community Infrastructure Levy Charging Schedule.

The Core Strategy

1.11   The Core Strategy sets out the vision and planning strategy for the Borough. It covers the broad location of development and includes strategic policies for housing, business, retail and transport. It does not identify particular sites for development, although directions of growth for urban extensions are identified.

1.12   The Land Allocations and Settlement Boundaries document will consider and identify major development sites. We will pursue proposals for an urban extension immediately to the north of Melton Mowbray through our Melton Sustainable Urban Extension Area Action Plan.

1.13   The Core Strategy has been through two stages of consultation. The 'Issues and Options' version was published on 13 April 2006. The comments we received helped us identify the key issues that need to be addressed and the options which are available to deal with those issues. The steps we took to consult local people and the responses we received are set out in our Issues and Options Statement of Consultation which is available on www.melton.gov.uk.

1.14   The (Preferred Options) version was published on 28 January 2008. It set out our proposed policy direction and a summary of the options that had been rejected. We welcomed comments on these options, including the ones that we had rejected, as we were still prepared to re-think our way forward. The comments, together with the steps we took to consult local people, are set out in our Preferred Options Statement of Consultation.

1.15   The consultation we have undertaken along the way has helped us to develop this version of the Core Strategy, setting out the vision, objectives and strategic policies we wish to submit to the Secretary of State for an independent examination.

1.16   We are undertaking consultation for a period of six weeks and any representations made will be considered by the independent examination of the document.

Sustainability Appraisal

1.17   Our Core Strategy, and the local development framework, has been designed to deliver sustainable development. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

1.18   A sustainability appraisal has been integrated into the preparation of our Core Strategy. The appraisal considers the social, economic and environmental impacts of the policies and proposals of the document as it develops.

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1.19 In 2006 we produced a sustainability appraisal baseline and scoping study which set out objectives for the local development framework. The baseline and scoping report has been updated in 2008, 2009 and 2011.

1.20 Sustainability Appraisal Reports have also been prepared and published to assess the Issues and Options (2006) and Preferred Options (2008) versions of the Core Strategy. We also prepared and published a Sustainability Appraisal Report of the Growth Options in 2009. The Draft Melton Core Strategy (Publication) DPD has been assessed through the Sustainability Appraisal (2011).

1.21 A further Sustainability Appraisal of this version has also been prepared and has been published for comment alongside this document.

> - Melton Core Strategy (Issues and Options) DPD 2006
> - Melton Core Strategy (Preferred Options) DPD 2008
> - Sustainability Appraisal Baseline and Scoping Study 2006 (updated in 2008, 2009 and 2011)
> - Core Strategy Sustainability Appraisal – Issues and Options (2006)
> - Core Strategy Sustainability Appraisal – Preferred Options (2008)
> - Core Strategy Sustainability Appraisal – Draft Melton Core Strategy (Publication) DPD (2011)

How to respond to the Core Strategy and Sustainability Appraisal consultation exercise

1.22 Consultation on the Core Strategy (Pre-Submission) runs from x to y in line with our Statement of Community Involvement.

1.23 Our preference is to receive any comments you have through our online system at www.melton.gov.uk. A copy of this document is available there and you can add comments to specific paragraphs and policies to make it easier to tell us which parts of the document you are interested in.

All representations should be made by no later than y.

We are also able to receive comments by email at ldf@melton.gov.uk or by hardcopy to:

Melton Local Development Framework
Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

This document can be made available in large print or other formats.

Information provided in response to this consultation, including personal information, will be published. We cannot treat the representations we receive as confidential.

It would also be helpful if responses from groups could give a summary of the people and organisations they represent.

2.   Melton Borough profile

Location

2.1   Melton Borough is an attractive rural area in the north-east part of Leicestershire and at the heart of the East Midlands. The main activities of the Borough are centred on the single market town of Melton Mowbray which has a population of about 26,100. There are some 70 small villages within the surrounding rural area.

Area

2.2   48,138 hectares

People and society

2.3   Population is 48,900 (ONS mid-2009).
Life expectancy for females is 82.5 years and for males 79.2 years.
18.2% are under 16 years of age.
22.1% are of pension age.
Black and minority ethnic population is 3.2%

Housing

2.4   21,439 households (hi4em est. 2010). Average household size 2.28 persons per household

Accommodation type (hi4em 2010)
detached 42.3%
semi-detached 38.5%
terraced 15.2%
flat or apartment 7.0%

Tenure (hi4em 2010)
owner occupied 84.8%
rented from council/housing association 8.7%
private landlord/letting agency 6.5%

Average house prices (hi4em 2010)
detached £289,765
semi-detached £149,920
terraced £136,624
flat or apartment £61,375

Accessibility and transport

2.5   The Borough is crossed by the A606 Nottingham to Oakham road and the A607 Leicester to Grantham road. The A52 Nottingham to Grantham road runs through the Borough at the north edge. The M1 Motorway is about 25 minutes drive time to the west of Melton Mowbray, the A1 Trunk road is about 30 minutes drive time to the east, and Nottingham East Midlands Airport is about 30 minutes drive time to the

north west. Melton Mowbray station is on the Birmingham to Stansted Airport railway line. Bottesford station is on the Nottingham to Skegness line.
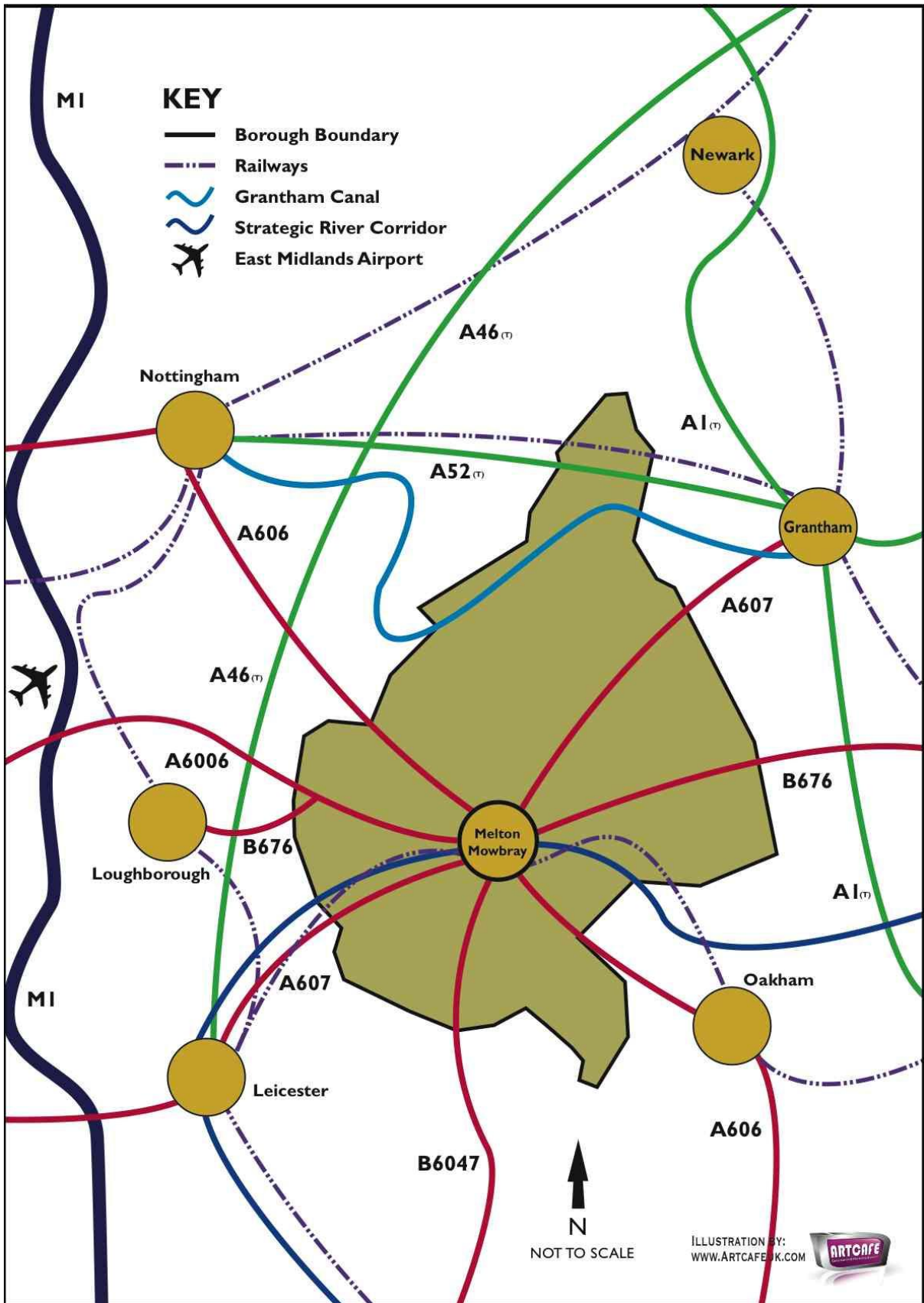
Jobs and prosperity

2.6 There are 31,000 people (63.3% of the population) of working age living in the Borough (ONS labour market statistics)

77.1% of the working age population are economically active

2.1% of the working age population claim Job Seekers allowance

86.4% of businesses employ less than 10 employees

Average annual earnings £20,795

Average household income £26,458

78% of the workplace population live and work in the Borough

69% of people aged 16-74 in employment travel to work by car

Environment

2.7 703 listed buildings

44 conservation areas

16 Sites of Special Scientific Interest

34 Scheduled Ancient Monuments

67.81% of river length assessed as good biological quality

84.24% of river length assessed as good chemical quality

22% of household waste recycled

27.7% of household waste composted

Average annual domestic consumption of electricity 4882kWh

1328 properties at risk of flooding from watercourses in a 1-in-100 year flood event.

Health and care

2.8 24.4% of adults are obese and 17.7% smoke (NHS Area Profile).

1,550 people received Disability Living Allowance (Nomis Feb 2011).

In 2008 8,600 of the over 65s are considered to have a limiting long term illness (JSNA 2009).

320 people received Carers Allowance (Nomis Feb 2011); however, 4,766 people provided unpaid care to a relative or neighbour (Census 2001), a figure which will have almost certainly increased to the present day.

Deprivation

2.9 Melton Borough is ranked 294 out of 326 local authorities (where 326 is the least deprived) based on average deprivation scores (JSNA 2009). There are some areas in the Borough that experience some aspects of deprivation and 1,030 children live in poverty (NHS Area Profile).

Students, education, skills and training

2.10 As of the 2011 spring term there were 6,470 pupils on the school roll in LEA maintained schools in the Borough. These consist of 25 primary schools containing 3502 pupils; 4 secondary schools containing 2859 pupils; and one special school containing 109 pupils.

74.3% of pupils achieved 5 or more GCSEs grades A*- C (ONS 2009/10).

Safety and protection

2.11 Offences recorded by the police (2009/10)
robbery 7
burglary 146
theft of a motor vehicle 70
theft from a vehicle 187

2.12 In 2009 twenty four people were killed or seriously injured in road accidents in the Borough.

Local priorities

2.13 In 2008 we surveyed local people to collect information on satisfaction with local services. The survey also helps us understand issues of importance to local people. 1,178 residents completed the survey and 79% were satisfied with Melton as a place to live. However, they identified the following as most in need of improvement (top ten only):

General user satisfaction survey 2008/09 - Matters most in need of improvement

The level of traffic congestion **50%**
Activities for teenagers **44%**
Shopping facilities **31%**
Public transport **30%**
Road and pavement repairs **28%**
Affordable decent housing **26%**
The level of crime **24%**
Job prospects **22%**
Health services **19%**
Clean streets **18%**

Planning for the future

2.14 Global trends and changes in our society can have major implications for the future of the Borough. We can be confident that over the lifetime of this plan technology will continue to develop, environmental pressures will increase, globalisation will continue and there will be a higher proportion of older people in the population.

2.15 This will affect our economic performance, the way we live our lives and how we should plan for the future.

Household change

2.16 The classic four person household – a mum, a dad and two children – looks set to be far less common than it is today. This will be due to factors such as people having children later in life, high divorce rates and people living longer. As a result, there will be more households, more demand for housing and house price pressures.

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An ageing population

2.17 Trends suggest that there will be a significant increase in the retired population and many more people over the age of 80 by 2026. In view of the relationship between increasing age and dependency this will place increasing demands on housing needs and care.

Obesity

2.18 Most adults in the UK are already overweight. Modern living ensures every generation is heavier than the last. By 2015 it is estimated that 36% of men and 28% of women in England will be obese. By 2050, 60% of men and 50% of women could be clinically obese (JSNA). Without action, obesity-related diseases will cost the country an extra £45.5 billion per year.

Developing technology

2.19 Technology will continue to develop; its potential, power and flexibility will change how we do things, in ways that are almost impossible to imagine. Only 10 years ago, internet use was very much a minority activity with little commercial application. Technological change will open new economic service structures and employment opportunities, but could raise the bar into well paid jobs, disadvantaging those with low skills.

Economic change

2.20 Innovative industry, a highly skilled labour pool, and a high quality supporting infrastructure of housing, transport and communications will be vital for economic prosperity, even to a higher degree than at present. Employment is expected to rise in higher level professional, managerial and technical jobs, and in the services sector. Employment in manufacturing and farming will continue to decline.

Environmental pressures

2.21 Extreme weather conditions could well become more frequent and more areas will be at risk from flooding. Issues around finding land for housing, business and transport will become more acute. Continually rising expectations of quality of life will sit alongside those environmental pressures.

Transport and travel

2.22 Greater car ownership and their use for travel will continue to increase concentrations of road congestion, parking problems and car dependency.

- Office of National Statistics – mid 2009
- Hi4em – 2010
- NHS Area Profile
- Nomis – February 2011
- Census 2011
- Leicestershire Joint Strategic Needs Assessment 2009
- General User Satisfaction Survey 2006/07

- Melton Employment Land Study – August 2007
- Melton Borough Place Survey - 2008

3. Our Vision and Objectives

3.1 The Melton Community Partnership was set up in 2002 and is Melton's Local Strategic Partnership. Member organisations include a number of public, private, voluntary and community groups. In 2008 the Partnership approved the Melton Sustainable Community Strategy which sets out the needs and hopes of the community. This Strategy allows organisations that work in the community and the community itself to work together towards a common goal to improve quality of life.

3.2 We are a member of the Partnership and as a result our spatial planning work has a strong relationship with the work of the Partnership and the Melton Sustainable Community Strategy.

3.3 The top three priorities for the Partnership are:

- o Rejuvenate Melton Mowbray Town Centre;
- o Integrate the priority needs of the Borough with the services offered by our partners to better meet our customer's needs; and
- o Develop our approach to supporting and developing young people incorporating relevant education and skills in the Borough.

3.4 The Melton Community Partnership has developed a Vision which all partners work towards; it defines where we want to be:

We want to enhance the quality of life for everyone in the borough of Melton to achieve a sustainable, prosperous and vibrant community…. a place where people want to live, work and visit.

3.5 The main objectives of the Melton Sustainable Community Strategy are to:

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

3.6 The local development framework will be a series of documents which will assist in achieving the delivery of the Melton Community Strategy vision and objectives. This will be done by shaping new development and providing opportunities for private and public sector investment in a way which contributes to community needs and aspirations and has specific regard to reflecting the brand image of Melton and Melton Mowbray; the Rural Capital of Food, a place of quality food and drink produce with a strong cultural and historic identity.

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3.7   Having looked at the borough's profile, local priorities, future challenges and the needs and aspirations of the local community, we have identified the key issues that the Core Strategy needs to deal with:

Meeting the need for development – the population will grow to 2026, there will be a need for homes, jobs, shops, leisure opportunities, community services and facilities and infrastructure. This will require a multi-agency response and structured engagement with the private sector.

Where development will take place – a more sustainable pattern of development with access to services and facilities by a range of non-car transport choices.

Meeting housing needs – younger people and families will want a home of their own that they can afford and our aging population will also want housing choices, particularly those who want a home which is more adaptable to changing circumstances.

Meeting economic needs – we want investment in the Melton Mowbray brand, including the town centre and our rural economy. Our community, particularly the young, will want jobs to match their talent. We want to build on the spirit of entrepreneurship that exists in our community.

Providing for sustainable and efficient movement – the existing and new community will continue to move for employment, shopping, education and leisure. Problems of traffic congestion in Melton Mowbray, in particular, need to be addressed to improve economic efficiency.

Improving Melton Mowbray Town Centre – the town should match its brand image and continue to be the main social and economic focus for the Borough.

Protecting the countryside – changes in farming, rural employment and pressure for growth will need to be carefully managed to protect our valued and much loved landscape.

Tackling climate change – the Borough is likely to continue to feel the impacts of Climate Change, especially through flooding events, which we must adapt to and prepare for. We also have opportunities to mitigate against a changing climate through renewable energy supplies and delivering new growth in the most sustainable locations.

Better design – the Borough should match its brand; the opportunities for high quality, sustainable design should be maximised.

3.8   Based on the Community Strategy our long-term spatial vision for the Borough is:

Spatial Vision

By 2026 residents of Melton will enjoy one of the best qualities of life in the most self-contained district in the region. Development will have been managed in a way which meets the needs of the local community, benefits the economy and improves the quality of the local environment. In particular:

o **the type, tenure and price of local housing will more closely reflect the housing needs of the whole community;**

o **Melton will be home to a diverse, competitive and innovative range of businesses which will provide good job opportunities for local people and high levels of local employment; and**

o **More people will have opportunities to improve their health and wellbeing from access to key services and facilities.**

Melton Mowbray will be the main social and economic focus for the Borough, but will retain its character as a historic English market town. Melton Mowbray will be a place where people want to live and work and its town centre will provide a high quality visitor experience with more and better shopping, markets, heritage and leisure attractions. It will reflect the strong brand image of Melton Mowbray and traffic congestion will be well managed.

Our villages will be vibrant, each with its own distinct character and heritage. There will be more job opportunities and more homes for local people - especially affordable housing.

Melton's beautiful and tranquil countryside will be valued and enjoyed by local people and visitors alike. The countryside will be supported by profitable and sustainable farming and land based activities.

Melton will be well prepared for the impacts of climate change and playing its part in reducing greenhouse gas emissions.

Our Key Objectives

3.9   In order to realise this Vision we have set out a range of objectives for the Melton Local Development Framework. These are largely the same as the outcomes of the Melton Sustainable Community Strategy. They are also aligned with the outcomes of the Leicestershire Sustainable Community Strategy that was prepared by Leicestershire Together in 2008.

	Objective	Melton Core Strategy
1	Create a diverse and competitive local business base, including support for 'embedded' sectors	Chapter 7: CS8, CS10

Chapter 13: CS25 |

2	Ensure a high level of skills and employment is maintained across the Borough	Chapter 7: CS8 Chapter 13: CS24
3	Provide appropriate employment space & infrastructure	Chapter 7: CS8, CS9, CS10 Chapter 10: CS14 Chapter 13: CS25
4	Tackle financial exclusion	Chapter 5: CS3, CS4 Chapter 6: CS6, CS7 Chapter 8: CS11
5	Enhance the vitality and viability of Melton Mowbray town centre	Chapter 5: CS2 Chapter 9: CS13 Chapter 13: CS24
6	Promote the tourism potential of the Borough through its food, equestrianism and heritage assets	Chapter 7: CS8, CS10 Chapter 10: CS14, CS16
7	Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing	Chapter 5: CS3, CS4 Chapter 6: CS6, CS7 Chapter 13: CS24
8	Improve facilities for all the community	Chapter 5: CS4 Chapter 13: CS24
9	Improve access to services and facilities, including health, social care, jobs, recreation, sport and education	Chapter 5: CS2, CS4 Chapter 13: CS24, CS25
10	Encourage more people to take part in community activities, local decision making and volunteering activity.	Chapter 5: CS3, CS4
11	To improve community safety and reduce crime and the fear of crime	Chapter 12: CS23
12	Reduce anti-social behaviour and problematic drug use	Chapter 12: CS23
13	Raise the image and profile of culture to residents of the Borough	Chapter 12: CS23
14	Increase physical activity	Chapter 8: CS11 Chapter 10: CS14, CS15, CS16, CS17, CS18, CS19 Chapter 13: CS24
15	To achieve an improvement in people's health	Chapter 8: CS11

		Chapter 10: CS14, CS15, CS16, CS17, CS18, CS19 Chapter 13: CS24
16	To improve educational progress and attainment for all children	Chapter 7: CS8 Chapter 13: CS24
17	Reduce traffic congestion in Melton Mowbray	Chapter 8: CS11, CS12 Chapter 13: CS24, CS25
18	Promote civic pride	Chapter 12: CS23
19	There is a positive view of equalities and diversity	Chapter 12: CS23
20	Promote high quality and innovative design	Chapter 12: CS23 Chapter 13: CS24
21	Reduce pollution	Chapter 5: CS2 Chapter 8: CS11, CS12 Chapter 10: CS15 Chapter 11: CS20, CS21
22	Protect and enhance the built and natural environment	Chapter 5: CS2, CS3, CS4, CS5 Chapter 10: CS14, CS15, CS16 Chapter 11: CS20, CS21, CS22 Chapter 12: CS23 Chapter 13: CS24
23	Protect the rural character of the Borough	Chapter 5: CS2, CS3, CS4, CS5 Chapter 10: CS14, 15, 16 Chapter 13: CS24
24	Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation	Chapter 11: CS20, 21, 22 Chapter 13: CS24
25	Prepare for, limit, and adapt to climate change	Chapter 5: CS2, CS5 Chapter 10: CS15, CS16 Chapter 11: CS20, 21, 22 Chapter 12: CS23 Chapter 13: CS24
26	Reduce the risk of flooding and avoid development in areas	Chapter 11: CS22

	adverse to flooding	Chapter 12: CS23
		Chapter 13: CS24
27	Reduce the amount of waste produced	Chapter 11: CS20, 21
		Chapter 12: CS23
28	Improving the appearance of public spaces	Chapter 12: CS23
		Chapter 13: CS24
29	Reduce the need to travel by car and improve access to public transport	Chapter 5: CS2, CS3, CS4, CS5
		Chapter 8: CS11, CS12
		Chapter 9: CS13
		Chapter 13: CS24, CS25

3.10 The policies in this Core Strategy contribute to meeting these objectives and the spatial vision. We will set out the arrangements for managing and monitoring long-term delivery to make sure we are meeting these objectives. This will require regular measurement of our performance against the key indicators and targets as set out in Chapter 15. Monitoring our Strategy.

- Melton Sustainable Community Strategy (2008 – 2013) – June 2008
- Leicestershire Sustainable Community Strategy - 2008

4. Meeting the need for development

Introduction

4.1 Our community is growing. We need new houses for people to move into, whether they are starter homes, homes for new families or homes for downsizers. Our growing community will need new jobs, shops and services. We have considered the amount of development needed and the relationship between homes, jobs, shops, leisure and schools. This section of the Core Strategy sets out the amount of development we want to see happen by 2026.

Homes

4.2 Melton is the most self-contained District in the East Midlands in terms of household movement and has relatively little in the way of travel to work or household migration to and from surrounding areas. However, Melton has a relationship with its neighbouring authority areas, but particularly those in the County of Leicestershire. For the purposes of strategic planning, Melton is in the same housing market area as the rest of Leicestershire and Leicester.

4.3 The planning system is going through a period of change which will affect the way we plan for housing. The Government has announced their intention to abolish Regional Plans. In future, we will be able to decide how much housing is needed for our community, although we will be expected to cooperate with other local planning authorities in the Leicester and Leicestershire Housing Market Area on matters like the level of housing growth. There will still be a requirement to plan for housing based on the evidence of what a community needs. In November 2011 the Council took a decision to complete this Core Strategy using the housing figures from the East Midlands Regional Plan.

4.4 The Regional Plan identified a requirement for 3,400 dwellings (170 dwellings per annum) between 2006 and 2026. This provision took account of Melton Mowbray's status as a sub-regional centre within the Leicester and Leicestershire Housing Market Area. The figure was based upon an evidence base used for and considered by an Examination in Public of the Regional Plan. There was no challenge to the figure for Melton at the Examination in Public and our community largely accepts the need for this amount of housing.

4.5 Work has commenced on a Leicestershire Housing Requirements Project 2011 to help consider the appropriate level of housing provision for the partner authorities within the Housing Market Area. The project suggests that housing need and demand falls between 3,500 – 4,500 homes per annum across Leicestershire over the 2006-31 period. The bottom end of this range corresponds with past demographic trends whilst the top end is based on 5% economic growth. The Project also suggests that housing at the higher end of the range would ensure that housing provision and labour supply does not constrain economic recovery and growth in the longer-term.

4.6   In relation to Melton, this approach to determining a housing requirement figure would result in a range of figures from 135 to 197 homes per annum. Consultation of the various issues and options available to arrive at an alternative housing figure and the preparation of an evidence base for employment, retail and transportation associated with a different figure is a time consuming process and would add considerable delay to the production of a development plan for Melton.

4.7   The Regional Plan figure of 170 homes per annum falls within the suggested range and is towards the higher end as recommended by the Project to ensure economic recovery and future growth is not stifled. This document provides a development strategy to accommodate 170 dwellings per annum. The Core Strategy is capable of absorbing alterations to the strategic requirement for housing within acceptable limits.

4.8   Based on this level of house building, we expect the population of the Borough to grow to about 52,400 by 2026.

Business

4.9   Taking account of population growth, the requirement for new jobs in Melton is expected to result in a net increase of about 1300 jobs over the period 2007 to 2026. Of course, many of these new jobs will be in retail, health, education and other 'non-business' sectors.

4.10   A high proportion of the new jobs are expected to be in offices (600); an increase of about 20%. Industrial employment is expected to fall by about 500 jobs and there will be little change in warehousing employment. In total, industrial and warehousing employment is expected to fall by about 600 jobs.

4.11   Taking account of this growth in office employment and demand for office space we need to provide about 11,000sq metres of additional office floorspace. This forecast is based on existing trends and patterns, and it is possible that we could attract more office occupiers than the forecast shows, particularly if we need to respond to changing economic circumstances or accommodate sectors not yet anticipated.

4.12   The forecast reduction in industrial jobs is at odds with our recent record in attracting businesses to the Borough. We expect this track record of investment to continue, particularly due to the fact that Melton Mowbray is an attractive location for the food industry because of its brand image. Fresh food is also less susceptible to relocation elsewhere because of the requirement for proximity to market but also factors such as the Protected Geographical Indication status of the Pork Pie. These circumstances make Melton Mowbray an attractive place for inward investment in this sector.

4.13   We are also mindful of the need for renewal of our existing industrial stock which is amongst the oldest in the County. We want to be more responsive to inward investment opportunities where they contribute towards our Vision and objectives; reflecting the self-contained nature of the Borough, arresting out-commuting and providing employment opportunities in better, higher paid sectors.

4.14   Limiting the amount of land available could prevent the full economic potential of Melton and its brand from being realised.

4.15   We will provide for 5Ha of industrial land, and 9Ha of warehousing in the short term. In the longer term, up to 30Ha of employment land could be provided where evidence shows how this will contribute to our Vision and objectives. In practical terms this higher amount of employment land may facilitate development beyond the plan period.

Shops

4.16   We expect the local population and its spending power to increase which will lead to a need for more shops.   In 2011 we completed a retail study which looked at shopping patterns across the Borough and how these might change over the plan period.

4.17   The expenditure available to the community to spend on food shopping is expected to rise by almost 20% from approximately £102m in 2011 to almost £121m by 2026.

4.18   Melton Mowbray is the main location for food shopping trips within the Borough. The town is well provided for by supermarkets and specialist, independent food outlets, such as Ye Olde Pie Shoppe, which reinforce the centre's role as the Rural Capital of Food.   A development for a new foodstore in Melton Mowbray has recently been approved and will supplement the existing offer. As a result we do not expect additional food shops to be needed until after 2026.

4.19   The expenditure available to the community to spend on non-food shopping is expected to rise by 76% from approximately £147m in 2011 to almost £260m by 2026.

4.20   Melton Mowbray is also the main location for non-food shopping trips within the Borough.   Our evidence shows that the amount and range of non-food shops are below the average amount that should be expected.   We are aware that shoppers would welcome a better range and quality of non-food shops.   Currently, the town centre does not meet the need for non-food shopping and as a result suffers from considerable expenditure leakage.

4.21   The increase in expenditure, existing limited offer and aspirations from shoppers suggests that we need to take advantage of economic growth over the plan period to prevent a decline in Melton Mowbray's overall health in terms of vitality and viability over the longer term.   We expect to see an additional 2,500sqm of non-food shopping floorspace by 2026.

Sport and Recreation

4.22   Sport and recreation facilities contribute to the wellbeing of the community by offering opportunities for leisure activities and improving health. We appreciate and have become more aware of the value of recreation areas, parks, play areas and green spaces in and around our built-up areas. However, in recent years we have

become more concerned about the loss of recreation areas and other forms of open space to development.

4.23   We have looked at sports activities and how the current supply of facilities matches demand.

4.24   Our evidence shows that there is generally a good distribution of provision for children and young people across Melton. However, formal play provision is lacking in Wymondham, Great Dalby, Frisby on the Wreake and Stonesby. Our study also shows that we do not have enough junior football pitches.

4.25   We have also looked at leisure centres, community centres, village halls and schools. The recent closure of Melton Leisure Centre has resulted in a lack of sports hall provision in the town centre. The Council is considering options to deal with this situation and it is likely that the Melton Mowbray Town Centre Area Action Plan will explore this further. Plans are in place to refurbish the Waterfield Leisure Pool which will continue to provide access to local authority swimming for the community.

4.26   We will protect existing and create new areas of open space, so contributing to several of our objectives, including those relating to the environment, access to facilities, health and climate change.

4.27   All new housing developments will be expected to contribute to the provision of sports and recreation facilities.

4.28   Our evidence for Open Space, Sport and Recreation was completed in 2011. It assesses the amount of open space needed to accommodate population growth and suggests space requirements in different parts of the Borough.

Health

4.29   Leicester, Leicestershire and Rutland PCT Cluster has identified that the primary medical care to meet the health needs of the community over the plan period can be met by the Latham House GP practice with increased infrastructure provision.

4.30   Community health services are to be provided by mobile clinical staff, likely to be based in existing accommodation at Melton Hospital. However, there is a Leicester/Leicestershire/Rutland PCT accommodation review underway which may affect their location. We have already identified this as an opportunity to build houses on a brownfield site in Melton Mowbray.

Education

4.31   A review of school organisation in Melton has recently been completed and all schools, in partnership with other schools and colleges, provide a full range of the 11-19 curriculum.

4.32   Belvoir High School in Bottesford has been extended and re-modelled for 600 pupils, with strong links to science and local businesses.

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4.33   Long Field School in Melton Mowbray has been extended and remodeled for 800 pupils. John Ferneley College in Melton Mowbray has been re-built for 800 pupils and is currently being extended to accommodate 1050 pupils, following closure of King Edward VII School at the end of the Summer Term 2011.

4.34   Pupils from all three schools attend the newly completed Melton Vale Post 16 Centre on Burton Road for 16-19 education.

4.35   All primary schools in the Vale of Belvoir now take children up to the end of Year 6 (age 11).

4.36   The choices we make on where new development in Melton Mowbray takes place and our approach to safeguarding playing fields will have an important bearing on whether this will be possible.

- East Midlands Regional Plan 2009
- Melton Retail Study – May 2011, GVA
- Melton Employment Land Study July 2006, Roger Tymm & Partners
- Melton Employment Land Study Update Note, August 2007, Roger Tym & Partners
- Leicester and Leicestershire HMA Employment Land Study 2008, PACEC
- Leicester & Leicestershire Housing Requirements Project 2011, GL Hearn
- Leicester and Leicestershire HMA Growth infrastructure Assessment 2009, Roger Tym & Partners
- Urban Housing Potential Study 2006, Baker Associates
- Melton Open Space, Sport and Recreation Study 2011
- Melton Strategic Housing Land Availability Assessments
- Melton Annual Monitoring Reports (2005 – 2011)

5. Where development will take place

5.1 We want to make sure that our community has good access to jobs, health and community facilities, education, shops, leisure, open space and sport and recreation facilities.

5.2 Our strategy for delivering the new development that our community needs intends to maximise the opportunity for journeys to be undertaken by walking, cycling or by public transport to reduce reliance on travel by car. We will focus new developments in locations which provide the best opportunities for this to happen, maximise the use of existing infrastructure and provide the best opportunity to secure new infrastructure.

5.3 However, there are parts of the Borough where people do not enjoy easy access to jobs, shops, schools and facilities unless they generally travel by car. Our strategy recognises the challenge of maximising the potential for existing village communities to retain and secure additional facilities and services. We will allow a proportion of development to take place in the rural area where there is good access to facilities and services. Where there is more limited access we will allow a small amount of development where it directly secures new facilities and services in accordance with the wishes of that community.

5.4 We want new development to use land and buildings that have already been used, particularly where it is under used, vacant or derelict. Not all land and buildings that have already been used are in locations which are suitable for development.

5.5 Taking into account the houses built since 2006, existing proposals to build houses and the opportunities to re-use previously developed land, including development in villages (see below) we still need to identify land for about 1,000 more houses at Melton Mowbray to meet the amount of housing our community needs. We also need to find employment land. The location of this development is looked at in section 13. A summary of Housing supply is set out in our housing trajectory in Appendix 1.

5.6 We also recognise the link this Core Strategy has with our own plans for investment and allocation of resources. The consistency and clarity provided by these policies also provide other bodies and agencies with the ability to align their investment. Our policy direction has the potential to deliver a decision making framework that contributes not only to the emerging Vision and Objectives of the local development framework but also the Vision of the Leicestershire Rural Partnership and others.

Melton Mowbray

5.7 The market town of Melton Mowbray is the main social and economic focus for the Borough. It is home to more than half of the people who live in the Borough. It provides for good access to jobs, existing local community facilities, infrastructure and services, including opportunities to use public transport. Melton Mowbray provides a focus for our self contained community.

5.8 We want to strengthen Melton Mowbray's role as a market town and its ability to deliver the Melton brand. We also want to make the best use of the infrastructure that is already there and take the opportunity to secure improved infrastructure for both existing residents and the new people who will become part of the community through the period to 2026. Of all our settlements the town has the best potential to accommodate further growth and that growth can provide the opportunity to lead investment in the town, to the benefit of the Borough. Chapter 4. of this strategy; 'Meeting the Need for Development' sets out how much new development we need to deliver between 2006 and 2026. We expect that about 80% of new development (homes and businesses) will take place at Melton Mowbray.

5.9 Our decision to focus new development in this way will support the creation of a new community of sufficient size and mix to justify the development of new facilities, infrastructure and services. We want the urban extension to cater for the day to day needs of the community but also be integrated with the wider community and town. Delivering new infrastructure and a more sustainable pattern of development is at the heart of our plans. The sustainable urban extension is looked at in chapter 13.

CS1: Development at Melton Mowbray

80% of our total development needs will be delivered at Melton Mowbray by 2026. This will include:

- o **Approximately 2700 new homes, including a sustainable urban extension of around 1000 new homes;**

- o **A minimum of 14Ha of new business land, rising to a total of 30Ha where evidence shows how this will contribute to our Vision and objectives;**

- o **A minimum of 11,000sqm of additional office floorspace, focused on the town centre; and**

- o **Approximately 2,500sqm of non-food shopping floorspace, focused on the town centre.**

We will positively plan for this growth by:

- o **Preparing an Area Action Plan for the Sustainable Urban Extension and a Land Allocations and Settlement Boundaries Development Plan Document for other allocated sites at Melton Mowbray;**

- o **Preparing an Area Action Plan for Melton Mowbray Town Centre;**

- o **Coordinating the planned delivery of infrastructure through an Infrastructure Delivery Group; and**

o **Monitoring the provision and requirement for new homes and businesses through our Annual Monitoring Report.**

Villages

5.10 By directing most development to Melton Mowbray, we will only need to identify development land in the rural area to meet local needs. We expect that about 20% of new development (homes and businesses) will take place in the Rural Centres and Sustainable Villages.

Rural Centres

5.11 Rural Centres provide a good range of services and facilities to the people who live there.

5.12 Asfordby, Bottesford, Long Clawson and Waltham on the Wolds have a good range of local community facilities and regular public transport. Each has a primary school, post office, general store, general medical practice (with pharmacy), community and leisure facilities, as well as employment opportunities. These characteristics provide each of the four communities with good access to jobs, key services and infrastructure.

5.13 Each village also serves a wider rural hinterland, including surrounding villages which have more limited services and facilities, small hamlets and isolated groups of dwellings and businesses.

5.14 Although there is no need for large sites for housing or employment, some new homes and jobs are needed to meet local need and help retain services and facilities so that local people can continue to enjoy these benefits and reduce the need to travel. The amount of development proposed has taken into account local housing and business needs and the capacity and quality of existing facilities.

5.15 The local needs and aspirations for the rural centres have been identified and priorities for each settlement are known, either through a local parish plan or from other supporting information. The identification of Rural Centres, within the local development framework, provides an opportunity to direct investment opportunities from the Council and its partners to help meet these needs. We also expect Neighbourhood Plans to provide a strong steer to the role these villages play and the priorities set for them.

5.16 Working with the four parish councils, we have already consulted local people on identifying new village envelopes and important open spaces for these villages. We will also involve the local community when we start to identify sites for the above developments. We will also expect Neighbourhood Plans to provide a guidance on these matters.

CS2: Rural Centres

By 2026 we will provide development at Asfordby, Bottesford, Long Clawson and Waltham on the Wolds to meet local need in a way which contributes to local priorities.

We will do this by:

- **Responding positively to development within the built form;**

- **Making land allocations to meet identified affordable housing need;**

- **Making land allocations to meet identified local employment needs (Bottesford and Long Clawson only); and**

- **Responding positively to development which contributes to local priorities as identified by a Neighbourhood Plan or similar robust, community-led strategy.**

Sustainable villages

5.17 Our development strategy recognises that the sustainability of a location is relative to the services and facilities that are available. In essence, the more community facilities that a village has, the less likely it will be that people will need to travel for services and/or to work.

5.18 We want to ensure that the residents of new village developments have reasonable access to key services and facilities. As a result we will direct new developments to those villages which are considered to offer reasonable access. This will not only ensure that new residents can enjoy those services and facilities but will provide opportunities for increased patronage, and thus improved prospects for viability, of those services and facilities. This will also be of benefit to the existing community, many of which have seen their services and facilities under threat and in some cases close in recent years.

5.19 A sense of community often centres on village facilities. There are a number of villages where access to services and facilities is limited or poor. Whilst our strategy directs new development to those villages that can offer services and facilities we do not want to prevent the potential for a net increase in services or facilities for those villages with limited or no access. We are committed to dealing with the challenge of rural isolation and our strategy recognises the need for flexibility in our approach to directing new development.

5.20 Working together with our community we have considered the level of services and facilities that can be considered to provide reasonable access in Melton. Using the Rural Centres selection criteria we will consider a village to qualify as a Sustainable Village when it has at least 3 facilities from the following list:

- primary school;

- o post office;
- o general store;
- o general medical practice;
- o pharmacy;
- o community and leisure facilities;
- o employment opportunities (in addition to that provided by the above); and
- o a regular, six day a week return bus service.

[We have undertaken an audit of village facilities. Where a village has more than one example of a community and leisure facility (for example, two public houses, or a public house and community hall) it will meet 'community and leisure facilities' in the above list, effectively scoring 1 facility and service towards the threshold. Our examination also considered the range and quality of services and facilities to whether the community believe they have reasonable access to a service or facility i.e. a part time post office operating from a dwelling.]

5.21 We will allow development to take place in those villages that qualify as 'sustainable'. Our Land Allocations and Settlement Boundaries Development Plan Document will provide us with the opportunity to work with our rural communities on proposals to deliver development to meet their needs and contribute to the overall development needs of the Borough.

5.22 We do not want to prevent those villages which do not qualify as sustainable from sensitive growth. We will allow those villages with no, or limited access to services and facilities to benefit from growth where the development will directly secure an increase in services or facilities which the community themselves have identified a need for and the increase in services or facilities meets the threshold for a Sustainable Village. We would not allow a village with limited, or no services or facilities to receive new development in the hope that services and facilities would follow. The village would only receive the new development where services and facilities would be delivered hand in hand with the development through a legal agreement.

5.23 We expect Neighbourhood Plans to take a strong lead on this for the community they provide for although in the absence of a Neighbourhood Plan we will take into account other evidence such as a Parish Plan or other locally led and appropriately agreed evidence.

CS3: Sustainable Villages

We will support new developments and safeguard existing services and facilities in the following Sustainable Villages:

Ab Kettleby, Asfordby Hill, Buckminster, Croxton Kerrial, , Frisby on the Wreake, Gaddesby, Great Dalby, Harby, Hose, Knipton, Nether Broughton, Old Dalby, Queensway, Redmile, Scalford, Sewstern, Somerby, Stathern, , Twyford, and Wymondham

We will do this by:

- o **Identifying opportunities for suitable small-scale infill development and protected open areas in a Land Allocations and Settlement Boundaries Development Plan Document or through Neighbourhood Plans;**

- o **Safeguarding existing services and facilities and supporting proposals for new services and facilities; and**

- o **Supporting affordable housing developments in accordance with the Strategic Housing Policy.**

We will safeguard existing services and facilities and react positively to sensitive, appropriate developments where they deliver an increase in services or facilities in the following villages:

Asfordby Valley, Ashby Folville, Barkestone le Vale, Barsby, Belvoir, Bescaby, Branston, Brentingby, Brooksby, Burrough on the Hill, Burton Lazars, Chadwell, Cold Overton, Coston, Easthorpe, Eastwell, Eaton, Edmonthorpe, Freeby, Garthorpe, Goadby Marwood, Grimston, Harston, Hoby, Holwell, John O'Gaunt, Kirby Bellars, Knossington, Leesthorpe, Little Dalby, Muston, Normanton, Pickwell, Plungar, Ragdale, Rotherby, Saltby, Saxby, Saxelbye, Shoby, Sproxton, Stapleford, Stonesby, Thorpe Arnold, Thorpe Satchville, Wartnaby, Welby, Wycomb, and Wyfordby.

We will provide for this where:

- o **The increase in services and facilities meets the threshold for a Sustainable Village;**

- o **The aspirations that the community have for new services and facilities as identified by a robust and appropriate Neighbourhood Plan or similar process is met; and**

- o **The development that takes place includes provision for the services and facilities to be delivered.**
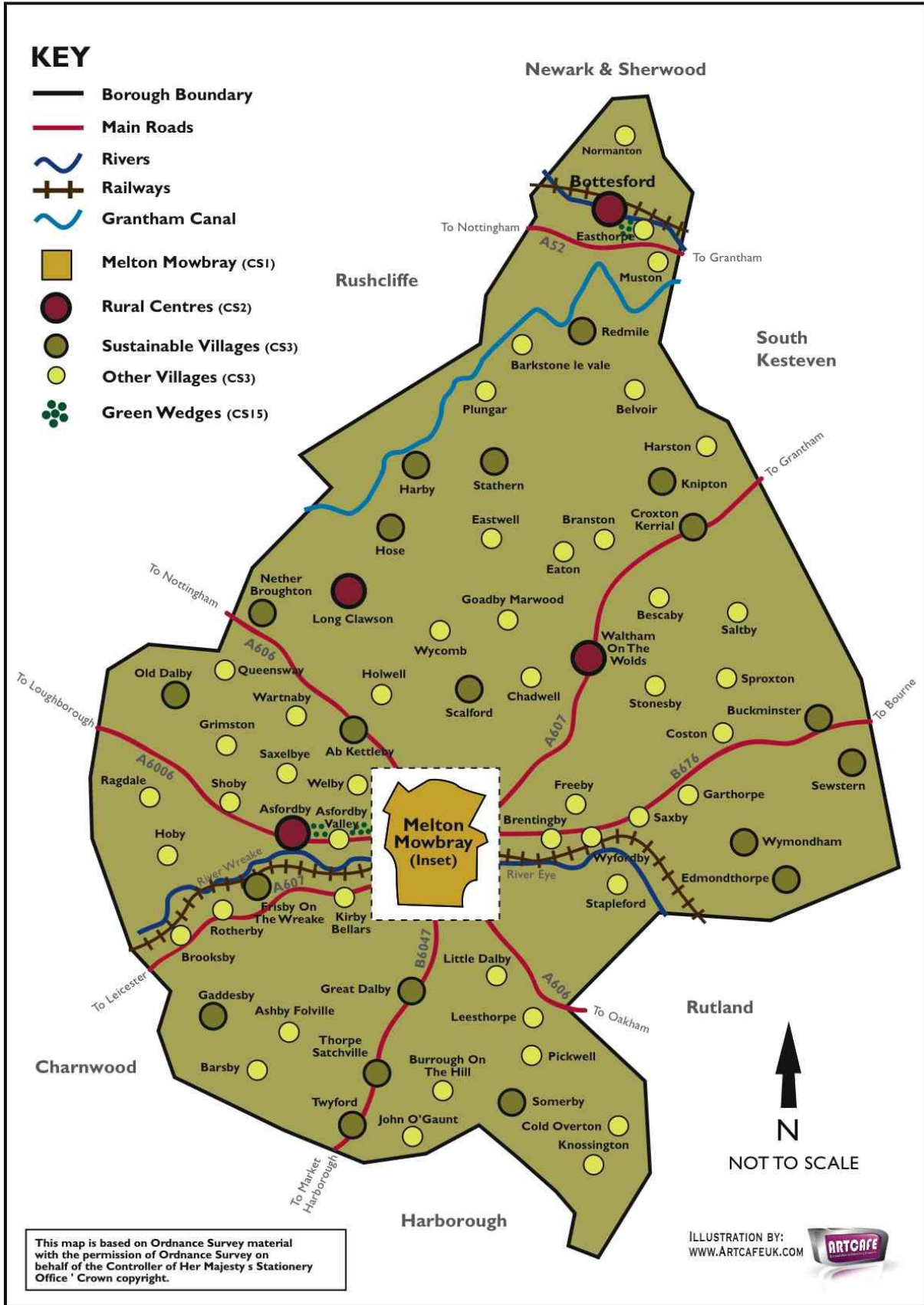
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Making Effective Use of Land

5.24   Wherever possible we want to make effective use of land by re-using Brownfield land for housing in suitable locations. The national, and regional, target is that at least 60 per cent of new housing should be provided on Brownfield land.

5.25   Since 2001, in Melton about 65% of new homes have been built on Brownfield land. Historically, we have delivered a significant amount of development on infill land, often private gardens, in the town and villages. Private gardens are now excluded from the definition of brownfield land. We also want to see a move away from village 'cramming'. As a result, our target over the period 2006 to 2026 is 50% of new development taking place on brownfield land.

5.26   We are also mindful of the need to take into account the environmental quality of land particularly where development of greenfield land takes place.

CS4: Making Effective Use of Land

By 2026 approximately 50% of new housing and business development will take place on brownfield land. We will support development on greenfield land where there is no alternative appropriate brownfield land available taking into account its environmental quality.

We will plan for the efficient use of land by:

- o **Preparing settlement boundaries and important open areas in our Land Allocations and Settlement Boundaries Development Plan Document;**

- o **Promoting the efficient use of land through Neighbourhood Plans; and**

- o **Proactively monitoring the land used for new developments through our Annual Monitoring Report.**

- • East Midlands Regional Plan 2009
- • Melton Retail Study – May 2011, GVA
- • Melton Employment Land Study July 2006, Roger Tymm & Partners
- • Melton Employment Land Study Update Note, August 2007, Roger Tym & Partners
- • Leicester and Leicestershire HMA Employment Land Study 2008, PACEC
- • Prospect Leicestershire Sustainable Urban Extension – Housing & Employment Land Study 2010, Experian
- • Planning for Climate Change, 2008, IT Power
- • PTOLEMY 2009, WSP
- • Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- • Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- • Leicester & Leicestershire Housing Requirements Project 2011, GL Hearn
- • Leicester and Leicestershire HMA Growth infrastructure Assessment 2009, Roger Tym & Partners
- • Urban Housing Potential Study 2006, Baker Associates
- • Melton Strategic Housing Land Availability Assessments

- Melton Annual Monitoring Reports (2005 – 2011)
- Melton Mowbray Town Centre Car Parking Strategy 2007, White Young Green
- Melton Mowbray Town Centre Business Improvement District - 2011
- Leicester & Leicestershire Strategic Housing Market Assessment 2008, B Line Housing
- Leicester & Leicestershire Strategic Housing Market Assessment Managing and Updating of Data 2010, B Line Housing
- Melton Housing Needs Survey 2004, DCA
- Melton Housing Needs Survey Update 2006, DCA
- Urban Housing Potential Study 2006, Baker Associates
- Leicester and Leicestershire Housing Requirements Project 2011, GL Hearn
- Somerby Housing Need Survey –April 2008
- Asfordby Housing Need Survey – September 2007
- Bottesford Housing Need Survey – October 2007
- Harby & Hose Housing Need Survey – October 2008
- Twyford and Thorpe Satchville Housing Needs Survey (currently being prepared)
- Wymondham and Edmonthorpe Housing Needs Assessment – 2005
- Melton Housing Stock Analysis 2006, DCA
- Melton Housing Strategy 2011 – 2014
- Melton Affordable Housing Viability Study – 2008
- Planning For Climate Change 2008, IT Power
- Urban Housing Potential Study 2006, Baker Associates
- Village Service and Facilities Audit 2010
- Village Service and Facilities Audit 2011
- Melton Strategic Housing Land Availability Assessments
- Melton Annual Monitoring Reports (2005 – 11)
- National Land Use Database
- East Midlands Employment Land Priorities Study 2006
- East Midlands Employment Land Assessment: Audit of Employment Land Sites – December 2010

6. Meeting our housing needs

6.1 We want to help make sure that everyone in Melton Borough has the opportunity of a decent home, which they can afford, with good access to services and facilities. This means providing a wide choice of housing to meet the needs of the whole community in terms of house type and tenure. This includes private homes for sale, affordable and intermediate housing; with wider opportunities for both home ownership and those who rent privately and through registered providers.

6.2 We also want to offer greater quality, flexibility and choice, and address the key housing issues we face, notably the need for smaller units generated by an ageing population and reduction in household size.

Housing Market Assessment

6.3 We have reviewed and tracked information about housing requirements in the Borough over a number of years. This body of work has provided us with good knowledge about housing, the housing market and the needs of our community. It also provides us with information about the probable scale of change in future housing need and demand.

Future Housing Needs

6.4 Only 28% of the Borough's housing is one or two bedroom, compared to the national average of 41%. Homes with three bedrooms or more account for 72% of our stock compared to a national average of 59%. The current imbalance creates a particular difficulty for first-time buyers and restricts the opportunities available for older people who want to downsize.

6.5 Estimates also show that there will be an increase in the number of new households over the longer term, due mainly to a change in the make-up of households. A large proportion of this growth will be in one-person households, through people living longer, separation and divorce, and more young single-person households. Households consisting of couples with no children will also grow whilst households comprised of families with children will show a drop.

6.6 Projections estimate that by 2026 almost 32% of households in the Borough will be single person households without children; just over 35% will be couples without children; and almost 29% will be families with children. This shows that around a third of households will generally need smaller sized units and just over a quarter will need larger family units.

6.7 Competition in the housing market for the relatively limited number of smaller units will increase as the proportion of smaller households grows. Future development must address the imbalance in the housing stock to create a more sustainable and balanced housing market. This will require the construction of a full range of house types that includes many more small units to address both the current shortfall and future demographic and household formation change.

Older people and the accommodation needs of people with disabilities

6.8   We expect to see a large increase in the over-65 and over-80 population in the borough. The population aged over 65 will almost double from 7,700 (16.1% of the total population) in 2001 to 13,900 in 2026 (27%). The population of over-80s will also more than double from 2,008 in 2001 to 4,400 in 2026. There is a clear link between ageing and disability and the Housing Need Survey found that almost two-thirds of those with a support need were over 60.

6.9   Our Housing Needs Survey found that 19% of households in the Borough include somebody with a disability. Over half (52%) of the people with a disability had a walking difficulty. 8.5% of households include someone who was a wheelchair user but 68% of wheelchair users did not live in an adapted dwelling.

6.10   There are particular concerns about increasing numbers of older owner occupiers struggling with property maintenance and the long term suitability of their homes. Our strategy recognises the housing needs of older households as well as those with disabilities. Building new houses to Lifetime Homes Standards can result in more accessible and adaptable homes which can be adapted to the needs of their occupants at different stages of their life. New houses should be built to Lifetime Homes Standards where appropriate to ensure that new dwellings are flexible and able to meet the housing needs of a wide section of society, including people with disabilities and older people.

Addressing Housing Requirements

6.11   All housing developments should take into account local housing need and the current mix of housing at a neighbourhood level. We expect Neighbourhood Plans to take a strong lead on this for the community they provide for although in the absence of a Neighbourhood Plan we will take into account other evidence; such as up to date Strategic Housing Market Assessment and Housing Needs Surveys. Neighbourhood Plans providing for this issue must be based on evidence which shows how new development will contribute to meeting local housing need.

6.12   We will provide guidance on the mix of housing we expect in a Supplementary Planning Document for Housing. We will have regard to evidence of local housing needs, population and household forecasts. We will monitor the effect of this guidance in our Annual Monitoring Report.

Affordable Housing

6.13   Our evidence has consistently found a high need for affordable housing in the Borough.

6.14   The increase in house prices relative to incomes in recent years has been marked. The average price of a property sold in the Borough during the 12 months to June 2011 was £185,600. The price of the cheapest properties (lower quartile), which are likely to be attractive to first-time buyers, varies across the Borough but averages £122,500.

6.15 The level of income required to access homes for rent or sale on the private market is above many households' income levels. Our latest evidence (SHMA 2010) shows the household income required to purchase one of these cheaper, lower quartile properties was £31,500 per year. The household income required to rent a similar house was £18,000. In 2009 the average household income in Melton was £26,458. Many households have a lower income than this, nowhere near the household income required to purchase a property:

- o 14.5% of households have an income of less than £15,000

- o 25.2% of households have an income of less than £20,000

- o 47.9% of households have an income of less than £30,000

6.16 Our affordable housing evidence suggests that the greatest need is for 2 and 3 bedroom family housing and that the majority of affordable housing we provide should be (socially) rented. The tenure and size of affordable housing on individual development proposals should take into account the requirements of the local area and the size and nature of the development. We will set out the type and size of affordable housing for development sites in the Area Action Plan for the Melton Mowbray Sustainable Urban Extension and a Land Allocations and Settlement Boundaries Development Plan Document for other allocated housing sites. Our Supplementary Planning Document for Housing will provide further guidance on affordable housing contributions, including tenure and size.

Affordable housing is a term used for homes which are provided to households whose needs are not met by the market. This includes intermediate, social rented and the new affordable rented housing. For a house to be considered Affordable it should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and

- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

6.17 Our evidence shows that around 130 additional affordable homes are needed each year. This shows the scale of the affordable housing problem, relative to the amount of housing we need to provide for our community, and justifies our strategy to maximize the supply of affordable housing from new housing developments. Taking account of viability issues, our assessments show that a contribution level of 30% should be set for Melton Mowbray and Asfordby and 40% for the remaining rural areas. We will also support the delivery of affordable housing though other means; including support for community led initiatives, promoting alternative routes into ownership such as home equity loan schemes and examining opportunities to redevelop our property assets.

Providing for affordable housing sites in the rural area

6.18 More affordable housing could be built in the rural area if we allow planning permission to be granted for affordable housing on land within, or adjoining, certain villages that would not normally be released for market housing.

6.19 These sites should be for affordable housing and of a scale appropriate to the village. They can help to contribute to the housing needs of local people, existing residents or those having a family or employment connection. By providing affordable houses in perpetuity we move towards achieving a more balanced housing stock and more sustainable communities.

6.20 A local need must be established and we expect the community to be involved in developing proposals. Where Neighbourhood Plans or initiatives such as Community Right to Build are being pursued a community may choose to allow some market housing to subsidise affordable homes; if this is the case we expect such decisions to be based on clear and robust evidence of the needs being tackled and the justification for the market housing required to deliver the scheme.

6.21 We still need to ensure that the homes delivered on affordable housing sites have good access to services and facilities. We will not accept affordable housing sites at locations where market housing is unacceptable; unless the proposal also provides a significant improvement in local services and facilities in accordance with our strategy for Sustainable Villages in Section 5.

6.22 We will also promote exception sites by allocating land for affordable housing to meet local needs in the Rural Centres in the Land Allocations and Settlement Boundaries Development Plan Document. (Please see section 5).

CS5: Strategic Housing

We will manage the delivery of 3,400 new homes to provide a balanced housing stock and increase the stock of affordable housing by 2026 by:

- o **Seeking an appropriate mix of dwelling types and sizes; having regard to the recognised housing needs of the Borough, any existing shortfall in supply, the requirements of the local area, and the size and nature of the site;**

- o **Identifying the overall mix of dwelling types and sizes for allocated sites in an Area Action Plan for the Melton Mowbray Sustainable Urban Extension and a Land Allocations and Settlement Boundaries Development Plan Document for other allocated housing sites;**

- o **Promoting accessible design and applying Lifetime Homes Standards where appropriate to ensure new dwellings are flexible and able to meet the housing needs of a wide section of society, including people with disabilities and older people;**

   o **Seeking affordable housing contributions having regard to market conditions, economic viability and other infrastructure requirements, in the following locations:**

Location	Threshold	Target
Melton Mowbray (including the sustainable urban extension)	6 dwellings or more or 0.15 ha	30%
Asfordby, Asfordby Hill & Asfordby Valley	6 dwellings or more or 0.20 ha	30%
Rural Areas	1 dwelling or more	40%

   o **Seeking on site contributions on developments of 6 dwellings or more, but offering flexibility on smaller developments by accepting provision of affordable housing on an alternative site or by way of a commuted sum;**

   o **Allowing a small scale affordable housing exceptions site development to meet identified local housing need in every rural settlement considered suitable for market housing;**

   o **Updating our evidence on the housing market and providing guidance on the mix of houses needed to balance the stock of homes, affordable housing contributions, tenure and home sizes in our Supplementary Planning Document for Housing; and**

   o **Monitoring affordable housing provision and housing mix in our Annual Monitoring Report and updating our evidence on the housing market.**

Gypsies and Travellers

6.23   We need to consider the needs of gypsies and travellers in the same way as the housing needs of the rest of the community. There are no developed sites for gypsies or travellers in Melton Borough although planning permission has recently been granted for a site on the edge of Melton Mowbray.

6.24   A Gypsies' and Travellers' Accommodation Needs Assessment was commissioned in partnership with other authorities in Leicestershire to help us understand the housing needs of gypsy and traveller communities. The assessment considered the needs of Gypsies and Travellers for the period 2006 to 2016 and found that there is a local need to provide some sites for the Gypsy and Traveller community to reside (residential pitches) or stop over (transit pitches) within the Borough. The

assessment did not find a local need for any Travelling Showpeople sites within the Borough.

6.25 Taking into account the findings of the Assessment and additional advice from the Multi Agency Traveller Unit, we will need to provide for 2 small residential sites (between 5 and 10 pitches each) and one transit site (10 caravans). The planning permission recently granted in Melton Mowbray is for a site of 2 residential pitches and 3 transit pitches which may contribute towards meeting this need.

6.26 The additional need for transit site accommodation and one small residential site should be provided as part of the sustainable urban extension to Melton Mowbray (see section 13). This will ensure that they have good access to main roads and services. The remaining small residential site should be provided in the north or east of the Borough.

6.27 To make sure that they are located in the most suitable locations the sites will have to meet minimum criteria which reflect the needs of such development.

CS6: Gypsies and Travellers

We will meet the needs of the Gypsy and Traveller Community by 2026 by:

- o **Allocating land through the Land Allocations and Settlement Boundaries Development Plan Document for at least two small residential sites (5-10 pitches) and one transit site (10 caravans) to meet our needs to 2016;**

- o **Undertaking a further assessment to identify the need for future Gypsy and Traveller accommodation provision beyond 2016; and**

- o **Supporting sites that are: within or adjacent to a sustainable settlement and on land considered suitable for market housing; do not cause significant detrimental impact to the existing community; are appropriate in scale; and relate well to local infrastructure and services.**

- Leicester and Leicestershire Strategic Housing Market Assessment 2008, B Line Housing
- Leicester & Leicestershire Strategic Housing Market Assessment Managing and Updating of Data 2010, B Line Housing
- Melton Housing Needs Survey 2004, DCA
- Melton Housing Needs Survey Update 2006, DCA
- Melton Housing Stock Analysis 2006, DCA
- Leicester & Leicestershire Housing Requirements Project 2011, GL Hearn
- Lifetime Homes Standards
- Melton Strategic Housing Land Availability Assessments
- A Qualitative Assessment of the Housing Needs and Aspirations of Older People in Leicestershire 2010, SHUSU
- Affordable Housing Viability Study 2008, Three Dragons

- Leicester & Leicestershire HMA Growth Infrastructure Assessment 2009, Roger Tym & Partners
- Urban Housing Potential Study 2006, Baker Associates
- Melton Housing Strategy 2011 - 2014
- Melton Annual Monitoring Reports
- Melton Housing Investment Programme – 2007
- Leicestershire, Leicester & Rutland Gypsies and Travellers Accommodation Needs Assessment 2007, University of Birmingham

7.   Meeting economic needs

7.1   In terms of population, Melton is the 7th smallest District in England and also one of the 50 most sparsely populated. Compared with other districts in Leicestershire, it has the smallest economy and related to this, the fewest local jobs. Despite this, it is a relatively prosperous rural area with lower levels of social deprivation and unemployment than many although there are pockets of deprivation.

7.2   Melton Mowbray is the main service and employment centre. The local economy has traditionally focused on farming and associated food products. Over the past 50 years it has developed into a growing manufacturing and service economy with an international reputation for local food products such as Stilton cheese and Melton Mowbray pork pies, contributing to the brand image of Melton.

Melton as a Business Location

7.3   In 2008 there were about 20,800 jobs in the Borough. The majority of these jobs (14,500) were in service industries. Around 4,600 jobs were in manufacturing and 1,000 in construction. Jobs in agriculture have continued to decline and there are now less than 800 people employed locally in agriculture. However, agriculture still plays an important role in the rural economy and has a significant influence upon Melton's countryside.

7.4   Melton has relatively high levels of manufacturing employment (22.1% of all jobs compared to 14.8% in the East Midlands and 10.2% nationally). Food and drink manufacturing now makes up 54% of all manufacturing jobs in Melton and the Borough has 25% of all food and drink manufacturing employment in the sub-region (Leicester & Leicestershire Economic Assessment, May 2010).

7.5   The food and drink industry is rooted in signature specialities such as cheeses and the Melton Mowbray pork pie. Melton is promoted as the Rural Capital of Food and Drink; hosting events such as the East Midlands Food and Drink Festival and the British Pie Awards. Large food processing companies dominate the manufacturing sector. The traditional producers of cheese and meat pies now form only a small part of the local food industry. Mars UK is a leading pet food producer with a factory in Melton Mowbray and its head office and pet nutrition centre at Waltham on the Wolds.

7.6   Melton Foods and Kettleby Foods produce ready-made meals and sandwiches and are part of the Samworth Brothers group. They have been operating in Melton Mowbray since the late 1990s. Other major manufacturing employers include Jeld-Wen who make timber products, Saint Gobain UK who are steel manufacturers and AlphaGary who manufacture thermoplastic products.

7.7   Within the public and administration sector, Melton Borough Council, Brooksby Melton College and Ragdale Hall health resort provide significant employment.

7.8   While the big employers are very important to the local economy, the great majority of businesses are small, with over 86.8% employing 10 people or less. This

compares with a Leicestershire average of 83.5% and a national average of 81.9% (Leicester & Leicestershire Economic Assessment, May 2010). A dynamic business community contributes to a healthy economy. Whilst we have a high proportion of small businesses, new business start-ups and small business growth is relatively poor in Melton when compared with the rest of Leicestershire and at a national level.

7.9 Employment in knowledge-based industries is a key measure of economic competitiveness which can influence current and future prosperity. Successful businesses increasingly rely on skills, knowledge and innovation. Instead of competing on cost alone, the ability to adapt quickly, understand markets and exploit new opportunities helps businesses to retain a competitive edge. Businesses which operate in this way are effectively trading on the creation and evaluation of knowledge. This sector has become known as the 'knowledge economy'.

7.10 The Pera Innovation Centre is located in Melton Mowbray. It is a leading innovation and business support organisation and means that employment in knowledge based services is closer to the national average and higher than that of the county or East Midlands. However, Melton has significantly lower employment in high-tech manufacturing than the county, East Midlands and Great Britain.

7.11 Manufacturing is in decline across the nation and region due to competition from low-cost locations. This suggests that the Borough's dependence on manufacturing makes it vulnerable to job losses. However, much of Melton's manufacturing strengths tend to be in industries that are comparatively immune to this threat. In particular, local production of specialist foods like Stilton cheese and pork pies may be protected by the short shelf-life of their products, their supply links to local agriculture, brand image and European Union protected status.

7.12 Protected Geographical Indication (PGI) was awarded to the Melton Mowbray pork pie in 2009 by the European Commission. This restricts the manufacturing of Melton Mowbray pork pies to Melton Mowbray and its surrounding region, though certain manufacturers may continue to use the name until 2014. We are not yet sure what impact protection will have. Whilst some manufacturers may choose to rename their pies there may be an increase in demand for factory space in the Borough from those manufacturers who wish to continue to manufacture and sell Melton Mowbray pork pies.

7.13 Stilton cheese has been registered as a Protected Designation of Origin (PDO) product by the European Commission. Three of the six dairies producing Stilton cheese are located in Melton. Although the full extent of this protection is also unknown we might expect to see increased demand for factory space from existing dairies wishing to expand or new manufacturers wishing to move in.

7.14 We must be responsive to these opportunities to compound the brand image of Melton and increase the strength of our local economy.

Employment

7.15 Population increase during the last two decades was initially reflected in a strong increase in the number of people in employment. An aging population and job

losses because of the recession have seen the number of people in employment drop.

Population and Employment numbers

Year	1991	2001	2007*	2009*
Population	45,000	48,000	48,300	48,900
In Employment	21,000	24,000	25,200	23,100

Census except * Nomis – Official Labour Market Statistics

Travelling for work

7.16   Jobs in Melton are the lowest paid in the county and much lower than the regional and national averages. However, people who live in Melton earn a similar amount to those who live elsewhere in Leicestershire. This difference suggests that many of the better paid people in our community are commuting out of Melton for employment because of limited opportunities in the Borough for higher paid jobs.

7.17   Melton is the most self-contained district in the region. 62% of residents work, as well as live, in Melton. 7% commute out to Leicester City and 5% to Charnwood. Almost 80% of Melton's residents work in Leicestershire or Leicester City. 78% of the jobs in Melton are taken by local residents. People travelling into Melton for work mainly live within the adjoining authorities of South Kesteven, Charnwood, Rushcliffe and Rutland.

7.18   Our community travel an average of 11.7 miles to work. This reflects the rural nature of the Borough. Almost two-thirds of people drive to work with around 4% using public transport.

7.19   We want to reduce out-commuting, the number of car journeys and their length. We can do this by focussing most new employment development at Melton Mowbray. We will provide employment land that encourages higher-value activities to locate and grow in Melton so that local people have better access to well-paid jobs and there is less reason to commute to other centres.

7.20   Travelling to work is not the only journey most people need to do. Journeys related to childcare also contribute to congestion and we will support those businesses who want to include childcare facilities within employment sites.

Businesses

7.21   The Borough's specialisation is in manufacturing, particularly food and drink. Melton also has a high level of entrepreneurship which is reflected in the high number of very small businesses. Whilst our manufacturing strengths are good for growth they may not generate high labour productivity or high earnings. We are also aware that a lack of space is an issue for business growth which may be a reason why small business growth is low.

7.22 It may be possible to encourage diversification into knowledge-based, high-value sectors by building on Melton's high levels of entrepreneurship and high quality environment. However, it may be difficult to attract high-knowledge, high-value businesses to Melton where they have no grounding in the local area and no compelling reason to locate in the Borough. By focussing on the activities that Melton is already good at, we can encourage innovative and competitive businesses to locate and grow in the Borough.

7.23 Whilst the Borough is not a good location for large-scale office development, it may be attractive and well suited to new and other small businesses in knowledge-based sectors which are more reliant on electronic rather than physical communications. We recognise the impact that electronic communication networks have for delivering economic growth and we will encourage high quality provision. In addition, we need to help by providing well serviced small-scale sites for the development of offices and high-quality business units.

7.24 We also want to see an improvement in workforce skills. This will help to encourage knowledge-based industry and increase earnings. A close relationship is needed between local education and skills agencies and the business community to provide training and facilities which boost the skills and knowledge of our community. Our strategy for employment will complement the role the local strategic partnership plays in this area.

7.25 Assumptions regarding the economy are extremely difficult to make particularly as we recover from the economic downturn. Therefore, we will ensure that our policies and proposals are responsive to changing economic conditions.

Existing Land and Premises

7.26 There is pressure to redevelop various existing business sites for housing and other uses. However, some of these sites are important for providing jobs, especially in the rural area and their loss could have a negative effect on the local economy and our aims for sustainable development. We want to prevent the loss of important employment sites. We will take measures to safeguard them by assessing their quality.

CS7: Employment and Economic Development

By 2026 our economy will have grown to reflect the economic needs of the Borough.

We will do this by:

- o **Encouraging a greater presence of high value and knowledge-based businesses;**

- o **Providing opportunities for the food and drink industry to develop and expand in the Borough;**

- o **Providing sustainable development opportunities for small-scale, high-quality business units and offices;**

- o **Safeguarding existing employment sites which are identified as being important by our Employment Land Review, where appropriate and justified, taking into account the need for development**

- o **Positively responding to sustainable developments which improve skills and provide higher value jobs;**

- o **Requiring employment developments to be accompanied by a Travel Plan; and**

- o **Supporting the delivery of excellent electronic communications networks, including telecommunications and high speed broadband, where appropriate.**

Meeting Employment Land Requirements

7.27   Our aspirations for new and better paid jobs for our community drives the amount of employment land we need.   If we overly restrict the supply of land we may not be able to provide better paid, higher end employment and reduce out-commuting.

7.28   As far as possible, we will take a flexible approach to employment land provision to be responsive to inward investment opportunities which contribute to the Vision and objectives of the Core Strategy.

7.29   Holwell Works and Asfordby Business Park have the potential to provide a substantial amount of employment land.   Both sites offer serviced plots to businesses wishing to develop their own premises. Evidence suggests that the sites will cater for the 'secondary' or 'value-driven' market.

7.30   Whilst both sites are previously developed alternative uses are constrained which has made redevelopment uncertain over a long period.   Although employment is the most effective use for the sites they offer a poor location for minimising the demand for travel, especially by private car.   However, we recognise the importance of having a range of sites available to facilitate a broad range of economic development.   Whilst the sites will continue to be available for redevelopment we do not believe that either will meet our economic needs and therefore an employment growth allocation is still required.

7.31   In chapter 4 we discuss the amount of land needed to respond to the need for new employment growth for our community.   To provide a flexible and responsive supply of land we will provide about 11,000 sq metres of office space, 5ha of industrial land and 9ha of land for warehousing to 2026 with the possibility of an additional 16ha of employment land depending on future requirements and relationship to our Vision. We will monitor delivery of employment land through the Annual Monitoring Report.

CS8: Strategic Employment Land Provision

We will allow 11,000 sqm of offices, 5ha of industrial land and 9ha of warehousing and upto 16ha of additional employment land to meet the economic needs of the Borough by 2026.

We will do this by:

- o **Delivering an Employment Growth Area to provide a high-quality business park environment through our Land Allocations and Settlement Boundaries document;**

- o **Focusing office developments at our strategic regeneration opportunities through our Melton Mowbray Town Centre Area Action Plan; and**

- o **We will only consider releasing a further 16ha of additional land where it will directly lead to a significant reduction in out-commuting and provide knowledge-based, high value employment.**

Regenerating the rural economy

7.32   Jobs in agriculture will continue to decline and we need to consider the economic needs of people who live and work in the rural area. We also want to enable those who earn a living from, and help maintain and manage the countryside, to continue to do so. We therefore support a variety of measures (outlined below) that can help regenerate the rural economy while protecting the character of the countryside and rural communities.

Small-scale business development in villages

7.33   Most new business land will be located at Melton Mowbray. The Rural Centres have some business developments within or nearby that offer local employment and we will look at new opportunities for business development in those locations to help improve the local economy (see section 5). Provision will be made for up to 5ha of employment land at both Bottesford and Long Clawson with a total assumed supply of 6ha. Only small-scale developments to meet local needs will be provided in the remaining villages.

Re-using rural buildings

7.34   We support the re-use of rural buildings for small-scale business activities compatible with countryside locations.

Farm diversification

7.35   Farm diversification schemes that fit in with the countryside can help farmers adapt to changing markets and develop new business opportunities. Small farm shops are now a familiar feature in the countryside and activities such as craft workshops, bed and breakfasts and holiday accommodation contribute to many farm incomes. Farming should remain the dominant business activity.

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Equestrian activities

7.36 The Borough has a historic association with many types of horse related activities. There are also a variety of equine businesses in the countryside that offer employment opportunities from farriery to horse training and breeding stables. These businesses generally relate well to rural locations as long as care is taken to protect the character of the countryside. The Ministry of Defence's Defence Animal Centre, is based in Melton Mowbray and supplies trained military working animals and personnel trained in their use and husbandry.

Tourism and leisure

7.37 Tourism and leisure is one of the most important sectors of the rural economy. Local tourist attractions range from major attractions and events such as Belvoir Castle, Twin Lakes and the East Midlands Food and Drink Festival to small tea rooms and craft work shops. There is potential for the local tourism industry to grow in a way that is sensitive to the character of the area. We want to support small-scale attractions based on enjoying the countryside, historic town and villages, churches, events, festivals, waterways and food. Holiday accommodation (holiday lodges, caravans) linked to existing attractions may also be acceptable.

Small-scale expansion of existing businesses in the countryside

7.38 The Borough has a number of existing businesses in the countryside that include industrial, research and office developments. Isolated locations in the countryside do not generally comply well with the aims of sustainable development. However, these businesses contribute to the local economy and their continuing viability may require small-scale expansion or intensification.

Live-work Space

7.39 'Live-work' describes accommodation that is specifically designed to enable both residential and business use. It differs from ordinary home working in its nature and in the intensity of business use that may be involved. Many people work from home these days - either doing traditional homeworking, or more modern forms involving new technologies (teleworking). But in these cases the work use of the home is small-scale, and very much secondary to the domestic use of the premises.

7.40 With 'live/work' accommodation, buildings or units are specifically designed to have a higher intensity of business use. This may be in terms of the amount of space devoted to the work use. It may also be that the work element is designed to accommodate more workers than just the resident, and is set up to encourage company growth.

7.41 Live/work space can help diversify and strengthen the rural economy by facilitating the development of rural industries, businesses and enterprises. Live/work units may be a suitable use on sites safeguarded for employment use, residential and mixed use sites, or, as a re-use of an existing building in the countryside subject to certain criteria.

CS9: Rural Economic Development

We will support and help regenerate our rural economy by:

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o **Providing up to 5ha of employment land at both Bottesford and Long Clawson with a total assumed supply of 6ha;**

o **Allowing small-scale expansion or intensification of businesses in the countryside which are not detrimental to their rural location;**

o **Responding positively to small-scale developments to meet local needs in the remaining villages;**

o **Supporting the re-use of rural buildings for small-scale business activities suitable for the location;**

o **Supporting appropriate farm diversification schemes which are compatible with their location;**

o **Responding positively to the development of live/work units where the intensity of business use is greater than the residential element and will reduce transport use compared to alternative locations; and**

o **Supporting tourism and leisure activities, including equine businesses, which are sensitive to the character of the area.**

- Melton Employment Land Study July 2006, Roger Tym & Partners (9.8)
- Melton Employment Land Study Update Note, August 2007, Roger Tym & Partners (9.9)
- Leicester and Leicestershire HMA Employment Land Study 2008, PACEC
- Major Employment Sites Study 2009, Roger Tym & Partners
- Leicester and Leicestershire HMA Growth infrastructure Assessment 2009, Roger Tym & Partners
- Prospect Leicestershire Sustainable Urban Extension – Housing & Employment Land Study 2010, Experian
- Leicester and Leicestershire Economic Assessment 2010
- PTOLEMY 2009, WSP
- East Midlands Employment Land Assessment 2010, Nathaniel Lichfield and Partners
- Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- Melton Retail Study 2003, White Young Green
- Melton Retail Study 2011, GVA
- East Midlands Food & Drink Sector Strategy 2008, EMDA
- Destination East Midlands – The East Midlands Tourist Strategy 2003 -2010
- East Midlands Land Provision Study 2006, Roger Tym & Partners
- Melton Mowbray Town Centre Masterplan 2008, Taylor Young
- Council Office's Study 2008, Savills
- Site Potential and Viability Study 2008, GL Hearn
- Leicestershire Rural Partnership Rural Economic Priorities 2009-2012
- Leicestershire Rural Framework 2011-14, Leicestershire Rural Partnership
- Sustainable Growth White Paper
- Village Service and Facilities Audit 2010
- Village Service and Facilities Audit 2011

8.   Access and Travel

8.1   The rural nature of the Borough, including the relationship between the market town of Melton Mowbray and the places where a large proportion of our community live, makes it difficult to eliminate reliance on the private car. However, our strategy will provide an opportunity for our community to undertake their journeys by walking, cycling or by public transport to reduce reliance on travel by car.

8.2   We have focussed those new developments that generate a lot of travel at Melton Mowbray to make the fullest use of existing sustainable travel infrastructure. Our objectives and policies recognise that the more services and facilities that are present in a particular place provides the best opportunity to reduce the need to travel by private car and the best opportunity to undertake essential journeys by walking, cycling or public transport. Our strategy also recognises that those villages which do not have good access to other places or a limited amount of services and facilities might benefit from new development which directly remedies that.

8.3   We want to increase opportunities for sustainable travel for our community. This will provide the conditions to help minimise the impact of travel on our transport infrastructure, help to reduce CO_2, help to improve air quality, encourage healthier lifestyles, reduce poverty of access and support economic growth by reducing congestion.

8.4   Our community has identified the following key transport issues:

   o Need to improve and promote walking and cycling networks;

   o Need for better bus services and improved integration with the rail network; and

   o Congestion as a barrier to accessing Melton Mowbray town centre.

8.5   An efficient, integrated transport network can help to address these issues. We have looked at the potential to increase the opportunities for walking, cycling and public transport and the relationship with traffic congestion in Melton Mowbray.

Walking and Cycling

8.6   The majority of Melton Mowbray town centre is pedestrianised, an important part of the appeal for visitors. It is well connected to the surrounding areas including the extensive parklands adjacent to the town centre although Norman Way and Wilton Road act as a barrier in some places.

8.7   National Cycle Route 64 passes through Melton Mowbray on a north/south alignment. Route 64 passes through the Melton Country Park but otherwise shares roads and streets with limited priority measures provided. As with pedestrian movements from the town centre, Route 64 crosses the roads which ring the town centre where there is also limited priority for cyclists.   Route 64 is also

supplemented by a wider network of cycle ways, but with the almost exception of those that run along the river and shared with pedestrians, there is very little off road or priority measures.

8.8 We want to see a better network to encourage more of our community to walk and cycle. We have identified a number of improvements in our Sustainable Travel Strategy which would help encourage the greater use of cycling to travel:

- o Improved signage and footpath enhancements will encourage walking within Melton Mowbray; and

- o Significant opportunities to increase connectivity through the improvement and promotion of the disused-railway line that runs to the Melton County Park.

8.9 We will develop our proposals for walking and cycling through our plans for a sustainable urban extension to the north of Melton Mowbray, employment growth area to the west of Melton Mowbray and our Melton Mowbray Town Centre Area Acton Plan.

Public transport

8.10 About 20 buses an hour pass through Melton Mowbray town centre. Just over half of these buses travel to outlying cities or towns, passing through many of our villages. Whilst this might seem like a high number, there are areas of the rural area which do not enjoy a frequent bus timetable. Access to bus services is an issue for many in our community, including rural businesses who are concerned that this is a barrier for employees and customers.

8.11 Melton Mowbray railway station is on the Birmingham to Stansted Airport line between Leicester and Peterborough. From Melton Mowbray there is generally an hourly service each day towards Leicester, and Birmingham New Street westbound and Peterborough, Cambridge and Stansted Airport eastbound.

8.12 Members of our community who live in the north of the Borough have access to Nottingham and Grantham from Bottesford railway station. There is generally a service both ways, every two hours, each day. Our development strategy recognises Bottesford as a Rural Centre.

Improving Sustainable Travel Opportunities

8.13 We will increase the emphasis on sustainable transport modes through a number of important actions:

- o Improvements to walking, cycling and public transport infrastructure;

- o Locating development where people can access facilities and services without having to use a car; and

- o Designing developments to minimise the need to use cars for shorter trips.

8.14 Our strategic developments, such as the Melton sustainable urban and employment extensions, allow an opportunity to influence behaviour through design and providing opportunities. We expect new developments to be well connected to the sustainable transport network. We have located major new development to provide opportunities to maximise local trips by non-car use. We also expect our sustainable urban extension to include local facilities to further reduce the need to travel. We expect all developments to include and reflect a green travel plan, tailored for individual developments to encourage choice and influence behaviour.

8.15 Our strategy for sustainable travel is bold. We have set ourselves an ambitious target to achieve a 6% modal shift away from private car trips for the Borough as whole and 20% shift away from private car trips for all new large developments.

CS10: Sustainable Travel

We want to see a step change in behaviour towards smarter travel choices, away from the private car, by 2026. We expect new developments to contribute to at least a 6% shift in modal choice by:

- o **Providing access by walking, cycling and public transport to key facilities and services;**

- o **Supporting the provision of effective and efficient walking, cycling and public transport networks throughout the Borough in accordance with CS26: Delivering Infrastructure;**

- o **Contributing to achieving modal shift targets by maximising travel choice for non-car modes; and**

- o **Assessing their travel impacts through Transport Assessments and Travel Plans.**

Traffic congestion

8.16 A Congestion Management Study, undertaken for the authorities covering the Three Cities and Three Counties growth area, has highlighted Melton Mowbray as suffering from "appreciable congestion", especially at peak times of travel.

8.17 Our transport evidence forecasts that by 2026 the 2008 traffic levels may increase by 22 to 31% (varying by time period) within the Borough and by 22% to 29% within Melton Mowbray. This would significantly worsen a situation which is already causing already problems for our businesses and residents alike.

8.18 The first strategic goal of the Leicestershire Local Transport Plan 3 (2011-2026) is "a transport system that supports a prosperous economy and provides successfully for population growth". Congestion in Melton Mowbray is a significant barrier that could prevent us maximising the contribution Melton can make towards achieving this goal. This is reflected in the Local Transport Plan which highlights the partnership

working between the Leicestershire County Council and ourselves to study the viability of a route around Melton Mowbray to support the delivery of housing growth.

8.19   The community has a long-standing aspiration for a full ring-road to Melton Mowbray. Our evidence shows that new road infrastructure is required to accommodate our plans for growth to meet our communities need for housing and employment. In planning for the transport requirements for growth it is also sensible to consider the potential for any new infrastructure to help reduce congestion in the town.

8.20   Our strategy for delivering growth at Melton Mowbray in the form of a sustainable urban extension results in a higher number of trips being contained within Melton Mowbray than if we had pursued an alternative option. This supports our Vision for Melton Mowbray to be the social and economic focus for the Borough and provides the basis for a new development at the north of Melton Mowbray to be a sustainable urban extension to the town, rather than a base for trips elsewhere in the Borough, Leicestershire of beyond. Our plans for a sustainable urban extension to the north of Melton Mowbray also contribute to a reduction in emissions for Leicestershire.

8.21   As our strategy for growth results in traffic movements in the town we have also included plans for new infrastructure to accommodate this growth in traffic. Our policy for modal shift will focus efforts on opportunities to help our community make trips by walking, cycling or public transport. However, we must accept that the main proportion of trips in a rural area are undertaken by car. We must provide the conditions for our community to receive growth which accommodates necessary car use without negative environmental and economic impacts such as increased congestion or emissions. This is a delicate balance.

8.22   We also want our strategy to improve the relationship between existing housing and employment areas, as well as mitigating movements from growth. The existing and proposed employment area at Leicester Road to the west of Melton Mowbray results in movements to the east and west as well as movements into the town. Our evidence suggests that there will not be a direct relationship between jobs in the Employment Growth Area and the residents of the sustainable urban extension, but we do expect a relationship between those jobs and the wider town. With this in mind, our evidence suggests that new road infrastructure that links to the A607 to the east and west of the town would reduce vehicle delays and queuing by offering alternative options.

8.23   Our evidence suggests that new road infrastructure should be provided between Nottingham Road and Thorpe Road to accommodate the growth in traffic as a result of our sustainable urban extension and other growth proposals, and to minimise the impacts on adjacent residential areas.

8.24   Public funding has reduced considerably as a result of the current economic climate. Whilst our strategy provides for the long term we recognise the challenges we face to secure funding for major infrastructure projects. Leicestershire County Council has suggested that they are unlikely to be able to promote major new schemes for public funding for the forseeable future. Our approach to Investment and Delivery is set out Chapter 14 of this document. We will explore sources of funding to deliver this infrastructure through our Infrastructure Delivery Group.

8.25 We will expect the Sustainable Urban Extension to provide a new road link between the Nottingham Road and Melton Spinney Road. The urban extension will also contribute to a new east/west link road to the north of Melton Mowbray. We will explore funding opportunities to provide improved road infrastructure between Nottingham Road and the A6006 Asfordby Road, sections of which currently have potential to contribute towards improved road infrastructure to accommodate growth. The final link, between the A6006 Asfordby Road and the A606 Leicester Road is potentially the most difficult to deliver. We will explore the potential to fund this section of road infrastructure through the delivery of our Employment Growth Area.

CS11: Strategic Road Infrastructure at Melton Mowbray

We will make a significant contribution to delivering road infrastructure linking the A607 Leicester Road and the A607 Thorpe Road by 2026. We will do this by:

- **Providing for new road infrastructure between Nottingham Road and Melton Spinney Road as part of the sustainable urban extension to Melton Mowbray;**

- **Exploring opportunities for funding of new road infrastructure between Melton Spinney Road and Thorpe Road;**

- **Exploring opportunities for funding of new road infrastructure between Asfordby Road and Nottingham Road; and**

- **Providing for new road infrastructure between Leicester Road and Asfordby Road as part of the Employment Growth Area to the west of Melton Mowbray.**

- Soft Measures Hard Facts
- LCC letter 27 April 2011 & emails of 13/7, 28/9
- Melton Mowbray Sustainable Transport Strategy 2009, MVA
- PTOLEMY 2009, WSP
- Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- Leicestershire Local Transport Plan 3
- Melton Mowbray Sustainable Transport Strategy 2009, MVA
- PTOLEMY 2009, WSP
- Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- 6Cs Congestion Management Study 2008
- LCC Position Statement
- Leicestershire Local Transport Plan 3
- Traffic Modelling Report
- Viability Assessment Report – February 2009
- Air Quality Progress Reports 2000 – 2011

9.   Improving Melton Mowbray Town Centre

9.1   Melton Mowbray is the main economic and social focus for the Borough.

9.2   The town is an important retail and service centre, serving the needs of the surrounding rural communities. Its catchment area includes most of the Borough, except for the north towards Bottesford and the border with Lincolnshire. The population of the main catchment area is about 45,000 but is expected to grow to around 48,500 by 2026. The town also draws trade, albeit to a lesser extent, from a wider catchment area. The total number of people that the town provides a retail and service centre role to is expected to grow from around 56,500 to 61,500 people.

9.3   There is a strong Melton Food and Drink Brand although the town centre does not always live up to its brand image. Despite a strong presence of independent retailers and recent strategic developments, including the development of new Council Offices adjacent to the railway station and the anticipated Sainsbury's superstore on Nottingham Road, the town continues to play a convenience and service centre role rather than provide for higher value goods.

9.4   Melton Mowbray has a relatively compact centre, with the majority of shops focussed along Nottingham Street, Market Place, Sherrard Street and High Street.

9.5   Shops in the centre provide a reasonable variety of convenience goods, including several butchers, bakers and grocers as well as fishmongers and general convenience stores. Many of these are specialist, independent shops such as Ye Olde Pie Shoppe, which reinforce the centre's role as the Rural Capital of Food and support the town's brand.

9.6   Shops in the town also provide a good variety of comparison goods, offering clothing, footwear, greeting cards, stationers, general furniture, office supplies and toys, games and hobbies. However, the number of shops offering ladies and menswear, toiletries and cosmetics and jewellery are more limited.

9.7   The town has generally benefited from a low vacancy rate, attributable to the strength of its independent retail offer.

9.8   Overall the town centre offers a reasonable variety of shops and services and has a relatively strong independent retail sector, particularly for convenience shopping, which is important for its role as the Rural Capital of Food. However, Melton Mowbray has a more limited comparison shopping function which could leave the town vulnerable in the future due to competing centres and general wider economic trends.

9.9   The town centre parks, river and historic townscape provide an attractive environment. The main shopping area is focussed around an attractive market square which provides a safe and pleasant environment for shoppers. There is a variety of architectural styles with some traditional historic buildings alongside more modern architecture. There are several listed buildings and the majority of the town centre is a conservation area.   Shop fronts are generally well maintained due to on-

going investment in the centre by retailers and grant support schemes. The street scene is fairly well complemented by a good provision of street furniture.

9.10   The town also provides good access to transport networks although traffic congestion is a potential barrier to growth.

9.11   We want to increase the competitiveness and attractiveness of Melton Mowbray town centre as a place to live, work and invest.   When we developed the Sustainable Community Strategy in 2006, the priority to 'regenerate Melton Mowbray Town Centre so that it is a place which the community can be proud of' received the most support.

9.12   The strengths and opportunities at Melton Mowbray have the potential to underpin planned economic growth and stimulate regeneration.

9.13   In 2008 we prepared a Masterplan for Melton Mowbray town centre, to help establish its role, encourage economic growth and create a safer, more attractive environment for shoppers, visitors and those that live and work in the town centre. The Masterplan looked at a range of measures including improving movement into and around the town centre, street scene and town centre management issues. We explored a vision and objectives for the town centre with our town centre partners and other stakeholders.

9.14   The Masterplan Vision for the town centre is well related to our Core Strategy Vision and underpins our strategy for the town centre.   It also identified a set of transformational projects, focused on the redevelopment of the Cattle Market, the Wilton Road car park/Brooksby College campus, Burton Road area adjacent to the railway station and the redevelopment of Nottingham Road car park and Council Office site.

9.15   In 2011 arrangements for a Business Improvement District were put in place. The BID has the potential to secure an anticipated £645,000 of investment to deliver a number of projects and investment proposals identified in the BID Business Plan. Together with our town centre management arrangements and the work of the Town Centre Partnership which is part of the Local Strategic Partnership, we are well placed to work on investement in the town centre.

CS12: Melton Mowbray Town Centre

By 2026 Melton Mowbray will be distinguished as a quality setting for its shopping, markets, residents, businesses, visitors, heritage and leisure attractions. It will have a strong brand image reinforced through a quality physical and business environment that is recognised as the 'Rural Capital for Food'. The Town Centre will serve a healthy catchment as an accessible and integral part of the wider area.

We will provide a positive framework for this by preparing a Melton Mowbray Town Centre Area Action Plan to deliver our strategic regeneration opportunities and activities including:

- **Strategic redevelopment of the Cattle Market;**

- **Strategic redevelopment of the Wilton Road/ Brooksby College area;**

- **Strategic redevelopment of the Burton Road area;**

- **Strategic redevelopment of the Nottingham Road site;**

- **a comprehensive Public Realm Strategy; and**

- **a Green Infrastructure Strategy for the town centre**

We expect developments that attract a large number of people, especially retail, leisure and office uses, to be located in our town centre and to be informed by evidence of need.

We will expect new developments to have a positive impact on the range and type of activities provided for visitors and the community, increase the proportion of people travelling to the town centre by walking, cycling and public transport and positively increase competition.

- Melton Retail Study 2011, GVA
- Melton Mowbray Town Centre Masterplan 2008, Taylor Young
- Council Office's Study 2008, Savills
- Melton Retail Study 2003, White Young Green
- Site Potential and Viability Study 2008, GL Hearn
- Melton Mowbray Town Centre Business Improvement District 2011-2016
- East Midlands Food & Drink Sector Strategy 2008, emda
- Melton Mowbray Town Centre Parking Strategy 2007

10.   Our Environment

10.1   Melton is an attractive rural area that has a rich natural and built heritage. The gentle rolling landscape varies from one part to another as a result of geological conditions, farming practices and local ecology. The area is famous for its grasslands, dairy herds and sheep flocks and there is an extensive network of hedgerows, fox coverts and gated roads.

10.2   The policies in this section apply to the largely undeveloped countryside which separates the built up areas of Melton Mowbray, the Rural Centres and sustainable villages and their connecting green infrastructure.

10.3   Although much of the activity in the countryside is outside the scope of the planning system, we have an important role in supporting development which enables those who earn a living from, and help to manage the countryside, to continue to do so, while also protecting the countryside for its own sake.

10.4   We want to protect and where possible, enhance, our landscape, including its cultural and historic assets; green infrastructure networks; remoteness; tranquillity; and biodiversity networks.   We will make a significant contribution to this by directing development to the most sustainable locations where there is good access to services and facilities.

10.5   We also recognise that our rural areas need to grow in ways which support the social, economic, and environmental needs of our community.   Our spatial policies for the countryside make a significant contribution to achieving the Vision for the Borough through a number of objectives such as contributing to the tourism potential of the Borough; providing a high quality environment to increase well being and physical activity; protecting and enhancing the natural environment; protecting the rural character of the Borough; and contributing to our response to climate change.

Landscape Character

10.6   Our Landscape Character Assessment identifies 20 Landscape Character Areas within the Borough. They include the Vale of Belvoir which is an expansive gentle vale landscape in the north-west of the Borough; the Wold Scarp which is probably the most dramatic landscape in the Borough; the High Leicestershire Hills which is a classic landscape influenced by the requirements of sporting estates; and the Knipton Bowl which is probably the most attractive and diverse landscape within the Borough.

10.7   They are particularly attractive and care must be taken to safeguard the high value placed on them by our community.   We want to protect the special character, distinctiveness, diversity, and quality of these areas without restricting acceptable sustainable development and economic activity that underpins the vitality of our rural area.

10.8   This means new buildings should blend in with and not spoil the countryside. New development in the rural area, for whatever purpose it may be for, should be

appropriate in scale, design and environmental limitations when weighed against the benefit of the development proposed. Negative impacts on sensitive and historic landscapes, including buildings and structures, are generally not acceptable. Where such impacts occur we expect suitable mitigation measures to form part of the development package.

Quality farmland

10.9 About 86% of land in the Borough is used for farming. The Agricultural Land Classification system classifies land into 5 grades numbered 1 to 5, with grade 3 divided into two sub-grades (3a and 3b). Grades 1, 2 and 3a are considered to be the best and most versatile agricultural land.

10.10 Most of the land in Melton is grade 3a and 3b with significant areas of grade 2. There is mainly a mix of farm types and the average farm is 78 hectares in area. Cereal crops are mainly grown in the south-east and dairy farming is concentrated in the west. The central area has mixed farming that includes cattle, sheep and general cropping.

10.11 In planning for major new development we have considered the impact it would have on our best and most versatile agricultural land.

Tranquil Areas

10.12 In the past the countryside has been a place that has generally been free of noise pollution and traffic movement. Tranquil areas in the countryside allow us to escape the noise and stress of cities, towns and suburbs, to be inspired and to get refreshed. However, population growth in rural areas, the development of roads, increases in traffic and aircraft noise, light pollution and greater activity in the countryside have led to a reduction in tranquil areas in many parts of the country.

10.13 The Campaign to Protect Rural England has measured tranquility and produced a tranquility map for Leicestershire in 2006 (amended in 2007). Leicestershire is ranked thirty-third out of the eighty-eight English County and Unitary local authority areas with regard to average relative tranquility. Rank 1 being the most tranquil and 88 the least.

CS13: Countryside

We will support and protect our countryside by:

- o **Supporting the rural economy by promoting economic activities and developments which have a strong relationship with the operational requirements of agriculture, forestry and other land based industries and contribute to a low carbon economy;**

- o **Supporting rural communities by allowing housing development for local needs in accordance with the Strategic Housing Policy and the development of essential local services and facilities as identified by**

> o **the local community in a Neighbourhood Plan or equivalent evidence base;**
>
> o **Protecting the rural environment by requiring development to be of a high standard which respects the character of its location; surroundings, and setting. The form and appearance of development should reinforce its sense of place and take into account the Melton Landscape Character Assessment;**
>
> o **Requiring new development to take into account and mitigate its impact on remoteness or tranquility and the quiet enjoyment of the countryside; and**
>
> o **Development should be located on land with the least environmental value where alternative appropriate land is not available or suitable.**

Protecting and creating natural habitats

10.14 Although the countryside is the habitat for much of our wildlife, there has been a steady decline in the amount of biodiversity and quality of our habitat. Built development, changes in agricultural practices and disease have contributed to a steady loss of species at the national and local level.

10.15 There are a number of places and features in the Borough that are particularly important for wildlife. They include meadows, woodlands, rivers, ponds, and hedgerows. They also include some railway lines and former mineral excavations.

10.16 River environments are also an important wildlife resource. The River Soar and Wreake Valley Strategy produced by Leicestershire County Council in 2002 promotes the maintenance and improvement of the river corridor's natural assets and recognises the opportunities provided by the rivers for tourism, educational and recreational activities. There are other corridors within the Borough, including the Grantham Canal, where similar strategies also apply.

10.17 There are two National Nature Reserves in the Borough. Muston Meadows is an important wetland site with a large area of natural reedbed and neutral grassland. Cribbs Meadow, on the border with Lincolnshire supports wild flowers once typical of chalk clay pastures in Leicestershire. There are also 14 sites of Special Scientific Interest (SSSI) that include stretches of the River Eye and Grantham Canal, Harby Hill Wood and King Lud's Entrenchment. Rutland Water is an internationally famous nature reserve located to the South of the Borough. It is of special scientific interest and is designated as a European Special Protection Area and is an important wetland RAMSAR site.

10.18 Geology and geological formations also form an important part of the natural environment of the Borough for aesthetic, educational or historic reasons. Sproxton Quarry has been designated a geological SSSI due to the sands and limestone formations at the site. Brown's Hill Quarry and North Quarry at Holwell are

Regionally Important Geological Sites (RIGS) with exposed rock faces, slopes and spoil heaps following ironstone extraction. There are several other important sites across the Borough such as Wymondham Railway Cutting, Eaton ironstone exposures, Pickwell Quarry, Saltby Quarry and Holwell Works which contribute to the geodiversity of the area.

10.19 The Melton Biodiversity and Geodiversity Study was published in 2008 and updated in 2011. The study identifies the location of designated sites of importance for biodiversity and geodiversity. It also identifies opportunities for biodiversity enhancements that benefit habitats and species; and identifies sites with the geodiversity potential to be designated as a RIGS. Although special areas of natural habitat have been designated for protection, it is important to protect the existing diversity of flora and fauna throughout the whole of the Borough.

CS14: Biodiversity and Geodiversity

We expect new development to protect and enhance our most ecologically sensitive areas, including the River Wreake Valley.

We will require new developments to contribute towards the retention or re-establishment of wildlife and the natural environment. Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of features of importance, including:

- **Important trees and species rich hedgerows;**
- **Broadleaf and ancient woodlands;**
- **Sites of Special Scientific Interest (SSSI);**
- **Regionally and locally important Geodiversity Sites;**
- **Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC));**
- **Local and UK Biodiversity Action Plan Habitats;**
- **Rutland Water SPA/Ramsar**
- **River Corridors; and,**
- **Any other sites which are designated or have the potential to be designated for the purpose of conserving wildlife and their associated habitats.**

We will expect new development to maintain ecological corridors such as watercourses, important hedge/tree lines and disused railways for biodiversity as well as other green infrastructure and recreational uses.

We will only consider development that results in the loss of ecological features in exceptional circumstances where replacement provision is made that is considered to be of equal or greater value and potential than that which will be lost and which is likely to result in a net gain in biodiversity.

Green Infrastructure

10.20 As well as physical and social infrastructure, a network of multifunctional green infrastructure is also required to support a sustainable community.

10.21 Green infrastructure has benefits in the promotion of long-term health and well-being. It can help to reduce stress, improve our mental well-being and provides opportunities for physical exercise. Easily accessible green infrastructure helps our community to make healthier choices.

Green Infrastructure comprises a network of multifunctional greenspace which sit within, and contribute to, the type of high quality natural and built environment required to deliver sustainable communities.

10.22 Green Infrastructure performs a variety of functions or services at all spatial scales, from individual sites within urban centres through to the landscape scale in the wider countryside. Green Infrastructure can deliver a wide range of benefits for society through the range of functions it can fulfil. These include:

- o Access, recreation, movement and leisure
- o Habitat provision and access to nature
- o Landscape setting and context for development
- o Energy production and conservation
- o Food production and productive landscapes
- o Flood attenuation and water resource management
- o Countering the 'heat island' effect of urban areas

10.23 A Sub-Regional Green Infrastructure Strategy (6C's GI Strategy) has been prepared for the Three Cities and Three Counties Growth Point. We have supplemented this with our own Melton Green Infrastructure Strategy 2011.

10.24 The 6C's GI Strategy proposes Sub Regional Green Infrastructure Corridors. These generally reflect significant wildlife habitat corridors/areas that link at the sub-regional level. The network of Sub Regional Green Infrastructure corridors includes the Wreake Strategic River Corridor.

10.25 The countryside in and around Melton Mowbray is the immediate landscape setting not only for the town but also for the Sustainable Urban Extension and our employment plans. The 6C's GI Strategy recognises this important relationship and identifies the countryside in and around Melton Mowbray as an Urban Fringe Green Infrastructure Enhancement Zone.

10.26 Our Melton Green Infrastructure Strategy identifies the assets at Melton Mowbray which can provide the links between the town, sustainable urban extension and areas beyond. Planning and investment from both the public and private sector is required to secure this network to make a positive contribution for the community. Our policy identifies the assets we will reflect in our plans for growth.

10.27 A number of our villages are separated from a neighbouring settlement by only a small area of open countryside which is subject to development pressure. These areas are all highly valued locally for their character which includes:

- o Landscape; key views, landscape features, landscape character and sensitivity;

- o Agriculture; Agricultural Land Classification;

- o Recreation; Footpaths, Bridleways and Byways; and playing fields/recreation grounds; and

- o Cultural Heritage; Scheduled Monuments; and Areas of Archaeological Potential

10.28 We have undertaken a landscape character and visual assessment of the countryside between settlements where there is the potential for development pressure from our growth strategy. The Green Wedges we have identified are part of our Green Infrastructure network and their character and identity should be maintained to prevent coalescence of neighbouring settlements.

10.29 We expect all large development proposals to contribute to the delivery of the Borough wide Green Infrastructure Strategy. The sustainable urban extension to Melton Mowbray will contribute to the development and enhancement of existing green infrastructure such as the Melton Country Park and other facilities in the locality.

CS15: Strategic Green Infrastructure

We will protect green infrastructure assets identified through our Green Infrastructure Strategy for their recreational, environmental, visual, and nature conservationvalue. This includes the Borough's sites of Special Scientific Interest; habitats which support Special Protection Areas/Ramsar; other European sites; our nature reserves; wildlife sites; key biodiversity areas; and priority habitats.

We will manage recreational impacts on those parts of the green infrastructure network which are sensitive to recreational pressures.

Where deficits have been identified, new facilities should be provided and enhanced in line with our Green Infrastructure Strategy.

We will focus on enhancing the following Green Infrastructure assets:

- o **River Wreake and River Eye Strategic River Corridor;**
- o **Jubilee Way;**
- o **Melton Country Park;**
- o **SUE Green Corridor;**
- o **Grantham Canal;**
- o **The Wolds Escarpment;**

- o **Burrough on the Hill Country Park; and**
- o **Newark to Market Harborough Disused Railway Line.**

We will maintain the spatial character and setting of the countryside which separates the following settlements to provide Green Wedges as part of our Green Infrastructure network:

- o **Melton Mowbray and Burton Lazars;**
- o **Melton Mowbray and Thorpe Arnold;**
- o **Asfordby and Asfordby Valley;**
- o **Asfordby Hill and Asfordby Valley; and**
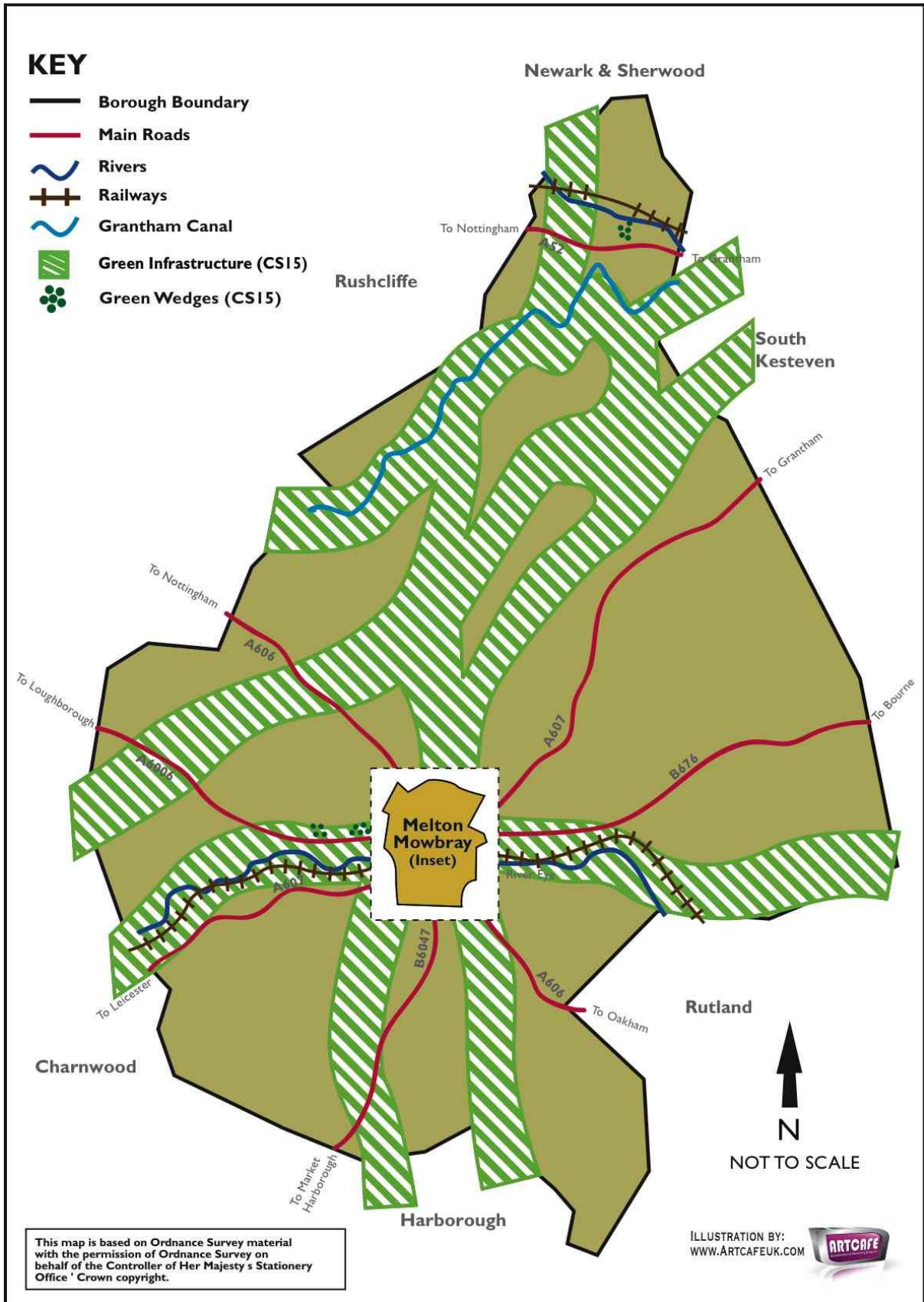- o **Bottesford and Easthorpe.**

We will set out precise boundaries for these areas in the Land Allocations and Settlement Boundaries Development Plan Document and the Sustainable Urban Extension Area Action Plan.

Where communities wish to prepare Neighbourhood Plans which include Green Wedges, we will require them to be part of a wider green infrastructure network based upon evidence.

All new development should seek to retain important green infrastructure elements such as:

- o **Watercourses (including ditches);**
- o **Woodland, orchards, mature trees, hedgerows;**
- o **Local and UKBAP Habitats and those supporting Local and UK BAP Priority Species;**
- o **Access Routes (PROW and Permitted Routes);**
- o **Existing Public Green Space, including sports pitches; and**
- o **Areas of geological and archaeological interest.**

Where a loss of green infrastructure is unavoidable or impractical, off site provision should be provided and result in a net-gain in green infrastructure.

KEY

- —— Borough Boundary
- —— Main Roads
- ∿ Rivers
- �ꟷ Railways
- ∿ Grantham Canal
- ▨ Green Infrastructure (CS15)
- ⁘ Green Wedges (CS15)

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Open Space, Sport and Recreation

10.30 Participation in formal and informal recreation and community activities can make a significant contribution to individual and social wellbeing and cohesiveness. The safeguarding and delivery of open space, sport and recreation facilities provides opportunities for this and also supports urban and rural sustainable development. Our strategy for open space, sport and recreation has a strong relationship with delivering our Vision.

10.31 Our evidence includes an audit of the quantity and quality of open spaces, sport and recreation facilities in the Borough. It considers the current needs of our existing community and the requirements to manage growth.

10.32 We want our community to have access to a network of high quality open spaces, sport and recreation facilities. These spaces and facilities should be fit for purpose and economically sustainable.

Current Open Space Deficiencies

Typology	Identified Deficiencies'	Recommendations
Parks and gardens	There are no parks and gardens in Bottesford. The area is not served by provision elsewhere in the Borough although there is good provision of amenity greenspace which provides a similar function.	One new site is needed in the north of the Borough.
Natural and semi natural	There is generally a good distribution and provision of natural and semi natural sites across the Borough. However, there are residents in Melton and Asfordby without access to provision within a 10 minute walk time. There are also no designated local nature reserves in the Borough.	Maintain current level of provision. Seek the designation of the Melton Country Park as a Local Nature Reserve and increase accessibility to existing sites.
Amenity greenspace	There are some gaps in provision on the outskirts of Melton and Asfordby. Although there is limited demand for additional provision, the vast majority of rural settlements at least providing a village green, Harby is lacking a recreation area.	Provide one new site in Harby Ensure that access to provision is maximised in Melton and Asfordby.
Provision for children and young people	There is generally a good distribution of provision for children and young people across the Borough. However, a number of settlements do not have access to provision.	New provision to be provided in Wymondham; Great Dalby; Frisby on the Wreake; and Stonesby Increasing the size of provision and upgrading Local Areas for Play provision will

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Typology	Identified Deficiencies'	Recommendations
		also help to meet identified gaps.
Allotments	Existing allotment provision meets national standards but there is a combined waiting list of over 200 people across the Borough showing that demand is high.	Support new provision and continue to create half plots when vacancies occur.

Future needs to meet growth

Recreation and Open Space Requirements (hectares per 1,000 population) to 2026				
	Melton Mowbray	**North part of the Borough**	**East part of the Borough**	**West part of the Borough**
Parks & Gardens	14.92	2.12	2.18	0.01
Natural & Semi-Natural Greenspace	3.11	0.28	1.49	1.75
Amenity Green Space	4.25	0.91	0.49	0.32
Provision for Children and young people	1.15	0.07	0.24	0.18
Allotments	2.38	0.59	0.43	0.12

10.33 We have used our evidence base to guide development proposals which have implications for open space, sport and recreation facilities. Our evidence also helps asset management and investment planning, not only for ourselves but also for other public and private partners including Leicestershire County Council and Parish Councils. Our strategy for open space, sport and recreation seeks a balance between the enhancement of existing facilities and the provision of new facilities arising from development requirements. We will use our evidence as the basis for identifying infrastructure contributions.

10.34 We also expect local communities to consider any deficiencies and the implications of growth in their areas when preparing a neighbourhood plan. We believe this approach provides us with the best opportunity to ensure reasonable provision of facilities across the Borough in response to local needs.

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CS16: Strategic Open Space

We will meet the strategic open space needs of our community by 2026. We will do this by:

- **Working in partnership to deliver:**

  - **A 10ha extension of the Melton Country Park;**
  - **Local Nature Reserve designation for those areas of the Melton Country Park which are of ecological value;**
  - **Local Equipped Area for Play and Neighbourhood Equipped Area for Play provision at the Melton Sustainable Urban Extension;**
  - **A 2ha allotment facility at the Melton Sustainable Urban Extension;**
  - **Approximately 2ha park and garden facility at Bottesford;**
  - **Approximately 0.5ha greenspace facility at Harby; and**
  - **Appropriate LAP facilities at Wymondham, Great Dalby, Frisby on the Wreake and Stonesby.**

- **Seeking long term management and investment plans for existing or replacement facilities in partnership with The Town Estate, Leicestershire County Council, Parish Councils and other partners; and**

- **Responding positively to development which contributes to open space, sport and recreation provision identified through a Neighbourhood Plan or similar robust, community-led strategy.**

Sports facilities

10.35 We have assessed the quality and quantity of playing field and other outdoor sports facilities which provide for organised, structured play such as football, cricket, rugby, hockey, bowls, golf and tennis. We have also discussed the supply and demand for facilities with sports and leisure clubs. We have used the Sport England Playing Pitch Model (PPM) to assess deficiencies and surpluses.

10.36 The number of hockey pitches, golf courses, tennis courts and bowling greens meets demand from the current level of participation and that expected from growth to 2026.

10.37 There are sports that have seen change in the number of people who play them, and are expected to require new pitches during the period to 2026.

Football

10.38 The number of competitive football teams in Melton has risen from 82 in 2005 to 95 in 2011. However, mini soccer teams have decreased by 11 teams during the same period although we expect the number of junior boys teams to increase by at least 5 by 2026. Participation rates are generally higher in Melton than national and regional

averages. There are also a number of well established clubs which have Charter Standard status.

10.39 The number of pitches available for football has not changed between 2005 and 2011. Football pitches are generally found all over Melton with the exception of the west of the Borough where there are none. We are also aware of eight senior pitches which are currently being overplayed. Notwithstanding this, the Sport England Playing Pitch Model suggests there is a surplus of senior pitches, but deficit of junior football pitches. Growth in the population to 2026 will reduce the oversupply of senior pitches. There is an opportunity to provide new junior pitches on the current supply of senior pitches. If this happens we will not need additional football pitches.

Rugby

10.40 Melton Mowbray Rugby Football Club is the only club in the Borough, boasting 28 senior, junior and mini teams. There are also four senior rugby union pitches available for community use at the King Edward VII Sports Centre. The Playing Pitch Model suggests that there is currently a small oversupply of pitches, but by 2026 there is likely to be a small undersupply because of population growth.

Cricket

10.41 There are 20 cricket clubs in Melton, four of which field junior teams. In total there are 71 teams. There are 16 cricket pitches available for community use across the Borough. The Sport England Playing Pitch Model anticipates a significant shortfall of over 12 pitches by 2026. The shortfalls are mainly due to some pitches being played slightly over their current capacity.

10.42 It is likely that the shortfall of pitches can be accommodated on the current supply which will reduce the need for additional pitches. We understand that the ECB will support the development of one additional pitch in the Borough.

CS17: Sports Pitches and Playing Fields

We will meet demand for sport pitches and playing fields by 2026. We will do this by:

- o **Seeking to retain our existing playing fields;**

- o **Developing long term management and investment plans for existing or replacement facilities in partnership with Sport England, the relevant sports clubs their governing bodies, the Town Estate, Parish Councils and other partners; and**

- o **Supporting our communities who wish to deliver sports pitches or playing fields through a Neighbourhood Plan or other community-led plan.**

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Indoor Sports, Recreation and Swimming

10.43 We have used Sport England's definition of indoor multi-sports halls to help us consider whether the sports halls and swimming pools in Melton are able to meet current and future demand from population growth. Sport England's Active Places Power defines indoor multi-sports halls as areas "where a range of sport and recreational activities are carried out", which are the size of one badminton court including surrounding safety area. They include specifically designed sports halls, such as leisure centres and school sports halls, but also other halls where activities can take place, such as school assembly halls, community buildings and village halls.

10.44 There are sports halls at each of the secondary schools in Melton and a further hall at the Brooksby Melton College campus in Melton Mowbray. Their condition and accessibility varies and the hall at Brooksby Melton College closed to the public recently. Demand for sports halls in Melton is currently unmet and will continue to be so with population growth without additional provision being made.

10.45 Waterfield Leisure Pool provides the main access to swimming in the Borough although there are also three other places which provide swimming pools. The Waterfield Leisure Pool is expected to be refurbished in the near future. Together with the other pools, demand is expected to be met.

10.46 Our evidence suggests that there are enough health and fitness stations in Melton to meet demand to 2026. However there are some issues around accessibility, quality and replacement facilities to maintain current levels.

Other Halls

10.47 We have also considered the contribution other halls make to meeting demand for indoor sports activities. Sport England also define 'activity halls' which are usually village or other community halls. They may not necessarily be marked for sports but must be at least 10m x 18m.

10.48 Halls like these are important to the community they serve, particularly those in the rural area where there is no local sports hall. These halls are not normally designed as a sports facility but many are used for activities such as badminton, table tennis, martial arts and keep fit classes.

10.49 Our evidence shows that there are 69 halls in Melton which meet the Sport England definition. They are found all over the Borough and make an important contribution towards meeting local demand for recreation, sport and physical activity. The majority of the halls are of adequate condition but because they are not specifically designed for indoor sports there can be difficulties when trying to meet the regulations of governing bodies for some sports. This does not preclude them from being used for social and other recreational activities. They are generally well used and our physical activity programme continues to provide support.

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CS18: Indoor Sport and Recreation Facilities

We will meet demand for sport and recreation facilities by 2026. We will do this by:

- o **Seeking to retain our existing sports, recreation, swimming, community and village halls;**

- o **Seeking the provision of a new recreation facility as part of a dual use primary school and community facility at the Melton Sustainable Urban Extension;**

- o **Developing long term management and investment plans for existing or replacement facilities in partnership with Sport England, the relevant sports clubs, their governing bodies, the Town Estate, Parish Councils and other partners; and**

- o **Supporting our communities who wish to deliver sports, community or village halls through a Neighbourhood Plan or other community-led plan.**

- • Melton Borough Landscape and Historic Urban Character Assessment 2006, ADAS
- • Melton Landscape Character Assessment Update 2011, ADAS
- • Leicestershire, Leicester & Rutland Historic Landscape Characterisation Project 2010, Leicestershire County Council
- • Agricultural Quality of Land in Melton Borough 2005, Land research Associates Ltd
- • CPRE Tranquility Map
- • Melton Annual Monitoring Reports
- • Melton Borough Biodiversity & Geodiversity Study 2008, Entec
- • Revised Melton Borough Biodiversity & Geodiversity Study 2011, Amec
- • 6C's Green Infrastructure Strategy 2010
- • A Green Infrastructure Strategy for Melton Borough 2011, TEP
- • Melton Identifying Areas of Separation 2006, ADAS
- • Melton Landscape Character Assessment Update 2011, ADAS
- • Melton Mowbray Sustainable Transport Strategy 2009, MVA
- • Melton Open Space, Sport and Recreation Study 2006, KKP
- • Melton Open Space, Sport and Recreation Study 2011, KKP
- • Leicestershire and Rutland Strategy for Sport 2009 – 13
- • Sport England: Spatial Planning For Sport – Creating Local Policy
- • Sport England: Core Strategy policy examples of the promotion of sport
- • Draft Welland Equestrian Tourism & Leisure Study, May 2005

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11.   Tackling Climate Change

11.1   Our climate is changing. According to the Meteorological Office, global temperature records show that the Earth warmed by about 0.75°C in the 20th century. The first decade of this century has been, by far, the warmest decade on the instrumental record which started in the 1850's. The highest temperature ever recorded (38˚C) occurred in August 2003 in Kent.
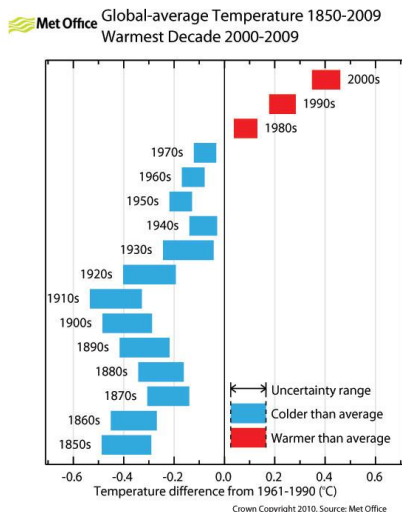
11.2   Our winters have also been getting wetter with more heavy downpours. In 2005, Carlisle experienced widespread flooding after 15% of the average annual rain fell in 36 hours. Almost 2,000 properties were flooded and hurricane force winds caused many trees to fall. There was substantial damage to infrastructure, including roads and power lines, and much economic disruption, with reports of insurance losses amounting to £272 million.

11.3   Although these events are not direct evidence of climate change, they help to illustrate the type of climate that we may experience in the future.   The Inter-Governmental Panel on Climate Change has warned that "…most of the warming observed over the last 50 years is likely to have been due to increasing concentrations of greenhouse gases."

11.4   The Government is committed to reducing greenhouse gas emissions by 34% by 2020 and 80% by 2050. Emissions of Carbon Dioxide are one of the main contributors to the amount of greenhouse gases in the atmosphere. In 2005 alone, more than 550 million tonnes of carbon dioxide were omitted in the United Kingdom. The Coalition Government's Carbon Plan 2011 proposes three main areas where reductions in emissions must come from:

- o   in the way we generate our electricity;
- o   in the way we heat our homes and businesses; and
- o   in the way we travel.

11.5 Renewable energy is a key element of the overall transition plan for setting the UK on the path to achieve a low-carbon, sustainable future that helps address climate change. It is also seen as a component of a secure energy supply, reducing our overall fossil fuel demand by around 10% and gas imports by 20–30% against what they would have been in 2020.

11.6 Almost half of the UK's greenhouse gas emissions are from the energy used to generate heat. Much of our building stock is still poorly insulated and inefficient. The homes and buildings being built now must be as energy efficient as possible.

11.7 Transport is a major contributor to the UK's energy demand and greenhouse gas emissions. We should provide the right conditions for the community to take advantage of opportunities to walk, cycle and use public transport.

Climate Change and Melton

11.8 We have considered the impacts from a changing climate for Melton. In 2006 we prepared a Melton Climate Change Strategy and this work has provided the framework for additional profiling of climate change impacts with our partners across Leicestershire. The key climate impacts and risks for Melton include:

- More extensive and frequent flooding causing damage to property and infrastructure, with associated costs of clear up, health risk etc;
- Less water available for domestic, industrial and agricultural purposes which could affect the Borough more than other places due to a reliance on river catchment as a source of water;
- Increased temperatures, with a greater number of 'hotter periods'.
- Need for built development to be designed to meet future climate predictions ('climate proofed'); and
- Higher wind speeds and storms causing damage to the built environment, urban infrastructure and trees.

11.9 The Core Strategy presents us with an opportunity to help mitigate and manage some of the consequences of climate change.

11.10 We will reduce our emissions by promoting measures which will increase the supply of decentralised renewable and low carbon energy and deliver increased energy efficiency. Our approach to locating development in a sustainable pattern will provide for good access to existing local community facilities, infrastructure and services, including public transport.

11.11 We also need to proactively manage precious water resources. Water efficiency measures and sustainable drainage systems are needed to conserve water, reduce the risk of flooding and improve water quality.

11.12 We will ensure that all new developments incorporate water conservation measures and sustainable drainage systems. We will also make sure that only appropriate development takes place in the floodplain.

11.13 We have focused major development at Melton Mowbray to directly influence energy use and emissions by reducing the need to travel and promoting sustainable development. Development in isolated locations, where people rely on the private car for their travel needs are generally poor locations for development, even if other measures are taken to mitigate or adapt to climate change.

11.14 Our Strategy will deliver development in locations with good public transport routes, including walking and cycling.

Sustainable Development and Construction

11.15 We can minimise the vulnerability of new homes and businesses to changes in the climate by designing and constructing developments sensibly.

11.16 New developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to:

   o Reduce the overall demand for energy;
   o Reduce carbon dioxide emissions;
   o Reduce heat island affects;
   o Contribute to health and well being; and
   o Be able to adapt to the affects of climate change.

11.17 Increasingly ambitious targets for energy efficiency are to be promoted through amendments to Building Regulations in conjunction with the Code for Sustainable Homes. We will expect developments to meet the appropriate level of the Code for Sustainable Homes or its equivalent at the time of delivery.

11.18 Water is a precious resource and the impacts of climate changewill place pressure onthe demand for water and its quality. The Environment Agency's Water resources Strategy for the Midlands predicts that by 2050 climate change could reduce summer river flows by 50 to 80 per cent. Increasing water efficiency will not only reduce demand for water but also reduce greenhouse gas emissions associated with water abstraction, treatment, transport, use and disposal.

11.19 We will expect all development proposals to be accompanied by a statement of their sustainability. The statement will show how these considerations have been considered and explain what sustainable features are proposed as part of the development. Examples may include, renewable energy, water saving measures, sustainable drainage systems and green roof systems along with other climate change adaptations. Excellent electronic communication networks can also support sustainable development.

11.20 We will encourage development proposals which:

   o Incorporate exemplar renewable energy generating technology;
   o Incorporate efficient building design/orientation;
   o Use land efficiently; and
   o Minimise energy demands.

11.21 We will also encourage design flexibility and future proofing, for developments to be adaptable over time to enable retrofitting and refurbishment projects to meet future higher energy efficiency standards and be capable of delivering or contributing to decentralised energy systems.

CS19: Sustainable Development and Construction

We will adapt to and mitigate against the impacts of climate change by applying sustainable design principles and encouraging best practice in sustainable design and construction, unless it would make the development unviable.

All new development proposals will be required to demonstrate how:

- o **Design mitigates and adapts to the likely effects of climate change;**

- o **Effective use is made of resources and materials;**

- o **Sustainable transport is promoted;**

- o **Energy and water use are minimised;**

- o **Decentralised and renewable or low carbon energy generation are, if feasible, incorporated;**

- o **Design reflects current nationally prescribed sustainable building standards;**

- o **The built and historic environment and the character of the countryside is protected;**

- o **Building resources and materials will be used effectively to increase recycling on site and reduce the removal of waste to landfill**

- o **Development should be phased to ensure sufficient water treatment capacity is available before development is complete; and,**

- o **Excellent electronic communication networks are provided, where appropriate.**

Energy Supply

11.22 We accept the need for renewable energy to be sited in appropriate locations and will look favourably on proposals for renewable energy. Households in the Borough consume 5,000 kwh per annum, an average of 0.58kw every hour. We wish to provide as much of this energy for our residents from renewable sources. However, we do not want to see large-scale renewable developments in places where they

are inappropriate. Our community expects us to protect our high quality environment and important natural and built heritage.

11.23 A Planning for Climate Change study was completed in May 2008. The study considered that Melton offers very good potential for wind energy generation when considered solely from the perspective of wind speeds.

11.24 There is potential for wind turbines in Melton although there is a clear relationship between the development of renewable energy schemes and our special landscape character. Any developments must be considered carefully against the landscape character policies of this strategy. The study suggested search areas for the development of wind turbines in the following locations:

Search Area	Potential Capacity
Nether Broughton	6-8 MW
Garthorpe	8-10 MW
Burton Lazars	6-8 MW
Pickwell	6-8 MW

11.25 We will work with the renewables industry and our community to pursue opportunities for wind energy in Melton. We expect to use our Land Allocations and Settlement Boundaries Development Plan Document to consider proposals in more detail, particularly the relationship with landscape character.

11.26 In assessing the potential ecological impact of wind turbines, developers will be expected to consider the regional patterns of bird movements and how this may affect the integrity of European Sites.

11.27 Energy derived from plant material and animal wastes can also be used to generate electricity and/or heat. Biomass energy is dependant on a fuel resource being available. There are two types of biomass; dry biomass (from woodland, forestry, waste from parks and energy crops) and wet biomass or Anaerobic Digestion (animal manure, food waste and energy crops). Melton is able to provide fuel for dry biomass because of a significant potential to provide short rotation coppice and other energy crops.

11.28 The study suggests that there is potential for a straw burning (dry biomass) power station, of up to 40MW, to be located in our Borough. The location and size of this facility will be considered through the Land Allocations and Settlement Boundaries DPD. It must have access to water for cooling, access to the national grid, be in close proximity to Melton Mowbray on previously developed land and have access to the road network for transportation of fuel.

11.29 Melton is also home to a significant number of cattle, particularly as part of our dairy herds. Taking into account how many animals are needed to provide a fuel supply for anaerobic digestion the study concluded that there was the potential for dispersed biogas units within the study area. The study estimated a biogas resource within Melton of 0.55MW of electricity; 1.28MW of heat; and Combined Heat and Power consisting of 0.55MW of heat and 0.66MW of power.

11.30 We expect development proposals for biomass and/or biogas to be accompanied by an air quality assessment that meets the requirements of the Environment Agency. This is particularly important for any proposals which may be located within 10km of Rutland Water (a Special protection Area/Ramsar) to establish whether there are any significant ecological effects.

11.31 We have also considered the potential for small scale wind, photovoltaics, solar water heating, ground source heat pumps and biomass heating to be integrated within new buildings and developments in Melton. We expect 10% of the energy required by new developments in Melton (of 10 or more dwellings, or other developments in excess of 1,000 sqm floorspace) to be from building integrated renewable or low carbon technologies although we accept that there are instances where this may not be technically feasible.

11.32 We expect major new development to gain at least 10% of its energy supply on-site from renewable sources and/ or from a decentralised, renewable energy supply. The energy supply for allocated sites will be looked at through the Area Action Plan for the Sustainable Urban Extension and the Land Allocations and Settlement Boundaries Development Plan Document.

CS20: Energy Supply

We will enable in the region of 45MW of renewable energy to be delivered by 2026 and will work towards the delivery of renewable developments that contribute to the following targets:

Wind (MW)	Anaerobic Digestion[1] (MW)	Straw and annual energy crops (MW)	Building Integrated renewables[2] (MW electric)	Building Integrated Renewables[3] (MW Thermal)
12	0.5 to 1	9	12	14

[1] Cattle and pig slurry

[2] Solar photovoltaics and micro wind

[3] Biomass Heating, solar water hearing and ground source heat pumps

We will only allow new renewable developments which respect their surrounding environment (including the integrity of European Sites and their settings), the wider landscape, the historic environment, community, and other land uses.

We will expect development proposals to secure a proportion of their energy requirements from on-site and/or decentralised renewable energy sources where appropriate and viable. Where technically feasible, all new developments of 10 or more dwellings, or other developments in excess of 1,000 sqm floorspace will be required to provide for at least 10% of their energy needs from on-site and/or decentralised sources.

Flooding

11.33 The importance of flooding for the planning of the Borough has been highlighted by significant flood events in the Bottesford area in 2001 and along the Rivers Wreake and Eye on a number of occasions between Easter 1998 and January 1999.

11.34 We have prepared a Strategic Flood Risk Assessment of the Borough to help tell us about local flood risk issues and decide the location of new development. The assessment looks at the level of flood risk due to river flooding as well as groundwater, overland flow and sewer flooding.

11.35 Whilst the majority of development will be focused at Melton Mowbray, the Assessment will help us avoid inappropriate development in areas at risk of flooding, and direct development away from areas at highest risk.

11.36 We will promote locations for development which avoid both present and future flood risk. Our Land Allocations and Settlement Boundaries DPD will be informed by the Strategic Flood Risk Assessment, and we will apply a sequential approach to future development. Where development is proposed in areas susceptible to flooding or there are surface water management issues we will expect the same approach to be applied to new development proposals through a Flood Risk Assessment.

11.37 We will also work with our public and private sector partners to secure strategic flood mitigation measures as part of new development.

CS21: Flood Risk

We will locate the majority of development on land with the lowest risk of flooding (Zone 1).

We will retain land at risk from flooding (Zones 2 and 3a) as multifunctional floodplains.

Only in exceptional cases will we allow development to take place in Zones 2 and 3a where it can be demonstrated that:

o **Appropriate land at lower risk is not available or suitable and there are exceptional reasons for the development to take place in that location; and**

o **The risk can be fully mitigated through careful design and engineering methods whilst ensuring that the development does not exacerbate flooding elsewhere in Melton or beyond our boundary.**

We will safeguard the Functional Floodplain (Flood Zone 3b). The only development we will allow will be water-compatible uses and essential infrastructure.

A detailed Flood Risk Assessment should be submitted to the satisfaction of the Environment Agency. The assessment should identify the necessary mitigation and adaptation measures which should:

o **Aim to avoid or mitigate the risk of flooding and harm from it;**

o **Manage surface run off with no net increase in the amount of surface water flow above current Greenfield run off;**

o **Where appropriate include suitable habitat creation and not cause detriment to existing habitats or species; and**

o **Demonstrate how such measures form an intrinsic part of the overall development.**

Wherever possible we will support proposals which reinstate the functional floodplain.

- UK Carbon Plan 2011
- Melton Borough Council Climate Change Strategy 2006, Entec
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands 2010, East Midlands Councils
- Energy Efficiency Recommendations for New Developments - Planning for Climate Change 2008, IT Power
- Renewable Energy Opportunities - Planning for Climate Change 2008, IT Power
- Climate Change Assessment of Development Options - Planning for Climate Change 2008, IT Power
- Code for Sustainable Homes
- Melton Mowbray Sustainable Transport Strategy 2009, MVA
- PTOLEMY 2009, WSP
- Melton Climate Change Strategy 2006, ENTEC
- Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- Leicestershire Local Transport Plan 3
- Consultation with the parishes
- Consultation with Buckminster Gliding Club
- Melton Borough Council Strategic Flood Risk Assessment 2008, Entec
- Melton Climate Change Strategy 2006, ENTEC
- Environment Agency advice letter 19/12/11

12.   Better Design

12.1   The Melton Sustainable Community Strategy recognises that the quality and appearance of the built environment contributes significantly to the quality of life in places where people live and work. Good design helps make places better for people. It can increase pride and wellbeing, have a positive influence on crime and safety and promote an area for continued investment. By securing the best standards of design we can ensure the quality of the built environment in the Borough is continued into the future.

12.2   Our Vision of Melton in 2026 provides a strong indication of where we see development taking place to shape Melton as a place for our community. However, we do not only limit ourselves to the amount of development we expect to see and where we want it to take place. Our vision is of a Melton which has an environment of improved quality; the individual and distinct character of Melton Mowbray and the villages is retained and our countryside remains beautiful and tranquil.

12.3   Unfortunately, the design of many new buildings is not up to the standards that local people expect. In 2007 CABE (Commission for Architecture and the Built Environment) completed a national audit of design quality in new private housing development. In the East Midlands, over half of the developments assessed were poor and only one was considered good.

12.4   The audit was based on the Building for Life (BfL) criteria, which has been agreed with the housing industry through the Home Builders Federation. These criteria are now established as a leading measure of housing design quality and we will to use them as a way of judging the quality of new developments.

12.5   We are mindful of the heritage enjoyed by our community, both in terms of the number of listed buildings, conservation areas and the links our historic character, including archaeology and landscape networks, have to our brand image.

12.6   We will make sure all new development is of high quality and inclusive design, including individual buildings, public and private spaces, and, larger development schemes. Car parking can also have a significant impact upon the design of development and in the wider shaping of places. We will ensure that this is done in an integrated, sympathetic manner. Our strategy for design provides the basis for more detailed and considered design policy and guidance. We also expect our local design guidance to feature in the Neighbourhood Plans we wish to help our community provide.

12.7   We recognise safe and secure environments have the scope for reducing crime, the fear of crime, anti-social behaviour and fire. Good design, as detailed in the police initiative Secured by Design standards, can help prevent potentially adverse economic, social and environmental impacts.

12.8   We expect Neighbourhood Plans to take a strong lead on the quality and nature of design they expect to take place in their area. We will encourage those

communities who wish to prepare a Neighbourhood Plan to consider providing local design guidance which reflects and accords with the Building for Life criteria.

CS22: Better Design

We will ensure that the design of all development makes a positive contribution to Melton. Melton Mowbray, the individual villages and Melton's countryside will be places known for new developments of high quality and inclusive design.

New development will be designed to:

- o **Promote high quality architecture which makes a positive contribution to the Borough and is locally distinctive;**

- o **Integrate successfully into established settlements or rural areas without harming their character, appearance or setting;**

- o **Make the most effective use of land having regard to the form, pattern, scale and character of the area;**

- o **Provide safe environments and protect residential amenity; and,**

- o **Protect important heritage assets located within the Borough.**

We will assess proposals for new housing development of 10 or more dwellings against Building for Life standards. We will seek a "very good" rating (16 out of 20) under this guidance, unless it can be demonstrated that this is not viable for a specific site when weighed against the benefit of the development proposed.

We expect Neighbourhood Plans to include design policies which reflect the architectural and design requirements of the area they cover and provide for the efficient use of land, reflecting their distinct and unique character.

- CABE Housing Audit: East Midlands
- CABE Building for Life Criteria
- CABE Inclusion by Design 2008
- Lifetime Homes Standards
- Secured by Design standards

13.   Growth at Melton Mowbray

13.1   We have developed our strategy taking into account the housing developments we might expect to take place through the plan period. Notwithstanding homes that are already committed or that our evidence expects to come forward, we will need to find land for around 1,000 more houses in order to meet our housing requirement.

13.2   We want the people who live in these homes to have good access to jobs, shops and other services. Our climate change assessment also shows that focusing most new development at Melton Mowbray will lead to fewer greenhouse gas emissions than a more dispersed pattern of development. Our development strategy expects 80% of new homes to be delivered at Melton Mowbray. We have decided that the best place for the 1,000 or so homes to be built is on the very edge of Melton Mowbray.

13.3   We also want to minimise the pressure an increased population will place on our existing services. A single urban extension is considered to be the best way of delivering a viable, high quality development together with dedicated community facilities to service the community and contribute to the sustainability of the town.

13.4   Delivery of around 1,000 houses as a sustainable urban extension makes a strong contribution to our development strategy, the Sustainable Community Strategy Vision and our Corporate priorities, including:

   o Helping to provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing;
   o Developing and sustaining a competitive and successful local economy;
   o Reducing traffic congestion;
   o Providing a cleaner and greener environment; and
   o Enhancing the rural character of the Borough.

13.5   We have compiled a wide range of evidence to help us decide where the sustainable urban extension should be located. We have looked at the constraints and opportunities, asked our community where they want the sustainable urban extension to be and have carefully considered how the development can be delivered.

13.6   Where people live has a major effect on their life. We want the sustainable urban extension to the north of Melton Mowbray to be well-planned, well-designed and well-managed, to give the people living there a better quality of life. However, we also want the development to contribute to improving the quality of life of the existing community. The development must therefore be sustainable, environmentally friendly and help meet community aspirations.

Homes to meet local housing needs

13.7   Our community needs a mix of size, type and tenure of homes including both market and affordable houses. We want to see up to 30% of the homes that are built at the sustainable urban extension as affordable housing.   Overall the mix of market and

affordable housing should meet the housing needs of different types of households such as families with children, single person households and older people but it should particularly aim to address some of the local housing stock imbalance and the currently identified and long term predicted need for more smaller sized homes. Our evidence suggests that at around 60% of the houses should be small sized accommodation suitable for small families, couples and single person households.

13.8   To increase long-term housing options, particularly given our aging population, new houses should be built to Lifetime Homes standards where appropriate and a minimum of 10% of the total housing should also be level access, wheelchair accessible accommodation to meet elderly frail and disabled households needs in accordance with policy CS6: Strategic Housing. Provision should also be made for a supported housing development for older people, located in close proximity to key local facilities.

13.9   The development should also incorporate a residential and a transit site development (each approximately between 5 and 10 pitches in size) to help to meet the identified accommodation needs of the gypsy and traveller communities and these two sites should be separated.

Community facilities and services

13.10   The community who live in the sustainable urban extension should have access to a wide range of facilities and services, to minimise the need to travel, provide for a sustainable community and also encourage links with the community in the existing, adjacent homes. The development should incorporate a local centre which might include small scale employment and commercial opportunities such as; local shops, a small supermarket, a newsagent, sub-post office, pharmacy and a public house. The sustainable extension should also provide a place of worship, primary school, community hall and access to a general medical practice with resources to help develop the capacity of the emerging community to support these facilities.

Community and recreational space

13.11   The new community should have good access to open, green space, including play space and playing fields, as well as private outdoor space such as residential gardens. We expect all spaces to be safe, accessible and user-friendly.

Accessibility and connectivity

13.12   The sustainable urban extension should be easily accessible and well-connected to public transport. We want the new community to benefit from high-frequency bus services, cycle and walking routes to the town centre, secondary school and major employment sites in the town.

13.13   The sustainable urban extension should be well integrated with the neighbouring area in terms of scale, density, layout and access. The new development must adjoin the existing community. We expect resources to be made available, during the construction phase, to help integrate the emerging community with its neighbours.

Travel and movement

13.14 We expect the new development to be well-integrated with high quality public areas, and streets that are pedestrian, cycle and vehicle friendly. The proximity of the disused railway line that runs from the north of the town, through the country park and town centre to the Leicester Road industrial estate to the south west of the town offers a significant opportunity for walking and cycling to contribute towards modal shift to non-car modes of travel.

13.15 We recognise the impact that a new development of this scale will have on the existing road network. We want the sustainable urban extension to make a significant contribution to the provision of new road infrastructure. The development should provide for new road infrastructure between Nottingham Road and Melton Spinney Road, and contribute to wider road infrastructure from the A607 (Leicester Road) to the A607 (Thorpe Road).

Environment

13.16 The sustainable urban extension should make a significant contribution to adapting to and reducing the impact of climate change. We expect the development to efficiently use resources, during construction and in use. The sustainable urban extension must be built in a way that helps to cut carbon emissions. We expect a proportion of the energy supply required by the development to be gained on-site and renewably and/or from a decentralised, renewable or low-carbon energy supply.

13.17 The sustainable urban extension will occupy a significant area of land which is currently mostly traditional pastoral farmland with a strong pattern of small to medium scale fields enclosed by hedgerows and scattered mature trees. Together with the adjacent Melton Country Park, there is an opportunity to design the sustainable urban extension to provide for and enhance biodiversity. We expect the new development to retain and re-establish wildlife and natural habitat.

13.18 The Scalford Brook flows roughly north-south through the area and into the Country Park where it forms an essential part of the Park's character through a series of water features, dominated by a dammed lake. The sustainable urban extension will occupy an area dominated by ridge and valleys, where drainage will be an important issue. We expect the new development to incorporate a sustainable drainage strategy.

A distinctive character

13.19 The landscape to the north of town is ridge and valley, parts of which contain features such as ridge and furrow, the listed former hunting lodge; Sysonby Lodge and the Melton Country Park, an important green wedge that penetrates the town. The building of the John Ferneley School has increased the prominence of the urban edge across this landscape. Nevertheless, we recognise that the landscape and setting for the sustainable urban extension is of relatively high quality and a design–led approach to the development will be required.

13.20 We also expect the sustainable urban extension to not only relate well to the surroundings but also support a sense of local pride and civic identity. We recognise that the challenge of responding to energy building performance targets will require an innovative appoach to housing design, energy provision and opportunities for community involvement.

Infrastructure and delivery

13.21 There are a number of infrastructure items which have the potential to contribute to many of the issues identified and can help to ensure that a truly sustainable urban extension is provided. These include:

- o An extension to the Melton Country Park
- o A green infrastructure network, focused on an east-west corridor and disused railway line
- o A new dual use primary school with community facilities
- o Better connectivity for sustainable forms of travel and access to local services including the town centre.

CS23: Melton Mowbray Sustainable Urban Extension

We will make a significant contribution to meeting our housing needs by 2026 through the delivery of a sustainable urban extension to the north of Melton Mowbray.

We will identify land for around 1,000 new homes with supporting and strategic infrastructure. We require a comprehensive, integrated development, that is consistent with our Direction of Growth for a sustainable urban extension between Nottingham Road and Melton Spinney Road.

The sustainable urban extension will:

- o **Create a balanced community and a safe, high quality and accessible environment;**

- o **Integrate development with the landscape and neighbouring areas to minimise community, landscape and visual impacts;**

- o **Provide high quality green infrastructure within its site boundaries for multi functional recreation, sport, biodiversity, allotments and open space;**

- o **Provide exemplars and demonstration projects in the design, management and operation of housing, public realm and green space;**

- o **Provide for a net increase in local biodiversity through the implementation of a biodiversity action and management plan;**

- o **Promote an integrated water management plan which seeks to reduce water consumption per household, minimise pollution from surface water run off; minimise environmental affects by protecting existing ponds and water courses; and establish a sustainable drainage strategy;**

- o **Provide a range of housing size and type in accordance with policy CS6;**

- o **Provide a gypsy and travellers site as described in policy CS7;**

- o **Provide at least 10% of its energy requirements from on site decentralised renewable energy as prescribed in policy CS21;**

- o **Ensure the local historic built/landscape environment is protected and if possible enhanced;**

- o **Include a primary school with dual use community and recreational facilities;**

- o **Provide a local centre, including small scale retail and employment opportunities;**

- o **Include provision to support waste reduction and promote recycling through neighbourhood waste management facilities;**

- o **Reduce reliance on private car use by increasing accessibility to local and town centre services and facilities by walking, cycling and public transport;**

- o **Contribute to the provision of a strategic east/west green infrastructure corridor; and**

- o **Contribute to a new east/west link road to the north of Melton Mowbray linked to the phasing and delivery of housing.**

Employment Growth Area

13.22 Our employment evidence and strategy for economic growth suggests that we should provide 14ha of new business land, rising to a total of 30ha as discussed in chapters 4 and 5 of this Strategy.

13.23 In order to discourage commuting, employment growth also needs to be well related to Melton Mowbray as the main centre of population. Consultation with local businesses suggests that there is demand for modern business space, to let and for sale, which is located close to existing good quality employment areas and to key transport corridors.

13.24 Our evidence shows that the residents of our sustainable urban extension are likely to need a cross section of jobs which will be difficult to deliver through a single employment offer. Our Employment Growth Area will primarily provide jobs for residents from across Melton Mowbray but also the wider Borough. The relationship between the two growth areas remains important but equally we are mindful of connections into the town, particularly those that allow for sustainable travel choices. Also of importance are the linkages the employment growth area will have with other centres for trade and transfer of economic activity. Nevertheless, we expect the Employment Growth Area to contribute towards road infrastructure linking the A607 with the A6006, to provide a connection to the north of the town without the need to travel directly through the centre of Melton Mowbray which is already congested.

13.25 The A607 is the major carrier of most Heavy Goods Vehicle (HGV) trips that pass through the town. The majority of commercial vehicle trips are attracted to the Leicester Road industrial area to the south west of Melton Mowbray. The A607 Leicester Road connects to the wider trunk road network including the A46, M1, M69, M6, A14, A42, and A50. Together, these major roads lead to the major cities, ports and airports in the country. Having regard to these influences and our community's preference we will plan for an Employment Growth Area to the west of Melton Mowbray.

13.26 The Employment Growth Area will play a significant role in delivering our economic objectives and has a strong relationship with our economic policies as set out in Chapter 7 of this Strategy.

13.27 We need to upgrade the mix of businesses so that there are more higher-value, knowledge-based activities with higher paid jobs. There needs to be space for small, emerging firms and to encourage the food and drink sector to diversify towards higher-value activities. We also need to encourage shorter trips to work.

13.28 We will develop our plans for an Employment Growth Area through our Land Allocations and Settlement Boundaries DPD. In doing so, we will need to consider the landscape, particularly the area which forms the river corridor running east-west and into the heart of Melton Mowbray. There are also remains of a deserted medieval village (Scheduled Ancient Monument), a small area of sand and gravel and a small area of Grade 2 agricultural land which will need to be carefully considered in relation to any new development.

CS24: Melton Mowbray Employment Growth Area

We will deliver 14ha of high quality, sustainable employment land by 2026 and up to 30ha where it makes a strong contribution to our Vision and objectives as an Employment Growth Area to the West of Melton Mowbray. The Employment Growth Area will:

- **Make a contribution to the provision of road infrastructure;**

- **Provide a stock of business accommodation to meet local employment needs. We want a mix of size, type and tenure of land and buildings, to**

include both speculative and 'design and build' development. It needs to meet the needs of existing local businesses and new businesses moving in, particularly those in the growth sectors such as finance, high technology manufacturing and research;

o **Be easily accessible and well-connected to public transport. The development should provide for high frequency bus services, cycle and walking routes to the town centre and residential areas. A travel plan will be required which encourages workers to use alternatives to single car-use;**

o **All spaces being safe, accessible and user-friendly;**

o **Be well integrated with the neighbouring area in terms of scale, density, layout and access. The new development must adjoin existing business areas and safeguard the amenities of existing residential areas;**

o **A significant proportion of the energy supply must be gained on-site and renewably and/or from a decentralised, renewable or low-carbon energy supply;**

o **Taking a design-led approach to the provision of car-parking space, which is well-integrated with high quality public areas, and a layout that is pedestrian, cycle and vehicle friendly;**

o **Creating a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity;**

o **Provides for the retention or re-establishment of wildlife and natural habitat; and,**
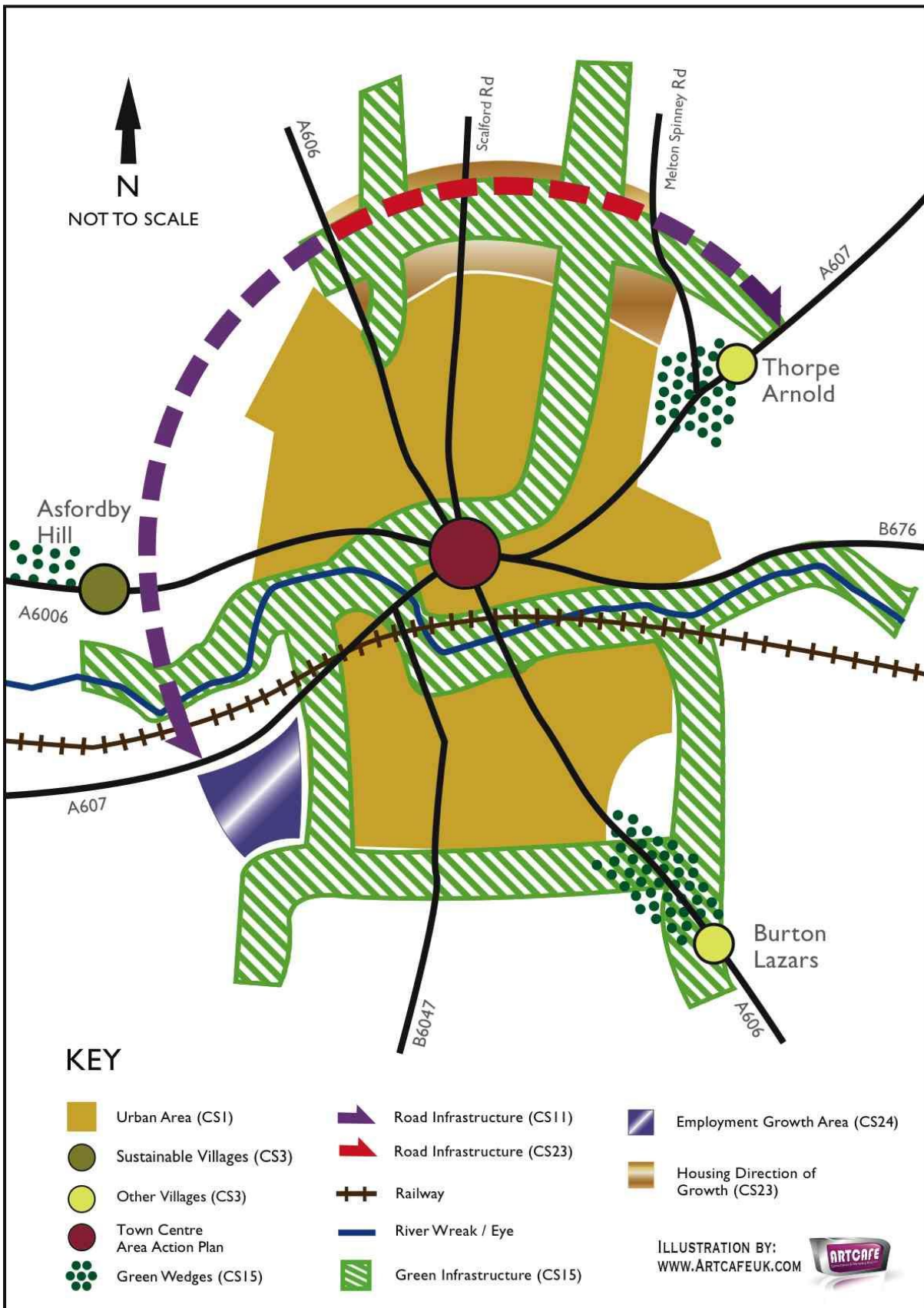
o **Include provision to support waste reduction and promote recycling.**

KEY

Urban Area (CS1)	Road Infrastructure (CS11)
Sustainable Villages (CS3)	Road Infrastructure (CS23)
Other Villages (CS3)	Railway
Town Centre Area Action Plan	River Wreak / Eye
Green Wedges (CS15)	Green Infrastructure (CS15)
Employment Growth Area (CS24)	Housing Direction of Growth (CS23)

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- Prospect Leicestershire Sustainable Urban Extension – Housing & Employment Land Study 2010, Experian
- Leicester & Leicestershire Housing Requirements Project 2011, GL Hearn
- Melton Open Space, Sport and Recreation Study 2006, KKP
- Melton Open Space, Sport and Recreation Study 2011, KKP
- Melton Borough Accessibility Study 2009, MVA
- Melton Borough Accessibility Study Update 2011, MVA
- Leicestershire and Rutland Strategy for Sport 2009
- Sport England: Spatial Planning For Sport – Creating Local Policy
- Sport England: Core Strategy policy examples of the promotion of sport
- Melton Borough Landscape and Historic Urban Character Assessment 2006, ADAS
- Melton Landscape Character Assessment Update 2011, ADAS
- Agricultural Quality of Land in Melton Borough 2005, Land research Associates Ltd
- Melton Borough Biodiversity & Geodiversity Study 2008, Entec
- Revised Melton Borough Biodiversity & Geodiversity Study 2011, Amec
- 6C's Green Infrastructure Strategy 2010
- A Green Infrastructure Strategy for Melton Borough 2011, TEP
- Identifying Areas of Separation Study 2006, ADAS
- CABE Housing Audit: East Midlands
- CABE Building for Life Criteria
- CABE Inclusion by Design 2008
- Secured by Design standards
- UK Carbon Plan 2011
- Melton Climate Change Strategy 2006, Entec
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands 2010, East Midlands Councils
- Energy Efficiency Recommendations for New Developments - Planning for Climate Change 2008, IT Power
- Renewable Energy Opportunities - Planning for Climate Change 2008, IT Power
- Climate Change Assessment of Development Options - Planning for Climate Change 2008, IT Power
- Melton Climate Change Strategy 2006, ENTEC
- Code for Sustainable Homes
- Consultation with the parishes
- Melton Borough Council Strategic Flood Risk Assessment 2008, Entec
- Melton Strategic Housing Land Availability Assessments
- Melton Annual Monitoring Reports

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- Sustainability Appraisal of Direction of Growth Options 2009, Scott Wilson
- Melton Mowbray Sustainable Urban Extension Viability Report, Savills 2009
- Site Potential and Viability Study 2009, GL Hearn
- Sustainability Appraisal Baseline and Scoping Study 2006, Scott Wilson
- Sustainability Appraisal Stage 1 Scoping Report update, 2009, Scott Wilson
- Sustainability Appraisal and Strategic Environmental Assessment Review Paper 2011, Scott Wilson
- Sustainability Appraisal and Strategic Environmental Assessment Scoping Report Addendum 2011, Scott Wilson
- Minerals Consultation Areas Plan, 2009
- Neighbouring Uses Survey, 2009
- Existing Uses Survey, 2009
- Contamination Plan, 2009
- Unstable Land Plan, 2009
- Historic Buildings Plan, 2009
- Groundwater Protection Plan, 2009
- Air Quality Surveys 2000 -2011
- Melton Employment Land Study July 2006, Roger Tym & Partners
- Melton Employment Land Study Update Note, August 2007, Roger Tym & Partners
- Leicester and Leicestershire HMA Employment Land Study 2008, PACEC
- Major Employment Sites Study 2009, Roger Tym & Partners
- Leicester and Leicestershire Economic Assessment 2010
- East Midlands Land Provision Study 2006, Roger Tym & Partners
- East Midlands Employment Land Assessment 2010, Nathaniel Lichfield and Partners
- East Midlands Food & Drink Sector Strategy 2008, EMDA
- Melton Mowbray Town Centre Masterplan 2008, Taylor Young
- Council Office's Study 2008, Savills
- Leicestershire Rural Partnership Rural Economic Priorities 2009-2012
- Leicestershire Rural Framework 2011-14, Leicestershire Rural Partnership
- BREEAM

14.   Managing Investment

14.1   Some developments create the need for better infrastructure. Planning for growth provides an opportunity to manage infrastructure investment to mitigate the effects of growth itself and to deal with known defecits. It is also important that we maximise the potential to provide adequate infrastructure in a timely manner.

14.2   Our Core Strategy will see new development and infrastructure delivered to achieve our Vision of Melton in 2026. Realising the Vision cannot be achieved by the Council alone but will rely on the coordination of a range of public, private and voluntary organisations. To achieve our Vision, and the objectives that flow from it, we will need commitment from a range of organisations to take action directly or work in partnership with the Council.

Working in partnership

14.3   We will help to stimulate the delivery of infrastructure in response to growth and by having regard to existing deficits. We will manage our resources to help achieve this and will work in partnership with other infrastructure providers and the private sector to coordinate infrastructure funding and delivery. We are also committed to mitigating the impact of development on infrastructure through the use of planning obligations and/or the Community Infrastructure Levy.

14.4   There are also other funding opportunities and initiatives that are available through initiatives like the New Homes Bonus, Business Rate retention, Tax Increment Financing and bidding for sub-regional, regional and national infrastructure funds as they become available. Decisions on the timing and delivery of infrastructure will need to have regard to the availability or otherwise of monies under these initiatives.

14.5   We recognise the crucial role we must play as an investor and employer for the Borough. The priorities set out in our Corporate Plan, the Melton Sustainable Community Strategy and this Core Strategy reflect one another. Nevertheless, there will be an important role throughout the plan period for our own strategic priorities, asset management plans and revenue, capital and funding programmes and other powers available to us such as Local Development Orders to stimulate growth. We will also encourage partner organisations to follow a similar strategy to provide the maximise potential for success in achieving our Vision.

14.6   The co-ordination of infrastructure provision to meet development across Melton is essential if we are to ensure our growth is sustainable and meets the needs of our existing and new communities.

14.7   We have already demonstrated partnership working with delivery partners through the establishment of a multi-agency group to oversee the production of a masterplan and development proposals for the Melton sustainable urban extension. We have an established Masterplan & Delivery Group with three sub groups (Transportation, Environment, Housing & Community Infrastructure) drawing in representatives from partner organisations and the private sector as necessary.

14.8   We have also worked in partnership with a wide range of public, private and voluntary stakeholders to produce an Infrastructure Delivery Schedule which sets out how the Core Strategy will be supported by appropriate infrastructure. The preparation of the Schedule has involved internal and external stakeholders identifying what new infrastructure provision is planned, when it is needed, who will be involved in its delivery and what the resource implications are. This is set out in the Melton Infrastructure Schedule and we will monitor and review infrastructure provision annually alongside the Core Strategy Annual Monitoring Report.

Funding Infrastructure

14.9   We recognise that uncertain economic conditions and significant changes in the funding arrangements for affordable housing are affecting the property market. We will take a practical approach when assessing our infrastructure requirements, especially phasing of infrastructure in relation to market conditions.   Our annual monitoring and review processes will help us to maximise opportunities for investment in a pragmatic way.

14.10   We have tiered the requirements for strategic infrastructure. We will use this as the starting point for negotiations on affordable housing and infrastructure with developers, registered providers, other public bodies such as the Homes and Communities Agency as well as bids for external funding.

14.11   Infrastructure requirements vary in scale. They may be strategic, benefiting several sites or a significant area of growth, or they may be local and specific to one or a small number of closely linked sites. Examples of strategic infrastructure include the road to the north of Melton, strategic green infrastructure proposals such as an extension to the Melton Country Park, and formal sport provision which relates to the Borough. Proposals like these are required as a result of strategic growth and cannot usually be attributed to the development of any one site. The Community Infrastructure Levy (CIL) is a fixed sum payable on most types of development and provides an opportunity to secure funding for items of strategic infrastructure. We are committed to introducing a Levy and will develop proposals for associated infrastructure items through engagement with stakeholders, developers and the public. We will need to consider the impact on development viability when setting the Levy rate.

14.12   We will continue to fund local infrastructure through agreements negotiated with developers to ensure impacts arising from new development on existing infrastructure are mitigated. The scale of contributions that different types of development are likely to require will be set out in our Developer Contributions SPD. We also recognise the relationship between negotiating contributions and the deliverability of development proposals.

14.13   We will expect any development proposals which offer infrastructure provision, including affordable housing, below that specified in our Developer Contributions SPD or other policies of this Strategy to enter into an open book appraisal with us when there are viability concerns.

CS25: Delivering Infrastructure

By 2026 there will be significant progress towards the delivery of strategic infrastructure as set out in our Infrastructure Schedule and the direct, local impact of development proposals will have been mitigated through developer contributions. We will do this by:

- o **Implementing the Community Infrastructure Levy to provide funding for strategic infrastructure needed to deliver growth and respond to known deficits;**

- o **Entering into legal agreements where it is necessary to mitigate against the direct local impact of a development proposal;**

- o **Entering into negotiations for "off site" (commuted) contributions only where it is not possible to mitigate local impacts through "on site" infrastructure contributions;**

- o **Relating the type, amount and phasing of contributions to the form and scale of the development, its potential impact on the site and surrounding area and the levels of existing infrastructure and community facilities;**

- o **Considering the financial viability of development for the application of a Community Infrastructure Levy and planning obligations;**

- o **Pooling commuted contributions prior to the implementation of the Community Infrastructure Levy for the delivery of strategic infrastructure where this is consistent with the Community Infrastructure Levy Regulations;**

- o **Establishing an Infrastructure Delivery Group, which includes representatives from partner organisations, to identify the need for new infrastructure and oversee its funding and delivery; and**

- o **Monitoring and updating our Infrastructure Schedule on an annual basis to inform and influence our and other public sector partners decisions on funding opportunities, capital and revenue investment planning.**

- Melton Mowbray Sustainable Urban Extension: Viability Report, Savills
- Melton Borough Infrastructure Schedule
- Leicester & Leicestershire HMA Growth Infrastructure Assessment 2009, Roger Tym & Partners
- Leicester and Leicestershire Integrated Transport Model 2011, AECOM
- Leicestershire Local Transport Plan 3, April 2011
- Local Transport Plan 2, March 2006
- 6Cs Green Infrastructure Strategy 2010
- Melton Borough Biodiversity & Geodiversity Study 2008, ENTEC
- Revised Melton Borough Biodiversity & Geodiversity Study 2008, ENTEC
- Melton Borough Council Climate Change Strategy 2006, ENTEC
- Melton Borough Council Strategic Flood Risk Assessment 2008, ENTEC
- Melton Employment Land Study July 2006 & 2007, Roger Tym & Partners
- Melton Mowbray Development and Bypass Mitigation Tests 2009, MVA
- Melton Open Space, Sport and Recreation Study 2006, KKP

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- Melton Open Space, Sport and Recreation Study 2011, KKP
- Melton Retail Study – May 2011, GVA
- Melton Strategic Housing Land Availability Assessments (2008, 2009, 2010)
- Energy Efficiency Recommendations for New Developments – Planning for Climate Change 2008, IT Power
- A Green Infrastructure Strategy for Melton Borough, 2011, TEP
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands 2011, East Midlands Councils
- Prospect Leicestershire Sustainable Urban Extension – Housing & Employment Land Study 2010, Experian

15.   Monitoring our Strategy

15.1   We believe that our strategy and the policies it presents will deliver positive, timely outcomes for each of our objectives which will see us deliver our spatial vision. However, the only way to be certain we are delivering is to undertake robust and effective monitoring.

15.2   Monitoring must be undertaken continuously if we are to assess the success of the local development framework. If we find any part which is not delivering in the way we intended or if circumstances have changed the successful delivery of new development may depend on us making changes to our policies at the right time.

15.3   The objectives set out in section 3 provide our framework for monitoring, through the development of related targets and indicators which are set out in our monitoring framework (see Appendix 2). The framework provides clear arrangements for the management, monitoring and delivery of the policies contained in this Core Strategy.

15.4   We are committed to an early review of this Strategy. In part this is because we recognise that national planning guidance says we should provide a supply of housing land for at least 15 years from the point of adoption. We are also mindful of the uncertain economic circumstances and the changing national planning policy environment and see our strategy as a practical response to speed up the delivery of much needed housing, jobs and investment. Quite simply we do not wish to delay growth and the benefits the strategy will bring. Our evidence base provides for a plan period to 2026. This will take time to address which will not help our economy now and would not help our commitment to deliver our published Local Development Scheme.

15.5   We realise that implementing this Strategy will require concerted actions by the full range of public, private, voluntary and community bodies involved in the Borough and the wider sub region. In our Managing Investment chapter we show our commitment to establish an Infrastructure Delivery Group. The Group will advise us and our partners on strategic infrastructure delivery, external funding arrangements, funding packages (including capital investment by public sector agencies) and developer contributions.

15.6   This group will be well placed to guide the delivery of the Melton Mowbray Sustainable Urban Extension, infrastructure for that development and the Borough. The Group will also be well placed to consider any issues associated with the successful delivery of this Strategy and to advise our partners on suitable courses of action, opportunities and mechanisms to ensure our targets are met.

Plan, Monitor, Manage

15.7   We prepared our profile to give a clear picture of what Melton is like now before we have delivered our strategy. This is particularly important given the uncertain economy and its affect, particularly on the housing market and public sector spending.

15.8 The profile is made up of statistics which come from the evidence base we have gathered and the Sustainability Appraisal that has been prepared in conjunction with the Core Strategy. The profile helped us to identify the issues that we, and our community, consider to be important for the future of our Borough. These key issues provide the foundation for our Vision of where we want to be by 2026. The set of objectives we have developed underpin and help to deliver this vision. They guide our contribution to local and national priorities.

15.9 The policies set out in the Core Strategy have been developed to deliver positive outcomes for our objectives. The relationship between profile, policies and targets is also important in determining what needs to be done in order to achieve our objectives.

15.10 We believe that the Vision, objectives and policies are right for Melton. We want to be certain that our policies are being implemented and how much progress we are making towards delivering the Vision and objectives. We also want to know whether there are any changes in circumstance which mean our Vision or the objectives are no longer applicable. We also need to know if our policies need reviewing.

15.11 Monitoring and proactive management are a critical part of our strategy. We will undertake continuous monitoring of our strategy and associated plans. We will produce an Annual Monitoring Report each year containing a set of indicators that will show how our policies are performing and what effect they are having on Melton.

15.12 We believe that our policies are suitable for delivering our Vision. Nevertheless we must be prepared for the possibility that the policies are not delivering or that our Vision and objectives are no longer right because of a significant change in circumstances.

15.13 If any of the above occurs, we must be in a position to act in a responsive and timely fashion. We will identify that component, or set of components, which is putting the Strategy at risk of failure. We will revisit our programme and identify the resources required to reassess that element of the Strategy. Our Local Development Scheme will therefore need to be continually reviewed and revised to reflect changing circumstances.

Managing Housing Delivery

15.14 The delivery of new houses are crucial if we are to achieve our Vision. We have developed a housing trajectory which shows the number of houses we expect our strategy to deliver over the plan period. We will use the trajectory to help our approach to 'plan, monitor and manage'. We can check the number of houses that are being delivered against our housing requirement. This helps us to consider the scale and implications of any shortfall or surplus of housing over the plan period. The trajectory is set out in Appendix 1.

15.15 We will report the number of houses delivered each year in our Annual Monitoring Report.

15.16 The trajectory has been compiled using information from a wide range of sources. It sets out past and anticipated future performance. Past completions (since 2006) have been built into the trajectory to show the progress which has already been made towards our housing targets.

15.17 The trajectory also takes into account projected completions from those sites previously allocated for housing in our Melton Borough Local Plan and those major sites which have planning permission. The trajectory also considers those new homes which are capable of being delivered as set out in our Strategic Housing Land Availability Assessment.

15.18 A significant proportion of our residential development will be delivered at our Melton Mowbray Sustainable Urban Extension. We have agreed the projected rates of delivery and associated phasing of infrastructure with the developer interests and other infrastructure providers.

Melton Core Strategy Policy Monitoring Framework

15.19 Each policy from this Strategy is set out in our framework (Appendix 2). The framework shows the strategic relationship between policy and objectives and how we will monitor for the successful delivery of our objectives. The indicators we will use to monitor our strategy are also identified together with performance arrangements. We will report against this framework in our Annual Monitoring Report.

15.20 Our Annual Monitoring Report will also contain an update and assessment of the progress we have made towards meeting our Infrastructure Schedule. The Melton Infrastructure Schedule sets out the infrastructure required as part of our strategy. The Plan is an evolving document that will require continual change in order to be both effective and reflective of the progress made towards infrastructure delivery over the life of the Core Strategy.

> - Planning Policy Statement 12: Local Development Framework Monitoring: A good practice guide
> - Melton Annual Monitoring Reports
> - Strategic Housing Land Availability Assessments

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APPENDIX 1: MELTON HOUSING TRAJECTORY

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total Completion	199	237	284	237	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1114
Allocated sites	0	0	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	32
Large Site Planning permissions @ 31st March 2011 & Identified brownfild sites (SHLAA)	0	0	0	0	0	72	117	124	115	60	30	0	0	0	0	0	0	0	0	0	518
Broad locations (Small Sites): Policy OS1/ Settlement Boundaries	0	0	0	0	0	65	65	65	65	65	45	45	45	45	45	45	45	45	45	45	775
Broad locations: Sustainable Urban Extension	0	0	0	0	0	0	0	40	60	80	100	100	100	100	100	100	80	60	50	30	1000

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Core Strategy: Affordable Housing	0	0	0	0	0	0	0	15	7	14	15	15	0	0	0	0	0	0	0	0	66
Long Term Identified brownfield sites (SHLAA process)	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10	100
TOTAL	**199**	**237**	**284**	**237**	**157**	**137**	**182**	**244**	**247**	**219**	**200**	**186**	**171**	**155**	**155**	**155**	**135**	**115**	**105**	**85**	**3605**

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APPENDIX 2: MELTON POLICY MONITORING FRAMEWORK

POLICY	OUTCOME	MONITORING PROCESS	CS OBJECTIVES	RESPONSIBILITY AND KEY INDICATORS	RESOUCE IMPLICATIONS	ACTiVITY AND INTERVENTIONS
CS2 Development at Melton Mowbray	Up to 80% of the Borough's growth to be directed to Melton Mowbray over the life of the strategy to 2026.	AMR	1,3,5,7,9,17,20, 21,22,23,24,25, 26,27,29	Melton Borough Council Housing H1, H2a, H2b, H2c, h2d. HL1. Business-D3i, D3ii,D4ii	Existing resources are in place	A significant shortfall in the supply of the strategic housing or employment development will trigger a review of the Land Allocations & Settlement Boundaries DPD to identify alternative development of a scale equivalent to the identified shortfall. A shortfall will not be considered significant unless the housing and employment trajectories in the AMR project an undersupply of deliverable and developable land which is greater than 20% at 2026 within two

						consecutive monitoring report periods following the date of adoption of the Core Strategy DPD
CS3 Rural Centres & CS4 Sustainable Villages	Up to 20% of development to meet local needs. Over the life time of this plan. Development of at least 2 neighbourhood plans at Rural Centres and at least 25% of sustainable village neighbourhood plans over life time of this document.	AMR	7, 8, 10, 18, 20,21,22,23,25, 29	Melton Borough Council H1, H2a, H2b, H2c, H2d, HL1. D3i, D3ii,D4ii	Existing resources are in place. Resources for monitoring are in place. Neighbourhood Plan production will require new resources to be identified.	A significant shortfall in the supply of the housing or employment development will trigger a partial Land Allocations & Settlement Boundaries DPD review to release alternative development of a scale equivalent to the identified shortfall. We will use the formula identified for CS2 to determine whether a shortfall is significant. Long term monitoring of Neighbourhood Plans over the plan period.

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CS5 Effective Use of Land	50% of development to take place on brownfield land	AMR	5,7,17,20,21,22,23,29.	Melton Borough Council H3, D2	Existing resources are in place	A shortfall in the supply of brownfield land as set out in this strategy will trigger a partial Land Allocation & Settlement Boundaries DPD review that releases alternative brownfield development sites equivalent to the identified shortfall. A shortfall will not be considered significant unless the housing trajectory and business indicators in the AMR project an undersupply of deliverable and developable brownfield land, greater than 20% at 2026 within two consecutive monitoring report periods following the date of adoption of the Core Strategy DPD

CS6 Strategic Housing	Secure the provision of affordable housing on all sites of 6 more dwellings at Melton Mowbray, Asfordby, Asfordby Hill, Asfordby Valley up to 30% and in rural areas all residential sites to contribute at up to 40%. Seeking appropriate mix of dwellings, types and sizes in respect of the local area. Permit housing on rural exception sites which meets the needs of local people and other criteria identified in CS6	AMR	7	Melton Borough Council H5	Existing resources are in place	A reduction in the supply of affordable housing that is not consistent with the policy will trigger a partial Land Allocations & Settlement Boundaries DPD review that identifies, alternative development of a scale equivalent to the identified requirement. A reduction will not be considered significant unless the housing trajectory in the AMR projects an undersupply of deliverable and developable affordable housing, greater than 20% at 2026 within two consecutive monitoring report periods following the date of adoption of the Core Strategy DPD.

CS7 Gypsies and Travellers	To meet the number of pitches set in the joint GTAA and/or in any future assessment of need, in line with the criteria set out within Policy CS7	AMR	7	Melton Borough Council H4, HL3	Existing resources are in place	Post 2016 future assessments will assist the identification and allocation of land for pitches in the Land Allocations & Settlement Boundaries DPD, and/or in the determination of applicable planning applications.
CS8 Employment and Economic Development	Grow the economy to reflect the economic needs of the Borough	AMR Melton Economic Regeneration Strategy monitoring	1,2,3,4,5	Melton Borough Council D1, D3ii, D4ii	Existing Resources are in place	A significant shortfall in the supply of strategic employment development will trigger a review of the Land Allocations & Settlement Boundaries DPD to identify alternative development of a scale equivalent to the identified shortfall. A shortfall will not be considered significant unless deliverable and developable

						employment land projected in the AMR represents an undersupply greater than 20% at 2026 within two consecutive monitoring report periods following the date of adoption of the Land Allocations & Settlement Boundaries DPD.
CS9 Employment Land Review **&CS10 Rural Economic Development**	Delivery of up to 2300 sqm of office, 5ha of industrial land 9ha of warehousing and up to 16ha of additional employment land to support high value employment and other criteria set out in CS9 Provide 5ha of employment land in Bottesford/Long Clawson and	AMR Melton Economic Regeneration Strategy monitoring	1,2,3,4,5	Melton Borough Council D1, D3ii, D4ii	Existing resources are in place	A shortfall will not be considered significant unless deliverable and developable employment land projected in the AMR represents an undersupply greater than 20% at 2026 within two consecutive monitoring report periods following the date of adoption of the Land Allocations & Settlement Boundaries DPD

	other criteria set out in CS10					
CS11 Sustainable Travel	6% as a minimum target for (AM Peak time) modal shift and other criteria set out in CS11	AMR and annual review of travel management plans in line with LCC Smarter Choices	14,15 17,22, 29	Melton Borough Council/Leicestershire County Council TR1	Existing resources plus the costs of additional monitoring of planning conditions and green travel plans via planning obligations and CIL arrangements	Traffic assessments for developments at Melton Mowbray will need regular monitoring over the life time of the plan. Introduction of additional soft and hard measures considered through the IDG Annual report and periodic reporting/revisions to LLITM
CS12 Strategic Road Infrastructure	Provision of strategic transport infrastructure and appropriate measures to mitigate the impacts of growth at Melton Mowbray and	AMR Annual review of the Infrastructure Shedule	3,5,9,17,29.	Melton Borough Council/Leicestershire County Council /Development partners and advice through the Infrastructure Delivery Group	Existing resources are in place	If the AMR and IDG identify a critical delay in the delivery of strategic road infrastructure which affects housing delivery this will trigger a new Core Strategy DPD.

	improve economic vitality					Critical delay will be considered to be greater than 20% of housing at 2026 within three Consecutive AMR's.
CS13 Melton Mowbray Town Centre	Enhanced character areas and strategic regeneration areas within or on the edge of the Town Centre as identified through the Town Centre Area Action Plan. Maintain and improve the number of A1 retail frontages within the Primary Shopping Area. Develop the Melton Food Brand as a recognised marque.	AMR Annual Town Centre and Primary Shopping Area survey to determine the use of ground floor use of units and a town centre health check.	5, 13,18	Melton Borough Council, Chamber of Trade, town centre management, retailer and market traders associations. TC1, TC2,TC3,TC4	Existing resources are in place	Monitoring of strategic regeneration & town centre projects over plan period with regular retail health check of town centre. A significant delay which results in an undersupply of town centre sites will trigger a new Town Centre AAP. A 20% undersupply in identified retail need within two consecutive monitoring report periods will trigger a partial review of the Town Centre AAP.

CS14 Countryside	Support the rural economy, farming, countryside management and the character and tranquillity of the Countryside	AMR Melton Economic Regeneration Strategy monitoring. Rural business starts up registers, reduction in rural business failure indicators. Increase live/work units and land based diversification.	1,2,4,5,23	Melton Borough Council, Chamber of Commence, NFU and agricultural, land based associations. D4ii	Existing resources are in place. New local indictors are required.	Monitoring of CS3 & CS4 "20%" planning applications for land based economic activity across the rural area together with other indicators will provide health check evidence. A baseline assessment will be undertaken as part of the Economic Regeneration Strategy. Diversification will be supported through increased tourism, farm diversification and the provision of live/work units. Annual targets will be included in the Economic Regeneration Strategy and monitored through the AMR.
CS15 Biodiversity and Geodiversity	Retention and improvement of important environmental	AMR Monitoring of the Leicestershire	22,23,24	Melton Borough Council, Leicestershire County Council,	Existing resources are in place	Monitoring to show no net loss in important sites and features and

	features. Additional RIGs and LNR designations.	and Rutland Biodiversity Action Plan		Leics and Rutland Wildlife Trust, friends of Melton Country Park, Soar/Wreake Strategic Partnership E2		retention/expansion of local nature reserves, green and water corridors.
CS16 Strategic Green Infrastructure	Enhancement of existing Green Infrastructure throughout the Borough. Any proposed development at the Melton sustainable urban extension must be accompanied by a management plan relating to the comprehensive provision of Green Infrastructure and management plan.	AMR Monitoring of MBC GI and Sport and Recreation Strategy. Masterplan and Delivery Plan for Melton SUE Annual review of the Infrastructure Schedule	8,14,15,22,23,24,25,26,29	Melton Borough Council, Leicestershire County Council, Leics and Rutland Wildlife Trust, and friends of Melton Country Park and the Sour and Wreake Strategic Partnership. E2	Existing resources are in place	Monitoring through IDG annual report as part of AMR. IDG will recommend remedial actions to resolve deficits.
CS17 Strategic Open	Delivery of key open space	AMR	8,14,15 22,23,24,25,	MBC, LCC, IDG, Leics and Rutland	Existing resources in	Monitoring through IDG annual report as

Space	requirements as specified in CS17 MBC Capital Programme and IDP	Monitoring of MBC Sport and Recreation Strategy. Masterplan and Delivery Plan for Melton SUE Annual review of the Infrastructure Schedule	26	Wildlife Trust, and friends of Melton Country Park E2	place	part of AMR. IDG will recommend remedial actions to resolve deficits.
CS18 **Sports Pitches and Playing Fields**	Delivery of key requirements as specified in CS18 MBC Capital Programme and IDP	AMR Monitoring of MBC Sport and Recreation Strategy. Annual review of the Infrastructure Shedule	8,14,15,22,23,	MBC, sports clubs, governing bodies, Sport England and sub regional partners.	New local indicator required	Monitoring through IDG annual report as part of AMR. IDG will recommend remedial actions to resolve deficits.
CS19 **Indoor Sport and Recreation Facilities**	Delivery of key requirements as specified in CS19 MBC Capital Programme and IDP	AMR Monitoring of MBC Sport and Recreation Strategy. Annual review of the Infrastructure	8,14,15,22,23,	Melton Borough Council, sports clubs, governing bodies, Sport England and sub regional partners.	New local indicator required	Monitoring through IDG annual report as part of AMR. IDG will recommend remedial actions to resolve deficits.

		Schedule				
CS20 Sustainable Development and Construction	High quality inclusive and sustainable design in all development. Build design standards to min level 4 of the Code for Sustainable Homes and appropriate Building Regulations Specification Increase the number of travel plans submitted with planning applications to promote sustainable travel patterns	AMR	20,21,22,25,26	Melton Borough Council, Leicestershire County Council, Environment Agency. H6, L2, E1, E3, TR1	Existing resources in place New indicator required	All development shall meet the published Building Regulations relevant at the time of construction. All development should demonstrate details in their Design and Access Statement. All large developments will be required to submit a Sustainability Statement as part of the application process.
CS21 Energy Supply	All new developments of 10 or more dwellings or	AMR Melton Climate Change Strategy	24,25	Melton Borough Council E3	Existing resources in place	The number of planning permissions granted contrary to this

	1000sqm floorspace meet at least 10% energy requirements on site and/or from decentralised sources	and Infrastructure Delivery Group			New Indicator required	policy will be monitored. Should the number of schemes granted contrary to this policy exceed 20% over any three year AMR period a partial review of this policy will be undertaken. Energy supply target of 45MW and component elements will be monitored through IDG and AMR
CS22 Flood Risk	Direct development towards land with lowest flood risk. Retain multifunctional floodplain. Safeguard functional flood plain. Requirement for flood risk assessment to EA specification	AMR	22,25	Melton Borough Council/Environment Agency/ Leicestershire County Council E1	Existing resources in place	The number of planning permissions granted contrary to Environment Agency on flooding and water quality grounds will be monitored. Should the number of schemes approved contrary to this policy exceed 20% over any three year AMR period a partial review of this policy

						will be undertaken.
CS23 Better Design	Promote high quality design response, Integrate development into settlement patterns. Promote safe environments	Promotion of building for life criteria. Development proposals to include a Design and Access Statement Promote the use of design led guidance in Neighbourhood Plans. Promote secure by design principles.	18,22, 23, 28	Melton Borough Council, Melton Civic Society and local Parish Councils H6,H5, L2	Existing resources in place New indicator required	All new development will be required to submit a Design and Access Statement as part of the application process for assessment. Periodic design quality audits will be undertaken. Should the number of schemes approved contrary to this policy exceed 20% over any three year AMR period revised guidance through a supplementary planning document will be considered.
CS24 Melton Mowbray Sustainable Urban Extension	Completion of 1000 dwellings, primary school, green infrastructure, link road and other criteria identified in policy CS24. Development which promotes a high quality	Area Action Plan policies-comprehensive masterplanning led approach. Master plan and Delivery Plan for Melton SUE Annual review of	5,7,8,9,10,11,15 ,16,17,18,20,22, 25,26,27,28,29	Melton Borough Council, Leicestershire County Council, Environment Agency, Natural England, Sports England, Melton Country Park, residents groups, Melton Civic Society	Existing resources in place	A shortfall in the 5 year land supply within the Core Strategy period will see the Council seek to bring forward other developable land identified in the location of the SUE Direction of Growth through a partial

	design response, integrates the development into the existing settlement pattern around Melton, provides a range and mix of housing tenures and types and respects its landscape setting.	the Infrastructure Schedule		and local Parish Councils. Advice through- Melton SUE Masterplanning and Delivery Group. And Infrastructure Delivery Group H1, H2a-d, H4, H5, H6, E2, E3, L1, L2, L3TR1		review of the Land Allocations & Settlement Boundaries DPD and/or in the determination of planning permissions to address this shortfall. A shortfall will not be considered to be significant unless the housing trajectory in the AMR projects an undersupply of deliverable and developable land, greater than 20% at 2026 following the date of adoption of the Core Strategy DPD
CS25 Melton Mowbray Employment Growth Area	Delivery of 14ha high quality employment land infrastructure, link road and other criteria identified in policy CS25. Development which promotes a high quality	AMR and Employment Land Review Melton Economic Development Strategy Monitoring	1,2,3,4,9,29	Melton Borough Council, Leicestershire County Council, Melton Chamber of Trade. Advice through the Infrastructure Delivery Group		A significant shortfall in the supply of the strategic employment area will trigger a review of the Land Allocations DPD to identify alternative development of a scale equivalent to

	design response, integrates the Employment development into the existing settlement and pattern around Melton Mowbray, and provides a range and mix of employment opportunities.			D1, D3 i/ii, D4ii, E3, TR1		the identified shortfall. A shortfall will not be considered to be significant unless deliverable and developable employment land projected in the AMR represents an undersupply greater than 20% at 2026 within two consecutive monitoring report periods following the date of adoption of the Land Allocations and Settlement Boundary DPD.
CS26 Delivering Infrastructure	Delivery of appropriate levels of physical and social infrastructure within appropriate timescales identified in the IDP. Provision of strategic transport	AMR Annual review of the Infrastructure Schedule through the production of an infrastructure delivery report Publication of CIL Schedule and planning obligations SPD.	5,7,8,9,17,18,20 ,21,25,26,29	Melton Borough Council, Leicestershire County Council, Local Enterprise Partnership, Utilities companies, Developer interests and statutory consultees. Advice through the Melton SUE	Existing resources in place	The IDP will be reviewed by the IDG annually to identify any delays in the delivery of critical infrastructure associated with growth. A significant long term delay in the delivery of critical infrastructure affecting the integrity of this document will

	infrastructure and appropriate measures to mitigate the impact of the sustainable urban extension in Melton Mowbray. Publication of a CIL Charging Schedule.			Masterplanning and Delivery Group. And Infrastructure Delivery Group H1, H2a-d, H4, H5, H6, E2, E3, L1,L2. L3, TR1, D1, D3 i/ii, D4ii		trigger a review of the Core Strategy DPD.