

Why are 1,000 new homes needed?

Melton is already seeing pressure for new homes. During the last 5 years, an average of 220 new homes a year have been built in the Melton area.

The Council is working towards meeting our development needs for the future, currently forecast by the Office of National Statistics at around 164 homes per year between 2011 and 2026. We want to make sure these are controlled and managed in the right way.

This is done through the Core Strategy, a document that sets out how and where development will take place in our local area (through to 2026) to meet housing need, help our economy and support services for our community.

The majority of these homes will come from sites that already have planning permission, other large development sites we expect to see take place and smaller developments of normally 1 or 2 houses in the built up area of our current town and villages. This leaves around 1,000 further homes to be found.

Why an urban extension on the edge of Melton Mowbray

It's important that the people who live in new homes have good access to jobs, shops and other services. We also have to take into account the views of our local community who have already told us that they want to see the majority of new homes built in areas around the town.

Environmentally, focusing most new development at Melton Mowbray will lead to fewer greenhouse gas emissions than a more dispersed pattern of development.

We also want to minimise the pressure an increased population will place on our existing services. Putting new homes in one area is considered to be the best way of delivering a viable, high quality development, together with dedicated community facilities to service the local population and contribute to the sustainability of the town.

Why has the north been chosen as the preferred location for the development?

In November 2009 the Council decided to pursue a sustainable urban extension to the north of Melton Mowbray, for inclusion in the Melton Core Strategy. That preference was decided after considering the results of all the evidence for new development around Melton Mowbray which looked at our social, economic and environment needs. Development to the north of the town was considered to offer the best option in response to these overall issues.

Where will the residents from these houses work?

The need for new and existing employment is also being considered through the Core Strategy. We have looked at the types of jobs that will be needed by our community as well as the

people who will live in the new homes. Our evidence shows that industrial and commercial employment growth needs to be relatively close to Melton Mowbray as the main centre of population. Consultation with local businesses suggests that modern business space needs to be located close to existing good quality employment areas and to the key transport links.

Our evidence shows that many of our residents live and work in the Borough but as you would expect some people travel to work elsewhere. Additional employment land will provide jobs for our whole community, not just those people living in the new homes. The town centre will continue to offer employment opportunities in the retail and service sectors. The urban extension at the north is less than 1.5 miles from the town centre so has good potential to provide access to the town centre by walking or cycling. The combination of housing development to the north of Melton with employment to the south west will help to manage out of town commuting and provide a boost for the economy of Melton.

Leicester Road to the south west of Melton has been selected as the preferred location for a large employment growth area to improve the prospects of economic growth, support our town centre, reduce out commuting and improve our self sufficiency.

How will the roads handle the additional traffic?

We are looking at our transport issues and the local road network to support our overall social, economic and environmental needs for our community and town.

We have looked at how people can travel by walking, cycling and taking public transport. The urban extension to the north provides a good opportunity for people to travel by those ways but our evidence shows that new road infrastructure is still needed. Our testing has provided us with a valuable insight into where congestion is likely to occur and other areas across the town where traffic congestion will be reduced. It also shows what congestion would be like if no new highway infrastructure were to be built for the town.

Testing the transport network helps us to consider how to deal with traffic that is generated by any new homes that are built and what measures are needed, such as junction improvements, improved public transport, better facilities for cycling and pedestrian access and the provision of local bus services to reduce the need to travel by private car.

Why are there two Gypsy sites?

We have a legal requirement placed on us to consider the need for Gypsy and Traveller sites and a duty to provide them. Our evidence shows a need for two sites which are well connected to the road network and believe it is better to plan and design these facilities as part of the overall package at the same time we are planning for new development.