



# Melton Local Development Framework

## Core Strategy (Issues & Options)

### Development Plan Document

April 2006



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Melton  
Borough  
Council



# Melton Local Development Framework Core Strategy (Issues & Options)



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## 1 Introduction

The Melton Local Plan was adopted in 1999 and provides the planning framework for the Borough. The Plan is becoming out of date and we have decided to replace it with a new plan that will be called the Melton Local Development Framework. It will cover the period to 2016 and set out a clear vision for the area, together with a strategy for delivering it.

The Government has introduced fundamental changes to the planning system. The new plan will be prepared in a different way to the current local plan. It will be a portfolio of documents instead of the single local plan that we now work to. The public will be involved more in the preparation of the new plan.

We have published a timetable for the preparation of the local development framework documents we intend to produce within the next two to three years. The detailed programme is in the Melton Local Development Scheme which can be downloaded from [www.meltononline.co.uk/mlmf](http://www.meltononline.co.uk/mlmf). A summary of the timetable is in Appendix 1.

Government guidance on the preparation of a local development framework says we should prepare a Core Strategy document first to set out the vision, objectives and strategic policies for the Borough. The Core Strategy will be the main document and all other local development documents will be consistent with it.

The Government also says that when we produce the local development framework it should contribute to the achievement of 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. A widely used definition was drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

A sustainability appraisal will be integrated into the preparation of the Core Strategy. The appraisal will consider the social, economic and environmental effects of the policies and proposals of the document as it develops. We have already produced a sustainability appraisal baseline and scoping study which sets out objectives for the local development framework. An initial sustainability appraisal has been published together with this Core Strategy (Issues and Options) document and is available on [www.meltononline.co.uk/mlmf](http://www.meltononline.co.uk/mlmf).

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

### The planning system

In England there are different levels of planning guidance and development plans that cover national, regional and local planning that include:

- national planning policy statements and guidance notes;
- regional spatial strategies;
- local development frameworks.

### National level

The Government produces national policies on different aspects of planning and the rules that govern the planning system. The policies are set out in planning policy statements and planning policy guidance notes, circulars and parliamentary statements.

### Regional level

In England, regional planning bodies produce regional spatial strategies that set out a region's planning strategy for a fifteen to twenty year period. The strategies should reflect and build on the policies at national level.

The East Midlands Regional Spatial Strategy was issued by the Government in March 2005. The East Midlands Regional Assembly is the regional planning body for the East Midlands and is currently preparing the East Midlands Regional Plan that will replace it. The new plan will set the amount of business land and number of houses that are needed to 2026.

### Sub-regional level

The Leicestershire, Leicester & Rutland Structure Plan was adopted in March 2005. It sets out the broad planning strategy for Leicestershire, Leicester and Rutland and provides the strategic context for local plans and local development frameworks to 2016.

The Government's changes to the planning system have led to the abolition of structure plans. However, the policies of the current structure plan will remain in force until March 2008. Our local development framework will have regard to the structure plan until then.

### Local level

A local development framework will set out the policies and proposals for the development and control of land at the district level. When we prepare documents that make up our local development framework we will take into account the policies and proposals of the plans and guidance at the higher levels. We don't have a free hand to make decisions on every planning issue. Some decisions have already been made for us in the higher level plans.

### The Development Plan

The Development Plan for an area will consist of the plans prepared at the district, sub-regional and regional level. The Development Plan for the Borough will consist of:

- The East Midlands Regional Spatial Strategy;
- The Leicestershire Minerals and Waste Development Frameworks; and
- The Melton Local Development Framework.

The statutory Development Plan is the starting point for considering planning applications for the development or use of land.

### The Core Strategy

The Core Strategy will set out the vision and planning strategy for the Borough. It will cover the broad location of development and include the strategic policies for housing, business, retail and transport. It will not identify particular sites for development. The Land Allocations development plan document will consider and identify major development sites. We aim to publish a Land Allocations (Issues and Options) document at the end of this year.

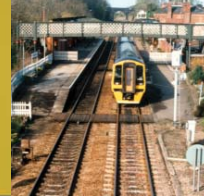
The Core Strategy will go through three stages of consultation. This (Issues and Options) version was published on 28th April 2006 and consultation will end on 9th June 2006. We will consider all the comments received and then prepare a (Preferred Options) version that will also be the subject of a 6 weeks consultation exercise. We will consider all the representations made on that document and make any necessary changes before we submit it to the Secretary of State for examination. The submission document will be the subject of a 6 weeks consultation exercise and any representations made will be considered at the independent examination of the document.

### How to respond to the consultation exercise

Consultation on the Core Strategy (Issues and Options) runs from 28th April 2006 to 9th June 2006. A questionnaire form is provided that we would like you to fill in. All representations should be returned to the address below by no later than 9th June 2006.

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## 2 Melton Borough profile

### Location:

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 25,500. There are some 70 small villages within the surrounding rural area.

### Area:

48,138ha

### People and society:

Population is 48,190 (mid-2003)  
18.1% are under 16 years of age  
19.2% are of pension age  
The population is predicted to grow to 50,500 in 2011  
Black and minority ethnic population is 3.2%

### Housing:

19,615 households (2001)  
Average household size 2.42 persons per household  
Accommodation type

detached	40.96%
semi-detached	37.31%
terraced	14.67%
flat or apartment	6.85%

### Tenure:

owner occupied	76.52%
rented from council/housing association	11.95%
private landlord/letting agency	7.99%

### Average house prices (Jan-March 2005):

detached	£302,319
semi-detached	£141,086
terraced	£109,626

### Accessibility and transport:

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. Melton Mowbray station is on the Birmingham to Norwich railway line. Bottesford station is on the Nottingham to Skegness line.



### Jobs and prosperity:

There are 29,600 people (61.4% of the population) of working age living in the Borough  
92.3% of the working age population are economically active  
1% of the working age population claim Job Seekers allowance  
85.7% of businesses employ less than 10 employees  
Average annual earnings £20,980  
Average household income £32,174  
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:

702 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  
21.33% of household waste recycled  
15.43% of household waste composted  
Average annual domestic consumption of electricity 5421kWh

### Health and care:

14.5% of people have a limiting long term illness, and 6.3% consider their health to be 'not good'  
1,175 people received Disability Living allowance  
4,766 people provide unpaid care to a relative or neighbour

### Deprivation:

Melton Borough is ranked 294 out of 354 local authorities (where 354 is the least deprived) based on average deprivation scores  
There are some areas in the Borough that experience some aspects of deprivation  
There are 933 children (under 16) and 989 older people (over 60) living in deprived households

### Students, education, skills and training:

There are 7,360 pupils on the school roll in LEA schools in the Borough  
32.8% of 16-18 year olds and 10.6% of people aged 19+ are in further education colleges or work based learning. Of the 85 sixteen year olds who left school in 2004 and entered employment, 40% were working in craft and related occupations  
27.4% of 16-74 year olds have no qualifications

### Safety and protection:

Offences recorded by the police (2003/04):

robbery	13
burglary	242
theft of a motor vehicle	140
theft from a vehicle	407

In 2003 twenty seven people were killed or seriously injured in road accidents in the Borough

This profile uses a range of available datasets. Further information is available online at [www.leics.gov.uk/melton\\_community\\_profile](http://www.leics.gov.uk/melton_community_profile)



## 3 Vision, objectives and key issues

### Vision

The Melton Community Partnership was set up in May 2002 and is made up of organisations that work in the Borough (including public, private, voluntary and community groups). The Partnership has produced the Melton Community Strategy that brings together the needs and hopes of local people and the organisations that work in the Borough into a shared vision.

The vision explains 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.*

The local development framework will be a key document in achieving the delivery of the Melton Community Strategy's vision. Based on the Community Strategy our long-term spatial vision for the Borough is:

*We want to manage development in a way which meets the needs of the local community, benefits the economy and maintains or improves the quality of the local environment. We want to facilitate a sustainable pattern of development which:*

- Strengthens Melton Mowbray's role as a market town and as the social and economic focus for the Borough
- Respects and, where possible, enhances the individual character of Melton's villages
- Maintains the character of the countryside

DO YOU AGREE WITH OUR LONG-TERM VISION FOR THE BOROUGH?

### Objectives

Many of the following objectives of the Melton Community Strategy relate to the development and use of land:

#### Housing:

- Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing

#### Accessibility and transport:

- Give better access by public transport to basic services
- Reduce the need to travel by car
- Reduce traffic congestion in Melton Mowbray

#### Jobs and prosperity:

- Enhance the vitality and viability of Melton Mowbray town centre
- Provide sufficient land to meet current and future employment needs
- Help regenerate the rural economy
- Promote the tourism potential of the Borough through its food, equestrianism and heritage assets

### Environment:

- Preserve tranquillity and reduce pollution
- Protect and enhance the built and natural environment
- Protect the rural character of the Borough
- Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation
- Prepare for, limit, and adapt to climate change
- Reduce the risk of flooding in areas adverse to flooding
- Minimise the use of energy and promote forms of renewable energy

### Community Development:

- Improve facilities for young people
- Improve access to services and facilities, including health, social care, recreation and education

### Safety and Protection:

- To improve community safety and reduce crime and the fear of crime

DO YOU AGREE THAT THESE OBJECTIVES SHOULD BE THE BASIS FOR THE POLICIES AND PROPOSALS IN THE MELTON LOCAL DEVELOPMENT FRAMEWORK?

### Key issues

The key planning issues that derive from the objectives are:

- How much development is needed?
- Where should development take place?
- How do we help meet housing needs?
- How do we tackle traffic congestion in Melton Mowbray?
- How do we improve Melton Mowbray town centre?
- How can we help regenerate the rural economy?
- How do we protect the countryside?
- How do we address climate change?

These will be the key themes that the rest of this document will focus on.

DO YOU AGREE THAT THESE ARE THE KEY ISSUES?  
ARE THERE ANY OTHER ISSUES THAT SHOULD BE COVERED BY THE CORE STRATEGY?

### Consultations to date on these issues

In March 2003 we began a consultation exercise on a series of discussion papers that cover a wide variety of topics that the local development framework will address. We published the last of 10 discussion papers in March 2006. The papers were prepared to give the local community and interested organisations an opportunity to comment on the issues at an early stage before plan preparation. The discussion papers are available on [www.meltononline.co.uk/mldf](http://www.meltononline.co.uk/mldf). A consultation exercise was also carried out by Leicestershire County Council on traffic issues in Melton Mowbray in February 2005.

We had a very good response to the overall exercise and now have a good idea of how the community would like many of these issues dealt with. We make reference to the feedback we have received throughout this document, particularly where there is a broad level of agreement.



## 4 How much development is needed?

### Houses

The structure plan currently provides the broad framework for the number of houses needed in the Borough. It says that 4,200 houses should be built between 1996 and 2016.

Our 'Housing Supply' discussion paper (October 2005) looked in detail at how we can identify sufficient sites for new houses.

You said...

*... we should only identify sufficient land for 4,200 houses between 1996 and 2016*

Taking into account the houses built since 1996, existing proposals to build houses and the opportunities to re-use previously-developed land, we need to identify sites for about 1,000 more houses in order to meet the structure plan figure. Only 19% of people disagreed with our assessment of housing supply.

You said...

*... we agree that we need to find sites for about 1,000 more houses*

The new regional plan will include the number of houses that districts will need to plan for to 2026. The plan will not be adopted until 2008. We do not expect to amend our housing figures until the new regional plan is adopted.

### Businesses

The structure plan also sets out the amount of new business development land that should be provided in the Borough. It says there should be 125 hectares between 1996 and 2016. Around 95 hectares of this land have already been developed or committed to business uses since 1996, leaving around 30 hectares of land still to find.

We may need to look again at this amount of land as the latest employment forecasts show very limited growth in jobs and little demand for business space over the next ten years. However, this forecast is at odds with our recent record in attracting businesses to the Borough.

### Shops

We can expect the local population and its spending power to increase in future which will lead to a need for more shops. To get a better understanding of shopping patterns in the Borough, we asked specialists to carry out a study in 2003 that included a shoppers' telephone survey.

The study looked at the potential need for more shops over the plan period. It says there is currently a good provision of food shops and only a small amount of new floorspace for food products will be needed.

You said...

*... we don't need more supermarkets or superstores*

For items such as clothes, shoes, books and toiletries, the study estimates a need for about 8,000sq m to 9,000sq m of new floorspace. According to the shoppers' survey people consider the current quality and range of shops selling these goods to be poor. For fridges, cookers, computers, televisions, carpets, DIY and other similar bulky goods, the study estimates a need for 5,000sq m to 6,000sq m. At the moment, there are no electrical, carpet or furniture warehouses in the Borough and the shoppers' survey shows that many people go to other centres to buy these goods.

You said...

*... there should be more shops that sell clothes, shoes, electrical goods, furniture, carpets and DIY*

## 5 Where should development take place?

National planning policy says that the places we choose to build new houses should have good access to jobs, shops and other services so that we don't need to travel. The use of more sustainable means of travel such as public transport, walking and cycling is also encouraged. In line with national guidance, the structure plan says we should follow a 'sequential' or priority approach when we identify new development sites. It says that sites for development in the Borough will be allocated in the following priority order:

1. Previously developed land and buildings within or adjoining Melton Mowbray town centre;
2. Previously developed land and buildings elsewhere within Melton Mowbray;
3. Other land within Melton Mowbray;
4. Land adjoining Melton Mowbray, particularly where this involves the use of previously developed and;
5. Land within or adjoining Rural Centres\*, particularly where this involves the use of previously developed land;
6. Other locations.

\* Asfordby, Bottesford, Long Clawson, Waltham on the Wolds

You said...

*... we agree with the sequential approach for choosing development sites*

Between 1991 and 2003 about 50% of all new houses were built in the villages. If we are to achieve a sustainable pattern of development in line with Government guidance and the structure plan, we will have to make certain that the proportion is much lower over the new plan period.

You said...

*... most new houses should be in Melton Mowbray*

We now need to work out how much development should take place in the town and how much in the rural area. We have drawn up three strategic options for the distribution of houses. Each option would result in the majority of houses being built in Melton Mowbray.



### Strategic Option 1 – (Melton Mowbray 80% – Rural Area 20%)

Advantages	Disadvantages
<p>Good access to services and facilities, including jobs, shops, schools, healthcare, social care and recreation</p> <p>Travelling distances to facilities minimised</p> <p>Good opportunities for developer contributions for new infrastructure or facilities e.g. a bypass for Melton Mowbray, new primary school</p> <p>Good potential to build high numbers of affordable houses in Melton Mowbray</p> <p>Good fit with policies and plans at higher level</p> <p>Less pressure to develop open areas in villages</p>	<p>Less opportunity to develop greenfield sites for houses elsewhere (e.g. Rural Centres)</p> <p>Significant loss of greenfield land adjoining Melton Mowbray</p> <p>Less potential for infill (brownfield) development in villages</p>

### Strategic Option 2 – (Melton Mowbray 70% – Rural Area 30%)

Advantages	Disadvantages
<p>Has access and infrastructure advantages of Option 1 to a lesser extent</p> <p>More potential for (brownfield) infill development in the villages</p> <p>Possibility of larger scale developments in Rural Centres</p> <p>More opportunity for affordable houses in Rural Centres</p> <p>Potential to support local village services and facilities</p>	<p>Loss of greenfield land adjoining Melton Mowbray- but not as much as Option 1</p> <p>Loss of greenfield land adjoining Rural Centres</p> <p>Potential for loss of open areas in villages</p> <p>Fewer affordable houses in Melton Mowbray</p>

### Strategic Option 3 – (Melton Mowbray 60% – Rural Area 40%)

Advantages	Disadvantages
<p>Less greenfield land loss adjoining Melton Mowbray</p> <p>Best option for brownfield development</p> <p>More affordable houses in Rural Centres</p> <p>Potential to support village services and facilities</p>	<p>Larger scale developments in Rural Centres</p> <p>Poor access to services and facilities, including jobs, shops, healthcare, social care, recreation and education</p> <p>Poor option in terms of need to travel and distance travelled</p> <p>Poorest opportunities for contributions to necessary infrastructure improvements e.g. a bypass for Melton Mowbray, new primary school</p> <p>Potential for loss of open areas in villages</p> <p>Fewer affordable houses in Melton Mowbray</p>

#### Villages

Whatever strategic option is chosen we have to decide broadly where the houses will go in the villages. In our 'Development Strategy' discussion paper (April 2003), we suggested that villages should be grouped into 3 categories according to the number of facilities they have, so that the scale of future development can be related to their sustainability.

The villages included in Category 1 have a good range of local community facilities and regular public transport. They meet the criteria in the structure plan for Rural Centres. Villages identified in Category 2 generally have a more limited range of community facilities and we suggested they were only suitable for small-scale infill development. The villages in Category 3 generally have a poor range of local community facilities and limited public transport, if any. We considered they would not be sustainable locations for new houses and therefore suggested that the same strict planning controls that apply to the countryside should also apply to these villages.

You said...

... we agree with putting villages into 3 categories

#### Rural Centres - Category 1 villages

If we concentrate new development in and adjoining Melton Mowbray (Strategic Option 1), we will not need to identify large sites for houses in any of the villages. However, if we need to identify development land in the rural area as a result of Strategic Option 2 or 3 being chosen, according to the structure plan we should look for land within or adjoining Rural Centres first.

The criteria for the designation of a Rural Centre (see Appendix 2) were considered in detail as part of the structure plan process and we do not intend to re-open the debate about them. We have identified Asfordby, Bottesford, Long Clawson and Waltham on the Wolds as the only villages in the Borough that fully meet the structure plan criteria.

DO YOU AGREE THAT ASFORDBY, BOTTESFORD, LONG CLAWSON AND WALTHAM ON THE WOLDS MEET THE RURAL CENTRE CRITERIA?

DO ANY OTHER VILLAGES MEET THE RURAL CENTRE CRITERIA?

#### Asfordby

Asfordby lies on the north side of the River Wreake, 3 miles west of Melton Mowbray on the A6006 road to Hathern. The village has a good range of services and facilities including a local shopping centre, primary school, doctor's surgery and leisure facilities.

Since 1996, 89 houses have been built in the village and there is planning permission for another 37.

Villagers said...

... we do not want more housing development in Asfordby

WHAT FORM OF NEW HOUSING SHOULD BE BUILT IN ASFORDBY?  
INFILL ONLY?  
INFILL PLUS UP TO 50 HOUSES ON GREENFIELD LAND?  
INFILL PLUS UP TO 100 HOUSES ON GREENFIELD LAND?

There are a number of businesses within the village that offer limited local employment and the nearby Asfordby Business Park and Stanton steelworks also offer local employment opportunities. About 16 hectares of land are still available for business development at the Business Park.

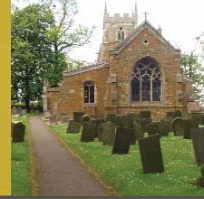
HOW MUCH LAND FOR BUSINESSES SHOULD BE IDENTIFIED IN ASFORDBY?  
NONE?  
UP TO 5 HECTARES?



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# Melton Local Development Framework Core Strategy (Issues & Options)



## Bottesford

Bottesford is in the north part of the Vale of Belvoir and is the largest village in the Borough. It is close to the borders of Nottinghamshire and Lincolnshire and about 16 miles east of Nottingham and 7 miles west of Grantham. It is close to the A52 road. The Nottingham to Skegness railway serves the village. The village has facilities that include a local shopping centre, two doctor's surgeries, village hall, primary school and the Belvoir High School, which is currently the subject of an education review.

Flooding from the River Devon, Winter Beck and the Rundle has the potential to affect significant areas in and around Bottesford.

Since 1996, 165 houses have been built in the village and there is planning permission for another 8. A parish appraisal was published in 2001.

Villagers said...

... we do not want more development in Bottesford  
... we are against large scale housing developments

WHAT FORM OF NEW HOUSING SHOULD BE BUILT IN BOTTESFORD?  
INFILL ONLY?  
INFILL PLUS UP TO 50 HOUSES ON GREENFIELD LAND?  
INFILL PLUS UP TO 100 HOUSES ON GREENFIELD LAND?

Bottesford has several small business sites that offer limited local employment. The village appraisal suggests there is good support for more local employment.

Villagers said...

... we support more local employment in Bottesford

HOW MUCH LAND FOR BUSINESSES SHOULD BE IDENTIFIED IN BOTTESFORD?  
NONE?  
UP TO 5 HECTARES?

## Long Clawson

Long Clawson is near the Leicestershire/Nottinghamshire border, 6 miles north-west of Melton Mowbray and in the heart of the Vale of Belvoir. It is well known for its main street which is over a mile long, and includes 14 right angled bends. The village lies at the foot of the escarpment which forms the eastern side of the Vale. There is a good range of local facilities including a general shop, doctor's surgery and primary school. There are plans to build a new village hall.

Since 1996, 47 houses have been built in the village and there is planning permission for another 18.

Villagers said...

... we do not want more housing development in Long Clawson

WHAT FORM OF NEW HOUSING SHOULD BE BUILT IN LONG CLAWSON?  
INFILL ONLY?  
INFILL PLUS UP TO 50 HOUSES ON GREENFIELD LAND?  
INFILL PLUS UP TO 100 HOUSES ON GREENFIELD LAND?

There are still some working farms in the village and Long Clawson Dairy has been operating in West End since 1911. The business mainly produces Stilton cheese and wishes to expand. It is a major local employer providing opportunities for people in and around the Vale of Belvoir. Operating as an agricultural cooperative, the dairy helps support local farmers.

HOW MUCH LAND FOR BUSINESSES SHOULD BE IDENTIFIED IN LONG CLAWSON?  
NONE?  
UP TO 5 HECTARES?

## Waltham on the Wolds

Waltham on the Wolds is an attractive limestone village standing astride the A607 Melton Mowbray to Grantham Road, some 5 miles north east of Melton Mowbray. There is a good range of local facilities that include a general shop, primary school, doctor's surgery and a new village hall.

Since 1996, 37 houses have been built in the village and there is planning permission for another 12. A parish appraisal was published in 2003.

Villagers said...

... we do not want more housing in Waltham

WHAT FORM OF NEW HOUSING SHOULD BE BUILT IN WALTHAM?  
INFILL ONLY?  
INFILL PLUS UP TO 50 HOUSES ON GREENFIELD LAND?  
INFILL PLUS UP TO 100 HOUSES ON GREENFIELD LAND?

The Waltham Centre for Pet Nutrition (Masterfoods) is close to the village and has been developed to provide state-of-the art facilities for studies into the nutrition and behaviour of pets. The centre is currently home to more than 250 dogs, 600 cats and 200 birds. It employs about 250 people.

HOW MUCH MORE LAND FOR BUSINESSES SHOULD BE IDENTIFIED IN WALTHAM?  
NONE?  
UP TO 5 HECTARES?

## Other villages (Category 2 - Infill)

The structure plan criteria for Rural Centres (see Appendix 2) are a useful starting point for looking at the other villages.

The 'Development Strategy' discussion paper identified thirty one Category 2 villages that were considered suitable for infill housing development, and thirty seven Category 3 villages where development would be strictly controlled. After consultation on the paper some of the villages changed category, and since then facilities in some villages have been lost or changed.

You said...

... we're not sure that the villages are in the right category

The facilities in each of the villages have been looked at again. Appendix 3 contains a table of the villages and the facilities in each one. In the, 'Development Strategy' discussion paper, Category 2 villages had two or more facilities. If we increase the number of facilities for a village to be in Category 2, there would be fewer villages in the category and less village infill development overall. If we reduce the number of facilities, more villages would be included, with more potential for infill.

The outcomes would have some effect on the broader issue of choice between the town and the rural area strategic options discussed in section 5. We consider there are three options to identify Category 2 villages based on the number of facilities available.

### Option 1 – (3 or more facilities)

- The 22 villages in Table 1 would be suitable for infill development
- Over the period 1st April 1996 to 31st March 2005 about 250 houses were built in these villages
- The option fits well with Strategic Option 1, but not Strategic Option 2 or 3

Ab Kettleby Asfordby Hill Barkstone le Vale Buckminster Croxtan Kerrial	Edmondthorpe Frisby on the Wreake Gaddeby Great Dalby Harby	Hose Knipton Nether Broughton Old Dalby Queensway	Redmile Scalford Somery Stathern Thorpe Satchville	Twyford Wymondham
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### Option 2 – (2 or more facilities)

- The 36 villages in Table 2 would be suitable for infill development
- Over the period 1st April 1996 to 31st March 2005 about 320 houses were built in these villages
- The option would fit with Strategic Option 2 and 3, but not with Strategic Option 1

Ab Kettleby Asfordby Hill Ashby Folville Barkstone le Vale Buckminster Burrough on the Hill Burton Lazars Croxtan Kerrial	Eastwell Eaton Edmondthorpe Frisby on the Wreake Gaddeby Goadby Marwood Great Dalby Grimston	Harby Hoby Hose Kirby Bellars Knipton Nether Broughton Old Dalby Plungar	Queensway Redmile Saxelbye Scalford Sewstern Somery Stathern Stonesby	Thorpe Arnold Thorpe Satchville Twyford Wymondham
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### Option 3 – (1 or more facilities)

- The 46 villages in Table 3 would be suitable for infill development
- Over the period 1st April 1996 to 31st March 2005 about 390 houses were built in these villages
- The option would fit with Strategic Option 2 and 3, but not with Strategic Option 1

Ab Kettleby Asfordby Hill Asfordby Valley Ashby Folville Barkstone le Vale Branston Brooksby Buckminster Burrough on the Hill Burton Lazars	Croxtan Kerrial Eastwell Eaton Edmondthorpe Freeby Frisby on the Wreake Gaddeby Goadby Marwood Great Dalby Grimston	Harby Hoby Hose John O'Gaunt Kirby Bellars Knipton Knossington Muston Nether Broughton Old Dalby	Pickwell Plungar Queensway Redmile Saxelbye Scalford Sewstern Somery Sproxtan	Stathern Stonesby Thorpe Arnold Thorpe Satchville Twyford Wymondham
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WHICH OPTION DO YOU THINK IS THE RIGHT ONE FOR OTHER VILLAGES (CATEGORY 2)?

#### Other villages (Category 3 - no new housing)

The option chosen from above will decide the villages that will be in Category 3. The villages in the tables have at least one of the facilities contained in Appendix 3. There are some villages that have no facilities at all and they would in any event be included in Category 3. The villages are: Barsby, Belvoir, Bescaby, Brentingby, Chadwell, Cold Overton, Coston, Easthorpe, Garthorpe, Harston, Holwell, Leesthorpe, Little Dalby, Normanton, Ragdale, Rotherby, Saxby, Shoby, Stapleford, Wartnaby, Welby, Wycomb and Wyfordby.

There are also small groups of buildings in the countryside that have a settlement name and may be described at best as hamlets. The strict countryside policies of the Melton Local Plan currently apply to these groups of buildings and they would be treated in a similar way in the new plan.

No new housing development would usually be allowed in the Category 3 villages. However, extensions to houses, replacement dwellings or other development that is acceptable in the countryside would be allowed.

## 6 How do we help meet housing needs?

Our 'Housing Opportunity and Choice' discussion paper (August 2005) looked at how we can contribute to meeting the housing needs of all the community, including people who need affordable houses.

Population projections show that there will be an average increase in the Borough's population of about 0.5% each year. There will be about 3,850 more people living in the Borough in 2016 than there were in 2001.

There will also be an increase in the number of new households over the longer-term because of changes in the composition of households. The majority of new households will be one-person as a result of people living longer, separation and divorce and young single people setting up home.

While there will be a need for a mix of house types over the plan period, there will be a particular need for small houses or flats for the new households, and to address current shortfalls in this kind of accommodation.

You said...

... *the size and type of new houses should take account of the changing needs of the community*

#### Affordable houses

There are about 1,035 'concealed' households living in the Borough. A typical, 'concealed' household consists of adult children living with their parents. Many of these households represent a current unmet demand for houses.

According to survey information, 87% of 'concealed' households wanting to buy a house can afford a mortgage of no more than £400 a month. Home-ownership is beyond the reach of at least 75% of 'concealed' households. About 30% cannot afford to privately rent even the smallest one-bedroom flat.

There is an average yearly shortfall of 165 affordable houses, which is equal to 1,815 properties between 2005 and 2016. Affordable houses include houses for rent and subsidised low-cost (shared-equity) houses that in most cases will be managed by a housing association. Private market houses, whether low-cost or 'starter-units' are part of the general housing market and are not recognised as affordable houses.

You said...

... *when we plan new housing developments, 35% of houses should be affordable*

... *in Melton Mowbray, development sites of 15 houses (or 0.5 hectare) or more should include some affordable houses*

... *in villages, development sites of six or more houses should include some affordable houses*

... *planning permission should be granted for affordable houses on land in or adjoining villages ('exception sites') that would not normally be released for private market houses*

... *these 'exception' sites should be limited to villages with a reasonable range of local facilities (Category 1 and 2 villages)*

#### Special needs

There will be a 33% increase in the retired population and a 24% increase in the number of people aged 80 or over by 2016.

You said...

... *we should encourage the provision of houses designed to meet the growth in elderly and frail elderly households*

IS THERE ANYTHING MORE WE SHOULD DO TO HELP MEET LOCAL HOUSING NEEDS?



## 7 How do we tackle traffic congestion in Melton Mowbray?

A traffic model of the Melton Mowbray area has been prepared and used to assess the possibility of a bypass and a number of bypass options have been considered. All options would significantly reduce traffic on the roads into Melton Mowbray, depending on which side of the town a bypass is located. The overall case for a bypass and viability of the different options could be significantly affected by the way new development is distributed around the town.

A complete ring road would have major benefits by reducing traffic in the town centre by nearly half, but would be so expensive that it could only be possible in the long-term and after the construction of a bypass. In the short-term improvements could be made to key junctions in the town centre.

The Provisional Local Transport Plan (2006-2011) aims to develop proposals for a bypass between 2012 and 2015 and a Melton Mowbray ring road in the long-term.

Leicestershire County Council consulted local people on traffic issues in Melton Mowbray in February 2005.

You said...

... *junction improvements were required on Norman Way*

... *we should plan for a bypass for Melton Mowbray*

... *we should plan in the long-term for a ring road around Melton Mowbray*

IS THERE ANYTHING MORE WE SHOULD DO TO REDUCE TRAFFIC CONGESTION IN MELTON MOWBRAY?

## 8 How do we improve Melton Mowbray town centre?

Melton Mowbray town centre is the main shopping area in the Borough. It has a catchment area of about 60,000 people. Our shopping study in 2003 looked at population forecasts and made recommendations for more shops and facilities in the town centre and the need to improve its attractiveness. We have already looked at a 'sequential approach' for choosing development land in the Borough. This approach means we should look at previously developed land and buildings (brownfield sites) in and adjoining the town centre first. This is particularly important when we choose new sites for shops because:

- more shops will increase the appeal of the town centre;
- many people can travel to the town centre by public transport, walking or cycling, so they do not have to use their cars as much; and
- increased competition will benefit shoppers.

The town centre is very compact and if we need more shops it is likely that they can only be built on sites adjoining the town centre. When we published the 'Melton Mowbray Town Centre & Shopping' discussion paper in January 2004.

You said...

... *new shops should be in or adjoining the town centre*

... *we're not sure if we want more cafes, bars and restaurants in the main shopping frontages*

We expect the town centre to be the subject of significant change and intend to prepare a Town Centre Area Action Plan to help deliver planned growth, stimulate regeneration, protect areas sensitive to change and promote environmental improvements.

SHOULD WE PREPARE A TOWN CENTRE AREA ACTION PLAN?

## 9 How can we help regenerate the rural economy?

In our 'Employment and the Local Economy' discussion paper published in 2003, we looked at business development and employment opportunities. Generally, employment and the local economy is in better shape now than it has been over the last 10 years. Job forecasts for the Borough suggest there will be an overall increase, however jobs in agriculture will continue to decline. We need to consider the economic and social needs of people who live and work in the rural area. National planning guidance supports a variety of measures that can help regenerate the rural economy. The Welland and Leicester Shire Economic Partnerships also provide support that includes funding for initiatives such as the re-use of rural buildings and tourism projects.

### Small-scale business developments in villages

Most new business land will be located in or adjoining Melton Mowbray. We expect to see only small-scale developments to meet local needs in the villages. The Rural Centres have some business developments within or nearby that offer local employment and we can look at new opportunities for business development to help improve the local economy.

### Re-using rural buildings

The current Melton Local Plan favours the re-use of rural buildings for business, and some small-scale business activities in the countryside, as long as there are no negative effects.

### Farm diversification

Well thought out 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.

### Equestrian activities

The Borough has a historic association with many types of horse related activities. There are 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.

### Tourism and leisure

Tourism and leisure is one of the most important sectors of the rural economy. Estimates suggest that it contributed around £21 million to the local economy in 1997. Local tourist facilities range from major attractions such as Belvoir Castle and Twin Lakes to small tea rooms and craft workshops. There is potential for the local industry to grow in a way that is sensitive to the character of the area.

### Small-scale expansion of existing businesses in the countryside

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.

### Protecting important business sites

We expect to see pressure to redevelop some existing business sites for housing and other uses. However, some sites are so important to rural communities that their loss could have a negative effect on the local economy and our aims for sustainable development. To prevent their loss we can take measures to protect them.

You said...

... *we agree that the regeneration of the rural economy should be encouraged in these ways*

IS THERE ANYTHING MORE WE SHOULD DO TO HELP REGENERATE THE RURAL ECONOMY?



## 10 How do we protect the countryside?

Melton Borough is an attractive area of countryside that has a rich natural and built heritage. The countryside is particularly vulnerable to the effects of development and national planning policy says that it should be protected for its own sake. In the 'Countryside' discussion paper (July 2004), we looked at what sort of developments should be allowed in the countryside.

You said...

... *development in the countryside should be strictly controlled*

... *the best quality farmland should be protected from development*

... *we should protect and promote the creation of wildlife habitats*

... *we should reduce the effects of noise and light pollution in the countryside*

... *strict design policies based on landscape character areas should be applied to new buildings in the countryside*

... *free-standing structures such as electricity pylons, wind turbines, telecommunications masts and advertisements should be strictly controlled*

### Areas of separation

A number of our villages are separated from a neighbouring settlement by only a small area of open countryside. To help keep their character and identity, the countryside between these settlements could be given special protection.

Possible areas of separation:

- Between Bottesford and Easthorpe
- Between Melton Mowbray and Burton Lazars
- Between Melton Mowbray and Thorpe Arnold

DO YOU AGREE THAT SOME AREAS OF COUNTRYSIDE SHOULD HAVE SPECIAL PROTECTION?  
SHOULD THERE BE ANY OTHERS?  
IS THERE ANYTHING MORE WE SHOULD DO TO PROTECT THE COUNTRYSIDE?

## 11 How do we address climate change?

Our climate is already changing. According to the Meteorological Office, average global surface temperatures increased by 0.6°C in the 20th century. The ten hottest years on record have all occurred since the beginning of the 1990s. The highest temperature ever recorded (38.5°C) occurred in August 2003 in Kent.

Our winters have also been getting wetter, with more heavy downpours. For example, in January 2005, Carlisle experienced widespread flooding with more than 1,900 properties affected. According to the Environment Agency, 15% of the average annual rain fell in 36 hours! Storm force winds gusting to hurricane force caused many trees to fall, widespread road blockages and significant power failures. There was substantial damage to infrastructure and much economic disruption, with early estimates of losses exceeding £450 million.

A recent report from the Association of British Insurers states "Climate change could increase the annual costs of flooding in the UK by almost 15 fold by the 2080s under high emissions scenarios".

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

### Melton Climate Change Strategy

We have prepared a climate change strategy for the Borough. It says that climate change could include the following negative effects:

- a risk of less water available for domestic, industrial and agricultural purposes could affect the Borough more than other places as the County has a greater reliance on river catchment as a source of water;
- a risk of more extensive and frequent flooding; and
- a risk of increased temperatures, with a greater number of 'hot periods', such as the summer of 2003.

The local development framework presents an opportunity to plan for sustainable development that is located and designed to reduce flood risk, and take into account climate change impacts and adaptation.

### Flooding

We have recently completed work on a strategic flood risk assessment of the Borough. The key objective of the assessment is to inform the local development framework about local flood risk issues and help determine the location of future development.

DO YOU AGREE THAT NEW DEVELOPMENT SHOULD NOT NORMALLY BE ALLOWED IN AREAS THAT ARE AT RISK TO FLOODING?

### Energy efficiency in new buildings

We can have a major role to play in ensuring that new buildings meet high levels of energy efficiency. Because the lifetime of a building can be between 20 to 100 years, new buildings that are constructed below the acceptable energy conservation standards, even to a small degree, can have significant impacts in the long-term on the use of energy.

DO YOU AGREE THAT NEW DEVELOPMENT SHOULD BE MORE ENERGY EFFICIENT?

### Renewable energy

The Government wants to make sure that renewable energy sources contribute more to our energy supplies so that renewable energy resources supply 10% of the country's electricity by 2010. It also wants to increase the share of renewable electricity to 20% by 2020.

There may be potential in the Borough to develop bio-mass schemes, coal mine methane production and on-shore wind renewable energy sources over the plan period.

SHOULD WE PROMOTE AND ENCOURAGE RENEWABLE ENERGY DEVELOPMENT?



## 12 Planning Obligations

Some forms of development can have effects beyond the sites on which they occur. They can cause changes to travel patterns or create a need for better infrastructure. There can be far reaching impacts, both good and bad on the environment and the wider community.

We usually enter into agreements with developers to remedy any off-site negative effects. For example, if a housing development is likely to cause overcrowding at a local school, an agreement with the developer can secure a financial contribution to improve classroom capacity. Agreements, or planning obligations as they are commonly called, are also used to deliver other objectives such as affordable houses.

The Government wants to standardise planning obligations through local development frameworks. Contributions sought by local authorities vary considerably and can cover the following:

- Affordable housing
- Air quality
- Archaeology
- Built heritage
- Community centres and facilities
- Community safety
- Education facilities
- Flood defence
- Health facilities
- Indoor sports facilities
- Landscape
- Libraries
- Nature conservation
- Open space
- Public art
- Recreation/outdoor sports facilities
- Transport and movement
- Waste and recycling
- Youth support

The exact nature and scale of an obligation would be governed by tests of relevance to planning, the direct relationship to the development, reasonableness, and proportionality.

FROM THE LIST ABOVE WHICH SHOULD BE THE PRIORITIES FOR SEEKING DEVELOPER CONTRIBUTIONS?

## Appendix 1- Melton Local Development Scheme

Timetable for Local Development Documents

	2004			2005			2006			2007			2008								
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
DPD																					
SCI																					
Core Strategy																					
Land Allocations																					
Core Policies																					
Settlement Boundaries																					
	Period covered by LDS																				

I . . . Issues and Options consultation  
S . . . Submission to Secretary of State

P . . . Preferred Options consultation  
E . . . Examination

A . . . Adoption

## Appendix 2 - Rural Centres criteria (Structure Plan Strategy Policy 2C)

Rural Centres may be designated in local plans, which serve a rural hinterland and contain all or most of the following functions:

- (a) a primary school;
- (b) a post office;
- (c) a general store;
- (d) a general medical practice;
- (e) a pharmacy (if not within the general medical practice);
- (f) community and leisure facilities;
- (g) additional employment to that provided by (a) to (f) above;
- (h) a regular, six day a week return bus service

## Appendix 3 – Village Facilities

Village	Primary School	Post Office	General Store	General Medical Practice	Pharmacy	Community and leisure	Additional employment	A regular, six day a week bus service	Facilities	Houses built 1996-2005	Draft village envelope prepared
Ab Kettleby	✓					✓		✓	3	5	✓
Asfordby	✓	✓	✓	✓	✓	✓	✓	✓	4	89	✓
Asfordby Hill	✓					✓	✓	✓	4	1	✓
Asfordby Valley								✓	1	19	
Ashby Folville					✓			✓	2	1	
Barkestone le Vale		✓				✓		✓	3	44	✓
Barsby									0	10	
Belvoir									0	0	
Bescaby									0	0	
Bottesford	✓	✓	✓	✓	✓	✓	✓	✓	8	165	✓
Branston						✓			1	2	
Brentingby									0	2	
Brooksby								✓	1	1	
Buckminster	✓	✓	✓			✓			5	0	✓
Burrough on the Hill						✓		✓	2	4	
Burton Lazars						✓		✓	2	6	✓
Chadwell									0	0	
Cold Overton									0	1	
Coston									0	1	
Croxton Kerrial	✓	✓	✓	✓	✓	✓		✓	7	17	✓
Easthorpe									0	3	
Eastwell						✓		✓	2	10	
Eaton						✓		✓	2	11	✓
Edmondthorpe		✓				✓		✓	3	1	
Freeby						✓			1	0	
Frisby on the Wreake	✓	✓	✓			✓		✓	5	5	✓
Gaddesby	✓					✓		✓	3	12	✓
Garthorpe									0	0	
Goadby Marwood		✓				✓			2	3	
Grak Dalby	✓					✓		✓	3	32	✓
Grimston						✓		✓	2	3	
Harby	✓	✓	✓			✓		✓	6	18	✓
Harston									0	0	
Hoby						✓			2	17	
Holwell									0	4	
Hose	✓	✓	✓			✓		✓	5	20	✓
John O'Gaunt							✓		1	0	
Kirby Bellars						✓		✓	2	3	
Knipton			✓			✓			3	0	✓
Knossington						✓			1	4	
Leesthorpe									0	0	
Little Dalby						✓		✓	0	1	
Long Clawson	✓	✓	✓	✓	✓	✓	✓	✓	8	47	✓
Muston						✓			1	13	
Nether Broughton						✓		✓	3	8	✓
Normanton									0	2	
Old Dalby	✓	✓	✓			✓		✓	5	10	✓
Pickwell						✓			1	9	
Plungar						✓		✓	2	18	✓
Queensway						✓	✓		3	0	
Raedale						✓		✓	0	6	
Redmile	✓					✓		✓	3	7	✓
Rotherby									0	7	
Saltby						✓			1	7	
Saxby									0	0	
Saxelbye							✓	✓	2	0	
Scalford	✓	✓				✓		✓	4	8	✓
Sewstern	✓					✓		✓	3	1	
Shoby									0	0	
Somerby	✓	✓	✓	✓	✓	✓	✓	✓	7	26	✓
Sproxtton						✓			1	5	
Stanleford									0	0	
Stather	✓	✓	✓			✓		✓	5	15	✓
Stonesby						✓		✓	2	3	
Thorpe Arnold						✓		✓	2	2	✓
Thorpe Satchville						✓		✓	3	7	✓
Twyford						✓		✓	3	13	✓
Waltham on the Wolds	✓	✓	✓	✓	✓	✓	✓	✓	8	37	✓
Wartnaby									0	1	
Welby									0	0	
Wycomb									0	0	
Wymondham	✓	✓	✓			✓		✓	5	9	✓

(NOTE - The figures for dwellings built between 1996/7 and 2004/5 may include houses built outside villages, such as farm worker's accommodation)