

Melton Local Plan

Proposed submission policies map



Melton Borough Council

October 2016

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1. Introduction

Planning policies within a Local Plan will sometimes need to be represented with a spatial dimension which reflects that their coverage relates to a specific geographic locality. Such policies are shown on the Policies Map, which is an integral part of any Local Plan and provides spatial context and definition for a range of land use policies.

As part of the plan making process, the current adopted Local Plan Policies Map (1999) will be **superseded** by the policies within the emerging Local Plan (2011-2036).

Please note that this a guide for the Proposed Submission Policies Map, however this document also has sections that directly affect the Proposed Submission Interactive Policies Map and the understanding of its content.

2. Form and content of the adopted policies map

According to *The Town and Country Planning (Local Planning) (England) Regulations 2012*. Part 4 (regulation 9):

'(1) The adopted policies map must be comprised of, or contain, a map of the local planning authority's area which must—

- 1. be reproduced from, or be based on, an Ordnance Survey map;*
- 2. include an explanation of any symbol or notation which it uses; and*
- 3. illustrate geographically the application of the policies in the adopted development plan.*
- 4. (2) Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict.'*

3. Copyrights

The vast majority of the maps within this document have information from external agencies. The relation between a particular layer and the provider is specified in this document; however, it is worth having a particular section regarding these copyrights.

Ordnance Survey: Contains Ordnance Survey data © Crown copyright and database rights [2016]

Historic England: © Historic England [2016]

Natural England: © Natural England copyright [2016]

Environment Agency: Copyright © and Database rights Environment Agency 2010. All rights reserved. Some of the information within the Flood Map is based in part on digital spatial data licensed from the Centre for Ecology and Hydrology © NERC.

4. Settlement Insets

Melton Borough has a number of settlements with proposed housing allocations and with Local Green Spaces. These areas require further details on the Policies Map and therefore insets maps for these settlements have been provided.

These include the following villages and the town:

- Ab Kettleby
- Ashby Folville
- Buckminster
- Easthorpe (with Bottesford)
- Gaddesby
- Harby
- Knipton
- Muston
- Plungar
- Rotherby
- Thorpe Arnold (with Melton)
- Wymondham
- Asfordby
- Barsby
- Cold Overton
- Eaton
- Goadby Marwood
- Harston
- Knossington
- Nether Broughton
- Ragdale
- Somerby
- Thorpe Satchville
- Melton Mowbray
- Asfordby Hill
- Bottesford
- Croxton Kerrial
- Frisby on the Wreake
- Grimston
- Hose
- Long Clawson
- Old Dalby
- Redmile
- Stathern
- Waltham on the Wolds
- Burton Lazars (with Melton)

5. List of Mapped policies

This comprehensive list includes all the plan notations that are related with one or more specific policy/policies.

Policy number	Name	Layer(s)
SS1	Presumption in favour of Sustainable Development	N/A
SS2	Development Strategy	Housing Allocations Reserve Sites South SUE Residential North SUE Residential
SS3	Sustainable Communities	N/A
SS4	South Melton Mowbray Sustainable Neighbourhood	Strategic Housing Allocations Strategic Employment Allocation South SUE Local Centre/Primary School Indicative Distributor Road Indicative Distributor Road Junctions
SS5	North Melton Mowbray Sustainable Neighbourhood	Strategic Housing Allocations Site Under Construction Indicative Distributor Road Indicative Distributor Road Junctions Melton Country Park
C1(A) & C1(B)*	Housing Allocations	Housing Allocations Reserve Sites
C2	House Mix	Housing Allocations

		Reserve Sites South SUE Residential North SUE Residential
C3	National Space Standard and Smaller Dwellings	N/A
C4	Housing Provision	Housing Allocations Reserve Sites Strategic Housing Allocations
C5	Affordable Housing through Rural Exception Sites	N/A
C6	Gypsies and Travellers	N/A
C7	Rural Services	N/A
C8	Self Build and Custom Build Housing	N/A
C9	Healthy Communities	N/A
EC1	Employment Growth in Melton Mowbray	Strategic Employment Allocation Asfordby Business Park
EC2	Employment Growth in the Rural Area (Outside Melton Mowbray)	N/A
EC3	Existing Employment Sites	Key Employment Sites
EC4	Other Employment Mixed-use Proposals	N/A
EC5	Melton Mowbray Town Centre	Primary Shopping Centre Secondary Shopping Centre Town Centre Boundary
EC6	Primary Shopping Frontages	Primary Shopping Centre
EC7	Retail Development in the Borough	N/A
EC8	Sustainable Tourism	N/A
EN1	Landscape	Landscape Character Zones
EN2	Biodiversity and Geodiversity	SSSI's LWS's Candidate/potential LWS's Ancient Woodlands National Nature Reserves Local Geological Sites Wildlife Corridors Ecological Network
EN3	The Melton Green Infrastructure Network	Areas of Separation Melton Country Park SSSI's Ancient Woodlands Flood Zone 3b Flood Zone 3 Flood Zone 2 Public Rights of Way Local Green Space Primary Green Infrastructure Ecological Network
EN4	Areas of Separation	Areas of Separation
EN5	Local Green Spaces	Local Green Spaces
EN6	Settlement Character	N/A
EN7	Open Space, Sport and Recreation	SSSIs Melton Country Park

		LWS's Candidate/potential LWS's National Nature Reserves
EN8	Climate Change	N/A
EN9	Ensuring Energy Efficient and Low Carbon Development	N/A
EN10	Energy Generation from Renewable Sources	Agricultural Land Classification SSSI's LWS's Candidate/potential LWS's Ancient Woodlands National Nature Reserves Local Geological Sites Landscape Character Units
EN11	Minimising the Risk of Flooding	Flood Zone 2 Flood Zone 3 Flood Zone 3b
EN12	Sustainable Urban Drainage Systems	N/A
EN13	Heritage Assets	Listed Buildings Registered Parks and Gardens Scheduled Monuments Conservation Areas
IN1	Transport & Strategic Transport Infrastructure	Indicative Distributor Road Indicative Distributor Road Junctions
IN2	Infrastructure Contributions	Indicative Distributor Road
IN3	Broadband	N/A
D1	Design	N/A
D2	Equestrian Development	N/A
D3	Agricultural Workers' Dwellings	N/A

** The Policy C1(A) & C1(B) Housing Allocations will be shown with a specific nomenclature for each settlement*

6. Policies C1(A) and C1(B): Housing Allocations and Reserve Sites




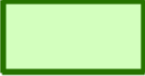
The following policies are part of the Housing allocations policies. As stated before, the name of the policy will vary depending on the settlement where the housing allocation/reserve site is based. The relation between settlement and policy notation is detailed below:

Settlement	Policies	Settlement	Policies	Settlement	Policies
Ab Kettleby	ABK	Frisby on the Wreake	FRIS	Old Dalby	OLD
Asfordby	ASF	Gaddesby	GADD	Somerby	SOM
Asfordby Hill	ASFH	Harby	HAR	Stathern	STAT
Bottesford	BOT	Hose	HOS	Thorpe Arnold	THOR
Croxton Kerrial	CROX	Long Clawson	LONG	Waltham on the Wolds	WAL

Easthorpe	EAST	Melton Mowbray	MEL	Wymondham	WYM
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Housing allocations (and reserve sites) policies will be followed by a number that also gives an indication of the ranking of that specific site in comparison to others in the same settlement. In example, MEL1 is a housing allocation ranked in a more positive way (first) that MEL10 (tenth) regarding all sites in Melton Mowbray.

7. Layers

Layer name: Housing Allocations and Reserve Sites	 Housing Allocation	 Reserve Site
Summary: Policies SS2, C1(A) , C1(B) , C2 and C4 Located in Melton Mowbray, Service Centres and Rural Hubs, the notations on this layer shows the boundaries and names of Housing Allocations and Reserve Sites as stated in the Housing Allocations policy (C1). This layer has been produced by Melton Borough Council and further information can be found in the Full Council Papers from the 20 th October, 2016. This layer can be viewed on the Inset maps.		
Layer name: Conservation Area		
Summary: Policy EN13. Layer showing the 45 conservation areas within the Melton Borough. This layer was produced in 2001 by Melton Borough Council as an amendment of the original Conservation Area boundaries on the 1999 Melton Local Plan. You can search about a particular Conservation Area on the MBC website . This layer can be viewed on both the Borough Map and the Insets maps.		
Layer name: Registered Parks and Gardens		
Summary: Policies EN13. This layer shows Belvoir Castle and Stapleford Hall as the unique registered Parks and Gardens in the Borough. This layer has been produced by Historic England and further information can be found on their website .		

This layer can be viewed on the Borough Map. No inset map includes any Park and Garden within it.

Layer name:
Scheduled Monument



Summary:

Policy EN13.

A total of 35 Scheduled Monuments are within the Borough boundary. This layer has been produced by Historic England and further information can be found on their [website](#).

This layer can be viewed both on the Borough Map and the Insets maps.

Layer name:
Listed Building



Summary:

Policy EN13.

This layer shows the location (not the extension) of the Listed Buildings across the Borough. Over 700 have been identified. This layer has been created by Historic England and further information can be found on their [website](#).

This layer can be viewed both on the Borough Map and the Insets maps.

Layer name:
Site of Special Scientific Interest



Summary:

Policies EN2, EN3, EN7 and EN10.

16 SSSIs fall within the Borough boundaries. The Sites of Special Scientific Interest layer is produced by Natural England as one of their key statutory designations. More information can be found on [gov.uk website](#).

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:
National Nature Reserve







Summary:

Policies EN2, EN7 and EN10.

Cribbs Meadow (eastern corner of the Borough) and Muston Meadows (South of Muston) are the two declared National Nature Reserves (NNR) within the Borough. More information about this statutory designation produced by Natural England can be found on [gov.uk website](#).

This layer can just be viewed on the Borough map as no inset map includes any NNR within it.

Layer name: Ancient Woodland	
Summary: Policies EN2, EN3 and EN10. A total of 8 Ancient Woodlands are identified in this layer within the Borough boundaries. Some of them also extend across neighbouring districts. The layer showing this specific habitat has been produced by Natural England and further information can be found on gov.uk website . This layer can be viewed on the Borough map as no inset map includes any Ancient Woodland within it.	
Layer name: Local Geological Site	
Summary: Policies EN2 and EN10. 9 Local Geological Sites (formerly RIGS, Regional Importance Geological Sites) have been identified in this layer. These non-statutory features are identified by local geo-conservation groups as being of importance. If the site is recommended by an assessment panel as worthy of designation, then they would be material of consideration in any future developments. This layer can just be viewed on the Borough map as no inset map includes any LGS in it.	
Layer name: Flood Zone 2	
Summary: Policies EN3 and EN11 . Land with medium probability of flooding. Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding. This layer has been produced by the Environment Agency and further information can be found on their website. Note that this layer is frequently updated and it is advised that users refer to any more up to date information prepared by the Environment Agency for any use other than directly related to the Local Plan. This layer can be viewed on both the Borough map and the Inset maps.	
Layer name: Flood Zone 3	
Summary: Policies EN3 and EN11 . Land with high probability of flooding. Land having a 1 in 100 or greater annual probability of river flooding. This layer has been produced by the Environment Agency and further information can be found on their website. Note that this layer is frequently updated and it is advised that users refer to	

any more up to date information prepared by the [Environment Agency](#) for any use other than directly related to the Local Plan.

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Flood Zone 3b



Summary:

Policies EN3 and EN11.

Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. It has been identified by Melton Borough Council through the SFRA (Strategic Flood Risk Assessment). Further information can be found in the [SFRA](#). Flood Zone 3b is included in the layer 'Flood Zone 3' above. It is important to note that only the section of the watercourse flowing through or past allocations/reserve sites was modelled. Therefore no flood zones are shown for the parts of the watercourse that are not flowing through or adjacent to the site i.e. upstream or downstream of the site.

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Local Wildlife Site



Summary:

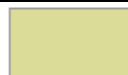
Policies EN2, EN7 and EN10.

Over 200 Local Wildlife Sites (LWS) have been identified within the Borough's boundaries. This layer has been produced by [The Wildlife Trusts](#) and further information can be found on their website.

This layer can be viewed both on the Borough map and the Inset maps.

Layer name:

Candidate or Potential Local Wildlife Site



Summary:

Policies EN2, EN7 and EN10.

Over 200 cLPW/pLWS have been identified within the Borough's boundaries. This layer has been produced by [The Wildlife Trusts](#) and further information can be found on their website.

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Public Right of Way



Summary:

Policy EN3.

The Public Rights of Way (PROW) layer shows all the footpaths, bridleways, byways open to all traffic and restricted byways within the Melton Borough Boundaries. This information has been provided by the [Leicestershire County Council](#) and further information can be obtained by contacting them.

This layer can be viewed both the Borough map and the Inset maps.

Layer name:

Asfordby Business Park



Summary:

Policy EC1.

This layer shows the location and extension of this key Employment Area located at the North of Asfordby Hill. Layer produced by Melton Borough Council. Note that this layer overlaps with the Key Employment Sites layer for this specific location.

This layer can be viewed both on the Borough map and the Inset maps.

Layer name:

Primary Green Infrastructure

	Burrough on the Hill Country Park		Grantham Canal		Jubilee Way
	Melton Mowbray Country Park & North SN Corridor		Newark to Market Harborough Dismantled Railway		Wolds Escarpment
 River Wreake Strategic River Corridor					

Summary:

Policy EN3.

This layer shows different Primary Green Infrastructures within the Melton Green Infrastructure network policy. It includes: Burrough Hill Country Park, Grantham Canal, Jubilee Way, Melton Mowbray Country Park & Melton North Sustainable Neighbourhood Green Corridor, Newark to Market Harborough Dismantled Railway, Wolds Escarpment and River Wreake/River Eye Strategic River Corridor. This layer has been modified by Melton Borough Council and further information can be found in [The Melton Green Infrastructure Strategy report \(2011\)](#) and in the specific policy stated above.

This layer can be viewed as an individual overall thematic Borough map alongside the Ecological Network layer and the Areas of Separation (AoS). Due the small-indicative scale of the layer and overlapping issues, this layer is not included on either the Borough map or the Inset maps.

Layer name:

Ecological Network

	Canal Corridor		River Corridor Buffering, Wet Meadows, Floodplain Restoration, Washlands		Woodland, Lowland Meadows
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
Summary:

Policies EN2 and EN3.

This layer shows the different Ecological Networks identified in the Melton Green Infrastructure

network policy. It includes: Canal Corridor, River Corridor Buffering, Wet Meadows, Floodplain Restoration, Washlands and Woodlands, Lowland Meadows. This layer has been modified by Melton Borough Council and further information can be found in [The Melton Green Infrastructure Strategy report \(2011\)](#) and in the specific policy stated above.

This layer can be viewed as an individual overall thematic Borough map alongside the Primary Green Infrastructure layer and the AoS. Due the small-indicative scale of the layer and overlapping issues, this layer is not included on either the Borough map or the Inset maps.












Layer name: Landscape Character Assessment Unit	 LCU1	 LCU8	 LCU13
	 LCU3	 LCU9	 LCU14
	 LCU5	 LCU10	 LCU15
	 LCU6	 LCU11	

Summary:

Policy EN10.

11 Landscape Character Assessment Units have been extracted from the original map that can be found in the *Landscape Sensitivity Study (2014)*: LCU1, LCU3, LCU5, LCU6, LCU8, LCU9, LCU10, LCU11, LCU13, LCU14 and LCU15. Further information can be found in this [study](#) and in the specific policy stated above.

This layer can be viewed as an individual overall thematic Borough map. Due the small-indicative scale of the layer and overlapping issues, this layer is not included on either the Borough map or the Inset maps.

Layer name: Agricultural Land Classification	 2	 2/3a	 3a	 2-4
	 3a/3b	 3b-2	 3b	 3b/4
	 4	 5	 Non agric.	






Summary:

Policy EN10.

This layer identifies the different Agricultural Land Classifications across the Borough. It is split into different typologies from 2 (best quality within the Borough) to 5, and urban. The layer merges two different sources of information, both from studies carried out on behalf of Melton Borough Council. One of these sources is accurate enough to give an idea of the quality of the land for planning purposes. This layer is in the area immediately adjacent to the Melton Mowbray built up area. The rest of the layer (most of the covered land) is not accurate enough to be used for planning purposes; however it gives a rough idea of the kind of agricultural land that is around an area.

There is not a visual separation between these two sources of information on the map meaning that the worse quality shall prevail when using this layer and therefore it shouldn't be used for planning purposes, but only as guidance.

This layer can be viewed as an individual overall thematic Borough map. Due the small-indicative scale of the layer and overlapping issues, this layer is not included either on the Borough map or the Inset maps.

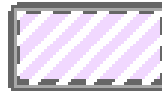
Layer name: Town Centre Boundary	
Summary: Policy EC5. Extension of the Town Centre Boundary. This layer has been produced by Melton Borough Council and further information can be found in the Retail Study (2015) . This layer can be viewed on both the Borough map and the Inset maps.	
Layer name: Primary Shopping Frontage	
Summary: Policies EC5 and EC6. Layer showing the location of the Primary Shopping Frontages. This layer has been produced by Melton Borough Council and further information can be found in the Retail Study (2015) . This layer can be viewed on both the Borough map and the Inset maps.	
Layer name: Secondary Shopping Frontage	
Summary: Policy EC5. Layer showing the location of the Secondary Shopping Frontages. This layer has been produced by Melton Borough Council and further information can be found in the Retail Study (2015) . This layer can be viewed on both the Borough map and the Inset maps.	
Layer name: Strategic Housing Allocations	
Summary: Policies C2, C4, SS2, SS4 and SS5 . Proposed residential extension on the Melton Mowbray North and Melton South Sustainable Neighbourhoods. This layer has been produced by Melton Borough Council. This layer can be viewed on the Melton Mowbray Inset map.	
Layer name: Indicative New Local Centre/Primary School	
Summary: Policy SS4 .	

Broad location of the Melton Mowbray South Sustainable Neighbourhood Local Centre including a Primary School.

This layer can be viewed on the Melton Mowbray Inset map.

Layer name:

Strategic Employment Allocation



Summary:

Policies **SS4** and EC1.

Proposed employment extension on the Melton Mowbray South Sustainable Neighbourhood. This layer has been produced by Melton Borough Council.

This layer can be viewed on the Melton Mowbray Inset map.

Layer name:

Indicative Distributor Road



Summary:

Policies SS4, SS5, **IN1** and IN2

Proposed length of the Distributor Road at the North and South of Melton Mowbray showing the connections required and an indicative potential route for comprehension only (the exact route to be determined by the masterplans required under Policies SS4 and SS5). This layer has been produced by Melton Borough Council. Please note that the eastern ends of these lines are completed with arrows that show the intention of further extension to the East to link North and South distributor roads.

This layer can be viewed on the Melton Mowbray Inset map.

Layer name:

Indicative Distributor Road junctions



Summary:

Policies SS4, SS5 and **IN1**

Indication of the proposed links between exiting main roads/streets with the proposed Distributor Roads. This layer has been produced by Melton Borough Council.

This layer can be viewed in the Melton Mowbray Inset map.

Layer name:

Melton Country Park



Summary:

Policies SS5, EN3 and EN7.

This layer shows the extension of the Melton Country Park at the North of Melton Mowbray and as

part of the Melton Mowbray North Sustainable Neighbourhood. This layer has been produced by Melton Borough Council.

This layer can be viewed on the Melton Mowbray Inset map.

Layer name:

Key Employment Sites



Summary:

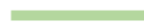
Policy EC3.

Location of the main existing employment areas within the Borough. The notations on this layer show the boundaries and names of Key Employment Sites as stated in the Existing Employment sites policy (EC3). This layer has been produced by Melton Borough Council.

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Area of Separation



Summary:

Policies EN3 and EN4.

Broad location of the areas considered Areas of Separation. These areas were identified in the 2016 *Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study (2016)* carried out on behalf of Melton Borough Council. More information can be found in this [report](#).

Note that the 'Areas of Separation do not have a defined boundary because their purpose is not to prevent all development within the AoS, but rather to prevent development which would result in coalescence and harm to individual settlement character. They are not landscape designations, but rather areas which are identified as being particularly vulnerable to the effects of development', Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study (2016).

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Local Green Space



Summary:

Policies EN3 and EN5.

Layer showing those Local Green Spaces in the *Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study (2016)* carried out on behalf of Melton Borough Council. Further information can be found in this [report](#).

This layer can be viewed on both the Borough map and the Inset maps.

Layer name:

Landscape Character



High sensitivity



Medium/high sensitivity



Medium sensitivity



Medium/low sensitivity

Zone		
<p>Summary:</p> <p>Policy EN1.</p> <p>This layer shows the different Landscape Character Zones around settlements with proposed housing allocations or reserve sites in the Borough (and Queensway and Kirby Bellars). Note that not all settlements within the Borough have been assessed. Further information can be found in the report <i>Areas of Separation, Settlement Fringe Sensitivity & Local Green Space Study</i> carried out on behalf of the Melton Borough Council.</p> <p>Due to issues of overlapping and overcrowding of information, this layer can just be viewed on a separate thematic Borough wide map, and not on the Policies Map.</p>		

8. Borough Wide Thematic Maps

Some of the Local Plan policies are linked to layers that cover - in an indicative way - the whole Borough. The character of these layers is relevant just at large scale and therefore they should not be depicted on the Inset maps. The problem of overcrowding the Borough maps has led to the creation of individual thematic Borough wide maps for this purpose.

The following layers (or group of layers) have been represented in Borough-wide maps:

Map title	Layer(s)
Primary Green Infrastructure	Primary Green Infrastructure
	Ecological Network
Landscape Character Zones	Landscape Character Zones
Landscape Character Assessment Units	Landscape Character Assessment Units
Agricultural Land Classification	Agricultural Land Classification
Wildlife Corridors	Wildlife Corridors

9. Street labels

The production of the policies maps carries all kind of technical issues. Labelling settlements, layers, streets and roads is one of the most relevant. The option of labelling streets has been considered in the production of the inset maps; however, due the relation between scale-font size, this option is not optimal in maps with a scale over 1:4000, especially in the hard copies of these maps.

A and B roads are clearly identified in the maps and most of them will include identification labels that will help the user to find the area of interest. As an alternative, the Interactive map includes a 'Search by street' tool that helps the user to locate most of the streets within the Borough Boundaries.

10. Interactive Submission Plan Policies Map

Melton Borough Council has developed an online tool that allows members of the public to view all the Local Plan policies in a friendly-to-use application.

Note that while considerable care has been taken in the preparation of the Interactive Map information by Melton Borough Council and its data suppliers, there may be errors or omissions in the data presented.

Due to software rendering restrictions, the layers are displayed in a different way (colours) than the ones displayed in paper copies, however, these changes are something simple to check by using the key, the layers or the default identification tools.

The possibilities that this Geographical Information System (GIS) provides to its users is wider than the options given by the paper copies, however the basemaps used by the application (Ordnance Survey basemap in both cases) might differ from the one used in the Policies Maps and layers that require exceptional accuracy (i.e. listed buildings locations) could have been affected.

The Interactive Map gives users the opportunity to draw measure, print, retrieve information and select which layers to display in a user-friendly interface supported by most computers, mobiles and tablets.

Further information and access to the Interactive Map can be found on (via Melton Borough Council website): [Www.Meltonplan.co.uk](http://www.Meltonplan.co.uk) or (via Web Application) <http://arcg.is/2dTYkUz>. You would need to register for this second option.

Or you can use the following QR code to be redirected to the application:

