

### Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, September 2015 – Summary

The full report is available to view and download at:

[https://www.dropbox.com/s/8kvhj2u9by6att9/N0318%20Areas%20of%20Separation%2C%20Settlement%20Fringe%20Sensitivity%20and%20Local%20Green%20Space%20Study\\_FINAL%20for%20consultation.pdf?dl=0](https://www.dropbox.com/s/8kvhj2u9by6att9/N0318%20Areas%20of%20Separation%2C%20Settlement%20Fringe%20Sensitivity%20and%20Local%20Green%20Space%20Study_FINAL%20for%20consultation.pdf?dl=0)

Annex:

[https://www.dropbox.com/s/d125b9den8x6lov/N0318\\_Annexe%201\\_FINAL%20for%20consultation.pdf?dl=0](https://www.dropbox.com/s/d125b9den8x6lov/N0318_Annexe%201_FINAL%20for%20consultation.pdf?dl=0)

- 1.1 The Study assesses three aspects of landscape in order to inform planning policy formulation, selection of preferred sites for allocation and guidance for future development proposals.

#### Areas of Separation

- 1.2 The first aspect of the landscape assessment is a review of the Areas of Separation (AoS), which were previously identified in the 2006 ADAS Report. Further potential AoS were identified in the Issues and Options Consultation and both were assessed as part of the Study. The purpose of identifying the function, extent and importance of the Areas of Separation will be used to inform a two-tier policy in the new Local Plan. The policy will firstly address the overall principle of preventing coalescence and protecting areas of landscape between settlements, particularly where these are important for tranquillity, and the protection of individual character. Secondly, specific areas of landscape will be identified which are particularly important in terms of preventing coalescence and protecting important landscape settings and individual character. These are between:

- Melton Mowbray and Burton Lazars
- Melton Mowbray and Thorpe Arnold
- Melton Mowbray and Asfordby Hill
- Melton Mowbray and Eye Kettleby
- Bottesford and Easthorpe
- Bottesford and Normanton
- Asfordy and Asfordby Valley
- Asfordby Hill and Kirby Bellars

These areas are identified in the appendices of the Study and have no defined boundary, Instead, the study provides guidance for each area which should be used to inform site

allocation policies, the masterplanning of future development proposals, and the consideration of planning applications in identified areas.



### **Settlement Fringe Sensitivity**

- 1.3 The second aspect of landscape assessed by the Study is the landscape sensitivity of the settlement fringes for Melton Mowbray and the Primary and Secondary Rural Service Centres.
- 1.4 The Study divides the landscape around each settlement into separate Landscape Character Zones (LCZs) and makes an assessment of the fringe sensitivity within each one on a five point scale. The assessment takes into consideration the settlement edge character, topography and the wider landscape character and quality.
- 1.5 For each LCZ, the Study provides landscape guidance and principles in relation to development which includes design guidance, identification of areas most suitable for development and identification of landscape elements suitable for incorporation into green infrastructure. This guidance will be used to inform site allocation policies and the masterplanning of future development sites and will be referenced in the Landscape policy(ies) of the new Melton Local Plan.

### **Local Green Spaces**

- 1.6 The third aspect of landscape assessed is Local Green Space (LGS). The NPPF sets out the criteria necessary for a LGS designation within a local plan or neighbourhood plan and these are used as the basis for the Study's assessment of candidate LGSs within the Borough.
  - Proximity to local community
  - Demonstrably special to local community
  - Local in character
  - Strength of character, condition and quality
- 1.7 Candidate LGSs were identified through the Issues and Options Consultation. In addition the Protected Open Areas currently designated in the Local Plan 1999 and candidate POAs identified in the Local Plan Review by Parish Councils, were assessed for suitability as a LGS designation.
- 1.8 The Study's assessment identifies sites worthy of LGS designation in the new Local Plan as well as sites with the potential for designation in future, either as part of a Local Plan Review or in a Neighbourhood Plan. For each site assessed, a strategy for its management is identified, including how a potential site could be made more robust in relation to the LGS criteria. The detailed site assessments are contained within an Annex to the Study report.
- 1.9 The Study provides policy recommendations for the protection of LGS designations which will be used in the new Local Plan.