

# Melton Mowbray North Sustainable Urban Extension

## Concept Option 3



### Option 3: Compact

This compact development option enables Schools and Local Centre to be located within 800m walking and cycling distance of all new homes.

The School and Local Centre uses form the key focus of the residential area and there are clear east and west expansion opportunities.

Playing fields, allotments, amenity space and / SUDs / balancing areas form a visual buffer between the central residential parcel and the Country Park and a green link provides a strong east-west connection.

### Design Principles

- Compact residential development
- Schools and Local Centre in central location, surrounded to north and east by new residential development
- Allotments and balancing areas are located between the 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
- No development at Nottingham Road and Melton Spinney Road junctions
- Two Gypsy and traveller sites are provided, close to each other, at the northern edge of the SUE, close to the Link Road junction with Scaford Road

### Infrastructure Principles

- The Link Road forms the northern edge of the SUE with development located solely to the south
- The Link Road is located on a northerly alignment; its junction with Scaford Road is located on the northern side of Grammar School Farm. It also crosses the disused railway line at a more northerly point
- Development is solely accessed off Scaford Road

