

# Melton Mowbray North Sustainable Urban Extension

## Concept Option 4



### Option 4: Boulevard

This option considers further growth and the need for a flexible approach to future development (extending development to western and eastern flanks).

There is an opportunity for local employment and a Local Centre likely to attract custom from the Link Road users (passing trade).

The Country Park is extended to the west along the river valley improving links between the countryside and the town and there is the potential to extend the Country Park further north in future.

The Link Road bisects the SUE, creating an opportunity to create a boulevard character to reflect its location and proximity between two communities and not just its traffic movement function.

### Design Principles

- Development is located on both sides of the Link Road, creating a central boulevard
- The Local Centre is located in a central location on the northern side of Boulevard but at major junction
- Primary Schools, Secondary School and Local Centre are located along a north-south corridor
- Allotments and balancing areas are located between new development and the existing Country Park
- A new Country Park is located on the western side of the development, following existing water courses and footpath network, straddling the Link Road
- No development at Nottingham Road and Melton Spinney Road junctions
- Two Gypsy and Traveller sites are provided either side of the Link Road, on the western periphery
- Extends an existing area of housing leaving the areas east and west free from development

### Infrastructure Principles

- The Link Road forms a central boulevard running through the SUE
- Development is accessed off both side of the Link Road via internal access roads
- There is potential for a second junction between Scaford Road and Melton Spinney Road
- The Link Road is located on a southerly alignment (same as Option 2), allowing development areas on either side

