

1 INTRODUCTION

The Development Plan

1.1 Planning decisions on proposals to build on land, or change its use, should not be arbitrary. They must be considered against clearly set out criteria. The statutory development plan provides the primary basis for this consideration, but decisions must also take account of other material considerations, including the Government's national and regional planning guidance and material representations from interested parties. The development plan, therefore, provides an essential framework for planning decisions.

1.2 The development plan is rarely a single document. In Melton Borough the development plan comprises:

- The Leicestershire Structure Plan;
- The Leicestershire Minerals Local Plan; and
- The Melton Local Plan (this document).

1.3 The Leicestershire, Leicester and Rutland Waste Local Plan is currently being prepared. Upon the adoption of the Waste Local Plan it too will form part of the development plan for the Borough.

The Leicestershire Structure Plan

1.4 Leicestershire County Council approved the existing Leicestershire Structure Plan in January 1994. The Structure Plan covers the period 1991 to 2006 and sets out the proposed strategic framework for the use and development of land in the area and provides the framework for the preparation of district-wide local plans, including the Melton Local Plan.

The Leicestershire Minerals Local Plan

1.5 The Leicestershire Minerals Local Plan was prepared by Leicestershire County Council and was adopted in May 1995. The Minerals Local Plan aims to balance the need to ensure a supply of minerals with the need to protect the environment from the adverse effects of mineral extraction.

The Melton Local Plan

1.6 The Melton Local Plan has been prepared by Melton Borough Council and guides development in the Borough. The Melton Local Plan was adopted in June 1999 and supersedes the Melton Mowbray and Asfordby Local Plan, the Melton (Rural Areas) Local Plan and the old style Leicestershire County Development Plan (as far as it effects Melton Borough). The Melton Local Plan covers the period 1991 to 2006.

1.7 The Melton Local Plan sets out the Local Planning Authority's detailed policies and specific proposals for the development and use of land that will guide day-to-day planning decisions. The Local Plan's policies include those which relate to the whole or part of the plan area, setting out the criteria which will be used to judge whether planning applications should be allowed, and those related to individual sites.

Written Statement

- 1.8 The Local Plan consists of a Written Statement, Proposals Map and Appendices. The Written Statement sets out the Council's policies and proposals for the development and other use of land in the Plan area, together with reasoned justification. All policies and proposals are set out in **BOLD CAPITALS**. Other principle aims and objectives of the Council are shown in **bold normal type**. The subjects covered in the Written Statement are the Overall Strategy, Housing, Industry and Employment, Transportation, Countryside and the Natural Environment, the Built Environment and Conservation, Shops and Offices, Advertisements and Shop Fronts, Education and Community Facilities, Recreation and Leisure, Minerals, Despoiled Land and Waste Disposal, and Utilities and Other Services. The final chapter of the Written Statement sets out policies and proposals relating to a proposed New Village at the former Melton Mowbray Airfield.

Settlement Appraisals

- 1.9 There are 72 Settlement Appraisals which form part of the Written Statement. The Appraisals examine the planning policy implications of the Local Plan for each of the Borough's settlements and include background information on population, housing provision and amenities. The Settlement Appraisals form part of the reasoned justification for the various policies and proposals affecting each settlement.

Proposals Map

- 1.10 The Proposals Map comprises a 1:50,000 scale map of the Plan area based upon an Ordnance Survey map. Policies for Melton Mowbray (including the proposed new village), the town centre and the villages are illustrated on separate maps at a larger scale and are called inset maps.

Appendices

- 1.11 The Appendices provide further information and standards for development which are referred to in the Written Statement. The Appendices also form part of the Local Plan.

2 OVERALL STRATEGY

Introduction

- 2.1 This Chapter sets out the overall strategy of the Local Plan.
- 2.2 In order to explain how it has been drawn up, the following information is set out:-
 - 1 policy background: which refers to national, regional and county based strategic planning policies for the area;
 - 2 economic development: which outlines the Council's objectives;
 - 3 the local context: focusing particularly on the nature of pressures for development;
 - 4 development constraints: which covers road infrastructure and environmental considerations.
- 2.3 In the light of the above an evaluation of alternative development strategies for the Borough was carried out and a preferred overall strategy decided upon. This process is explained at paragraph 2.56 where a summary of the advantages of the preferred overall strategy can be found.
- 2.4 Implementation of the overall strategy relies on the Council being able to control or stimulate development in accordance with overall strategy policies OS1, OS2 and OS3 which are set out at the end of this Chapter.
- 2.5 During the process of drawing up the Local Plan, the Council commissioned consultants to carry out an independent environmental appraisal of the Plan.

Policy Background

Sustainable Development

- 2.6 Since the publication of the Government's Environment White Paper-'This Common Inheritance', in September 1990, environmental issues have become firmly established on the agenda for national debate and policy making. The increasing concern for the environment expressed by the UK Government - and other countries -led to the UN Conference on Environment and Development (the 'Earth Summit') held in Rio de Janeiro in 1992.
- 2.7 At Rio, leaders and representatives from over 150 states (including the UK Prime Minister) adopted a declaration committing themselves to the goal of achieving 'sustainable development'. A widely quoted definition of this concept is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. In essence, the concept of sustainable development builds upon the traditional concerns for our built heritage and areas of landscape and nature conservation importance to embrace the overall issue of global environmental change, and to address the threats posed to mankind by global warming, pollution and the depletion of natural resources. Consequently, sustainable development can be helpfully thought of at three levels-global sustainability, the husbanding of natural resources and the conservation of local environmental quality.
- 2.8 It should be noted that a good local environment is not just a contribution to national and, indeed, international goals. Good environmental quality is an important element in creating the right circumstances for local economies to restructure and expand. In itself it cannot make things happen, but it can give the comparative advantages which will make one location preferable to another.
- 2.9 In support of its declaration on sustainable development, the Earth Summit adopted 'Agenda 21', a comprehensive action plan for the pursuit of sustainable development into the next century. Agenda 21 recommended the establishment of a new

Commission on Sustainable Development (CSD) under the aegis of the UN to monitor progress. It also called on governments to prepare national strategies for sustainable development, and to submit reports to the CSD on action to implement Agenda 21, on the problems faced and on any relevant environment and development issues.

- 2.10 Local government is now developing its own policies and programme responses to many of the issues raised in Agenda 21 and the EC 'Fifth Environmental Action Programme' through its 'Local Agenda 21 Initiative'. As part of this Initiative, local government produced its own 'Declaration on Sustainable Development' in 1993.
- 2.11 In response to Agenda 21's call to national governments, the UK Government published 'Sustainable Development - The UK Strategy' in January 1994. The Strategy set out in that document is the Government's strategy, but it identifies the part that will need to be played by other bodies - local government, business, the voluntary sector, individual citizens - and it seeks their active participation. The Strategy emphasises that a key objective of environmental and sustainable development policy is to prevent the environment being treated as a 'free good', which can be damaged with impunity and whose enhancement secures no economic return. It can do this by ensuring that environmental costs and benefits are properly and fully taken into account in public and private sector decisions.
- 2.12 Land is a finite resource. Changes in its use, and new buildings, must respect environmental priorities. Development provides for people's needs, whether for food production or minerals extraction, for homes or workplaces, for transport or recreation. It is mainly initiated by the private sector to meet market demands. But it must respect the interests of the community as a whole in making the best use of the land resource. Government, at national and local level, seeks, therefore, to influence the way in which development takes place, and the way in which land is used. It can do this in different ways. The protection of the most sensitive areas demands the use of regulatory instruments, in particular the land use planning system.
- 2.13 Furthermore, the Government acknowledges that the planning system is a key instrument in delivering land use and development compatible with the aims of sustainable development. Paragraph 35.4 states:

'The preparation of development plans and the exercise of development control, enable decision makers to weight and reconcile priorities in the public interest. They can ensure that the development needed to help the economy grow, and to provide people with jobs and homes, takes place in a way that respects environmental capacity constraints and other conservation interests'.

Sustainability and Development Plans

- 2.14 The strengthening of the plan-led system together with the requirement that local planning authorities should take account of the environment in its widest sense when preparing their development plans, has potentially enormous benefits for the environment. It means, for example, that the quantity of development should be only that envisaged in the Local Plan and takes place in the intended locations, and that critical aspects of the environment can be protected from adverse development.
- 2.15 Since 1990 the Government has reviewed all planning guidance to reflect environmental priorities. Accordingly, the Government has made clear in PPG12, and other PPGs, its intention to work towards ensuring that development and growth are sustainable, and that development plans have a key role to play in achieving this goal by ensuring that future generations are not denied the best of today's environment.

- 2.16 A set of six environmental sustainability aims have been drawn up to guide the overall planning strategy set out in this chapter. They are as follows:-
- 1 to encourage energy efficiency;
 - 2 to minimise pollution;
 - 3 to reduce consumption of non-renewable resources;
 - 4 to conserve/enhance bio-diversity;
 - 5 to encourage the development and use of renewable resources and;
 - 6 to restore, conserve or enhance local environmental quality.

- 2.17 To conclude, the principal aim of the Local Plan is as follows:-
To ensure that all development proposals take full account of the need to protect the environment so that present day demands do not compromise the ability of future generations to meet their own needs and enjoy a high quality environment.

- 2.18 This Local Plan seeks to reflect the Council's commitment to sustainable development. The implementation of a successful planning strategy, however, will need to be guided by regular appraisal of rapidly developing policy guidance on the principles of sustainable development. **This Local Plan will, therefore, be reviewed every five years or earlier if the results of regular monitoring identify the need.**

Regional Planning Guidance for the East Midlands

- 2.19 In March 1994 the Department of the Environment (East Midlands Regional Office) published Regional Planning Guidance for the East Midlands (RPG8). The RPG will provide a framework for the updating of structure plans within the Region up to the year 2011.
- 2.20 The RPG requires that development plans (i.e. including the Council's Melton Local Plan) should provide land use policies aimed at achieving the following three broad objectives:-
- 1 to conserve and, where possible, enhance the Region's environment;
 - 2 to secure and stimulate economic prosperity in all parts of the Region;
 - 3 to establish patterns of development which are sustainable.
- 2.21 The RPG advises local authorities to continue to review their development plans and sets out the specific aims which monitoring should pay attention to.
- 2.22 The Council has considered the RPG and is of the view that the Melton Local Plan is in conformity with its broad aims and objectives.

The Leicestershire Structure Plan

- 2.23 The County Council adopted the replacement Structure Plan for Leicestershire in January 1994 (LSP). Its predecessor, the 1987 Structure Plan is extinguished. The main objectives of the LSP are to:-
- 1 strengthen and diversify the local economy;
 - 2 protect and enhance the local environment;
 - 3 provide for the planned housing requirement of the County;
 - 4 provide a viable choice of transportation.
- 2.24 The LSP contains the following details of particular significance to the Melton area.
- 1 Development is to be concentrated within and adjoining the main urban area of Melton Mowbray. Any other major new development is to be allocated in locations which offer a realistic choice of transport along corridors between urban areas. A "Transport Choice Corridor" is defined within the Melton area along the Coventry

- to Peterborough railway line between Leicester and Melton Mowbray.
- 2 The LSP requires that land for 3,250 new dwellings and 80 hectares (198 acres) of employment land is allocated in the Melton Local Plan for development over the period 1991-2006.
 - 3 An A606 Melton Mowbray southern and western by-pass is included as a major County road scheme which is programmed to be undertaken during the Plan period. The County Council makes it clear, however, that inclusion in the LSP does not indicate a County Council financial commitment to the provision of the whole scheme and that it may support the provision of other schemes through developer funding.
 - 4 There is a policy regarding new settlements. The LSP states that new settlements may be appropriate to meet the housing and employment needs proposed for major growth areas but that they should come forward through the statutory local plan process and satisfy a range of criteria.
 - 5 The LSP maintains appropriate policies of restraint regarding development in the countryside in accordance with national planning policies.
 - 6 The LSP requires that land for a new railway station is identified in the Melton Local Plan in the vicinity of Asfordby as part of a series of measures countywide to improve transport choice within the defined "Transport Choice Corridor".
- 2.25 The Council has given its support to the general strategy of the LSP although there are several areas of concern regarding matters of detail and implementation of the strategy within the Melton area.

Economic Development

- 2.26 Each year the Council publishes its Economic Development Plan. This sets out proposed expenditure on economic development activities for the year, set in the context of the Council's broad aims and objectives for economic development.
- 2.27 The Council wishes to maximise opportunities for economic growth within a sustainable development framework by supporting the continued existence and growth of local business and by supporting the development of new enterprises. The Council will therefore seek to:-
- 1 promote the attractions of the area for inward investment;
 - 2 provide advice and / or direct people to other sources of advice, grants and various forms of assistance;
 - 3 monitor and respond wherever possible to the needs of local business;
 - 4 ensure the provision of a range of sites for employment development at suitable locations having regard to the employment characteristics of the area and its infrastructure;
 - 5 provide information on available land and property along with detailed guidance on planning and related requirements on a site specific basis.
- 2.28 The Council's economic development activities are consistent with the overall strategy of this Local Plan. The relationship between the two will be closely monitored throughout the Local Plan period.

Aims and Objectives

- 2.29 The Local Plan has the following overall strategic aims and objectives:-
- 1 to provide for the development needs of the community without compromising the ability of future generations to meet their own needs;
 - 2 to conserve and enhance the natural and built environment;
 - 3 to assist and encourage economic growth;
 - 4 to provide for safe and convenient transport and movement.

2.30 **The Local Context**

Melton Borough is essentially a rural area. The historic market town of Melton Mowbray, situated centrally within the Borough, is the dominant settlement, serving an extensive rural hinterland comprising small villages and hamlets set in a gently rolling agricultural landscape. The character of the town and the main rural settlements is described in detailed Settlement Appraisals contained in the "Proposals Map and Appraisals" section of this Plan.

2.31 The area has experienced considerable development pressures over the past decade. In view of the area's proximity to major population, employment and service centres, these pressures are likely to continue.

2.32 **Melton Mowbray Area**

In the Melton Mowbray area an application for outline planning permission has yet to be decided upon for a new village with associated highway improvement works at the former Melton Mowbray Airfield to the south of the town.

2.33 Over the past 10 years the main area of development has been on the north side of Melton Mowbray where several new housing estates have been built alongside the flood alleviation scheme at Scalford Brook where an extensive Country Park is now developing.

2.34 The closure of Asfordby Coal Mine was announced on 18 August 1997. The mine was only in production for a short period and was closed after encountering unusual geological conditions resulting in a difficult and dangerous mining environment. The restoration of the land surrounding the main colliery plant has commenced. The re-use of the main complex of buildings including administration buildings, workshops, sheds, car parking and hardstanding will be an important issue when the Melton Local Plan is reviewed.

2.35 In the 1980's significant changes occurred in the pattern of retail activity in the town. Three large food stores were developed; two on the edge of the town centre and one on land previously allocated for industrial development at Thorpe Road. A large DIY store has also opened on the edge of the town, at Leicester Road. The Council has responded to these developments by investing in a range of environmental improvements in the town centre; a major initiative being the pedestrianisation of Nottingham Street and High Street. Development briefs have also been published to promote retail development at two major opportunity sites in the central area; at Town Station and Thorpe End, opposite Safeway. A major area of derelict land is available for industrial development at the former Holwell Works site, Asfordby Hill, which has been promoted by the Council in the form of a comprehensive development brief.

2.36 In the northern part of the Plan area, commuters look towards Nottingham and Grantham for the provision of major services and employment. Bottesford is the main rural centre in this part of the Borough, located on the A52(T), the main trunk road linking Nottingham to Grantham and the A1(T). Improved access to Bottesford and the surrounding area has been achieved over recent years by improvements to the A52(T), which includes the Bottesford by-pass. This has contributed to pressures for residential development at Bottesford.

2.37 Employment provision in the northern parishes has been adversely affected by the closure of Hose Steelworks in 1992 with the loss of 98 jobs (60 local). In 1996 the Army Base Repair Organisation (ABRO) sub-depot at Old Dalby was closed_involving

the loss of a further 573 jobs in this area (290 local to the Melton area). The workshop buildings have been occupied by a variety of private businesses and the site is now known as the Crown Business Park. The remainder of the former Old Dalby Station continued as the Army Base Storage and Distribution Agency (ABSDA). However in April 1998 the closure of the ABSDA sub-depot was announced, resulting in the loss of approximately 130 jobs. Consequently the Council has prepared a Development Brief for the site which provides a framework within which alternative uses for the ABSDA sub-depot site can be considered. The Council's response to the land use planning implications of the decision to close the base is incorporated in Chapter 4 "Industry and Employment".

- 2.38 In the southern and western parts of the Plan area, Leicester is the main provider of major services and employment. Improvements to the A607 between Melton Mowbray and Leicester are proposed during the Plan period along with the possibility of improved rail services. It is, therefore, likely that development pressures for the release of residential land for commuters in villages well served by the A607 will continue.
- 2.39 The southern and eastern parts of the Plan area, although more remote, lie close to Rutland Water which is a regional focus for recreation and tourism.
- 2.40 In 1993 a bid was submitted to the European Regional Development Fund for finance under Objective 5b of the E.E.C.'s Structural Fund for much of eastern Leicestershire due to the anticipated decline in the rural economy arising as a result of reforms to the Common Agricultural Policy. Although the bid failed due to the current levels of employment in the area, the Council is mindful of the need to monitor developments in the rural economy of the Borough.

Development Constraints

- 2.41 The LSP requires that a significant amount of new housing and employment land is developed in and around Melton Mowbray.
- 2.42 The Council has carried out a detailed appraisal of the Melton Mowbray area and investigated the potential environmental impact of various alternative sites for development. The major constraints to large scale development relate to the local transport infrastructure, particularly the road network, and the topography of the area.

Road Infrastructure

- 2.43 It is evident that the level of new development proposed in the LSP will pose considerable strain on the local highway network. There are no trunk roads through the town so that direct Department of Transport funding for a town by-pass is not available as elsewhere in the County. Road improvements can only be secured through the scarce resources available under the Highway Authority's Transport Capital Programme or through private sector contributions.
- 2.44 In 1992 the Council decided to look at the relationship between the additional housing and employment land requirements and the scope for securing private sector contributions towards the provision of sections of a by-pass around the town. It was considered that a 50% "ring road" would be a minimum requirement. It was also acknowledged that a full outer ring road could not be secured through private sector contributions over the Plan period without releasing excessive amounts of land for development, all of which would need to be acquired and developed within the Plan period. It was considered that a 50% ring road would be most effective in relieving traffic congestion in the town centre if a by-pass was built to connect at least three of

the five principal roads into the town (the A606 Nottingham Road, A607 Grantham Road, the A606 Burton Road, the A607 Leicester Road and the A6006 Asfordby Road).

- 2.45 In February 1992 the Council appointed DHV Burrow-Crocker Consulting Ltd, Traffic Engineers (Burrow-Crocker) to undertake a transport study as an input into the Local Plan. The task brief required that an assessment be undertaken of existing highway constraints and four alternative potential development and by-pass options considered within the Melton Mowbray area. Further details of the traffic study are set out in Chapter 5 “Transport”.

Environmental and Other Constraints

- 2.46 One of the most significant constraints to releasing large areas of development land in and around Melton Mowbray relates to the topography of the area. Development in much of the river valley corridor to the west and east of the town is constrained by the extent of “Essential Washlands” as defined by the Environment Agency and to the north of the town there are prominent ridge lines which would be breached such that development in this area would be particularly intrusive visually. Much of the open countryside to the south of Kirby Lane rises gently southwards or is otherwise visually prominent, forming an attractive rural edge to the built up area.
- 2.47 A further constraint is the need to avoid the loss of good quality agricultural land through development. The quality of agricultural land around Melton Mowbray is generally high (Grade 2 or 3a) and it is particularly concentrated on the valley sides, above the essential washlands of the River Wreake and Eye and the Scalford Brook, in areas where there might otherwise be some development potential.
- 2.48 From the results of the Burrow-Crocker study the traffic impact of the alternative development options were assessed alongside their environmental impact and potential for implementation. From this exercise a preferred overall strategy emerged. Since this assessment was carried out the Government has published Planning Policy Guidance Note No 13 "Transport" (PPG13). The Council has reconsidered the original option study in the light of this guidance and has concluded that the preferred option selected following the December 1992 study provides for realistic transport choice in no less an effective manner than the other options for development.

The Overall Strategy

Development in and around Melton Mowbray

- 2.49 The strategy concentrates new housing development in and around Melton Mowbray with a major proposal in the form of a new village at the former Melton Mowbray Airfield. This proposal includes a southern and western by-pass to the town. It is anticipated that the new village will comprise about 1,200 dwellings on a site of approximately 62 hectares (153 acres) including land for up to 200 “social” housing units and additional land for supporting community infrastructure.
- 2.50 New employment land allocations are concentrated at the Holwell Works site, Asfordby Hill; off Leicester Road, south of Kirby Lane, and within the new village.

Development in the Rural Area

- 2.51 Major land allocations for new development beyond the Melton Mowbray area are limited to the two villages of Asfordby and Bottesford.
- 2.52 Asfordby is located adjacent the A6006 and lies to the north of the Coventry to Peterborough railway line. The railway line is one of the ‘Transport Choice Corridors’ identified in the Leicestershire Structure Plan.’

- 2.53 Bottesford is located adjacent the A52(T) Nottingham M1 to Grantham A1(T) road and is served by a passenger rail station with connections to both towns.
- 2.54 The Local Plan allocates land for development in these settlements having assessed the potential for new development with regard to environmental and infrastructural constraints. Elsewhere, a policy of restraint is maintained.
- 2.55 The Council is aware that the living environment offered by the attractive villages and countryside of the Melton area, combined with easy access to large nearby centres of employment, attracts considerable pressure for the release of housing land, particularly for people who currently reside outside the Plan area and intend to commute outside the Plan area for work. The Council is concerned to ensure that further residential development does not increase commuting by private car or adversely affect the character and amenities of the rural area.

Advantages of the Preferred Overall Strategy

- 2.56 The Council believes that the above strategy offers the best distribution of housing and employment land for the following reasons.
- 1 It enables a range of industrial sites and an adequate supply of residential land to be land for development in locations well served by road with existing, or the potential developed over the Plan period in accordance with Government advice by offering for, adequate road or rail-based public transport. The distribution of land is in accordance with the Regional Planning Guidance for the East Midlands and strategic policies set out in the LSP which seek to concentrate development in and adjoining the urban area of Melton Mowbray in the “Transport Choice Corridor”. These strategic policies encourage greater use of public transport, particularly rail and are therefore supported by the Council.
 - 2 The new village will have least impact on existing residential areas. The adverse environmental impact of the incremental growth of existing residential areas within Melton Mowbray is avoided. There is a known level of public support for this proposal.
 - 3 The strategy concentrates development in locations served by existing radial routes into Melton Mowbray which Burrow-Crocker identified as being adequate in width to serve as main distributor roads. Conversely, the strategy minimises increases in traffic on the radial routes identified as being of inadequate width such as Scalford Road, Saxby Road and Dalby Road.
 - 4 It offers the best relationship between new employment and housing land allocations thereby minimising cross town traffic movements between these sites (for example, the new village site, adjacent employment land and additional employment land allocations at Kirby Lane, Leicester Road and Holwell Works are all linked by the proposed by-pass) and will afford cycle routes between these sites.
 - 5 It provides vehicular access from Melton Mowbray to land north of Leicester Road at the proposed western by-pass to Melton Mowbray where a site for a new railway station is identified which will encourage use of any proposed passenger rail facility.
 - 6 It minimises the take up of high grade agricultural land for development. The new village offers a solution to the reclamation of substantial areas of derelict former airfield runways and provides for generous structural landscaping along the edge of this barren, elevated site thereby conserving areas of good quality agricultural land.
 - 7 The cost benefit assessment carried out by Burrow-Crocker shows that the provision of a southern and western by pass has a strong overall cost benefit. Considerable progress with implementation can be achieved without releasing an excessive

amount of residential land in relation to assessments of need over the Plan period to 2006.

- 8 As part of the new village development scheme the Council will require the dedication of a substantial area of open countryside between the former Melton Mowbray Airfield and the town thus ensuring the protection of this land as a strategic open space between the two built up areas. It is proposed that this land will enjoy the benefits of public access and the Council will seek to promote its phased development as an informal recreation area.
 - 9 As part of the new village development scheme the Council will require the phased provision of a southern and western by-pass to Melton Mowbray. The Highway Authority has undertaken to pursue any necessary compulsory purchase order to ensure land acquisition does not delay implementation.
 - 10 The Council will require the provision of community facilities as part of the development scheme for the new village. The developer will be required to provide a village hall, a primary school and a library; and make land available for low cost residential and employment development to achieve a range of affordable residential and industrial opportunities.
 - 11 There is every indication that the strategy can be successfully implemented given that there is an outstanding outline planning application for a new village at the former Melton Mowbray Airfield, which meets in principle, the main requirements of the Council (including the provision of a southern and western by-pass to the town) and firm developer interest in several of the remaining major land allocations around Melton Mowbray.
 - 12 The strategy enables a policy of restraint to be maintained in the rural areas. The countryside and rural settlements are adequately protected and large scale development which might destroy the natural open countryside amenities of the area will be discouraged.
- 2.57 Further details regarding the proposed new village are set out at Chapter 14 and the New Village Development Brief.

Beyond The Plan Period

- 2.58 The Council will seek a phased development at the new village in order that an over provision of housing in relation to the requirements of the LSP is avoided. On the basis of current residential land availability, including allocations other than the new village, there would be an over provision if the new village is developed in its entirety. The Council will therefore permit no more than 700 dwellings at the new village within the Plan period. Nevertheless, the Council is committed to the full development of the village, the benefits of which are set out at paragraph 2.56 above.
- 2.59 The Council will therefore set out detailed requirements for the development of the new village in a revised New Village Development Brief which will be approved by the Council as supplementary planning guidance and form the basis of a Master Plan to be prepared by the developer. The Master Plan will be incorporated into a legal Agreement under Section 106 of the Town and Country Planning Act 1990 between the Council and the developer and other parties with an interest.

Policies and Proposals

Development Within the Town and Village Envelopes

- 2.60 The Council has carried out an appraisal of each settlement within the Plan area and identified a series of "Settlement Envelopes", following from an assessment of :-
- 1 site, situation and access;
 - 2 built environment and conservation, including such matters as the number and

- distribution of listed buildings, conservation area designation and the architectural style, dominant features and materials in evidence;
 - 3 natural environment, including such matters as the location and distribution of open land of particular significance to the settlement form and character, important views in or out of the settlement, tree cover and other natural features of significance;
 - 4 the recent development history and number of outstanding planning permissions for further development;
 - 5 community facilities;
 - 6 utilities;
 - 7 existing planning policies including the requirements of the LSP.
- 2.61 The Melton Mowbray Town Envelope and the Village Envelopes are identified on the Proposal Map and Inset Maps. The Town and Village Envelopes have been defined to identify the area within which a general presumption in favour of most forms of development will be applied subject to certain criteria and to identify the remaining area within which generally protective policies will apply as appropriate to the countryside.
- 2.62 The Envelopes do not necessarily seek to define the settlement since there are sometimes facilities serving the community (such as the local primary school, church or cemetery) which may be within open countryside where protective policies will apply. They do not necessarily seek to define the edge of the built up area either (although many often do) since there are sometimes buildings and other structures located on the periphery of the built up area, the redevelopment of which is considered to be inappropriate at that specific site.

Melton Mowbray

- 2.63 The Council expects considerable pressures for new development within the existing main built up area and development appropriate to the locality will be encouraged. There is scope for residential development on infill sites and for redevelopment to create employment opportunities. The Town Envelope includes sites on the edge of the town allocated for development in accordance with the overall strategy.

The Villages

- 2.64 The unique and attractive character of villages in the Borough has resulted largely from the use of local building materials and traditional building styles. In the past many villages were spoilt because of the use of suburban house styles and ubiquitous building materials. The Council will require that new development harmonises with the traditional character of villages in choice of building design, construction materials and disposition of buildings. The Council will also encourage the re-use and conversion of existing traditional buildings which make a significant contribution to the street scene.
- 2.65 In order to guide new development within the Town and Village Envelopes the following policy will apply:-

OS1 PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WITHIN THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP WHERE:-

A) THE FORM, CHARACTER AND APPEARANCE OF THE SETTLEMENT IS NOT ADVERSELY AFFECTED;

- B) THE FORM, SIZE, SCALE, MASS, MATERIALS AND ARCHITECTURAL DETAILING OF THE DEVELOPMENT IS IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- C) THE PROPOSED USE WOULD NOT CAUSE LOSS OF AMENITY BY VIRTUE OF NOISE, SMELL, DUST OR OTHER POLLUTION;**
- D) THE DEVELOPMENT WOULD NOT HAVE A SIGNIFICANTLY ADVERSE EFFECT ON ANY AREA DEFINED IN POLICY BE12 OR OTHER OPEN AREAS, THE HISTORIC BUILT ENVIRONMENT OR BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE OR IMPORTANT LANDSCAPE OR NATURE CONSERVATION FEATURES INCLUDING TREES;**
- E) THE DEVELOPMENT WOULD NOT CAUSE UNDUE LOSS OF RESIDENTIAL PRIVACY, OUTLOOK AND AMENITIES AS ENJOYED BY OCCUPANTS OF EXISTING DWELLINGS IN THE VICINITY;**
- F) REQUISITE INFRASTRUCTURE, INCLUDING SUCH FACILITIES AS PUBLIC SERVICES, IS AVAILABLE OR CAN BE PROVIDED;**
- G) SATISFACTORY ACCESS AND PARKING PROVISION CAN BE MADE AVAILABLE;**
- H) THE DESIGN, LAYOUT AND LIGHTING OF THE DEVELOPMENT MINIMISES THE RISK OF CRIME.**

- 2.66 The above Policy applies to all development proposed on land lying within Settlement Envelopes, including sites allocated for specific uses in other policies or proposals of the Plan. If a proposal for development within the countryside is acceptable in principle it will also be considered against more detailed criteria in other policies of the Plan which relate specifically to development within the settlement envelopes.
- 2.67 Criteria D) of the above policy makes reference to Policy BE12 which deals with open spaces which the Council wishes to protect from development, often to avoid creating a 'crammed' built environment to the detriment of the loose knit building layout. Further guidance on these areas is set out at Chapter 7 "Built Environment and Conservation" and in the Settlement Appraisals.
- 2.68 Criteria F) of the above Policy refers to the need for requisite infrastructure. This term is explained in more detail at paragraph 2.76 below.
- 2.69 Criteria G) of the above policy refers to the need for satisfactory access and parking provision. The adequacy of the proposed development with regard to access provision will be a matter largely determined by the requirements laid down by the Highway Authority. It is beyond the scope of this Local Plan to set down precise design criteria. Policy T2 (Parking of Vehicles) and Appendix 4 to the Plan provide further guidance on the Council's parking requirements.
- 2.70 Criteria H) of the above policy refers to the need to take account of crime in the design, layout and lighting of new development. This reflects guidance laid down by the Government in Circular 5/94 on Planning and Crime Prevention.

- 2.71 Where a settlement has no defined Village Envelope the Council will apply Policy OS2 as set out below.

Development within the Countryside

- 2.72 The open countryside contains individual dwellings, small clusters of buildings, hamlets, farmsteads and isolated pockets of development dispersed within landscape of open fields, hedgerows and woodlands. There are a wealth of attractive rural lanes, little changed for many years and often well defined by trees and hedgerows which traverse the open countryside and contribute greatly to the character of the rural area.
- 2.73 The Council is concerned to protect the amenity and appearance of the countryside, maximise its contribution to nature conservation, protect the supply of good quality land for agriculture and minimise the cost of servicing new development. The following Policy OS2 clarifies which types of development will or will not be permitted in the open countryside. The Policy makes provision for some limited forms of development, subject to consideration of impact on the appearance or character of the landscape. Planning permission will not normally be granted for any other forms of development which fall outside these limited 'exceptions'.
- 2.74 If a proposal for development within the countryside is acceptable in principle it will also be considered against more detailed criteria contained in other policies of the Plan which relate specifically to the activity. Policy H7 deals with affordable housing and Policy C8 deals with agricultural dwellings. Policies C11 and C12 cover residential extensions and replacement dwellings in the countryside whilst Policies EM9 and EM10 deal with rural industry. Policy C3 deals with agricultural buildings and Policy C4 deals with stables, riding schools and kennels. Policies C6 and C7 deal with the conversion of rural buildings. Policy R3 deals with recreation facilities in the open countryside along with Policies R5 and R6 which deal with particular types of recreational development which might be permitted in the countryside. Policy R11 deals with the Grantham Canal and Policies TM1 and TM2 deal with tourism based developments generally. Finally, Policy UT6 deals with utility services.
- 2.75 Whilst Policy OS2 provides for a wide range of uses in the countryside, the Council will be concerned to ensure that any development does not prejudice the separate identity of villages by reducing areas of countryside between settlements which could lead to coalescence.

OS2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP EXCEPT FOR:-

- A) DEVELOPMENT ESSENTIAL TO THE OPERATIONAL REQUIREMENTS OF AGRICULTURE AND FORESTRY;**
- B) LIMITED SMALL SCALE DEVELOPMENT FOR EMPLOYMENT, RECREATION AND TOURISM WHICH IS NOT SIGNIFICANTLY DETRIMENTAL TO THE APPEARANCE AND RURAL CHARACTER OF THE OPEN COUNTRYSIDE;**
- C) DEVELOPMENT ESSENTIAL TO THE OPERATIONAL REQUIREMENTS OF A PUBLIC SERVICE AUTHORITY, STATUTORY UNDERTAKER OR A LICENSED TELECOMMUNICATIONS CODE SYSTEM OPERATOR;**

D) CHANGE OF USE OF RURAL BUILDINGS;

E) AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H8

**WHERE SUCH DEVELOPMENT WOULD LEAD TO THE
COALESCENCE OF EXISTING SETTLEMENTS, PLANNING
PERMISSION WILL NOT BE GRANTED.**

Infrastructure

- 2.76 The term 'infrastructure' embraces all relevant services or facilities required to support development such as public highways, public transport, recreation, health, education and other public services, water supply, sewers and other utilities, off-site landscaping and community facilities.
- 2.77 The provision of infrastructure is important in all major new developments and its adequacy can be a material planning consideration in deciding whether planning permission should be granted. The capacity of existing infrastructure and the need for additional facilities has been fully taken account of in the preparation of this Plan.
- 2.78 Although the Plan seeks to provide a clear picture of the future shape of the community to enable effective provision to be planned for by those bodies responsible for infrastructure provision, there is also the need for guidance to developers as to how the Council intends to respond to development proposals requiring infrastructure provision not already firmly programmed. Policy OS3 seeks to provide overall policy guidance on this matter but further, more detailed policy guidance on the Council's requirements regarding particular kinds of infrastructure are set out in other policies of the Plan, for example, Policies H10 and H11 deal with public open space standards in new development. Policy T1 deals with highway proposals and Policy CF1 deals with the provision of education facilities.
- 2.79 As a general principle the Council will seek contributions from developers towards infrastructure works and through provision of facilities that are relevant and reasonably related to a development and required to enable a development to proceed. It will normally seek to impose conditions on a planning permission, or achieve the requisite contributions or work by entering into a legal agreement with a developer in association with the grant of planning permission. The following policy will apply:-

**OS3 THE COUNCIL WILL IMPOSE CONDITIONS ON PLANNING
PERMISSIONS OR SEEK TO ENTER INTO A LEGAL AGREEMENT
WITH AN APPLICANT UNDER SECTION 106 OF THE TOWN AND
COUNTRY PLANNING ACT 1990 FOR THE PROVISION OF
INFRASTRUCTURE WHICH IS NECESSARY TO SERVE THE
PROPOSED DEVELOPMENT.**

3 HOUSING

Introduction

- 3.1 This Chapter looks at the population characteristics of the Plan area and the likely demand and supply of housing accommodation over the Plan period. Information on recent rates of new house building in relation to estimated overall housing requirements is considered and additional details regarding housing requirements are set out, including the need for affordable housing. Housing allocations are identified in accordance with the Overall Strategy set out in Chapter 2.
- 3.2 The Council's requirements regarding density, design and layout are made clear and reference is made to a series of development briefs either approved, or being prepared by the Council to provide comprehensive supplementary guidance on individual site requirements. The Chapter also covers gypsy caravans. Finally, reference is made to the quality of the existing housing stock.

Policy Background

- 3.3 The housing and settlement policies set out below have been drawn up in accordance with the strategic policies of the adopted Leicestershire Structure Plan (LSP).

Aims and Objectives

- 3.4 The Local Plan has the following housing aims and objectives:-
- 1 to ensure the provision of an adequate amount of genuinely available land to accommodate about 3,250 dwellings in the Borough over the Plan period;
 - 2 suitable locations having regard to the requirements of the housing market;
 - 3 to ensure that new housing is well related in scale, character, location and function to the existing settlement pattern and surrounding land uses;
 - 4 to ensure the provision of a satisfactory residential environment within new and existing housing areas.

Population

- 3.5 The 1991 Census provides the most up to date source of official population statistics. The population of residents in households in the Plan area at Census night was 44,631. This is an increase of 1,730 (4.0%) on the 1981 figure of 42,901 and 5,740(14.7%) on the 1971 figure of 38,891.
- 3.6 Melton Borough, in line with the majority of districts outside Leicester, showed a greater overall increase in population during the period 1981 to 1991 than Leicestershire as a whole (1.7%) or the East Midlands Region (2.4%).

Housing Requirement

- 3.7 The LSP requires that sufficient land is released for housing to accommodate 3,250 new dwellings over the period 1991 to 2006. This requires an annual build rate of 217 dwellings per annum and compares to an actual annual build rate of 211 dwellings per annum during the period 1981 to 1991.

Housing Supply

- 3.8 Over the period April 1991 to March 1995, 887 dwellings were built within the Borough and at 1st April 1995, 48 dwellings were under construction. Land for a further 824 dwellings (see Table 1) had planning permission thereby leaving a requirement for a further 1,491 dwellings.
- 3.9 A number of sites are allocated for residential development in the statutory adopted Melton Mowbray and Asfordby Local Plan 1989 and the non-statutory Melton (Rural

Areas) Local Plan. Some of these sites have not yet been developed and have no current planning consents for residential use. A review of these sites has been undertaken to assess their suitability for development and the number of dwellings likely to be built on them.

- 3.10 The Local Plan allocates additional sites for development ranging from small-scale sites for 'affordable' housing, for example at Lake Terrace, Melton Mowbray to a major new village site at the former Melton Mowbray Airfield.
- 3.11 These sites, together with other large site residential commitments, are set out at Table 6 which can be found at the end of this Chapter.
- 3.12 Overall, it is possible that almost 2,000 new dwellings can be built on land with planning permission and proposed as allocations for residential development within the Plan period.

Unidentified Sites

- 3.13 Unidentified sites are those sites where planning permission may be granted for residential development over the Plan period but which have not been allocated for development in the Plan, because they are too small (less than 10 dwellings) or because they are large sites which arise as a consequence of redevelopment (existing sites in commercial or industrial use being redeveloped).

Small Unidentified Sites

- 3.14 The development of small sites (less than 10 dwellings) has made a significant contribution to the supply of new housing over recent years, particularly in the rural area. A total of 688 dwellings were built on small sites over the 9 year period 1986 to 1995 (76 per year).
- 3.15 Over the period 1991 to 1995, 268 dwellings were built on small sites (67 per year). If this trend continues over the remaining period a further 737 dwellings could be built on small sites. If outstanding planning consents on small sites, and dwellings under construction on small sites at 1st April 1995 are included, (the overall assumed supply of which is 277 dwellings) the unidentified 'net' small site contribution is estimated to be 460 dwellings.

Large Unidentified Sites

- 3.16 In preparing proposals for the distribution of dwellings in each district as set out in the LSP, the County Council has had regard to the number of dwellings coming forward on other unidentified sites. These are sites of 10 dwellings or more which have not been allocated for new residential development but which gain planning permission. The Borough Council has considered the number of dwellings that are likely to come forward in the future on such unidentified sites in view of past rates and future potential for these sites.
- 3.17 Over the 5-year period 1986 to 1991, planning permission was granted and development took place on 6 sites. 72 dwellings were built (14/year). Over the period 1991-1994, 26 dwellings were built on 2 unidentified sites (9/year). At 1st April 1994, a further 27 dwellings on 3 sites were under construction or remained to be developed.
- 3.18 The preparation of this Local Plan has involved the survey and identification of potential housing sites in excess of 0.4 hectares (1 acre) and those expected to come forward are allocated for development. The Government's Planning Policy Guidance on Housing (PPG 3 (Revised)) advises that housing land availability studies should not

make assumptions about the emergence of large unidentified sites in excess of 1 hectare, and this is generally accepted to hold good in the calculation of housing land supply. Although every effort has been made to identify sites at more than 0.4 hectares, an allowance has been made for the construction of houses on unidentified sites of up to 1 hectare as there is evidence that more sites in this range are likely to emerge than can be individually identified in advance. However it is likely that only a modest number of new dwellings will be built on identified sites within Town and Village Envelopes on sites between 0.4 and 1 hectare and capable of accommodating 10 or more dwellings.

3.19 A summary of the likely housing supply situation is as follows:-

Table 1 Summary of Housing Land Supply (all sites-at 1st April 1995)

Built 1991-1995	887
Under Construction	48
Outstanding Planning Permissions	824*
Proposed Allocations	1,039
Small Site Allowance	460
Other Unidentified Sites	85
TOTAL	3,343

* includes Edendale Road, Melton Mowbray which was granted planning permission after 1st April 1995

LSP Dwelling Requirement (1991-2006) 3,250

Residential Land Availability Monitoring

3.20 Each year, and throughout the Plan period, the Council will monitor the housing supply situation within the Borough as a whole to ensure that new housing provision meets the requirements set out in the LSP. If it appears that housing requirements are not being met, consideration will be given to how this can be rectified when the Plan is reviewed.

Policies and Proposals

3.21 This section describes the housing land allocations identified on the Proposals Map, and provides further details on each individual site. The site specific policies H12-H16 for sites allocated for residential development should be read in conjunction with Policy OS1 which sets out broad criteria for all new development located within the defined Town and Village Envelopes.

Existing Commitments

3.22 Of the large sites (10 dwellings or more) identified on the Proposals Map for housing, there are several sites where planning permission for has already been granted. It is possible that planning permission on these sites may lapse. It is therefore necessary to indicate the Council's policy regarding applications for the renewal of existing planning consents should this arise during the Plan period.

H1 PLANNING PERMISSION WILL BE RENEWED FOR RESIDENTIAL DEVELOPMENT AT THE FOLLOWING SITES SHOWN ON THE PROPOSALS MAP IN THE EVENT OF PLANNING PERMISSION LAPSING:-

- | | |
|---|----------------|
| 1) LONGFIELD ROAD, MELTON MOWBRAY | 1.00 HA |
| 2) THE CONVENT, DALBY ROAD, MELTON MOWBRAY | 0.54 HA |

3) NEWPORT LODGE, MELTON MOWBRAY	0.60 HA
4) OXFORD DRIVE, MELTON MOWBRAY	1.20 HA
5) MAIN STREET, ASFORDBY	0.80 HA
6) EASTHORPE ROAD, BOTTESFORD	0.28 HA
7) BECKINGTHORPE FARM, BOTTESFORD	1.68 HA
8) NEW CAUSEWAY, BARKSTONE LE VALE	0.80 HA
9) EDENDALE ROAD, MELTON MOWBRAY	15.60HA
10) GRANTWOOD ROAD, MELTON MOWBRAY	6.61HA
11) FRAMLAND HOSPITAL, MELTON MOWBRAY	3.46HA

Proposed Allocations

Melton Mowbray

- 3.23 This section deals with proposed housing allocations identified on the Proposals Map. It includes undeveloped sites previously allocated in the adopted statutory Melton Mowbray and Asfordby Local Plan 1989 and new allocations. At some sites planning applications have been submitted to the Council and negotiations are taking place on appropriate legal Agreements to ensure particular developer obligations are fulfilled as part of the development proposal. At 1st April 1994 the sites in Policy H2 did not have the benefit of planning permission.

H2 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT ON LAND ALLOCATED FOR RESIDENTIAL USE ON THE PROPOSALS MAP IN MELTON MOWBRAY AT THE FOLLOWING SITES PROVIDED LAYOUT, DENSITY, SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING, ACCESS AND PARKING DETAILS ARE SATISFACTORY:-

1) DIEPPE WAY	1.46 HA
2) HOMESTEAD	1.73 HA
3) KIRBY LANE	1.70 HA
4) LAKE TERRACE	0.47 HA
5) SCALFORD ROAD FARM	1.95 HA
6) SWALE CLOSE	0.80 HA
7) UPLANDS / POCHIN CLOSE	2.00 HA

- 3.24 Table 6, identifies which of the above sites already have the benefit of detailed planning permission and where construction is already underway (U/C), which sites have outline or full planning permission but where development has not yet started (O and F) and those sites allocated for residential development in the Melton Mowbray & Asfordby Local Plan which are still considered to be genuinely available but where development has not yet started (EA). Proposed new allocations are also identified (NA).
- 3.25 A review of land allocated for residential development in the Melton Mowbray & Asfordby Local Plan led to the conclusion that it is no longer appropriate to allocate 0.6 hectares of land at The Crescent and 1.1 hectares of land south of Asfordby Road, Melton Mowbray. Land at The Crescent was originally allocated for residential development as part of a larger site. This land has now been developed and the remaining land, in Council ownership, is largely used for allotment purposes. The Council will review the availability of this land with regard to the continued need to meet demand for allotments in the area.
- 3.26 The site at Asfordby Road can only be satisfactorily accessed by demolishing good residential properties fronting Asfordby Road. Such a course of action would not appear to be viable and there is therefore no certainty that the site will be developed

during the Plan period. Any planning applications for residential development at this site can be considered in the context of the general development policy for land within the Town Envelope of Melton Mowbray (Policy OS1).

- 3.27 The appraisal of the Melton Mowbray area referred to in Chapter 2 has enabled the Council to identify a Melton Mowbray "Town Envelope" beyond which residential development will not normally be permitted. "Protected Open Areas" within the urban area are also identified. Residential development will not normally be permitted within these areas (see Policy BE12). Further background information on the appraisal and determination of the Melton Mowbray Town Envelope can be found at paragraphs 2.60 to 2.63 in Chapter 2 and the Settlement Appraisal. Further information on the "Protected Open Areas" is contained in Chapter 7 (paragraphs 7.49 to 7.50).

The New Village at the former Melton Mowbray Airfield

- 3.28 The Plan makes provision for the development of a new village on land at the former Melton Mowbray Airfield as identified on the Proposals Map. The development will be subject to a developer entering into a comprehensive legal agreement under Section 106 of the Town and Country Planning Act 1990 which covers such matters as infrastructure provision, phasing and the maintenance of open land. Layout, design and density are to be dealt with in an agreed Master Plan. The Council is preparing a revised development brief for the new village which will provide more detailed supplementary planning guidance on its development.
- 3.29 Further details of the scheme and Local Plan policies are set out at "The New Village" Chapter 14. The development of the new village is expected to commence in the latter half of the Plan period. The gross site area allocated for residential development is approximately 62 hectares (153 acres). At a gross density of 20 dwellings per hectare (8 per acre) this site could accommodate 1,240 dwellings. This overall housing density figure is derived from density guidance in the draft New Village Development Brief. The full development of the new village together with existing housing commitments and allocations elsewhere, would lead to an over-provision within the Plan period by some 650 dwellings. Accordingly, planning permission will not be granted for more than 700 dwellings at the new village within the Plan period in order that overall housing provision does not exceed the requirements of the LSP (See Policy NV2). The Council will monitor residential land availability as set out at paragraph 3.20. If housing requirements are not being met, it is likely that the option for releasing further land at the new village within the Plan period will be considered favourably. The further phasing of development at the new village beyond the Plan period will be considered when the Plan is reviewed.

Asfordby/Asfordby Valley and Asfordby Hill

- 3.30 Asfordby is a large rural village lying 3 miles to the west of Melton Mowbray in the River Wreake Valley.
- 3.31 Asfordby Valley is a minor settlement of linear form lying adjacent to the A6006 and a mile to the east of Asfordby. Asfordby Hill overlooks the Wreake Valley a further mile to the east, and is also served by the A6006. Further details on these settlements are set out in the Settlement Appraisals.
- 3.32 The 1991 mid-year population estimate for the parish of Asfordby is 3,113. Over the period 1981 to 1995, 125 dwellings were built; a building rate of just under 9 per year.

This was in line with the requirements of the 1987 Leicestershire Structure Plan, which states that provision should be made for no more than 150 dwellings over the period 1981-1996. The LSP makes no specific housing provision for Asfordby.

- 3.33 Between 1991 and 1995, 18 dwellings have been built in the parish. Furthermore at 1 April 1995 there were outstanding planning consents for 54 dwellings. The only allocation for residential development at Asfordby in this Local Plan is at Jubilee Avenue. This site has the capacity to accommodate some 54 dwellings. Table 2 summarises total housing land supply at 1st April 1995.

Table 2
Housing land supply in Asfordby / Asfordby Valley / Asfordby Hill

Built (1991-1995)	18
Under Construction	0
Outstanding Planning Permissions	54
Proposed Allocations	54
Total	126

- 3.34 The A6006 now by-passes the village and provides good access to Melton Mowbray, the M1 and Loughborough and the A607 lies 1 mile to the south.
- 3.35 The site at North Street, Asfordby Valley has now been completed (29 dwellings). Scope for further residential development at Asfordby Valley and Asfordby Hill is very limited.

H3 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT ON LAND ALLOCATED FOR RESIDENTIAL USE ON THE PROPOSALS MAP AT ASFORDBY PROVIDED LAYOUT, DENSITY, SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING, ACCESS AND PARKING DETAILS ARE IN ACCORDANCE WITH THE OTHER POLICIES OF THE PLAN:-

1) JUBILEE AVENUE

2.00 HA

- 3.36 Table 6, at the end of this Chapter identifies those sites where outline planning permission has been granted but where development has not yet started (O) and land which is already allocated for development in the Melton Mowbray & Asfordby Local Plan (EA). Proposed new allocations are also set out (NA).

Bottesford

- 3.37 Bottesford is the other main rural centre and serves an extensive area in the northern part of the Borough. Further details of the role and significance of Bottesford are set out in the Settlement Appraisal. The 1991 mid -year population estimate for Bottesford is 2,700. Over the period 1981-1991 some 270 dwellings were built.
- 3.38 The 1987 Leicestershire Structure Plan stated that provision should be made for no more than 150 dwellings over the period 1981-1996; a building rate 10 per year.
- 3.39 The village has grown rapidly since 1981, and by 1991 the 1987 Leicestershire Structure Plan provision was exceeded by 80%. The average annual building rate over

this period was 27 per year. A Council survey of occupants of new houses carried out in 1987 revealed that the majority were occupied by households moving into the village. The LSP makes no specific housing provision for Bottesford.

- 3.40 Over the period 1991 to 1995 a further 85 dwellings have been built in the village and at 1st April 1995 there were 6 dwellings under construction. Planning permission has been granted for 54 dwellings which have yet to be built and a residential allocation for approximately 45 dwellings (at a density of 25 units per hectare) is included in the Plan. Table 3 summarises total housing land supply at 1st April 1995.

Table 3
Housing land supply in Bottesford

Built 1991-1995	85
Under Construction	6
Outstanding Planning Permissions	54
Proposed Allocations	45
Total	190

- 3.41 Bottesford has grown because of its strategic location and its role as a rural centre serving a wide hinterland. The Council acknowledges this role and considers that existing land provision together with likely "windfall" sites will more than provide for local population needs and enable a modest element of net in-migration. The following policy will therefore apply:-

H4 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT ON LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT ON THE PROPOSALS MAP AT BOTTESFORD AT THE FOLLOWING SITE PROVIDED LAYOUT, DENSITY, SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING, ACCESS AND PARKING DETAILS ARE IN ACCORDANCE WITH OTHER POLICIES OF THE PLAN:-

1) THE VINERIES, BELVOIR ROAD 1.80 HA

- 3.42 The Vineries site was allocated for residential development in the Melton (Rural Areas) Local Plan and there are no known constraints to its development within the Plan period.

Other Villages

- 3.43 Planning applications for new residential development within the Village Envelopes will be considered in the context of Policies OS1 and H5 below. Existing provision for larger scale new residential development is acknowledged by the following policy:-

H5 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT ON LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT ON THE PROPOSALS MAP AT THE FOLLOWING SITE PROVIDED LAYOUT, DENSITY, SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING, ACCESS AND PARKING DETAILS ARE IN ACCORDANCE WITH THE OTHER POLICIES IN THE PLAN:-

1) BOYERS ORCHARD, HARBY 0.41 HA

- 3.44 Boyers Orchard was proposed for residential development in the Harby Village Plan (1981) and was also identified as a housing allocation in the Melton (Rural Areas) Local Plan.
- 3.45 Within recent years much of the new housing development in the rural area has been in the form of small infill developments in existing villages. Some of these developments have been unsuitable in both scale and character. Whilst the Council acknowledges that some additional housing will be appropriate from time to time, in many villages there is a need to encourage future development that not only reflects the character of existing development but also makes a positive contribution to the village scene and is not out of scale with the size of the village. Policy H6 below will apply in conjunction with Policy OS1. For a "small group of dwellings" to be considered acceptable development the criteria at Policy OS1 shall be met. There will be a need to ensure that development does not adversely affect the form, character and appearance of the village.

H6 PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT WITHIN VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP WILL BE CONFINED TO SMALL GROUPS OF DWELLINGS, SINGLE PLOTS OR THE CHANGE OF USE OF EXISTING BUILDINGS.

Affordable Housing

- 3.46 Government advice on affordable housing is set out in Planning Policy Guidance Note No 3 'Housing'. The Department of the Environment, Transport and the Regions Circular 06/98 'Planning and Affordable Housing' supplements the Guidance Note and amplifies the Government's preferred approach to planning and affordable housing.
- 3.47 In advising of a definition for affordable housing, Circular 06/98 states that it should encompass both low-cost market and subsidised housing (irrespective of tenure, ownership or financial arrangements), that will be available to people who cannot afford to rent or buy houses generally available on the open market. When seeking to achieve the provision of affordable housing through the policies of the Local Plan, the Council will negotiate such provision in accordance with the advice of the Circular.
- 3.48 The Circular also advises that any local plan policy for affordable housing should be based on a good understanding of the needs of the area over the period of the development plan.

Need for Affordable Housing

- 3.49 In February/March 1994 a Borough wide "Housing Need Survey" was carried out to determine individual household's perceived needs for future housing, including affordable housing. Information from the survey, along with information on the supply of and demand for existing Council and Housing Association accommodation, has been considered in order to identify the Borough's need for affordable accommodation in the Plan period.
- 3.50 A response rate of 61% was achieved by the Council's "Housing Need Survey" which was sent to all known domestic properties within the Borough. The survey results were compared with information available from the 1991 Census of Population and indicated that the response to the survey comprised an accurate cross section of the population. A weighting factor has therefore been applied to estimate what the survey results would

have revealed if every household had responded to the survey. The following results reflect this assumption.

- 3.51 The "Housing Need Survey" found that a total of 2,142 additional households are likely to be formed from existing households within the Borough who would require housing within the Borough over the period 1994-1999. The amount that these households expect to be able to pay for rent or mortgage was assessed against current public and private sector rent levels and house prices in order to identify those households with a need for affordable housing as defined at paragraph 3.47 above. This revealed the following information:-
- 1 961 households could afford under £40 per week, and therefore could afford only to rent from the Council;
 - 2 855 households could afford £40 - £60 per week and could therefore afford to rent from the Council or a Housing Association or maybe part rent / buy.
- 3.52 From this information there is an estimated total of 1,816 households in need of affordable housing. It is noted however that a further 210 households could afford £60 to £80 per week and could therefore afford to buy or rent at the lower end of the open market, although respondents with a requirement for family housing would probably be unable to meet their housing needs in full.
- 3.53 The "Housing Need Survey" provides more detailed information on the perceived needs of geographic zones within the Plan area. There are groups of settlements, often with a dominant settlement which provides local services. This is particularly significant information in guiding the Council's affordable housing 'exceptions' policy (see paragraph 3.69). The survey also provides more detailed information on the type of accommodation required and the household characteristics of those in need.
- 3.54 The Council intends to regularly update the information obtained from the 1994 "Housing Need Survey" with sample surveys. This will enable up-to-date information to be available to the Council in negotiating the provision of affordable housing.
- 3.55 The level of need referred to at paragraph 3.52 above is considerably in excess of the Council's current register (the 'Waiting List') which includes the statutory homeless.
- 3.56 In order to derive an estimate of the maximum possible need for affordable housing over the Plan period to 2006, it is assumed that the average annual housing need of 363 dwellings identified within the 5 year period 1994 to 1999 ($1,816 \div 5$) is maintained over the period 1999 to 2006. This gives a total need of 4,356 affordable dwellings. It is also assumed that these needs will be partly met from re-lets of existing Council House and Housing Association accommodation which over the 5 year period 1990-1994 has been on average 162 dwellings per year. From this, an overall 'maximum' affordable housing 'target' is identified as 2,400 units of accommodation.
- 3.57 This figure does not take account of two significant sources of need:-
- 1 the adopted LSP allows for an element of net 'in migration' to the Borough. These households will generate further affordable housing needs from the concealed households that will emerge (eg. young members of the family);
 - 2 the "Housing Need Survey" does not include the homeless.
- 3.58 The survey does however include the aspirations of members of existing households wanting separate accommodation which may well be in excess of what is genuinely required. In this respect the survey returns need to be treated with caution. It is likely

that such aspirations exceed the more realistic estimate of new household formation produced by the strategic planning authority in assessing overall requirements for new housing.

- 3.59 From the above information it is apparent that there is a significant need for affordable housing during the Plan period. The Council has to consider this in the context of a rising Council House waiting list, increased numbers of homeless applicants, a depleted housing stock (due to 'Right to Buy' sales) and a shortage of building land in its ownership.
- 3.60 In response to the information obtained from the "Housing Need Survey" the Council has set out its priorities for Housing Association activities in its Housing Strategy 1994/95 as follows:-
- 1 rented family housing in Melton Mowbray;
 - 2 rented family housing in rural areas;
 - 3 rented housing for single persons in Melton Mowbray, including "Homes over the Shop Scheme";
 - 4 special needs rented housing, including elderly persons housing;
 - 5 houses for shared equity sale.
- 3.61 The Council has also considered the level of anticipated financial resources available both to itself and to other public sector housing providers (predominantly Housing Associations). A small building programme of 20-30 new houses per year has been maintained by the public sector and this is considered a minimum target of achievement over the remaining Plan period to 2006. These dwellings have been, and should continue to be predominantly 2/3 bedroom family houses for rent. A further Council priority is the provision of rented housing for single people. A minimum realistic target based on recent past levels of funding provision in the public sector is considered to be 10 units per year. In total this adds up to a minimum affordable housing target of 420 dwellings over the remaining Plan period 1994 to 2006. These units should be primarily for rent for small families and single people.

Affordable Housing Supply

- 3.62 Set against the above analysis of need and likely resources available, the supply of affordable housing either built or committed over the Plan period is as follows:-

Table 4

The Supply of Affordable Housing at 1st April 1994

Site	Number of Affordable Units Built (1991/94)	Outstanding
1 Sandy Lane, Scalford	4	2
2 Silverwood Road, Bottesford	26	0
3 Sandpit Lane, Long Clawson	24	6
4 Back Lane, Old Dalby	9	0
5 Main Street, Asfordby	0	4
6 Morley Street, Melton Mowbray	53	0
Total	116	12

- 3.63 The Council will seek the provision of further affordable housing units during the Plan period by making Council land available to Housing Associations by negotiating for

the provision of affordable housing as part of significant new private sector housing development, and by the implementation of an 'exception sites' policy in the rural area (see paragraph 3.69 below). The Council will also encourage other ways to provide affordable housing units, such as the conversion of non-residential property to small dwellings and the re-use of space above shops.

Affordable Housing on Allocated Sites

- 3.64 In line with the above, the Council has considered the scope for the provision of affordable housing on sites allocated for residential development in the Local Plan. The Council has set out a target level of affordable housing provision for specific sites. In some cases it will be necessary for the Council to seek to negotiate a contribution of affordable houses on sites having regard to housing demand, site conditions and other material considerations prevailing at the time sites become available for development. Further details on the specific type of housing need will be determined by the Council, and this information will form the basis for negotiations with the developer of an allocated site.

H7 THE COUNCIL WILL SEEK TO NEGOTIATE THE PROVISION OF AFFORDABLE HOUSING ON THE FOLLOWING SITES ALLOCATED FOR RESIDENTIAL DEVELOPMENT:-

- 1) DIEPPE WAY, MELTON MOWBRAY;**
- 2) LAKE TERRACE, MELTON MOWBRAY;**
- 3) SCALFORD ROAD FARM, MELTON MOWBRAY;**
- 4) UPLANDS/POCHIN CLOSE, MELTON MOWBRAY;**
- 5) NEW VILLAGE AT FORMER MELTON MOWBRAY AIRFIELD;**
- 6) MAIN STREET, ASFORDBY;**
- 7) JUBILEE AVENUE, ASFORDBY;**

THE COUNCIL WILL ALSO HAVE REGARD TO EVIDENCE OF NEED FOR AFFORDABLE HOUSING IN THE LOCALITY WHEN CONSIDERING PLANNING APPLICATIONS FOR RESIDENTIAL DEVELOPMENT ON LAND NOT ALLOCATED IN THE LOCAL PLAN. WHERE THERE IS EVIDENCE OF NEED, THE COUNCIL WILL NEGOTIATE FOR THE INCLUSION OF AN ELEMENT OF AFFORDABLE HOUSING HAVING REGARD TO SITE, SIZE, SUITABILITY, THE ECONOMICS OF PROVISION AND THE NEED TO ACHIEVE A HOUSING DEVELOPMENT THAT INCORPORATES A MIX OF HOUSING TYPES IN ACCORDANCE WITH THE PROVISIONS OF CIRCULAR 06/98.

- 3.65 When securing affordable housing and controlling occupancy, Circular 06/98 advises local authorities that both conditions and planning obligations may be legitimately used to ensure that some housing is occupied either initially or in perpetuity, only by people falling within particular categories of need for affordable housing. When granting planning permission the Council will where necessary, apply conditions or enter into legal agreements under Section 106 of the Town and Country Planning Act 1990 to ensure that affordable housing is occupied by those who cannot afford to rent or buy houses generally available on the open market.
- 3.66 Where a registered social landlord is to be responsible for the management of affordable housing, the Council will not normally impose additional occupancy controls. On sites which involve both general market housing and affordable housing and where no social landlord is involved, the Council may wish to ensure that the

affordable housing has been built and allocated to future occupants before a proportion of the general market housing is occupied.

- 3.67 Further details of the level of provision of affordable housing which the Council will seek to negotiate on the sites referred to in Policy H7 above is set out at Policies H12 to H16 below. Development briefs have or will be prepared for these sites in order to provide further guidance. The number of affordable dwellings sought in pursuance of the Council's housing objectives are set out at Table 5 below.
- 3.68 This level of provision (242 dwellings) combined with existing commitments (12 dwellings-see Table 4) falls short of both the overall level of need identified by the "Housing Need Survey" and the minimum affordable housing target expressed as the achievement of a continuation of recent past levels of provision. Nevertheless, in view of the limited funding available to the Council and Housing Associations, the provision is considered reasonable and achievable.

Table 5 - Provision of Affordable Housing on New Housing Land Allocations

Site	Net /Density/ha	No. of Affordable Dwellings	Comment
A Melton Mowbray			It is assumed that development takes place at the mid- point in the density range.
Dieppe Way	25-37	15	33% provision of affordable housing
Lake Terrace	30-40	16	100% provision of affordable housing
Scalford Road Farm	20-30	10	20% provision of affordable housing.
Pochin Close/The Uplands	25-37	18	Pochin Close/Uplands as specified by the County Council(Social Services) (approx. 30% provision of affordable housing).
B Proposed New Village			
Former Airfield	30-40	140	i.e. 20% provision from 700 dwellings,element of development expected to be released by the developer within the Plan period.
C Asfordby			
Jubilee Avenue	27	18	33% provision of affordable housing.
Total		217	

Other Affordable Housing Sites

- 3.69 In recognition of the need identified for affordable housing in the rural area following assessment of the Council's "Housing Need Survey" in 1994, the following policy will apply:-

H8 IN EXCEPTIONAL CIRCUMSTANCES THE COUNCIL MAY GRANT PLANNING PERMISSION FOR A DEVELOPMENT ON THE EDGE OF A VILLAGE WHICH MEETS A GENUINE LOCAL NEED FOR AFFORDABLE DWELLINGS WHICH CANNOT BE ACCOMMODATED WITHIN A VILLAGE ENVELOPE PROVIDED:-

- A) THE NEED IS ESTABLISHED BY THE COUNCIL;**
- B) A LEGAL AGREEMENT IS ENTERED INTO BETWEEN THE COUNCIL AND DEVELOPER TO SECURE OWNERSHIP AND BENEFITS TO SUCCESSIVE OCCUPIERS AND ENSURE AVAILABILITY OF AFFORDABLE HOUSING FOR LOCAL PEOPLE IN NEED;**
- C) THE DEVELOPMENT WOULD BE IN KEEPING WITH THE SCALE, CHARACTER AND SETTING OF THE VILLAGE AND WOULD NOT HAVE AN ADVERSE EFFECT ON THE COMMUNITY OR LOCAL ENVIRONMENT;**
- D) COMMUNITY SERVICES ARE AVAILABLE NEARBY TO SERVE THE NEEDS OF THE OCCUPANTS;**
- E) LAYOUT, DENSITY, SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING, ACCESS AND PARKING DETAILS ARE IN ACCORDANCE WITH OTHER POLICIES IN THE PLAN.**

3.70 When considering proposals for affordable housing the Council will require evidence from its own "Housing Need Survey" or similar evidence to relate the proposal to the type of affordable dwellings required within the local community. The Council will not permit development which could set a precedent for ribbon development on the edge of villages. Small sites on the edge of larger villages will generally provide the most appropriate locations.

Density

3.71 Although the LSP sets out the overall housing requirement for the Melton area over the Plan period, it is the role of the Local Plan to determine how much land should be allocated for housing to meet this requirement. Clearly housing density is an important issue. The 1987 Leicestershire Structure Plan assumed an average density of 27 dwellings per hectare in the County outside the City of Leicester. The adopted LSP seeks to encourage higher density housing development wherever possible to make the most effective use of limited land resources.

3.72 In the Melton area, over the period 1986-1993 the overall average density on large completed sites (ie. in excess of 0.4 hectares) has been 26 dwellings per hectare. Individual site densities tend to vary however and some of the larger traditional estates on the edge of Melton Mowbray have been developed at about 22 dwellings per hectare, whilst some of the smaller 'infill' sites within the town have been developed at over 35 dwellings per hectare.

3.73 If higher density development is appropriate to a site, bearing in mind site characteristics and the nature and character of the surroundings, there are a number of distinct advantages relating to the minimisation of land taken up for new housing and energy efficiency. The Council will therefore normally encourage higher density residential development (in the range 30 to 40 dwellings per hectare) where such

advantages are evident. There are also situations where higher density development should be encouraged in order to secure affordable housing in areas of demand or to meet the needs of specialist groups such as the elderly. Guidance on appropriate densities of residential development on sites allocated in the Local Plan is set out at policies H12 to H16 below. Where appropriate further guidance on specific sites will be set out in development briefs to be published as supplementary planning guidance.

- 3.74 There are residential areas, particularly in Melton Mowbray, where housing is laid out to a very low density and where it would be inappropriate to encourage high density development including 'infill' and redevelopment. The Victorian and Edwardian villas in the Sandy Lane/Dalby Road area for example retain their character as a consequence of the absence of high density infill development. More modern, low density housing areas such as the Sandy Lane/Burton Road area and the current Grantwood Road development off Thorpe Road would also be adversely affected by high density infill.
- 3.75 Specific guidance on the density of residential development at the proposed new village at the former Melton Mowbray Airfield is set out at Chapter 14 of this Plan.
- 3.76 The Council will have regard to the following policy when considering the development of residential land:-

H9 PLANNING PERMISSION WILL BE GRANTED FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENT WHERE THIS IS COMPATIBLE WITH THE NATURE OF THE SITE AND THE CHARACTER OF ITS SURROUNDINGS PROVIDED:-

A) THE SITE IS WELL RELATED TO GOOD PUBLIC TRANSPORT FACILITIES OR CLOSE TO THE CENTRE OF MELTON MOWBRAY OR;

B) THE SITE HAS THE POTENTIAL TO CONTRIBUTE TO THE NEED FOR AFFORDABLE OR SPECIALIST HOUSING WITHIN THE LOCALITY.

Residential Design

- 3.77 The Council is aware that good design in new development, including landscaping, can do much to make new housing more acceptable in the local community. Aspects of the design of new housing will be controlled where these would clearly have an adverse effect on adjacent development or the general character of a village or neighbourhood. The Council's main criteria to be met is contained in Policy OS1 and Policy BE1.
- 3.78 The Council has published guidance leaflets on house extensions and the landscaping of major development sites and intends to produce guidance on building design to include housing development.

Amenity Open Space in New Housing Developments

- 3.79 It is a well-established and accepted principle that new residential development should include the provision of appropriate areas of open space. Pleasant, well laid-out areas for public enjoyment, recreation and children's play are essential elements in well designed residential layouts.
- 3.80 Within residential layouts, woodlands, commons, landscaped areas and water features offer opportunities for passive recreation. These areas are quite separate from more

formal playing spaces which form an equally important component in the design of residential areas.

- 3.81 The Council will therefore seek to ensure that amenity space is provided within developments of 10 dwellings or more at the rate of 5% of the gross development site area. Appendix 5 contains the Council's adopted standards for the provision of amenity open space in new housing developments.

H10 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW RESIDENTIAL DEVELOPMENT UNLESS AMENITY OPEN SPACE IS PROVIDED WITHIN THE SITE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS AT APPENDIX 5 OF THIS LOCAL PLAN.

Outdoor Playing Space in New Housing Developments

- 3.82 Outdoor playing spaces are areas of land that are available for sport, active recreation or children's play. These areas must be of a suitable size and nature for their intended purpose, safely accessible and available to the public. The National Playing Fields association (NPFA) recommends a minimum standard for outdoor playing space of 2.43ha per 1,000 population. This is commonly called the 'NPFA Six Acre Standard'.
- 3.83 The Council has adopted the NPFA standards for outdoor sport and children's playing space and these standards should normally be met or exceeded in all new housing developments. The standards that developers are required to meet are set out in Appendix 6.

H11 PLANNING PERMISSION WILL NOT BE GRANTED FOR RESIDENTIAL DEVELOPMENT OF 15 OR MORE DWELLINGS UNLESS IT MAKES PROVISION FOR PLAYING SPACE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS AT APPENDIX 6 OF THIS LOCAL PLAN.

Development Briefs

- 3.84 In order to provide clear planning guidance to prospective developers of sites allocated for residential development the Council intends to approve a development brief for the New Village at the former Melton Mowbray Airfield.
- 3.85 Many development briefs have already been approved and published by the Council and provide detailed supplementary planning guidance. In order to ensure that site specific development aims and objectives are achieved, the Policies H12 to H16 below will apply.

Dieppe Way, Melton Mowbray

- 3.86 This site is about 3.0 hectares in area and forms part of the existing allotment area to the north of Dieppe Way. Many of the allotments within that part of the site allocated for residential development have been disused and overgrown for several years.
- 3.87 The site is an infill site adjacent Nottingham Road, along which regular bus services operate. It is approximately 1,000 metres north of the edge of Melton Mowbray town centre. The area slopes markedly to the south and west and an open watercourse runs from north to south adjacent the Nottingham Road frontage. There are constraints on the development of this frontage arising from foul sewer infrastructure requirements, the balancing of surface water flows, improvements to the watercourse and the Council's concern to protect an open 'finger' of amenity space 50 metres in width along the east side of Nottingham Road. It is therefore a requirement of any residential

development on the allocated site that a landscaped area of public open space along the Nottingham Road frontage is provided within the allocated site.

- 3.88 Nottingham Road is also a classified, main radial route into Melton Mowbray. The site cannot be accessed from Nottingham Road as there would be insufficient distance between a new access and Dieppe Way and therefore a new access would not comply with the design guidelines of the Local Highway Authority. Housing on the Fairmead Estate to the south of the site largely fronts onto Dieppe Way and the Council also requires frontage housing along Dieppe Way as part of the overall housing layout of the site.
- 3.89 The Council has also considered the information obtained from its "Housing Need Survey" and addressed the locality, its character and market conditions of the site and concluded that a development should incorporate an element of affordable housing as defined by the Council (see paragraph 3.47 for the Council's definition of affordable housing). The Council will seek to negotiate a 33% provision of affordable housing. In taking account of the site's, location and character, the Council wishes to encourage high density development within the range 25 - 37 units per hectare, which is also consistent with the Council's requirement for a significant proportion of affordable housing as contained in the approved development brief.
- 3.90 In the light of the above, the following policy will apply:-

H12 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT DIEPPE WAY SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT INCLUDES:-

- A) THE PROVISION OF A LANDSCAPED AREA OF PUBLIC OPEN SPACE 50 METRES IN WIDTH ALONG THE NOTTINGHAM ROAD FRONTAGE;**
- B) FRONTAGE HOUSING ALONG DIEPPE WAY;**
- C) VEHICULAR ACCESS FROM DIEPPE WAY ONLY.**

THE COUNCIL WILL SEEK TO NEGOTIATE HOUSING DEVELOPMENT AT A GROSS DENSITY OF 25-37 UNITS PER HECTARE TO INCLUDE 33% PROVISION OF AFFORDABLE HOUSING.

Lake Terrace, Melton Mowbray

- 3.91 The small site (0.47 hectares) is owned by the Council and is to be developed for affordable housing at a gross density of 30-40 units per hectare. A play area is to be included in view of the lack of facilities for small children in the locality. The Council has approved a detailed site development brief which provides further guidance on the Council's requirements. The following policy will apply:-

H13 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT LAKE TERRACE SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT INCLUDES A CHILDREN'S PLAY AREA.

THE COUNCIL WILL SEEK TO NEGOTIATE HOUSING DEVELOPMENT AT A GROSS DENSITY OF 30-40 UNITS PER

HECTARE TO INCLUDE 100% PROVISION OF AFFORDABLE HOUSING.

Scalford Road Farm

- 3.92 This site fronts onto Scalford Road at the north edge of Melton Mowbray and is some 1.95 hectares in area. The site slopes gently from Scalford Road to a ridge at the west boundary and is presently in agricultural use. To screen the site from the west, substantial tree planting will be required along the west boundary.
- 3.93 The site fronts a main radial route into Melton Mowbray and bus services operate along this route into the town centre. The Council has considered the information obtained from its "Housing Need Survey" and addressed the location, character and market conditions of the site and concluded that a development should incorporate an element of affordable housing as defined by the Council by (see paragraph 3.47 for the Council's definition of affordable housing). The Council will negotiate a 20% provision of affordable housing. In taking account of the site's location however, overall density should be within the range 20-30 units per hectare. Although densities may vary throughout the site in accordance with house type distribution, higher density development would be appropriate at the eastern end of the site, and lower density development at the more elevated western end.
- 3.94 Local retail provision in the northern part of Melton Mowbray is distinctly lacking, the nearest convenience shop to the site is some distance away on St. John's Drive. The Council will therefore seek to negotiate the provision of a fully serviced area for retail development at the site's frontage to Scalford Road. In the light of the above, the following policy will apply:-

H14 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT SCALFORD ROAD FARM SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT INCLUDES STRUCTURAL LANDSCAPING TO A MINIMUM DEPTH OF 10 METRES ALONG THE WEST BOUNDARY OF THE SITE.

THE COUNCIL WILL SEEK TO NEGOTIATE HOUSING DEVELOPMENT AT A GROSS DENSITY OF 20-30 UNITS PER HECTARE TO INCLUDE 20% PROVISION OF AFFORDABLE HOUSING AND THE PROVISION OF FULLY SERVICED LAND FOR RETAIL DEVELOPMENT AT THE SITE FRONTAGE TO SCALFORD ROAD.

Uplands/Pochins Close

- 3.95 The main part of this 2 hectare site is allocated in the adopted Melton Mowbray and Asfordby Local Plan 1989 for residential development. The site has a main frontage onto Dalby Road and is close to the edge of Melton Mowbray town centre. The adjacent Uplands development is high density and the Council considers that the site's location and character are such that a high density residential development with special needs housing, is appropriate. The Council has considered the information obtained from its "Housing Need Survey" and has addressed the location, character and market conditions of the site and concluded that a development should incorporate an element of affordable housing. Affordable housing is defined by the Council at paragraph 3.47. The Council will negotiate a minimum of 18 affordable/special needs dwellings on this site in accordance with the requirements of the County Council which owns a substantial part of the site.

- 3.96 The Council has prepared a development brief for the site which shows how vehicular access can be obtained from Dalby Road or via an improved access from Leicester Road. The site lies adjacent The Mount which is scheduled ancient monument. Any archaeological interest in the site will be safeguarded. For convenient access to bus services and other community facilities, a footpath connection is required via a central open space adjoining the Mount between Pochin Close and Dalby Road:-

H15 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT THE UPLANDS / POCHINS CLOSE SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT:-

- A) PROVIDES FOR VEHICULAR ACCESS TO THE MAIN PART OF THE SITE FROM DALBY ROAD, VIA THE UPLANDS OR FROM AN IMPROVED ACCESS FROM LEICESTER ROAD;**
- B) PROVIDES A FOOTPATH CONNECTION VIA A CENTRAL OPEN SPACE ADJOINING THE ANCIENT MONUMENT BETWEEN POCHIN CLOSE AND DALBY ROAD;**
- C) SAFEGUARDS ANY SIGNIFICANT ARCHAEOLOGICAL INTEREST.**

THE COUNCIL WILL SEEK TO NEGOTIATE HOUSING DEVELOPMENT AT A GROSS DENSITY OF 25 - 37 DWELLINGS PER HECTARE AND PROVISION OF A MINIMUM OF 18 AFFORDABLE / SPECIAL NEEDS DWELLINGS.

Melton Mowbray Airfield

- 3.97 Details of the requirements related to this major new development are set out at Chapter 14.

Jubilee Avenue, Asfordby

- 3.98 Some 1.45 hectares of this site was allocated in the adopted Melton Mowbray and Asfordby Local plan for housing. The site has now been extended to approximately 2.0 hectares and comprises a grazing meadow lying between existing housing and the A6006 Asfordby bypass.

- 3.99 Outline planning permission has now been granted at Jubilee Avenue and a number of conditions are to be attached to the planning permission which sets out the Council's detailed development requirements for the site. The following Policy outlines the main requirements.

H16 PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT JUBILEE AVENUE, ASFORDBY SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT INCLUDES:-

- A) A LANDSCAPE BELT ADJOINING THE ASFORDBY BYPASS RANGING FROM NO LESS THAN 40 METRES DEPTH AT THE WESTERN END OF THE SITE TO NO LESS THAN 23 METRES AT THE EASTERN END OF THE SITE, TOGETHER WITH LANDSCAPING ALONG THE SOUTHERN AND EASTERN BOUNDARIES OF THE SITE;**

- B) IMPROVEMENTS TO JUBILEE AVENUE, INCLUDING TRAFFIC CALMING MEASURES, TO OVERCOME PROBLEMS RELATING TO THE NARROWNESS OF THE CARRIAGEWAY AND FOOTWAY WIDTHS, ON-STREET PARKING AND VISIBILITY AT THE JUNCTION WITH MAIN STREET;**
- C) NO DIRECT ACCESS BETWEEN THE SITE AND THE A6006, ASFORDBY BYPASS;**
- D) NO VEHICULAR ACCESS TO LAND TO THE WEST OF THE SITE;**
- E) FOLLOWING THE SUBMISSION OF A NOISE ASSESSMENT STUDY, THE IMPLEMENTATION OF NECESSARY MEASURES TO ATTENUATE NOISE POLLUTION FROM THE BYPASS;**

THE COUNCIL WILL REQUIRE THE DEVELOPMENT TO BE CONSTRUCTED AT A DENSITY OF NO MORE THAN 27 DWELLINGS PER HECTARE AND WILL SEEK 33% PROVISION OF AFFORDABLE HOUSING.

Access Housing

- 3.100 Access housing is basically standard house types with special features which provide for the needs of disabled people. Typical features include doorways which are wider than those found in standard housing, ground level toilet provision and staircases designed so that a stair-lift can be easily installed. Such housing therefore provides for adaptations to be carried out without too much upheaval or expense should a member of the family become disabled or infirm.
- 3.101 The Council's "Housing Need Survey" involved interviewing 99 households where some special housing need was evident. In the light of the need for affordable housing and suitable for people with a disability or special need, the Council will seek to negotiate the provision of such housing as part of the affordable housing elements required in connection with the housing developments proposed at Policy H7. This is not an additional requirement of these developments; the Council will simply wish to refer to evidence of specific housing needs revealed from the "Housing Need Survey" when negotiating the accommodation mix of these schemes.

H17 THE COUNCIL WILL SEEK TO NEGOTIATE THE PROVISION OF ACCESS HOUSING WHERE THERE IS EVIDENCE OF NEED, AS PART OF THE AFFORDABLE HOUSING PROVISION SOUGHT IN CONNECTION WITH THE HOUSING ALLOCATIONS REFERRED TO AT POLICY H7 AND ANY MAJOR UNIDENTIFIED SITES WHICH ARISE DURING THE PLAN PERIOD.

Backland Development

- 3.102 Most villages in the Plan area have evolved through a process of frontage development in an informal pattern along rural lanes. Long narrow gardens were often a feature of the medieval village pattern and in recent years development pressures have resulted in the building of houses in "backland" locations. In Melton Mowbray there are also pressures for "backland" development. The Council wishes to avoid insensitive backland development recognising that this type of development can have an adverse effect on the amenities of existing dwellings and also the integrity and appearance of the original village pattern or neighbourhood. In some instances "backland" development can be discreetly integrated into the settlement or neighbourhood. In such cases proper provision should be made for convenient and safe vehicular access and car

parking. The Council will therefore consider any "backland" proposals with particular regard to these matters and will normally require a comprehensive layout plan showing the relationship of any new dwelling to existing properties as part of a planning application.

H18 PLANNING PERMISSION WILL BE GRANTED FOR BACKLAND HOUSING DEVELOPMENT WITHIN THE TOWN OR VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) THE PRIVACY AND AMENITY OF OCCUPANTS IN EXISTING DWELLINGS IN THE LOCALITY OR FUTURE OCCUPANTS OF THE PROPOSED DWELLING WOULD NOT BE ADVERSELY AFFECTED;**
- B) ACCESS AND PARKING FACILITIES ARE PROVIDED IN ACCORDANCE WITH POLICY T2 OF THE PLAN;**
- C) THE DEVELOPMENT WOULD BE IN KEEPING WITH THE GENERAL CHARACTER AND DENSITY OF EXISTING DEVELOPMENT IN THE LOCALITY AND WOULD NOT SET A PRECEDENT FOR SIMILAR FORMS OF DEVELOPMENT, THE CUMULATIVE EFFECT OF WHICH WOULD ADVERSELY AFFECT THE EXISTING CHARACTER AND APPEARANCE OF THE WIDER AREA.**

Granny Annexe

3.103 Demand for the provision of additional living units, in association with existing residential properties, for aged or infirm relatives has increased over recent years. The 1991 Census results show a significant increase in the number of elderly in the Plan area over the period 1981 to 1991 and suggests that a further increase is likely. At the same time, the Government's White Paper "Caring in the Community" looks for increasing provision to be made for the care of those in need within the wider community.

3.104 Planning permission for the provision of additional living accommodation for the aged in association with existing residential properties lying within the Town and Village Envelopes will normally be granted subject to compliance with Policy OS1. In the countryside planning permission will not normally be granted for development except for the specific, limited forms of development identified at Policy OS2. Residential development will normally be restricted to development essential to the operational requirements of agriculture and forestry (see Policy C8). The Council is aware that inappropriate development in the countryside may arise if planning permission is granted for self contained accommodation for the use of aged or infirm people where there is potential for its subsequent conversion to form a separate residential unit. Therefore, the Council will normally require accommodation to be physically linked to an existing residential unit with which it is associated. The 'annexe' should also be subordinate to the main residential property and of suitable scale, form, mass and architectural detailing so as to be in keeping with the existing residential property and in accordance with the criteria contained in Policy C11. The following policy will apply:-

H19 OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NOT BE GRANTED FOR RESIDENTIAL EXTENSIONS FOR AGED OR

INFIRM PERSONS IF THE ACCOMMODATION HAS POTENTIAL FOR THE CREATION OF A SEPARATE RESIDENTIAL UNIT.

- 3.105 There may be situations where the use of a legal agreement to restrict the use of the granny annexe may be appropriate. The Council will only seek such an agreement if it is likely to serve a useful purpose in land use planning terms (which cannot be secured by appropriate planning conditions) since there are now provisions for an appeal to the Secretary of State for the Environment for the discharge of such agreements after a prescribed period of time.

Houses in Multiple Occupation

- 3.106 The conversion of suitable existing dwellings or other buildings to smaller units of accommodation can make a contribution to the overall supply of residential accommodation particularly for single people.
- 3.107 Of particular concern in dealing with the conversion of properties for multiple occupation is the impact of fire escapes, access to upper floors, waste bin storage, boundary wall treatment and noise disturbance. Although planning permission will not normally be granted for the conversion of buildings of special architectural or historic interest, or buildings in Conservation Areas, where the impact of these features would adversely affect the character of the building or locality, the Council is aware that sensitively designed conversions can provide a lifeline to older, larger properties where there is no demand for single family occupation. Where such properties are vacated and are likely to deteriorate through neglect, the Council will positively encourage sensitive conversion to multiple occupancy. The following policy will apply:-

H20 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF LARGE HOUSES OR OTHER SUITABLE BUILDINGS TO SMALL UNITS OF RESIDENTIAL ACCOMMODATION PROVIDED:-

- A) THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER OF THE BUILDING;**
- B) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- C) THERE WOULD BE NO LOSS OF ESSENTIAL AMENITY OPEN SPACE;**
- D) ACCESS AND CAR PARKING PROVISION IS MADE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE COUNCIL.**

Gypsy Caravan and Travelling Showpeople's Sites

- 3.108 The Government has recently repealed the legislation which requires local authorities to provide accommodation on caravan sites for gypsies residing in or resorting to their areas as well as the Secretary of State's power to "designate" an area of a local authority as having adequate provision for gypsies. There are no permanent or transient gypsy sites within the Borough at present, and there are only occasional incursions of gypsy caravans into the Borough. Although there is no evidence of demand for facilities at present, the Council considers that, in land use terms, gypsy sites and sites for

travelling showpeople are likely to exhibit similar characteristics and the following policy will be applied to assess any planning application submitted for either type of use.

H21 PLANNING PERMISSION WILL BE GRANTED FOR GYPSY CARAVAN AND TRAVELLING SHOW PEOPLE'S SITES PROVIDED:-

A) THERE WOULD BE NO LOSS OF AMENITIES IN THE LOCALITY;

B) SATISFACTORY ACCESS CAN BE PROVIDED;

C) ANY PERMANENT GYPSY SITE WOULD BE WELL LOCATED TO COMMUNITY SERVICES.

Existing Housing Stock

- 3.109 Analysis of the 1991 Census reveals a low proportion of dwellings in the Borough which can be categorised as "unfit" or lacking in amenities. No Council owned dwelling falls into these categories.
- 3.110 The Council does not consider it appropriate to designate any Housing Renewal Areas for specific action because of the small number of dwellings requiring improvement and the limited scope for environmental improvement works.
- 3.111 The Council has a modernisation programme to deal with its own housing stock. The Council also makes provision for improvement grants to be made to private residents living near to Council houses and enables owners to carry out their own improvements whilst the modernisation of the local authority houses is in progress.
- 3.112 The Council also offers grant aid for the improvement of privately owned accommodation under the 1989 Housing and Local Government Act, subject to the availability of finance. Applicants are assessed with regard to both the condition of the property and the financial resources available to the applicant. Approximately 40-50 dwellings benefit each year from improvement grants.
- 3.113 The Council will continue to encourage the improvement of older housing within the Borough wherever possible. Details of the Council's proposals in this regard are set out in the Housing Investment Programme which is available for inspection at the Council Offices.

TABLE 6 - SCHEDULE OF HOUSING LAND (large sites only - at 1st April 1995)

Site	Planning Status	Site Area (ha)	No of Dwellings			Density
			Built	U/C	Outstanding	
1. Melton Mowbray Area						
The Convent, Dalby Rd	F	0.54			11	20
Dieppe Way	Part O-NA	1.46			45	25-37
Edendale Road	Part F-EA	15.60			286	20-30
Framland Phase VI	F	5.70	106	7	18	23
Grantwood Road	F	8.66	139	4	36	21
The Homestead	N/A	1.73			13	5-10
Kirby Lane	EA	1.70			34	20
Lake Terrace	NA	0.47			16	30-40
Longfield Road	O	1.00			25	25
Newport Lodge	F	0.60			22	37
Oxford Drive	F	1.20	2	6	10	15
Scalford Road Farm	NA	1.95			49	20-30
Swale Close	EA	0.82			22	27
Uplands/Pochin Close	Part EA-NA	2.00			62	25-37
SUB-TOTAL		43.43	247	17	649	35*

Proposed new village at former Melton Mowbray Airfield	NA				700*	20
2. Asfordby Area						
Jubilee Avenue	Part EA-NA	2.00			54	27
Main Street	F	0.80			28	35
North Street, Asfordby Valley	F EA	0.82			29	35
SUB TOTAL		3.62			111	

3. Bottesford						
Bowbridge Lane	F	1.68	38	4		25
Easthorpe Road	F	0.28	3		8	39
Beckingthorpe Road	F	1.68			26	15.5
The Vineries, Belvoir Road	EA	1.80			45	20-30
SUB-TOTAL		5.44	41	4	79	

4. Rural Area						
Boyers Orchard, Harby	O	0.41			11	20-30
Windmill Field, Croxton Kerrial	F	1.00	25	2	0	29
New Causeway, Barkestone le Vale	F	0.80			22	27
Melton Road, Waltham Sandpit Lane,	F/O	1.14	2	1	10	12
Long Clawson	F	1.10	24		6	27
Old Dairy, Hose	F	0.30	6		4	37
SUB-TOTAL		4.75	57	3	53	

OVERALL TOTAL	91.82	318	22	1592
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* This figure represents the proportion of the total development (1200 dwellings) which will be permitted in the Plan period.

Key: **O** = Outline Planning Permission **F** = Full Planning Permission
 EA = Allocated in Melton Mowbray & Asfordby Local Plan or Melton (Rural Areas) Local Plan
 NA = New Allocations (Proposed)

4 INDUSTRY AND EMPLOYMENT

Introduction

- 4.1 The Local Plan seeks to reconcile the need for continued economic development within the area and the Council's environmental objectives. It is a role of the Local Plan to maximise certainty to developers with regard to what is acceptable development within the area and what is not. The Local Plan also seeks to facilitate the provision of adequate land for employment generating development in order that sufficient jobs can be created in relation to need. In this context the Council is only too aware of the effect of the current recession on employment within the area. The need to be responsive to job creating proposals is therefore recognised.
- 4.2 Chapter 2 of the Local Plan sets out the Council's overall strategy. The strategy seeks to direct both residential and employment generating development to locations well served by the transportation infrastructure (both existing and planned) within the main urban area of Melton Mowbray. In this way, the environmental impact of journeys to work can be minimised.
- 4.3 Although the urban area of Melton Mowbray will be the principal location for new industrial development within the Borough, the rural area also has a crucial role to play, particularly with regard to tourism and related recreational facilities which may help diversify employment opportunities from agriculture.

Policy Background

- 4.4 The Industry and Employment policies set out below have been drawn up in accordance with the strategic policies of the adopted Leicestershire Structure Plan (LSP).

Aims and Objectives

- 4.5 The principal objectives of the employment strategy of the Local Plan are:-
- 1 to ensure the provision of sufficient land for industry in order to meet employment needs within the Borough over the Plan period;
 - 2 to ensure the provision of a range of sites and premises for employment generating development at suitable locations having regard to the employment characteristics of the area and its infrastructure;
 - 3 to ensure that industrial development is well related in scale and design to surrounding land uses;
 - 4 to provide where possible for the future land requirements of established industries operating on constrained or inappropriate sites;
 - 5 to ensure the provision of a satisfactory environment within industrial estates;
 - 6 to encourage the development of tourism and related recreational facilities in the rural area in order to diversify employment opportunities.

Employment Characteristics

- 4.6 The main existing employers within the Borough are as follows.

Melton Mowbray & Asfordby Area
Pedigree Masterfoods

- 4.7 The main operational site is at Melton Mowbray with administrative offices at Waltham on the Wolds. Pedigree Masterfoods is the largest direct employer in the Borough and many local firms depend on or have dealings with the Company. The Melton Mowbray plant employed 1,030 full time staff at June, 1992 with further office staff being accommodated at offices at Waltham on the Wolds, 5 miles north east of Melton Mowbray (see paragraph. 4.19 below).

Rugby Joinery

- 4.8 This Company manufactures timber products primarily for the construction industry. It is located in Melton Mowbray and employs around 600 staff.

Asfordby Mine

- 4.9 On 18 August 1997, RJB Mining plc announced the closure of Asfordby Mine. At the time of the announcement there were 418 full-time miners and other staff directly employed at the mine by the company.
- 4.10 The mine occupies some 140ha. of former agricultural land. The main complex of buildings, including administration building, workshops, sheds, car parking and hard standing areas occupy some 57 ha. The remainder of the land comprises areas for tipping.
- 4.11 Following the closure announcement, work started on the decommissioning of the mine. The restoration of the land surrounding the main colliery plant and buildings to agricultural use also stated in accordance with planning conditions. The re-use of the mine site will be an important issue when the Melton Local Plan is reviewed.

Stanton PLC

- 4.12 This Company manufactures metal products such as manhole covers primarily for use in road construction and in 1991 employed 441 staff.

PERA International

- 4.13 PERA is one of Europe's largest multi-disciplined technology centres and provides a broad range of services to industry. The Company is situated in Melton Mowbray and employed 224 staff at May, 1992.

Asfordby Storage and Haulage

- 4.14 The Company occupies premises off Saxby Road, Melton Mowbray and Asfordby and employed 219 staff at August, 1993.

MOD

- 4.15 The Ministry of Defence has extensive property holdings within the Borough including land at the western edge of Melton Mowbray (the Defence Animal Centre) and the Asfordby Gun Range at Asfordby Valley. Some 185 staff were employed at the Defence Animal Centre at July, 1992.

Others

- 4.16 Many other major employers in the Borough are within the manufacturing sector and include Pedigree Electronics (150 staff), Tuxford and Tebbutt (125 staff) and Automatic Braiding (120 staff). Staff figures are at July, 1992.

Rural Area

MOD

- 4.17 The MOD has had a major facility at Old Dalby since 1940 and has been an important source of local employment. In 1996 the Army Base Repair Organisation (ABRO) was closed and the workshop buildings have now been occupied by a variety of private businesses. This part of the site is now known as the Crown Business Park. The remaining part of the site, the Army Base Storage and Distribution Agency (ABSDA) closed in 1999 and the Council has prepared a development brief for the site.

Cheese Factories

- 4.18 A number of dairy/cheese factories operate in the area including factories at Bottesford, Long Clawson, Harby and Saxelbye. Although some expansion has taken place over recent years, with additional employment created, some rationalisation of property holdings is anticipated over the Plan period.

Others

- 4.19 Pedigree Masterfoods' national offices and Centre for Pet Nutrition at Waltham on the Wolds employed 256 persons at June 1992. There are small scale commercial activities operating from several villages which provide modest, but locally significant, levels of employment such as Space Foods at Wymondham and the Cardboard Box Factory at Nether Broughton.
- 4.20 There are also a small number of isolated employment generating activities operating from sites within the open countryside such as Woodhill Farm, Old Dalby; land adjacent the A46 at Six Hills, a small industrial estate at John O'Gaunt, near Twyford, Scalford Construction at Scalford and Electro-motion UK at the former Hose steelworks. Other local employment opportunities are mainly related to agriculture.

Employment Characteristics

- 4.21 Statistical information on the employment characteristics of the Borough population is largely confined to the findings of the Census of Population. A comparison of the 1971, 1981 and 1991 Censuses reveals significant changes in the proportion of the resident population employed in the main employment categories as set out at Fig.1 below.
- 4.22 The table at Fig.1 reveals an increase of 34.4% in the total number of the Borough's resident population in employment from 15,600 in 1971 to 20,980 in 1991. During the same period the numbers of economically active persons in the Borough increased from 18,176 in 1971 to 23,174 in 1991. The figures therefore indicate that in 1991 some 90.5% of the economically active population were in employment compared to 85.8% in 1971.
- 4.23 With regard to specific sectors of employment there have been considerable changes since 1971. There has been a continuing decrease in the numbers employed in Agriculture from 1,710 in 1971 to 800 in 1991. By 1981 the manufacturing sector had increased employment by 23% over the 1971 figure, but the numbers employed has declined over the past decade to the 1971 level. The development of the Asfordby Coal Mine which commenced in 1984 is reflected in the increase in employment in the Energy, Water and Mining category. A constant increase in employment in the Other Services category (which includes banking and finance) indicates the importance of the services sector in providing new job opportunities. The services sector of the economy is very important to the manufacturing sector. Over recent years there has been a reduction in direct employment levels within some of the major local companies,

indicated by a reduction in levels of employment in manufacturing as shown at Figure 1. Some major local companies sub-contract support service work previously carried out "in-house" and this has resulted in increased levels of employment in the services sector.

Fig 1: Changes in Employment Structure 1971-1991 (from the Census of Population)

	1971	%	1981	%	1991	%
1 Agriculture	1710	11.0	1260	6.7	800	3.8
2. Energy, Water & Mining		120	0.8	140	0.8	800
3. Construction	1090	7.0	1050	5.6	1330	6.4
4. Transport	570	3.6	1080	5.7	1140	5.4
5. Distribution & Catering	1680	10.8	3400	18.0	4210	20.1
6. Manufacturing	5060	32.4	6230	33.0	5020	23.9
7. Other Services	5370	34.4	5710	30.2	7680	36.6
Total	15600	100	18870	100	20980	100

Source: OPCS Census 10% sample.

4.24 Employment characteristics of a sample of firms operating within the Borough is available from the Census of Employment carried out in 1984, 1987, 1989 and 1991. These figures also indicate that the total numbers of employed persons in the Borough has increased during the past decade.

4.25 The number of people estimated to be out of work within the Borough in November 1994 stood at 4.3%. This compares to a County unemployment rate of 6.6% and a regional rate of 8.0%.

Future Industrial Land Requirements

4.26 The LSP requires that 80 hectares (198 acres) of land is identified for industrial development within the Borough over the period 1991 to 2006.

4.27 This requirement is primarily based on past rates of development. Countywide employment and land supply forecasts have also been used to assess whether the proposed employment land requirements based on past take up rates would be likely to meet the needs of existing and incoming employers and allow for the diversification of the local economy. The countywide requirement has been disaggregated to establish the above district allocation for Melton.

4.28 In the Melton Mowbray/Asfordby area approx. 28 hectares (69 acres) of industrial land has been developed over the period 1981 to 1991 at an annual average development rate of 2.8 hectares (6.9 acres). To accommodate a continuation of this rate of development over the period 1991 to 2006, only 42 hectares (104 acres) of land need to be identified in the Local Plan.

- 4.29 The County Council has assessed employment land requirements based on employment forecasts linked to high and low employment densities (80 and 30 jobs per hectare or 32 and 12 jobs per acre). In the Melton area, an assessment of employment densities on the main industrial estates developed since 1986 reveals a considerable variation in employment densities. Only Leicester Road Industrial Estate has employment densities within the 30-80 jobs per hectare range (at approximately 38 jobs per hectare). Other areas have achieved lower employment densities and some outstanding planning commitments (such as the Asfordby Storage & Haulage site at Saxby Road) suggest that some very low job densities may continue. Clearly, the lower the employment density, the larger the land release required to achieve any given projected job requirement.
- 4.30 In the light of the above the district wide employment land allocation of 80 hectares (198 acres) is considered appropriate to meet the additional employment requirements likely to arise during the Plan period. By identifying a variety of sites in the Local Plan which are responsive to a wide range of requirements, the Council can encourage much needed job creating development over the Plan period.
- 4.31 In accordance with LSP Strategic Policy 2 employment development will continue to be within and adjacent to Melton Mowbray as the main urban centre within the Borough. This is consistent with the Council's overall strategy for future development over the Plan period as set out at Chapter 2.
- 4.32 The LSP also states that major employment development (usually more than 5 hectares) will normally only be appropriate on sites within or adjoining settlements which provide or are capable of providing transport choice. Small scale development within or adjoining other settlements will normally only be appropriate where it is in keeping with their size, form and character. Even stricter tests apply in areas of landscape importance and employment development in the open countryside will be largely confined to the re-use and adaptation of existing buildings.

Employment Land Availability

- 4.33 The availability of employment land at 1st April, 1994 is set out at Table 1 below:-

Table 1 - Employment Land Availability		Area (Hectares)		
		Melton Mowbray/ Asfordby	Rural Area	Borough
1.Built (1981-1991)		27.57	9.15	36.72
2.Built* (1991-1994)	0.38	0.83	1.21	
3.Under Construction	2.15	0.00	2.15	
4.Commitments with planning permission		21.48	4.52	26.00
Existing allocations		0.54	0.00	0.54
Overall Total		52.1214.50	66.62	

* includes starts over period 1991-1994

Employment Land Developed 1981-1991

- 4.34 In the Melton Mowbray area, most industrial development has been at the Leicester Road Industrial Estate. By 1992 approximately 480 jobs were estimated to have been created since development commenced. Small scale development has also taken place in the area north of Norman Way (Snow Hill) and at the Thorpe Road/Saxby Road site. Some expansion within existing industrial sites has taken place, particularly at the Pedigree Masterfoods site and the Boulton & Paul site off Snow Hill. Over recent years the rate of industrial land take up by new development has reduced significantly.

- 4.35 In the rural area, new industrial development has taken place at Normanton Lane, and Orston Lane, Bottesford. Small scale development has occurred at Woodhill Farm, Old Dalby and John O'Gaunt, near Twyford.
- 4.36 There are also several industrial sites where recent expansion has taken place. Old Dalby ABRO was extended by 2.1 ha (5.2 acres) to accommodate a new repair workshop and a number of dairy/cheese factories have also been extended in the rural area. These extensions have made an important contribution to the rural economy and the Council will continue to allow for the modest expansion of these premises as set out in Policies EM9, EM10 and EM11.
- 4.37 The Council has also conducted the following surveys to help assess the need for additional employment land for existing firms within the Borough.

Melton Mowbray & Asfordby Area Survey (1992)

- 4.38 197 companies located within the urban area of Melton Mowbray and Asfordby were surveyed to assist with the preparation of this Local Plan. 107 companies returned completed questionnaires. (54% response rate).
- 4.39 From the companies that responded the following facts emerged:-
- 1 47 (44%) had increased their staff numbers in the last 5 years;
 - 2 67 (63%) expected to increase their employment levels further before 2006, creating an estimated 508 new jobs;
 - 3 22 companies (32%) stated that they required more land on their existing site to enable expansion and 32 companies (30%) expressed a desire to relocate to a larger site.

Rural Area Survey (1989)

- 4.40 92 firms located outside the Melton Mowbray/Asfordby area were surveyed as part of the preparation of the Melton (Rural Areas) Local Plan. 62 firms responded (67% response rate).
- 4.41 The following information was submitted:-
- 1 firms in Bottesford considered that employment expansion might create a further 151 new jobs over the period to 2001 requiring 2.2 hectares (5.44 acres) of land to accommodate this expansion.
 - 2 two small firms identified land requirements totalling 2.4 hectares (5.93 acres) within existing settlements for the expansion of operations;
 - 3 two small firms with expansion plans wished to relocate outside the Plan area;
 - 4 one firm operating on a site in open countryside wished to expand at the existing site (this firm has since gone into liquidation).

A site of 0.9 hectares (2.22 acres) has been developed at Orston Lane and a further site of 0.7 hectares (1.73 acres) at Normanton Lane has planning permission which still remains available.

Employment Land Requirement

- 4.42 Table 1 above shows that, excluding sites where industrial development is already built, underway or committed (with planning permission), a further 50 hectares (123 acres) of industrial land needs to be identified in the Plan area.

- 4.43 The review of land allocated for industrial development in the Melton Mowbray & Asfordby Local Plan has led to the conclusion that it is no longer appropriate to identify 17.2 hectares (42.5 acres) of land at the Asfordby Gun Range, Asfordby Valley for development. The Council is not satisfied that adequate vehicular access can be provided to the site. The viability of redevelopment will be kept under review however and the Council will continue to liaise with the Ministry of Defence regarding the future use of the site.
- 4.44 Additional sites for development have also been allocated in the Local Plan. These sites are identified at Table 3 at the end of this Chapter. Overall, it is possible that about 95 hectares (234 acres) of land can be developed over the Plan period.
- 4.45 The Council will monitor the release and take up of employment land on an annual basis. Particular attention will be focused on the following matters:-

1)The 'net' amount of employment land actually developed:

the land allocations listed at Table 2 are estimates of the gross amount of land that might be developed but infrastructure or other constraints may influence the actual or net amount of land that is developed.

2) The amount of employment generated:

the Council will monitor the density of employment generated by the development of these allocated sites. The Council will try to monitor any significant discrepancies between workforce growth associated with new house building and the additional jobs created in the Borough. Since local labour markets overlap the Plan area, any necessary review of the Council's employment land policies will be conducted in close collaboration with the County Council and other districts councils.

Unidentified Sites

- 4.46 Unidentified sites are those which are granted planning permission for industrial development over the Plan period but which are not allocated for development in the Plan, because they are too small or unexpectedly become available.
- 4.47 Over the period 1981 to 1994, 37.93 hectares (93.68 acres) of land were developed in this way; 27.95 hectares (69.03 acres) within the Melton Mowbray area and 9.98 hectares (24.65 acres) in the rural area.
- 4.48 It is anticipated that the development of a modest range of small unidentified sites will continue throughout the Plan period. A summary of the likely employment land supply situation is set out at Table 2 below:-

Table 2 Summary of Employment Land Supply

Built 1991/1994	1.21	(2.98 acres)	
Under Construction April 1994	2.15	(5.31 acres)	
Outstanding Planning Permissions	26.00	(64.22 acres)	
Existing Allocations	0.32	(0.79 acres)	
Proposed Allocations	43.13	(106.53 acres)	
Unidentified Sites Allowance	2.40	(5.92 acres)	
TOTAL	75.21	(185.75	acres)

LSP Employment Land Requirement 80 hectares (198 acres)

Policies and Proposals

Employment Land Allocations

- 4.49 This section describes the employment land allocations identified on the Proposals Map and provides further details on each individual site. Land allocated for industrial use in this Local Plan is limited to Classes B1, B2, and B8 uses as described in the Town and Country Planning (Use Classes) Order 1987 and (Amendment) Order 1995.

Melton Mowbray / Asfordby Area

- 4.50 The Council considers that a range of industrial sites should be released within the Melton Mowbray/Asfordby area in order to provide for differing industrial and commercial requirements within the community. This will provide for choice and flexibility, allow for competition and ensure that there is sufficient land available which is readily capable of development as advised by the Government in Planning Policy Guidance Note No.4, "Industrial and Commercial Development and Small Firms". By allocating a range of sites the Council is also able to direct particular types of business development into particular locations. This includes provision for types of industry which may be detrimental to amenity or a potential source of pollution in locations separate from sensitive land uses.
- 4.51 The LSP requires that land for major new employment development (usually more than 5 hectares) is allowed within and adjoining Melton Mowbray and in locations which offer a realistic choice of transport along corridors between urban areas. The proposed employment allocations are well related to the urban area of Melton Mowbray. Each has potential to make an appropriate contribution to the provision of improved transport infrastructure including public transport.

EM1 PROVISION WILL BE MADE FOR THE DEVELOPMENT OF ABOUT 80 HECTARES OF EMPLOYMENT LAND IN THE BOROUGH BETWEEN 1991 AND 2006.

EM2 PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT DEVELOPMENT ON LAND ALLOCATED FOR EMPLOYMENT USE ON THE PROPOSALS MAP AT THE FOLLOWING SITES SUBJECT TO AMENITY AND COMPATIBILITY OF THE PROPOSAL WITH SURROUNDING LAND USES, LAYOUT, DENSITY, SITING, DESIGN, LANDSCAPING AND ACCESS AND PARKING DETAILS:-

A) MELTON MOWBRAY/ASFORDBY

HOLWELL WORKS	about 15.03 HA
KIRBY LANE (SOUTH)	8.60 HA
LEICESTER ROAD (NORTH)	13.70 HA
NORMAN WAY	0.32 HA

B)FORMER MELTON MOWBRAY AIRFIELD

NEW VILLAGE	2.80 HA
DALBY ROAD, FORMER AIRFIELD	3.00 HA.

Existing Commitments

- 4.52 There are a number of industrial sites within the Borough which have the benefit of planning permission and where parts of the sites remain undeveloped. The areas shown

in Policy EM3 remain to be developed at existing sites which have planning permission:-

EM3 PLANNING PERMISSION WILL BE RENEWED FOR EMPLOYMENT DEVELOPMENT AT THE FOLLOWING SITES SHOWN ON THE PROPOSALS MAP (WHICH HAD PLANNING PERMISSION FOR EMPLOYMENT DEVELOPMENT AT 1st APRIL 1994) IN THE EVENT OF PLANNING PERMISSION LAPSING:

1 THORPE ROAD/SAXBY ROAD INDUSTRIAL ESTATE	15.00HA
2 LEICESTER ROAD INDUSTRIAL ESTATE	6.10HA
3 CAMP HILL, ORSTON LANE, BOTTESFORD	0.48HA
4 JOHN O'GAUNT, TWYFORD	1.90HA
5 NORMANTON LANE, BOTTESFORD	0.70HA

4.53 Table 3 at the end of this Chapter identifies sites where development has been built, started or has outline (O) or full (F) planning permission. Sites allocated for industrial development in the Melton Mowbray & Asfordby Local Plan which are still considered to be genuinely available but where development has not yet started are included (EA) and proposed new allocations are also identified (NA). Further information on the proposed allocations is set out below.

4.54 In order to provide clear planning guidance to prospective developers of sites allocated for employment development, the Council has approved development briefs for the following sites:-

Holwell Works, Asfordby;
Leicester Road (North), Melton Mowbray;
Land south of Kirby Lane, Melton Mowbray;
Dalby Road, former Melton Mowbray Airfield.

4.55 The development briefs have been approved and published as supplementary planning guidance. In order to ensure that the development aims and objectives are achieved, the site specific policies will apply as set out below.

Holwell Works, Asfordby

4.56 This is an extensive site comprising substantial areas of derelict industrial land and existing industrial land available for redevelopment. It is well located with regard to the proposed southern and western by-pass to Melton Mowbray and will therefore be well connected to the main radial routes into Melton Mowbray as well as residential and employment allocations identified in the Local Plan. The site is available for development at any time within the Plan period. Improvements to Welby Road are likely to be required if a substantial amount of industrial development takes place in advance of the upgrading of Welby Road planned as part of the southern and western by-pass (as required in connection with the proposed new village at the former Melton Mowbray Airfield). Further details are set out in the development brief approved by the Council in January 1993. In accordance with principles for 'transport choice', it is also important that adequate provision is made for a bus service to serve the development.

4.57 The lower part of the site is secluded and offers an opportunity for more general industrial operations. The site is also suitable for Class B8 activity (storage and distribution or general warehousing) with potential for rail freight servicing. The

Council requires that the land is reclaimed to a high standard in order that the development potential of this site is maximised. In order to ameliorate visual impact it is also a requirement that industrial development is visually contained within its valley setting. There should therefore be no views of the development above the Welby Road ridge line and good quality structural landscaping, particularly along the Welby Road frontage will assist in achieving this. Provision should also be made for other associated land uses, including amenity open space, in areas unsuitable for industrial development. The avoidance of adverse impact upon the amenity of adjacent residential areas is also of particular importance.

4.58 In the light of the above, the following policy will apply:-

EM4 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND ADJACENT THE HOLWELL WORKS AS SHOWN ON THE PROPOSALS MAP PROVIDED THE DEVELOPMENT:-

- A) IS VISUALLY CONTAINED WITHIN ITS VALLEY SETTING;**
- B) INCLUDES GOOD QUALITY PERIPHERAL STRUCTURAL LANDSCAPING, PARTICULARLY ALONG THE WELBY ROAD FRONTAGE;**
- C) MAKES PROVISION FOR THE BENEFICIAL USE OF LAND NOT SUITABLE FOR INDUSTRIAL DEVELOPMENT;**
- D) AVOIDS ANY CONFLICT OF USES BETWEEN THE PROPOSED DEVELOPMENT AND NEARBY RESIDENTIAL AREA;**
- E) SECURES IMPROVED VEHICULAR ACCESS FROM THE PUBLIC HIGHWAY NETWORK;**
- F) MAKES PROVISION FOR LAY-BYS AND BUS SHELTERS ALONG WELBY ROAD;**
- G) INCLUDES PHASED IMPROVEMENTS TO WELBY ROAD TO CATER FOR INCREASED LEVELS OF VEHICULAR TRAFFIC GENERATED BY THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY AUTHORITY.**

Leicester Road(North) Melton Mowbray

4.59 This is a greenfield site adjacent the A607 Leicester to Melton Mowbray road and is a prestige site for employment development. Temporary access arrangements have been agreed with the Highway Authority in advance of the construction of the proposed southern and western by-pass to Melton Mowbray so that the site can be developed at any time within the Plan period. The Council will seek a particularly high quality development on this environmentally sensitive and prestigious greenfield site and layout, design and landscaping will be of particular importance. A high ratio of employment density to site area will be encouraged. When considering Class B8 warehouse uses the Council will ensure that the form, mass and scale of any building does not lead to an overbearing and conspicuous element in the appearance of the site. Further details are set out in a development brief approved by the Council in March, 1993.

EM5 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN & COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND NORTH OF LEICESTER ROAD, MELTON MOWBRAY AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) A HIGH STANDARD OF LANDSCAPING IS PROVIDED INCLUDING GENEROUS STRUCTURAL LANDSCAPING ALONG THE PERIPHERY OF THE SITE;**
- B) ADEQUATE ACCESS IS PROVIDED FROM LEICESTER ROAD (A607);**
- C) THE DEVELOPMENT SAFEGUARDS ANY SIGNIFICANT ARCHAEOLOGICAL INTEREST;**
- D) THE DEVELOPMENT SECURES IMPROVED VEHICULAR ACCESS FROM THE PUBLIC HIGHWAY NETWORK; AND**
- E) PROVISION IS MADE FOR BUS PENETRATION, LAY-BYS AND SHELTERS;**
- F) THE DEVELOPMENT SAFEGUARDS LAND FOR A NEW PASSENGER RAIL STATION AND ACCESS TO IT; AND**
- G) THE DEVELOPER MAKES A CONTRIBUTION TOWARDS THE PROVISION OF THE PASSENGER RAIL STATION AT LEICESTER ROAD.**

4.60 The site is well placed to offer potential for a new rail passenger station and the Council will be concerned to ensure that an adequate area of land is made available for this future rail facility in the north west corner of the site.

Kirby Lane (South) Melton Mowbray

4.61 The development of this greenfield prestige site lying adjacent the proposed Melton Mowbray southern by-pass is dependent on the provision of the by-pass and the new village distributor road for access purposes. The Council requires a high quality development on this environmentally sensitive greenfield site and layout, design and landscaping will be particularly important. A high ratio of employment density to site area will be sought by the Council and any Class B8 uses will be considered against the effects any large scale building would have on the appearance of the site. Further details are set out in a development brief approved by the Council in March 1993.

EM6 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON LAND SOUTH OF KIRBY LANE, MELTON MOWBRAY AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) HIGH QUALITY LANDSCAPING VISUALLY CONTAINS THE DEVELOPMENT WITHIN ITS TOPOGRAPHICAL SETTING;**

- B) DEVELOPMENT DOES NOT COMMENCE UNTIL ADEQUATE VEHICULAR ACCESS IS SECURED ON COMPLETION OF THE SOUTHERN BY-PASS TO MELTON MOWBRAY CONNECTING LEICESTER ROAD (A607) TO BURTON ROAD (A606);**
- C) THE DEVELOPMENT SAFEGUARDS ANY SIGNIFICANT ARCHAEOLOGICAL INTEREST;**
- D) PROVISION IS MADE FOR BUS LAY-BYS AND SHELTERS IN PROXIMITY TO THE SITE ALONG THE PROPOSED MELTON MOWBRAY BY-PASS; AND**
- E) THE DEVELOPER MAKES A CONTRIBUTION TOWARDS THE PROVISION OF THE PROPOSED NEW PASSENGER RAIL STATION AT LEICESTER ROAD.**

Employment Land at Dalby Road, Former Melton Mowbray Airfield

- 4.62 There are existing industrial premises on the southern part of the former Melton Mowbray Airfield which are visually obtrusive and which would be more appropriately located elsewhere. The Council has identified a 3 hectare (7.4 acres) site adjacent the Dalby Road within which there are existing employment activities. The Council will encourage the rationalisation of the use of this site including, if possible, the relocation of existing industrial activities from the former airfield runways to the south. Development of the site will be dependent upon the construction of the new village link road connecting the proposed southern Melton Mowbray by-pass to Dalby Road (B6047). Further details are set out in a development brief approved by the Council in September, 1993.

EM7 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987) ON THE FORMER MELTON MOWBRAY AIRFIELD ADJACENT TO DALBY ROAD (B6047) AS SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) HIGH QUALITY PERIPHERAL LANDSCAPING IS PROVIDED;**
- B) DEVELOPMENT DOES NOT COMMENCE UNTIL ADEQUATE VEHICULAR ACCESS IS SECURED ON COMPLETION OF THE SOUTHERN BY-PASS TO MELTON MOWBRAY CONNECTING LEICESTER ROAD (A607) TO BURTON ROAD (A606).**

Employment Land at The New Village, Former Melton Mowbray Airfield

- 4.63 Land is allocated for employment development at the northern edge of the proposed new village at the airfield. The site is approximately 2.8 hectares (6.9 acres) and is situated adjacent the proposed new village link road close to Old Guadaloupe. It is intended that this site will be made available for the use of small businesses in order to create new employment opportunities. Further details are set out at Chapter 14 "The New Village" and New Village Development Brief.

Pedigree Masterfoods Site, Melton Mowbray

- 4.64 The Pedigree Masterfoods industrial complex is of particular significance in terms of the economic prosperity of the town and its local environmental impact. The Council has liaised with Pedigree Masterfoods and drawn up a development brief to provide supplementary planning guidance and assist in the determination of planning applications for further site development over the Plan period to 2006. The brief has been subject to full public participation. The Council will normally grant planning permission for industrial and commercial development which is in compliance with the brief. The Council supports the continued growth and prosperity of the operation whilst seeking to minimise the visual and operational impact of new development and encourage various environmental initiatives.

Employment Development in Rural Areas

- 4.65 Whilst the Council acknowledges that suitable modern businesses can often be successfully integrated into smaller villages and welcomes the employment opportunities they represent, it is concerned to ensure that the scale of the operation and the size and type of any building does not detract from the character of the settlement or the amenities of residents. In assessing applications, particular attention will be paid to the likely volumes of traffic generated by any proposal. The simple replacement of out-worn, dilapidated or untidy buildings, yards or other open spaces will only be granted planning permission where the proposal is in keeping with the character and quality of the village environment.

- 4.66 **Planning permission will normally be granted for development or redevelopment of land and buildings within Village Envelopes defined on the Proposals Map for small industrial or commercial use provided the proposal complies with Policy OS1.**

Airfield Sites

- 4.67 Normanton Airfield and Langar Airfield are areas of special consideration. There is a need to achieve an improvement in the environment of these areas and take account of the effect of vehicular flows to and from the airfields through nearby villages and along a network of poor quality roads. The greater part of both airfields is, however, outside the Plan area and under the jurisdiction of adjoining authorities. The Council considers that the allocation of land at the airfields for further industrial development is not appropriate and the following Policy will therefore apply:-

EM8 PLANNING PERMISSION WILL NOT BE GRANTED FOR FURTHER EMPLOYMENT DEVELOPMENT ON LAND SHOWN ON THE PROPOSALS MAP AT NORMANTON AIRFIELD AND LANGAR AIRFIELD UNLESS THE PROPOSAL IS FOR THE USE OF SUITABLE EXISTING BUILDINGS AND NO SIGNIFICANT INCREASE IN TRAFFIC WOULD BE GENERATED TO AND FROM THE AIRFIELDS.

- 4.68 With regard to the industrial use of existing buildings at the airfields, the Council will need to be satisfied that a building has a lawful industrial use or is not so dilapidated as to be incapable of beneficial use without being completely rebuilt.
- 4.69 Saltby Airfield east of Saltby is disused and has no buildings with potential for industrial use. As a location in open countryside the Council will consider any development proposal with regard to the Council's general policy on development in the open countryside as set out at Policy OS2.

Conversion of Rural Buildings in Open Countryside

- 4.70 The economy of rural areas has been the subject of much discussion and investigation by the Government and other bodies. Enterprise schemes in a variety of forms have been set up at both national and local level. The Council acknowledges the need to maintain a healthy rural economy consistent with the broad aims of the Local Plan to preserve the countryside and amenities of the rural population. Policy C6 makes provision for the change of use of rural buildings in the countryside and defines the criteria to be applied to any proposal. The Council considers that this policy will encourage the re-use of many traditional rural buildings to the benefit of the rural economy and the conservation of the countryside. The Council has published a guidance leaflet on the conversion of traditional agricultural buildings to advise on appropriate forms of conversion.

Existing Rural Industries

- 4.71 The majority of existing industrial businesses in the rural area are located within the Town and Village Envelopes as defined on the Proposals Map. There are however a few industrial units on the edge of settlements or in open countryside, and whilst noting that they occupy locations which are contrary to the general policies of the Local Plan the Council acknowledges their contribution to the rural economy and the need to make provision for new facilities and plant. The Council is concerned however that any intensification of these industries will not cause adverse effects on the countryside or built environment. The following policy will therefore apply:-

EM9 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL DEVELOPMENT WITHIN THE CONFINES OF AN EXISTING INDUSTRIAL SITE OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) THE FORM, SCALE, DESIGN AND CONSTRUCTION MATERIALS OF THE DEVELOPMENT ARE APPROPRIATE TO THE SURROUNDINGS AND WOULD NOT CAUSE VISUAL INTRUSION;**
 - B) THERE WOULD BE NO LOSS OF AMENITIES BY VIRTUE OF NOISE, SMELL, DUST OR THE WIDER OPERATIONAL EFFECTS OF THE DEVELOPMENT;**
 - C) ADEQUATE ACCESS AND PARKING PROVISION CAN BE MADE AVAILABLE;**
 - D) THE DEVELOPMENT WOULD NOT RESULT IN AN UNACCEPTABLE INCREASE IN TRAFFIC LEVELS;**
 - E) LANDSCAPING CAN BE PROVIDED TO REDUCE THE EFFECT OF THE DEVELOPMENT IN THE LOCALITY.**
- 4.72 There may be exceptional circumstances when an extension to an existing industrial site located outside the Town or Village Envelopes is necessary, for example to maintain employment levels or to accommodate an essential operational facility. The following policy allows for modest expansion of these sites when considering proposals. The Council will however take into account the cumulative effect of small additions.

- 4.73 In order to ensure that the expansion of existing sites is compatible with the local environment, the Council will prepare development briefs to supplement Policy EM9 and Policy EM10. These briefs will provide helpful guidance to developers and local residents by detailing the circumstances under which development in the countryside may be acceptable. The preparation of development briefs for the Long Clawson Dairy site and the Pedigree Masterfoods site at Waltham have already been completed.

EM10 OUTSIDE THE TOWN OR VILLAGE ENVELOPES, THE EXTENSION OF AN EXISTING INDUSTRIAL OR COMMERCIAL SITE WILL ONLY BE PERMITTED WHERE:

- A) THE USE CANNOT BE ACCOMMODATED WITHIN AN EXISTING BUILDING;**
- B) THERE ARE NO SUITABLE ALTERNATIVE SITES WITHIN A TOWN OR VILLAGE ENVELOPE;**
- C) THE PROPOSED DEVELOPMENT IS SMALL IN SCALE;**
- D) THE FORM, SCALE, DESIGN AND CONSTRUCTION MATERIALS OF THE PROPOSED DEVELOPMENT MINIMISES ITS IMPACT ON THE SURROUNDINGS;**
- E) THE PROPOSAL IS IN ACCORDANCE WITH THE OTHER POLICIES OF THE PLAN.**

MOD Depot, Old Dalby

- 4.74 The Council has surveyed the former Old Dalby Station, which includes the former Army Base Repair Organisation (ABRO) and the Army Base Storage and Distribution Agency (ABSDA), and defined "Limits to Development" beyond which the Council considers that development would be visually intrusive in an Area of Particularly Attractive Countryside. The limits to development are shown on a Proposals Map inset. The Council will have regard to the limits to development when consulted on any proposal for development at the depot.
- 4.75 The closure of the ABRO sub-depot at Old Dalby was announced in February 1995. The ABRO sub-depot is comprised of a group of large buildings within an area of some 8.67 hectares (21.4 acres). The workshop buildings have now been occupied by a variety of private businesses and the site is now known as the Crown Business Park.
- 4.76 The ABSDA sub-depot is to close in 1999 and the Council has prepared a development brief for the site which will provide a planning framework within which alternative uses can be considered. The Development Brief will be an important material consideration in determining future development proposals at the site.
- 4.77 The Council will be prepared to grant planning permission for B1, B2 and B8 uses at the former ABRO sub-depot in accordance with the following policy :-

EM11 PLANNING PERMISSION WILL BE GRANTED FOR INDUSTRIAL USE CLASSES B1, B2 AND B8 (AS DEFINED BY THE TOWN & COUNTRY PLANNING (USE CLASSES ORDER 1987)) ON FORMER ABRO LAND, OLD DALBY AS SHOWN ON THE PROPOSAL MAP (FORMER MOD DEPOT INSET) PROVIDED THE DEVELOPMENT COMPLIES WITH THE CRITERIA IN POLICY EM9.

Protection of Employment Land and Buildings

- 4.78 The Council will seek to protect land currently available for employment generating activity over the Plan period, even within the open countryside where policies of constraint to new development normally apply. The Council has made provision in the Local Plan to meet housing requirements and additional employment needs (over and above the contribution to employment needs made by sites currently available for employment generating activities). The Council will therefore seek to protect existing and proposed employment sites unless it is satisfied that there is a proven long term lack of demand for continued use of the site for industry. In such cases the Council will normally expect to see that the land or building has been offered for sale or leasehold for a reasonable period of time.
- 4.79 Employment Policy 5 of the LSP is designed to protect existing employment land and buildings from unnecessary development for other purposes. The Council will therefore apply the LSP policy as reiterated below:-

LSP Policy E5

"Change of use of existing or planned employment land or buildings to other uses will not normally be permitted unless:-

- 1 the change will not result in a shortage of employment land in the area; or**
- 2 the land and buildings are unfit for employment purposes; or**
- 3 the use is complementary and ancillary to an existing or proposed employment use".**

Businesses Started from the Home

- 4.80 The Council recognises the employment potential of businesses started from the home. In many cases planning permission is not required to operate a business from the home, for example the use of a single room as an office. Where planning permission is required and the Council is satisfied that environmental considerations can be resolved and there is no loss of residential amenity, the use of residential properties for small scale business or commercial uses will be encouraged. Consideration will be given to the imposition of appropriate conditions such as limiting hours of business activity to ensure the use remains compatible in scale and operational effect with adjoining uses. The Council has published a guidance leaflet which provides advice on the need for planning permission to operate a business from home and guidance on the type of conditions the Council might attach to any permission granted.
- 4.81 **Planning permission will normally be granted for B1 uses from residential properties within the Town and Village Envelopes shown on the Proposals Map provided the proposal accords with Policy 0S1.**

Hazardous Substances

- 4.82 Hazardous substances consent is required for the presence of a hazardous substance (such as an explosive or flammable material) in an amount at or above its controlled quantity, even where there is no associated development requiring planning permission. The Council, as the Hazardous Substances Authority, will consider whether or not any proposed storage or use of a significant quantity of a hazardous substance is appropriate in a particular location before granting any consents.

EM12 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT INVOLVING THE PRESENCE OF HAZARDOUS

SUBSTANCES WHERE THIS WOULD GIVE RISE TO UNACCEPTABLE RISK TO THE HEALTH AND SAFETY OF PERSONS ON THE SITE OR IN THE SURROUNDING AREA OR HAVE AN ADVERSE EFFECT ON THE WIDER LOCAL ENVIRONMENT INCLUDING THE USE OF NEARBY LAND.

4.83 In considering planning applications for development in the vicinity of an installation accommodating hazardous substances the Council will consult with and have regard to advice from the Health and Safety Executive and the emergency services.

TABLE 3 - SCHEDULE OF INDUSTRIAL LAND AT 1st April 1994

A. Built 1991-94	Melton Mowbray/ Asfordby	Rural Area	Borough Total
Snow Hill Ind. Estate	0.04		
Bottesford		0.15	
Somerby		0.01	
Harby		0.38	
Saxelbye		0.01	
Saltby		0.01	
Leicester Road Ind. Estate	0.12		
Melton Mowbray Airfield	0.22		
Wyndham Windmill		0.27	
Sub Total	0.38	0.83	1.21
B. Started as at 1.4.94			
Saxby Road	1.83		
Leicester Road	0.32		
Sub Total	2.15	0.00	2.15
C. Committed With Planning Permission			
Leicester Rd Ind. Estate	6.10		
Saxby/Thorpe Rd Ind. Estate (F)	15.00		
Leicester Rd (North) (F)	0.38		
Bottesford(F)		1.62	
Eastwell(F)		0.41	
Gaddesby(F)		0.50	
Grimston(F)		0.05	
Old Dalby (F)		0.04	
John O'Gaunt (O)		1.90	

Sub Total	21.48	4.52	26.00
Existing Allocations			
Snow Hill Ind. Estate (EA)	0.32		0.32
Sub Total	0.32	0.00	0.32
Local Plan Allocations			
Melton Mowbray			
Land north of Leicester Road(NA)	13.70		13.70
Land south of Kirby Lane	8.60		8.60
Asfordby			
Holwell Works (NA)	15.03		15.03
New Village			
Land within village (NA)	2.80		2.80
Land at Dalby Road (NA)	3.00		3.00
Sub Total	43.13		43.13
Total	67.46	5.35	72.81

5 TRANSPORTATION

Introduction

- 5.1 The purpose of this Chapter is to set out land use policies and proposals relating to the development of the transport network and related services, including an indication of timescale and priorities for the developments proposed. The policies and proposals reflect national and regional guidance on transport and environmental considerations.
- 5.2 The development of transportation infrastructure serving the area is largely the responsibility of agencies other than the Council. The Department of Transport is responsible for trunk roads, the County Council as Highway Authority for county roads, several bus companies operate local and national bus services and Central Railways is now responsible for rail services along the Coventry to Peterborough line. Many of the Council's policies set out in this Chapter are therefore designed to safeguard land for new transport infrastructure from development which would prejudice the plans and proposals of these transport undertakers.

Policy Background

- 5.3 The key aim of Planning Policy Guidance Note No 13 "Transport", is to ensure that local planning authorities carry out land use policies and transport programmes in ways which help to:-
- 1 reduce growth in the length and number of motorised journeys;
 - 2 encourage alternative means of travel which have less environmental impact and hence reduce reliance on the private car.
- 5.4 The Guidance Note also suggests that local plans should seek to revitalise traditional urban centres, improve their attractiveness as places to live, work and shop, and maintain their competitiveness.
- 5.5 The transport strategy of the adopted Leicestershire Structure Plan (LSP), seeks to guide development to locations that can be served by a choice of transport within a number of "Transport Choice Corridors" which radiate from Leicester along routes leading to outlying county towns, one of which is Melton Mowbray.
- 5.6 The LSP also requires that land for a new railway station is identified in the Melton Local Plan, in the vicinity of Asfordby, as part of a series of measures countywide to improve transport choice within the defined "Transport Choice Corridor".
- 5.7 The County Council's Transport Policies and Programme (TPP) 1995 / 96, sets out the Highway Authority's programme for highway and other transport development to the year 2006. The TPP seeks to achieve the aims and objectives of the LSP.

Aims and Objectives

- 5.8 The main transportation objectives of the Local Plan are as follows:-
- 1 to support the development of an effective transport system having regard to existing needs and needs arising from development proposed over the Plan period;
 - 2 to reduce the detrimental effect of traffic on the local environment, particularly road traffic.
- 5.9 The Local Plan's overall strategy for the future development of the Borough seeks to concentrate new development in and around the Melton Mowbray/Asfordby area, recognising that this location offers most potential for providing attractive public transport services. In this way it is hoped that reliance on the private car for many

types of journey can be reduced. This is in accordance with the strategic planning guidance for Leicestershire.

- 5.10 In February 1992, the Council appointed DHV Burrow-Crocker Consulting Ltd, Traffic Engineers, (Burrow-Crocker) to undertake a transport study as an input into the Local Plan. The study was submitted to and approved by the Council in December, 1992. The study will be referred to in this Chapter.

The Local Context

- 5.11 The Local Plan covers an area criss-crossed with a network of minor roads connecting to more important A and B Class roads which connect Melton Mowbray, Asfordby and Bottesford to the trunk road system and nearby population centres of Nottingham, Leicester, Grantham, Loughborough and Oakham.

- 5.12 The following trunk and principal roads pass through the Plan area:-

Trunk Roads (Department of Transport)

- 1 the A46(T) road skirts the north-western edge of the Borough and provides access between Leicester and Nottingham and Lincolnshire;
- 2 the A52(T) road passes through the extreme northern end of the Borough and connects Bottesford with Nottingham, Grantham and the East Coast;

Principal Roads (County Highway Authority)

- 3 the A606 traverses the Plan area from north-west to south-east and provides access between Nottingham and Oakham/Stamford/A1 (T) via Melton Mowbray;
 - 4 the A607 traverses the Plan area from south-west to north-east and provides access between Leicester and Grantham/A1(T) via Melton Mowbray;
 - 5 the A6006 provides access from Melton Mowbray to the A46(T), the M1 and Loughborough.
- 5.13 All of the above roads are identified as part of the Specified Road Network in the LSP. The Specified Road Network identifies the routes in the County on which traffic movements are heaviest and will continue to be concentrated. Major improvements related to increase in the capacity of the road network will be directed to these routes.
- 5.14 The following B Class roads are of significance for local access between settlements in the Plan area and to the main road network:-
- 1 the B6047 runs south from Melton Mowbray and provides access to the A47(T) at Billesdon and the A6(T) at Market Harborough;
 - 2 the B676 runs east from Melton Mowbray to the A1(T);
 - 3 the B674 connects villages at the southern edge of the Plan area to the B6047 at Twyford and the A607 at Rearsby;
 - 4 Scalford Road and C Class roads traverse the Vale of Belvoir and connect Melton Mowbray to Bottesford and the northern parishes.

Policies and Proposals

Trunk Roads

A52(T) Improvements

- 5.15 The Department of Transport dropped proposals to carry out improvements to the A52 (T) between Saxondale and Grantham in 1996.

Improvements to the Specified Road Network

5.16 Transport Policy 3 of the LSP lists the following major County road schemes falling within the Melton area which are programmed or considered likely to be undertaken during the Plan period:-

1 **A606 Ab Kettleby by-pass**

a notional road alignment has been defined by the Highway Authority and is shown on the Proposals Map Inset for Ab Kettleby;

2 **A606 Broughton Hill Improvements**

it is proposed to improve the alignment of the A606 over a length of approximately 1 mile (see Proposals Map). Broughton Hill lies approximately one mile south east of Nether Broughton.;

3 **A606 Melton Mowbray Southern and Western by-pass**

the Explanatory Memorandum to the LSP states that some schemes may be "brought forward through developer funding or contributions". Further details regarding this proposal are set out at paragraphs 5.21 to 5.30 below and in Chapter 14 on "The New Village" at the former Melton Mowbray Airfield;

4 **A607 Rearsby / Melton Improvements**

there are general improvements to the horizontal alignment and visibility of the proposed road but no firm detailed plans have been prepared at this stage. Affected lengths of road are shown on the Proposals Map. This scheme features in the TPP 1995/96;

5 **A607 Rearsby by-pass**

although this falls predominantly outside the Plan area, part of the scheme is within the Plan boundary (See Proposals Map). This scheme has planning permission and features in the Highway Authority's TPP 1995/96.

6 **A6006 Shoby/Grimston Improvements**

a notional road realignment has been prepared by the Highway Authority and is shown on the Proposals Map.

Other Road Improvements

5.17 There are other road improvements either programmed or considered likely to be undertaken during the Plan period which do not feature in the LSP because they are not of strategic planning importance. The following scheme is of relevance:-

1 **A606 Bend Improvements at Potter Hill / Eggleston's Farm**

This scheme involves an improvement to a bend in the A606 where a number of accidents have taken place over recent years. This scheme features in the Highway Authority's TPP 1995 / 96.

5.18 The Borough Council will urge the Highway Authority to secure early implementation of the schemes described above. The following policy will also apply in order to safeguard land required for the implementation of these schemes.

T1 THE ROUTE OF THE A607 REARSBY BYPASS IS SHOWN ON THE PROPOSALS MAP

THE AREAS TO BE SAFEGUARDED FOR THE FOLLOWING HIGHWAY PROPOSALS ARE SHOWN ON THE PROPOSALS MAP:-

A) A606 AB KETTLEBY BY-PASS;

B) A606 BROUGHTON HILL IMPROVEMENTS;

**C) A606 BEND IMPROVEMENTS AT POTTER HILL/
EGGLESTON'S FARM;**

**D) A607 IMPROVEMENTS BETWEEN REARSBY AND MELTON
MOWBRAY;**

E) A 52(T) IMPROVEMENTS AT BOTTESFORD;*1

F) A6006 SHOBY/GRIMSTON IMPROVEMENTS; AND

**G) A606 MELTON MOWBRAY SOUTHERN AND WESTERN
BYPASS.**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY
DEVELOPMENT THAT WOULD PREJUDICE THE
IMPLEMENTATION OF ANY OF THE ABOVE SCHEMES**

Abandoned Road Schemes

- 5.19 There are a number of old highway improvement lines/schemes, which are considered out of date by the Highway Authority. They are unlikely ever to be implemented and are not set out in the current TPP. These schemes have been re-examined by the Highway Authority and have now been abandoned .
- 5.20 They include proposed bypasses for Kirby Bellars, Garthorpe, Coston, Great Dalby, Saxby and Wymondham. These are schemes which are no longer considered necessary or feasible. Whilst the Highway Authority intends to implement the improvements to the A607 at White House bends, near Melton Mowbray, it is unlikely that this will be constructed within the Plan period.

The Need for a by-pass to Melton Mowbray

- 5.21 In recent years the town centre has been the focus of attention for new road investment and traffic management improvements. Following the construction of the Inner Relief Road Phase I (Norman Way) in 1986, the Highway Authority approved an "Area of Search" for a further phase of the Inner Relief Road connecting Burton Street to Dalby Road via Priors Close. This was identified in the Melton Mowbray and Asfordby Local Plan with a policy to safeguard the affected area.
- 5.22 In April, 1990, the Council formally requested deletion of the scheme from the Highway Authority's TPP and asked that the money allocated be diverted to other schemes within the Borough of Melton. It was considered that the scheme was insensitive to the historic fabric of the town, lying adjacent the town centre Conservation Area, and that the low priority given to the scheme by the Highway Authority meant that implementation was being continually delayed therefore resulting in a blighting effect on the Town Station area. It was also considered that the scheme did not solve the town centre's traffic problems in a cost effective way.

*1 The Government advises that the A52 improvements at Bottesford have now been dropped from the national roads programme

- 5.23 In October 1990 the County Council formally resolved to put the scheme forward for abandonment as part of the review of the Leicestershire Structure Plan. The Highway Authority carried out an environmental assessment of the scheme and an economic analysis. Although environmental benefits were alleged it was acknowledged that the scheme would cause visual intrusion. The economic analysis however revealed that the

benefits of the scheme were less than the cost such that there was no sound economic justification for the scheme. The scheme was therefore formally abandoned and omitted from the LSP.

- 5.24 The Council's attention has been focused on the need for investment in road building in order that through traffic can be by-passed around the town. The inadequacy of the existing road infrastructure is addressed at Chapter 2, which sets out the overall strategy of the Local Plan (see paragraphs 2.49 to 2.56).
- 5.25 In February 1992 the Council appointed DHV Burrow-Crocker Consulting, Traffic Engineers to carry out a transport study as an input into the Local Plan.
- 5.26 The Consultants task brief required an assessment of existing highway constraints and various alternative future development and by-pass options within the Melton Mowbray area along with consideration of the future scope for improved passenger rail and freight services.
- 5.27 From Burrow-Crocker's assessment of existing highway constraints it is clear that the radial routes out of Melton Mowbray have more frontage development and direct access than current guidelines permit for main distributor roads serving major residential and employment land. The road widths of Nottingham Road, Asfordby Road, Leicester Road, Burton Road and Thorpe Road were found to be adequate. However, Dalby Road, Saxby Road and Scalford Road were found to be inadequate in width and generally with poorer conditions.
- 5.28 An assessment of alternative development and by-pass options was subsequently undertaken by Burrow-Crocker. Each option defined various dispositions of land for residential and employment purposes best related to the particular length of by-pass being investigated. Burrow-Crocker carried out a geotechnical and environmental appraisal of each by-pass option, looked at the future traffic implications and carried out a detailed cost/benefit analysis. The Council compiled detailed site profiles of land under consideration for development under each option. From an analysis of the results of the site profiles and the work carried out by Burrow-Crocker, the Council considered the overall traffic impact, environmental impact and feasibility of implementing each option from which a preferred overall strategy emerged and was approved in December, 1992. The study concluded that the development of a new village at the former Melton Mowbray Airfield along with a southern and western by-pass to the town should be an integral feature of the preferred overall strategy. The overall strategy is fully described at Chapter 2 of the Plan which also sets out its advantages from a highway point of view (see paragraph 2.49).
- 5.29 Although the overall alignment of the southern and western by-pass is not fixed, the Council has determined a preferred alignment in the vicinity of the industrial land allocations north of Leicester Road (A607) and south of Kirby Lane. This is shown clearly on the criteria diagram attached to the development briefs to these sites approved and published by the Council in March 1993.
- 5.30 The A606 Melton Mowbray Southern and Western bypass is now identified in the Structure Plan as a strategic road improvement which is programmed to be undertaken during the period to 2006. However, the amount of capital expenditure that can be directed to such schemes is dictated by Government and, as a result, there is no guarantee that the bypass will be built by the Highway Authority within that period. A reduction, nationally, in Government funding has meant that the construction of the bypass within the Plan period is likely to depend upon the developers of the new

village funding the scheme. The provision of a southern and western bypass around Melton Mowbray is an integral part of the new village development proposal, the details of which are included in the New Village Chapter of the Local Plan.

Development and the Wider Highway Network

- 5.31 The Council is concerned to ensure that the wider environmental consequences of development proposals are properly addressed, particularly the effect on the capacity of the local highway network. In Melton Mowbray for example, there are road junctions where traffic levels already lead to severe congestion on occasions such that any significant increase in traffic from new development nearby could create further, more widespread congestion. In the rural areas, inappropriately sited industrial development or agricultural transport depots can lead to increased HGV movements through villages and along unsuitable rural roads. Such development can impair road safety and lead to the loss of residential amenity. Planning permission will normally be granted however, for development proposals which include improvements to the wider highway network (subject, of course, to the provision of this Local Plan and other material planning considerations).
- 5.32 Policy TP4 of the LSP is designed to control development which could generate traffic that could lead to the overloading of highway capacity and unacceptable environment effects. The Council will therefore apply this policy where appropriate as reiterated below:-

LSP Policy TP4: "Planning permission will not be granted for development if the traffic generated by it, together with that from existing and other development for which planning permission exists or which is proposed in an approved local plan, would :-

- 1 **exceed the capacity available in the local or wider highway system; or**
- 2 **impair the safety and the satisfactory operation of the highway system, particularly major road junctions; or**
- 3 **have an unacceptable effect on the environment;**
- 4 **unless satisfactory and environmentally acceptable improvements with a reasonable design life are provided to overcome such consequences".**

Traffic Impact Assessment

- 5.33 Almost all development involves the generation of road traffic in one form or another. In general the larger the development the greater the impact of traffic will be. Traffic generated by a development can have an effect on the wider highway network as well as the local level and such effects can be substantial and should not be overlooked when the granting of planning permission is considered.
- 5.34 The Explanatory Memorandum to the LSP advises that traffic impact assessments will normally be required from developers where proposed development will increase traffic flows on the surrounding network by more than 10%, or 5% where traffic congestion already exists. Traffic flows can only be assessed against this criteria if traffic impact assessments are submitted with planning applications. The Council will therefore require the submission of traffic impact assessment with all planning applications for major development.
- 5.35 'Major' development is considered in accordance with the LSP definition (i.e. residential sites of more than 100 dwellings and employment land of more than 5 hectares (12.3 acres). There may be circumstances however, when a traffic impact assessment may be required for smaller sites.

Traffic Management - Melton Mowbray Town Centre Junction Improvements

- 5.36 In assessing the impact of future traffic levels within Melton Mowbray town centre, the Burrow-Crocker study highlighted the likely need for significant improvements to several main town centre junctions within the Plan period.
- 5.37 The Highway Authority's TPP 1995/ 96 includes improvements to the major road junctions at Asfordby Road/Nottingham Road and Norman Way/Thorpe Road Melton Mowbray. The improvements are programmed to commence in 1996 and 1999 respectively. A development brief has been approved for commercial development on land in the Council's ownership at the Thorpe End Depot. Land identified in the brief will be safeguarded for improvements to the Thorpe Road/Norman Way/Saxby Road/Thorpe End junction.
- 5.38 The Council will continue to monitor traffic levels within the town over the Plan period and consider the need for any further specific junction improvements bearing in mind pedestrian safety.

Other Traffic Management Measures

- 5.39 The following traffic management measures have been implemented over recent years:-
- 1 pedestrian preference areas established at the Market Place/Cheapside/South Parade, Nottingham Street / High Street and King Street (part);
 - 2 new Service Road (St. Mary's Way) with facilities for buses to the rear of Nottingham Street together with enhancement of car parking facilities;
 - 3 one way circulation system affecting King Street(part) and St. Mary's Way;
 - 4 bus and access only on Windsor Street;
 - 5 waiting restrictions on High Street, Uplands, Egerton View, Thorpe End, Nottingham Street, St. Mary's Way;
 - 6 integrated area traffic light sequencing and Phase control (SCOOT).
- 5.40 There are other schemes which the Council intends to investigate the feasibility of in conjunction with the Highway Authority and other interested parties. These include the following:-
- 1 environmental Improvements of Windsor Street;
 - 2 bus priority measures;
 - 3 environmental improvements, including traffic calming measures at various locations in the town due to vehicle speeds or other adverse environmental impact. including schemes affecting Edendale Road, Kings Road and Craven Street;
 - 4 residents Parking Schemes;
 - 5 cycle routes.

New Estate Roads

- 5.41 Over the past 20 years many innovations and design elements have been introduced to improve the appearance and use of new estate roads. The DOE publication Design Bulletin 32 and subsequent amendments have had a significant effect on estate road design. The Highway Authority has also published a design guide titled 'Highway Standards for Development' which supplements the Design Bulletin. However, there are occasions where the Highway Authority's standards do not reflect the latest revisions to the Design Bulletin. In these circumstances the Council will pay particular regard to the provisions of the Design Bulletin.

Parking of Vehicles

- 5.42 Planning Policy Guidance Note 13 "Transport"(PPG13), provides advice on how local authorities should integrate transport and land-use planning.

- 5.43 In formulating their land use and transport strategies, local authorities are expected to include aims to reduce the need to travel, influence the rate of traffic growth and reduce the environmental impact of transport overall.
- 5.44 With regard to the effect of parking provision on car borne travel, the PPG advises that restrictions on parking, both on and off-street can positively discourage the use of the private motor car. Parking standards in local plans are therefore recommended to be set as a range of maximum and operational minimum for broad classes of development that takes into account locational criteria.
- 5.45 In order to encourage cycling as one alternative mode of transport to the private car, the PPG also advises that local plans should include policies that encourage the implementation of specific measures to assist people to travel by bicycle.
- 5.46 The Council has therefore adopted parking standards that are designed to control the provision of on-site car parking for most new development by the imposition of a range of minimum and maximum levels that apply across the Borough according to zones based on transport accessibility criteria.
- 5.47 The standards also aim to promote the use of alternative transport modes by requiring in some instances developer contributions towards the provision of improved public transport, pedestrian and cycling facilities and other ways of improving access. Minimum levels of secure bicycle parking for new development are also included.
- 5.48 The standards are contained in Appendix 4 where they are more fully explained. The following policy will apply in connection with the use of the parking standards.

T2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT UNLESS SUFFICIENT PARKING PROVISION HAS BEEN MADE FOR OFF-STREET PARKING AND TURNING FACILITIES TO ENSURE THAT:

- A) THE DEVELOPMENT WOULD NOT ENDANGER HIGHWAY SAFETY; AND**
- B) THE DEVELOPMENT WOULD NOT GENERATE ON-STREET PARKING TO THE DETRIMENT OF VISUAL AMENITY**

Public Transport

- 5.49 Planning Policy Guidance Note No 13 "Transport" emphasises the need to encourage the use of public transport to reduce the levels of car borne journeys, particularly between the home and employment locations. The Council has limited direct involvement in the provision of public transport, but recognises that much can be achieved to encourage the use of public transport and reduce car dependency by directing new development to locations in and around Melton Mowbray (thus ensuring good access to public transport) and securing facilities for bus penetration in areas of new development. It is also recognised that adequate public transport is a vital facility for those without access to alternative means of transport, especially in the rural area. Non-car owners, the sick, the elderly and children are particularly affected.

Bus Services

- 5.50 In many rural areas the only form of public transport is the bus service. The County Council is currently responsible for securing the provision of adequate bus services

considered necessary to meet any social need which would not otherwise be met. The Borough Council will encourage the County Council to provide subsidies to bus operators in order to ensure that, at the very least, existing rural services are maintained. The Borough Council will encourage the provision of such joint use schemes as “Dial-a-Ride”, “Rural Post -Buses” and “Transport Brokerage Schemes” where appropriate in rural areas.

- 5.51 The Council recognises the need to maintain adequate public transport services where possible and will support initiatives which help to maintain or improve services.
- 5.52 Over recent years traffic management initiatives have been implemented by the Council which have resulted in changes to the bus services operating within or from Melton Mowbray town centre. The construction of a rear service road between Norman Way and King Street (St. Mary’s Way) and the pedestrianisation of Nottingham Street has enabled the Council to provide improved bus stop facilities for town based bus services on St. Mary’s Way thus retaining good penetration of local buses into the central area of the town. Other town based bus services are permitted to use Windsor Street where bus stop facilities are available. Rural and out of town bus services still use the area fronting Wilton Road, adjacent to the public library.
- 5.53 The development of a new village at the former Melton Mowbray Airfield will require a regular bus service to and from Melton Mowbray and the Council recognises that this will need to be provided at any early stage in the development of the village. The provision of adequate facilities for bus penetration within the village is addressed in "The New Village" Chapter 14 (see Policy NV7).
- 5.54 **The Council will encourage the County Council and the developer(s) of the new village to provide a satisfactory bus service between the new village and Melton Mowbray at an early stage in its development.**
- 5.55 In the process of allocating other areas of land for major residential or employment development, the Council has had regard to the need for sites to be within reasonable walking distance (5 minutes) of an existing or potential bus route. This will be a requirement for other major sites proposed for development within the Plan period. For a definition of ‘major’ development, see paragraph 5.35 above.

T3 PLANNING PERMISSION WILL BE GRANTED FOR MAJOR DEVELOPMENT PROVIDED THE ROAD LAYOUT MAKES SUITABLE PROVISION FOR THE NEEDS OF PUBLIC TRANSPORT OPERATIONS IN TERMS OF DESIGN AND PUBLIC ACCESSIBILITY.

Rail Services

- 5.56 The Council is keen to see improvements provided to the local passenger rail service. At Melton Mowbray, the Council would like to see services introduced to and from Nottingham via Syston, improved frequency of services to and from Leicester and improvements to the facilities available to passengers at the Town Station. Improvements would include pedestrian access between the railway station and Burton Street, improved parking facilities and an extension to the number of hours within the day that the railway station is open. The Council has approved a development brief for land adjacent the railway station which is partly in the Council’s ownership. The provision of improved access to the railway station is a prime objective of the brief.

- 5.57 At Bottesford, the railway station provides a valuable service for residents of the northern parishes seeking access to Nottingham or Grantham. The Council is keen to see an improvement in the facilities offered at the station and would support any increase in the number of trains stopping at Bottesford.
- 5.58 **The Borough Council will urge the rail operator to improve passenger rail facilities at Melton Mowbray Station including the provision of services to Nottingham and more frequent services to Leicester. Any rail proposal which would result in the improvement of rail services to and from Bottesford will also be supported.**
- 5.59 The County Council has recently investigated the feasibility of introducing improved passenger rail services between Melton Mowbray and Leicester including the possibility of providing rail stop facilities at or near such villages as Asfordby, Kirby Bellars, Frisby on the Wreake and Brooksby.
- 5.60 The feasibility study has concluded that the provision of a passenger rail stop at the proposed Leicester Road (North) Industrial site would be viable. The Council therefore proposes to safeguard land at the site for a passenger rail facility and access comprising two concrete platforms, two shelters, footways and car/cycle parking. The site is identified on the Proposals Map (see also paragraph 4.59).

T4 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH COULD PREJUDICE THE IMPLEMENTATION OF A PASSENGER RAIL FACILITY ON LAND IDENTIFIED ON THE PROPOSALS MAP ADJACENT TO THE PROPOSED LEICESTER ROAD (NORTH) INDUSTRIAL SITE.

Rail Freight

- 5.61 The Council will encourage investment in the provision of improved facilities for the handling of goods by rail as part of an overall policy seeking the transfer of traffic from road to rail.
- 5.62 British Rail has proposed a new rail link (the 'Melton Chord') to connect the Melton Mowbray to Leicester line north of Leicester Road, to the Melton Mowbray to Old Dalby British Rail Test Track adjacent to the A6006. The implementation of the 'Melton Chord' will facilitate the removal of coal from the Asfordby Mine to CEGB Power Stations located in the Trent Valley.

T5 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH COULD PREJUDICE THE IMPLEMENTATION OF THE MELTON CHORD RAIL LINK WITHIN THE AREA IDENTIFIED ON THE PROPOSALS MAP.

- 5.63 Implementation of the 'Melton Chord' will result in an appraisal by Railtrack of the future of the length of test track remaining between the chord and the junction of the test track with the Melton Mowbray to Leicester line adjacent Longfield High School.
- 5.64 The Council will urge Railtrack to retain this length of track in order not to prejudice future improvements to rail freight facilities in the area.

Provision for Cyclists and Pedestrians in New Development

- 5.65 The adoption and maintenance of footpaths and cycleways within new areas of development is the responsibility of the County Council as Highway Authority.

Planning permission for these facilities is usually granted by the Borough Council. Segregated footpaths and cycle routes are generally safer for pedestrians and cyclists and can often be provided where a road would be inappropriate. Routes must provide efficient serve movements between houses and local schools, shops, employment and leisure facilities to be effective. They should be designed to avoid the opportunity for crime and cater for those with restricted mobility. When considering major development the Council will apply the following policy having regard to the provision of existing and planned footpath and cycle tracks in the area.

T6 PLANNING PERMISSION WILL BE GRANTED FOR MAJOR NEW DEVELOPMENT PROVIDED THAT SAFE CYCLIST AND PEDESTRIAN ROUTES ARE PROVIDED WHERE APPROPRIATE.

5.66 **The Council will seek to identify new cycleways and routes throughout the Borough in accordance with the aims of Planning Policy Guidance Note No 13 "Transport" and therefore intends to investigate the provision of improved pedestrian and cyclist facilities in the following areas:-**

- 1 **improved facilities for cyclists into and across Melton Mowbray town centre;**
- 2 **segregated pedestrian/cyclist routes from the proposed new village at the former Melton Mowbray Airfield to Melton Mowbray via Old Guadeloupe/Kirby Lane and Dalby Road.**

Further details on pedestrian and cyclist facilities to be provided as part of the new village development are set out at Chapter 14 "The New Village" and the New Village Development Brief.

Access to Public Land and Buildings for Disabled People

5.67 The Chronically Sick and Disabled Persons Act 1970 requires developers of land and buildings open to the public, places of employment and education buildings to provide suitable means of access, parking and toilet facilities to meet the needs of disabled people. The Town and Country Planning Act 1990 places a duty on local planning authorities, when granting planning permission for the development of non-residential buildings, to draw the attention of developers to the relevant provisions of the 1970 Act. Further Government guidance set out in DOE Circular 10/82 states that, where appropriate, conditions may be attached to a grant of planning permission for such buildings.

5.68 In the light of the above, the Council will seek to ensure that provision is made for suitable access, for example, level or ramped approaches facilitating wheelchair access, and appropriate sign posting. Adequate provision will also be sought for parking and sanitary accommodation. The Council has published a guidance leaflet which sets out parking standards for new development including specific provision for the disabled. In the development of new buildings the Council will negotiate provision whenever appropriate. In existing buildings, the standards will be applied insofar as they are both practicable and reasonable.

East Midlands Airport

5.69 The Council is required to consult with the Civil Aviation Authority before granting planning permission for the development of any building, structure or works exceeding 15.2 metres in height within the outer safeguarding boundary for East Midlands Airport. The area covered is shown on the Proposals Map.

6 COUNTRYSIDE AND THE NATURAL ENVIRONMENT

Introduction

- 6.1 The quality of the natural environment is perhaps one of the Borough's most important assets. It is traditional English countryside at its best. There is a wide variety in the appearance of the landscape, which includes the broad sweep of pasture land in the Vale of Belvoir, the ironstone plateau of the Wolds and the shallow river valleys of the Wreake and Eye. The population density of the Borough 0.94/hectare (2.3 /acre) is the lowest in the County.

Policy Background

- 6.2 The Government's strategy for the environment, including policies for the countryside, is set out in the White Paper "This Common Inheritance". The main aims are to :-
- 1 encourage economic activity in the rural areas;
 - 2 conserve and improve the landscape and encourage opportunities for recreation;
 - 3 conserve the diversity of wildlife, particularly by protecting and enhancing habitats.
- 6.3 Planning Policy Guidance Note No. 7 "The Countryside-Environmental Quality and Economic and Social Development"(PPG7) provides policy guidance for local planning authorities and states that development in the countryside should benefit the rural economy and maintain or enhance the environment. However, the Guidance Note acknowledges that much activity in the countryside is outside the scope of planning control.
- 6.4 In providing for the development needs of the County the adopted Leicestershire Structure Plan (LSP) aims to ensure that the quality of the environment is conserved and where possible enhanced. It is a policy of the Structure Plan that built development in the countryside is minimised and the best and most versatile agricultural land protected from irreversible development.

Aims and Objectives

- 6.5 The Local Plan has the following aims and objectives for the countryside:-
- 1 to reconcile the development needs of the community with the need to conserve and safeguard the natural beauty, wildlife and rural character of the countryside;
 - 2 to avoid the coalescence of settlements;
 - 3 to presume against development in the countryside which is unnecessary or incompatible with surroundings;
 - 4 to avoid the loss of best quality agricultural land;
 - 5 to support and encourage measures which conserve and enhance the countryside;
 - 6 to protect Scheduled Ancient Monuments and other areas of archaeological, ecological and geological importance.
 - 7 to support and encourage sustainable measures which improve the economy of the rural and farming communities;
 - 8 to safeguard historic landscapes.

Policies and Proposals

- 6.6 In "The Overall Strategy" Chapter 2 of the Local Plan, Policy OS2 includes a limited number of uses which are considered appropriate in the open countryside. The policies in this Chapter define in more precise terms the detailed criteria which will be applied to the consideration of development in the countryside. Objective b) is covered by Policy OS2 in Chapter 2 "Overall Strategy".

Areas of Particularly Attractive Countryside

- 6.7 A substantial part of Melton Borough is designated as an "Area of Particularly Attractive Countryside" (APAC) in the LSP and is shown diagrammatically on the Structure Plan Key diagram.
- 6.8 The Local Plan defines the area and edges of the APAC more precisely on a detailed Ordnance Survey Map at a scale of 1:50,000 and village insets where the boundary abuts settlements. Together these maps form the Proposals Map.
- 6.9 Strategy Policies 3 and 4 of the LSP provide for the control of development within the open countryside and on land adjoining settlements. Because the APAC is considered of higher landscape value than other areas, the policies require that whenever such development is permitted within the APAC, there should be a greater degree of protection of the landscape.
- 6.10 The LSP policies therefore stipulate that development will have no adverse effect on the appearance or character of the landscape.
- 6.11 The relevant parts of the LSP Strategy Policies which refer to the APAC are as follows:-

LSP Policy SP3:"Within APAC and areas of local landscape value, housing and employment development adjoining settlements will only be appropriate where there is no adverse impact on the appearance or character of the landscape."

LSP Policy SP4:"Within APAC and areas of local landscape value, provision for small scale built development for employment and leisure uses will normally only be made where there is no adverse effect on the appearance or character of the landscape."

- 6.12 The Council will therefore apply the Structure Plan Policies SP3 and SP4 to the APAC shown on the Proposals Map.

Development of Agricultural Land

- 6.13 Agricultural land is a finite national resource subject. In embracing the principles of sustainable development, local authorities are advised through Government guidance to protect wherever possible the best and most versatile agricultural land for the benefit of future generations.
- 6.14 The Council recognises that the best and most versatile land (Grades 1, 2 and 3a), as classified by the Ministry of Agriculture Ministry and Food is the most flexible, productive and efficient in response to inputs, and that once lost to development, its return to best quality condition is seldom practicable. Wherever possible, land has therefore been allocated in the Local Plan for major residential and employment uses on brown field or poorer quality agricultural land.
- 6.15 Policy OS2 adds support to the protection of agricultural land by generally presuming against development beyond the town and village envelopes except for some limited uses that are appropriate to the countryside.
- 6.16 When dealing with proposals that involve the loss of the best and most versatile agricultural land, the Council will wish to be satisfied that all opportunities have been explored to accommodate the development on previously developed sites within existing settlements or on poorer quality farm land.

C1 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND, (GRADES 1, 2 AND 3A), UNLESS ALL THE FOLLOWING CRITERA ARE MET:

A) THERE IS AN OVERRIDING NEED FOR THE DEVELOPMENT

B) THERE ARE NO SUITABLE SITES FOR THE DEVELOPMENT WITHIN EXISTING DEVELOPED AREAS OR WHERE AGRICULTURAL LAND IS OF POORER QUALITY

C) THE PROPOSAL IS ON LAND OF THE LOWEST PRACTICABLE GRADE

Farm Diversification

6.17 The increasing efficiency of British farming has caused agricultural production to rise dramatically, to the point where the need now is to reduce the output of agricultural products in surplus in western European countries. This increased efficiency has also been responsible for a reduction in the number of people employed in agriculture. In Melton, for example, agricultural employment fell by 14% between 1982 and 1992. Reforms to the Common Agricultural Policy, revisions to international trade agreements such as the General Agreement on Tariffs and Trade (GATT) and increasing concern for environmental issues will further limit agricultural production in Britain and reduce farm incomes.

6.18 Agriculture will continue to be the dominant land use in the countryside, but for many farms their continuing viability may depend upon their ability to diversify part of their labour or holding to other interests. This is particularly true for part-time holdings, which represent 49% of all agricultural holdings in Melton.

6.19 Farmers are therefore increasingly looking to diversify beyond the agricultural industry in order to supplement their incomes. Much farm-based work is now concerned with activities such as farm shops, equestrian businesses, sporting facilities, nature trails, craft workshops and holiday accommodation. This provides potential benefits for the local economy and environment.

6.20 The Local Plan includes a variety of policies which encourage rural economic diversity by promoting tourism and associated activities in the countryside e.g. TM1- Extension/Refurbishment of Established Tourist Attractions, TM2- Conversion of Rural Buildings, R12 Caravan and Camping Sites and S10- Farm Shops. The following policy will be applied to proposals for farm based diversification.

C2 PLANNING PERMISSION WILL BE GRANTED FOR FARM BASED DIVERSIFICATION PROPOSALS PROVIDED:

A) THE ACTIVITIES WOULD BE ANCILLARY TO THE MAIN AGRICULTURAL USE AND WOULD NOT PREJUDICE THE FUTURE OPERATION OF THE HOLDING;

B) THE PROPOSAL SHOULD REUSE OR ADAPT ANY SUITABLE FARM BUILDING THAT IS AVAILABLE. IF A NEW BUILDING IS NECESSARY IT SHOULD BE SITED IN OR ADJACENT TO AN EXISTING GROUP OF BUILDINGS;

C) THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH ITS RURAL LOCATION IN TERMS OF SCALE, DESIGN AND LAYOUT;

D) THERE IS NO SIGNIFICANTLY ADVERSE IMPACT ON THE CHARACTER AND APPEARANCE OF THE RURAL LANDSCAPE OR CONSERVATION OF THE NATURAL ENVIRONMENT;

E) ACCESS, SERVICING AND PARKING WOULD BE PROVIDED AT THE SITE WITHOUT DETRIMENT TO THE RURAL CHARACTER OF THE AREA; AND

F) THE TRAFFIC GENERATED BY THE PROPOSAL CAN BE ACCOMMODATED ON THE LOCAL HIGHWAY NETWORK WITHOUT REDUCING ROAD SAFETY

Agricultural Buildings

6.21 The Town and Country Planning (General Permitted Development) Order 1995 grants permitted development rights for a range of agricultural buildings and operations subject to specified conditions. Proposed farm buildings which do not meet these conditions require planning permission.

6.22 The Council is concerned to ensure that agricultural buildings blend with their surroundings and are not prominent in the landscape. To reduce the impact of these buildings, locations in topographic depressions or within and adjacent to existing building groups will be encouraged. The Council will also as necessary require landscaping around new buildings and the siting of buildings so that skylines are not punctuated. The Council has published the leaflet "A Guide to the Siting and Design of Agricultural Buildings" which gives advice on the main aspects to be considered when such buildings are to be erected.

6.23 Intensive food production units and central grain stores are usually of an industrial design and can create greater environmental problems than general agricultural buildings. In principle they constitute appropriate activities within the countryside but related activities can have an adverse impact on the general locality. It is therefore important that good access to classified roads is available and that units are located well away from existing residential areas. The following policy will apply to all agricultural buildings:-

C3 PLANNING PERMISSION FOR AGRICULTURAL BUILDINGS OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP WILL BE GRANTED PROVIDED :-

A) THE BUILDING IS REASONABLY NECESSARY FOR AGRICULTURE AND WOULD NOT OCCUPY A PROMINENT POSITION IN THE LANDSCAPE WHICH IN ITSELF COULD NOT BE AMELIORATED BY TREE PLANTING OR OTHER SUITABLE METHODS OF SCREENING;

B) THE SIZE, SCALE, DESIGN AND CONSTRUCTION MATERIALS OF THE BUILDING ARE APPROPRIATE TO ITS SETTING AND SPECIFIC USE;

C) THE DEVELOPMENT WOULD NOT CAUSE LOSS OF AMENITIES THROUGH UNACCEPTABLE NOISE, SMELL, DUST OR OTHER FORMS OF POLLUTION;

D) THERE WOULD BE NO SIGNIFICANT ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;

E) SATISFACTORY ACCESS AND PARKING IS PROVIDED TO ACCOMMODATE THE LEVEL AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.

Farm Relocation

- 6.24 There have been situations where the operations of existing farm units have given rise to complaints from nearby residents. In some cases this leads to pressure for the relocation of these farmsteads. Farm rationalisation and changing patterns of agricultural practices also generate pressure for more efficient farm locations and in some cases can result in the closure of farmsteads without a need for their subsequent replacement.
- 6.25 Where the relocation of a farm into the countryside is proposed, the Council will apply Policy C3 and where an attendant dwelling is required, Policy C8. Proposals for the reuse of existing farm buildings will be considered against Policies C6 and C7 where they are located outside village envelopes.

Stables, Riding Schools and Kennels

- 6.26 There has been a steady increase in recent years in the number of planning applications for stables, riding schools and kennels, often in open countryside close to existing settlements. The Council acknowledges that these uses can be incompatible within residential areas and yet is concerned to avoid the cumulative effect of sporadic, small scale developments in the open countryside.
- 6.27 Suitable locations for these facilities will normally be within existing settlements where residential amenities are not affected or within existing groups of farm buildings in open countryside. The following policy will therefore apply:-

C4 PLANNING PERMISSION WILL BE GRANTED FOR THE USE OF EXISTING FARM BUILDINGS AND ERECTION OF NEW BUILDINGS WITHIN EXISTING GROUPS OF FARM BUILDINGS OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP FOR STABLES, RIDING SCHOOLS AND KENNELS PROVIDED:-

A) THE DEVELOPMENT WOULD HAVE NO ADVERSE EFFECT ON THE FORM, CHARACTER AND APPEARANCE OF THE BUILDING OR THE RURAL CHARACTER OF THE LOCALITY;

B) THE DEVELOPMENT WOULD NOT CAUSE LOSS OF AMENITIES THROUGH UNACCEPTABLE NOISE, SMELL DUST OR OTHER FORMS OF POLLUTION;

C) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;

D) THERE WOULD BE NO ADVERSE EFFECTS ON HIGHWAY

SAFETY.

- 6.28 The keeping and riding of horses and ponies for personal recreation is an increasingly popular pastime, especially within younger age groups. The grazing of horses on agricultural land does not usually require planning permission if the dominant use remains agricultural. The keeping of horses in paddocks solely for recreational purposes or other non agricultural use requires planning permission and such activities often result in the submission of proposals for small stables and shelters unrelated to existing farm buildings and in isolated positions in the open countryside.
- 6.29 The Council has produced a guidance leaflet which gives advice on the ways of providing appropriate shelter for horses and ponies in the countryside. In order to resist development which would adversely affect the appearance and rural character of the open countryside which in the Borough is largely defined as 'Particularly Attractive Countryside' in the LSP the following policy will therefore apply:-

C5 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE ERECTION OF STABLES OUTSIDE THE TOWN AND VILLAGE ENVELOPES ON THE PROPOSALS MAP UNLESS THE DEVELOPMENT IS IN ACCORDANCE WITH POLICY C4.

Re-use and Adaptation of Rural Buildings

- 6.30 The primary objective of this policy is to sustain and diversify the rural economy of Melton by promoting the reuse and adaptation of rural buildings for commercial, industrial or recreational use where the creation of local employment is a priority.
- 1.31 The reuse and adaptation of rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development as well as for tourism, sport and recreation. It can reduce demands for new building in the countryside, avoid leaving an existing building vacant and prone to vandalism and dereliction, and provide jobs.
- 1.32 There should generally be no reason for preventing the conversion of rural buildings for business reuse.
- 1.33 The Leicestershire Structure Plan Strategic Policy 4 makes provision for the reuse and adaptation of existing buildings and for limited small scale development for employment and leisure uses.
- 1.34 However, the conversion of buildings, currently in industrial or commercial use, to dwellings may have an adverse impact on local economic activity. Residential conversion of buildings which have ceased to be used for industrial or commercial purposes can have a minimal economic impact, whilst business conversion may have a more positive impact on local employment.
- 1.35 Proposals for residential conversions in the open countryside should be examined with particular care, and in such locations it is appropriate to apply similar strict control to that over new housing.
- 1.36 The Government's Planning Policy Guidance on 'The Countryside-Environmental Quality and Economic and Social Development' (PPG7 (revised)) gives further detailed advice on the re-use and adaptation of rural buildings.

C6 PLANNING PERMISSION WILL BE GRANTED TO REUSE AND ADAPT A RURAL BUILDING FOR A COMMERCIAL, INDUSTRIAL OR RECREATIONAL USE PROVIDED THAT:

A)THE BUILDING IS OF SUBSTANTIAL, SOUND AND PERMANENT CONSTRUCTION AND IF IT IS IN THE OPEN COUNTRYSIDE, IS PROPOSED FOR REUSE AND ADAPTATION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION;

B) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;

C) ANY CONVERSION WORK RESPECTS LOCAL BUILDING STYLES AND MATERIALS;

D) THE TRAFFIC TO BE GENERATED BY THE NEW USE CAN BE SAFELY ACCOMMODATED BY THE SITE ACCESS AND THE LOCAL ROAD SYSTEM;

E) THE PROPOSED USE WILL NOT HARM THE LOCAL ENVIRONMENT THROUGH THE CREATION OF NOISE, DUST, SMOKE, FUMES, GRIT, VIBRATION OR ANY FORM OF WATER, SOIL OR AIR POLLUTION;

F) THERE IS SUFFICIENT ROOM IN THE CURTILAGE OF THE BUILDING TO PARK THE VEHICLES OF THOSE WHO WILL WORK OR VISIT THERE AND ALSO TO SERVICE ITS USE, ALL WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE COUNTRYSIDE;

G) NO COMMERCIAL, INDUSTRIAL OR RECREATIONAL ACTIVITY OR STORAGE OF RAW MATERIALS OR FINISHED GOODS IS TO TAKE PLACE OUTSIDE THE BUILDING; AND

H) NO NEW FENCES, WALLS OR OTHER STRUCTURES ASSOCIATED WITH THE USE OF THE BUILDING OR THE DEFINITION OF ITS CURTILAGE OR ANY SUB-DIVISION OF IT WILL BE ERECTED IF THEY WOULD HARM THE VISUAL AMENITY OF THE COUNTRYSIDE.

C7 OUTSIDE THE TOWN AND VILLAGE ENVELOPES, PLANNING PERMISSION WILL NOT BE GRANTED TO REUSE AND ADAPT A RURAL BUILDING FOR RESIDENTIAL USE UNLESS IT IS TO BE USED AS AN AGRICULTURAL OR FORESTRY WORKERS DWELLING IN ACCORDANCE WITH POLICY C6, OR IS TO PROVIDE AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H8; AND ALL THE FOLLOWING CRITERIA ARE MET:

A) THE BUILDING IS OF PERMANENT SUBSTANTIAL AND SOUND CONSTRUCTION;

B) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;

C) ANY CONVERSION WORK RESPECTS LOCAL BUILDING STYLES AND MATERIALS;

D) THE TRAFFIC TO BE GENERATED BY THE NEW USE CAN BE SAFELY ACCOMMODATED BY THE SITE ACCESS AND THE LOCAL ROAD SYSTEM;

E) THERE IS SUFFICIENT ROOM IN THE CURTILAGE OF THE BUILDING TO PARK THE VEHICLES OF THOSE WHO WILL LIVE OR VISIT THERE WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE COUNTRYSIDE: AND

F) NO FENCES, WALLS OR OTHER STRUCTURES ASSOCIATED WITH THE USE OF THE BUILDING OR THE DEFINITION OF ITS CURTILAGE OR ANY SUB-DIVISION OF IT WILL BE ERECTED WHICH WOULD HARM THE VISUAL AMENITY OF THE COUNTRYSIDE.

Dwellings in the Open Countryside

- 1.37 One of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable farm or forestry workers to live in the vicinity of their place of work.
- 6.38 In order to detect attempts to abuse the concession that the planning system makes for such dwellings, it is important to establish that stated intentions to engage in farming or forestry are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time.
- 6.39 Consequently, when considering planning applications for permanent agricultural dwellings, the Council will require evidence that such a need is genuine in accordance with Government guidelines set out in Annex I to Planning Policy Guidance on the Countryside-Environmental Quality and Economic and Social Development (PPG7(revised)). Such evidence will not normally be required where a dwelling is to be built within the Town and Village Envelopes.
- 6.40 New permanent dwellings should only be allowed where there is a clearly established functional need for the dwelling. Such a requirement might arise if workers are needed on hand day and night in case animals require essential care at short notice or to deal with emergencies that could otherwise cause serious loss of crops or products. The need must also relate to a full-time worker, or one who is primarily employed in agriculture, and does not relate to a part time requirement. The functional need should not be fulfilled by another dwelling on the unit, or any other local accommodation which could be suitable and available for occupation by the workers concerned. In particular, the Council will encourage the conversion of an existing rural building, in accordance with its policy on the conversion and adaptation of rural buildings to residential use, instead of the construction of a new, permanent dwelling.
- 1.41 The Council will be concerned to establish that a permanent dwelling is not required to cover only a short term need. The unit and the agricultural activity concerned should have been established for at least three years, and have been profitable for at least of one of those. The business must be financially sound, and have a clear prospect of remaining so.

- 1.42 A technical appraisal of the agricultural justification for a dwelling will be carried out by the Council before determining any application, but all applications will be subject to normal planning considerations, including siting, design and external appearance. Where a dwelling is justified in open countryside the Council will seek to ensure that it is close to existing buildings and will not be detrimental to the visual character of the open countryside by being unduly conspicuous by reason of its size or position.
- 1.43 In cases where there is a need to establish the viability of a farm holding, the Council may, in exceptional cases, approve a temporary or mobile home provided the applicant intends to submit details for a permanent dwelling in the form of an outline or full planning application. Where a temporary home is approved permission will only be granted for a maximum period of 3 years during which time details of a permanent agricultural dwelling should be submitted for approval.
- 6.44 Applications for an agricultural workers residential caravan or mobile home will not normally be granted unless the Council is satisfied that the proposal is acceptable with regard to Policy C8 below.

C8 PLANNING PERMISSION FOR A NEW DWELLING OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP WILL NOT BE GRANTED UNLESS:-

- A) THERE IS AN ESSENTIAL LONG TERM NEED FOR A DWELLING TO ENABLE A PERSON EMPLOYED IN AGRICULTURE OR FORESTRY TO LIVE AT, OR VERY CLOSE TO THE PLACE OF WORK AND THERE IS NO EXISTING SUITABLE MEANS OF ACCOMMODATION AVAILABLE;**
- B) THE NEED CANNOT BE MET WITHIN THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP;**
- C) THERE IS NO BUILDING ON THE FARM HOLDING OR UNDER THE CONTROL OF THE APPLICANT WHICH IS IN A SUITABLE LOCATION TO MEET THE FUNCTIONAL NEED AND COULD BE SATISFACTORILY CONVERTED TO FORM A DWELLING;**
- D) THE DWELLING WOULD BE SITED TO MINIMISE ITS INTRUSIVENESS IN THE OPEN COUNTRYSIDE;**
- E) THE SIZE, SCALE, DESIGN, FORM, CONSTRUCTION, MATERIALS AND ARCHITECTURAL DETAILING ARE IN KEEPING WITH EXISTING TRADITIONAL BUILDINGS IN THE AREA.**

WHEN PLANNING PERMISSION FOR AN AGRICULTURAL DWELLING IS GRANTED IT WILL BE SUBJECT TO A CONDITION THAT THE OCCUPATION OF THE DWELLING IS LIMITED TO A PERSON SOLELY OR MAINLY EMPLOYED IN THE LOCALITY IN AGRICULTURE (AS DEFINED BY SECTION 336 OF THE TOWN AND COUNTRY PLANNING ACT 1990) OR FORESTRY, OR A DEPENDENT OF SUCH A PERSON RESIDING

WITH HIM OR HER, OR A WIDOW OR WIDOWER OF SUCH A PERSON.

6.45 Where an agricultural occupancy condition has been imposed it will not normally be removed on a subsequent application unless it can be shown that there is no long term need for an agricultural workers dwelling either on the particular farm holding or in the locality. In assessing such applications, the Council will need to be satisfied that circumstances have changed to such an extent that the removal of the condition is justified; for example when there has been an unsuccessful attempt to sell the dwelling on the open market with the occupancy condition made known, at a reasonable price and for a considerable period of time. The Council acknowledges that there is no virtue in keeping dwellings unoccupied if they are no longer needed for their original purpose.

C9 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE REMOVAL OF AN AGRICULTURAL WORKERS DWELLING OCCUPANCY CONDITION UNLESS:-

A) IT CAN BE SHOWN THAT THERE IS NO LONG TERM NEED FOR THE DWELLING ON THE FARM HOLDING TO WHICH IT BELONGS OR OTHER FARM HOLDINGS IN THE LOCALITY;

B) THE DWELLING HAS BEEN OFFERED UNSUCCESSFULLY FOR SALE ON THE OPEN MARKET FOR A PERIOD OF NOT LESS THAN ONE YEAR AND AT A PRICE WHICH IS BASED ON THE ABILITY OF AN AGRICULTURAL WORKER ON AVERAGE AGRICULTURAL EARNINGS TO PURCHASE THE DWELLING.

6.46 Where planning permission is granted on the basis that an additional agricultural dwelling is necessary for the operation of a holding, the Council will consider the imposition of an agricultural occupancy condition on any existing untied dwellings on the holding.

Residential Mobile Homes in Open Countryside

6.47 The Council is concerned to ensure that any adverse environmental impact associated with the development of residential caravan sites is avoided by exercising a general presumption against development in areas of open countryside. Furthermore, this form of accommodation usually requires the same services as ordinary houses and should be in easy reach of schools, shops and health services. They should therefore be located within existing areas of development where services can be provided. Because these homes provide permanent accommodation, their internal layout and standards should provide no less an acceptable environment for those living in them than for ordinary residential development.

C10 PLANNING APPLICATIONS FOR RESIDENTIAL CARAVANS, MOBILE HOMES AND OTHER MOVEABLE STRUCTURES FOR RESIDENTIAL USE WILL BE TREATED AS THOUGH THEY WERE FOR RESIDENTIAL BUILDINGS, AND WILL THEREFORE BE SUBJECT TO THE APPROPRIATE POLICIES AND CRITERIA.

AS AN EXCEPTION PLANNING PERMISSION WILL BE GRANTED FOR A TEMPORARY PERIOD PROVIDED THE ACCOMMODATION IS FOR AN AGRICULTURAL OR FORESTRY WORKER AND IT COMPLIES WITH CRITERIA A, B AND D OF

POLICY C8. PLANNING PERMISSION MAY ALSO BE GRANTED FOR A TEMPORARY PERIOD IF THE ACCOMMODATION IS REQUIRED BY THE APPLICANT IN RELATION TO THE CONSTRUCTION OF A DWELLING ON THE SITE.

Residential Extensions and Replacement Dwellings in Open Countryside

6.48 The landscape of the area is punctuated with farmhouses and other dwellings which have been built largely for the needs of the rural community. Policy OS2 generally presumes against development in the open countryside apart from certain exceptions. The Council wishes to provide for the reasonable needs of occupants of these dwellings where domestic extensions or alterations are required. In such circumstances the Council will be concerned to ensure that any development is in harmony with its surroundings.

C11 PLANNING PERMISSION WILL BE GRANTED FOR EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGS OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED THE SIZE, SCALE, FORM, DESIGN AND CONSTRUCTION MATERIALS ARE IN KEEPING WITH THE DWELLING AND LOCALITY.

6.49 Planning applications for residential extensions within the Town and Village Envelopes will normally be approved subject to compliance with Policy OS1. The Council has published a leaflet on house extensions which provides guidance on size, scale, shape, form, position, external appearance and dormer windows. Further advice on residential development which does not require planning permission is also available.

6.50 The Council is aware that existing habitable dwellings in the open countryside may sometimes need to be completely rebuilt in order to achieve modern standards of foundation, design, insulation and so on. However, the Council does not wish to see any policy on replacement dwellings abused. In order to prevent dilapidated buildings or remnants of buildings being replaced by new dwellings which would adversely affect the open appearance of the countryside, the following policy will apply:-

C12 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE REPLACEMENT OF AN EXISTING DWELLING OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP UNLESS:-

A) THE REPLACEMENT DWELLING WOULD BE OF SIMILAR SIZE AND SCALE, IN CLOSE PROXIMITY TO THE EXISTING AND IN CHARACTER WITH ITS SURROUNDINGS;

B) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE OR IS NOT SO DILAPIDATED AS TO BE INCAPABLE OF HABITABLE USE.

Sites of Ecological, Geological or Other Scientific Importance

6.51 Under Section 11 of the Countryside Act 1968, local authorities are required to have regard to the desirability of conserving the natural beauty and amenity of the countryside, to include the safeguarding of wildlife and geological and physiographical features of importance. Building development, changes in agricultural practice and disease have contributed over the years to a steady loss of wildlife habitats. It is

becoming increasingly important to protect the existing diversity of flora and fauna and animal wildlife in the Plan area.

- 1.52 Planning Policy Guidance Note No 9 "Nature Conservation", sets out the Government's objectives for nature conservation and the framework for safeguarding our natural heritage, and emphasises the importance of sites designated and undesignated for nature conservation. There is therefore a need to ensure that protection is given to both statutory designated nature conservation sites, and other sites of local importance. It is also important that nature conservation issues in the wider countryside are addressed, including creative nature conservation, through for example the designation of nature reserves.
- 1.53 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are sites of importance which are intended to protect the habitats of threatened species of wildlife. SPAs are classified under the 'EC Council Directive on the Conservation of Wild Birds: The Birds Directive'. SACs are designated under the 'EC Council Directive on the Conservation of Wild Fauna and Flora: The Habitats Directive'. Currently, there are no SPAs or SACs in Melton.
- 6.54 National Nature Reserves (NNRs) are areas of national, and sometimes international, importance which are owned or leased by English Nature or bodies approved by them, or are managed in accordance with Nature Reserve Agreements with landowners and occupiers. The essential characteristic of NNRs is that they are primarily used for nature conservation. In Melton, Muston meadows have been identified as an NNR.
- 6.55 English Nature has designated a number of areas within Melton as Sites of Special Scientific Interest (SSSIs) because of their national importance for nature conservation. These have been designated under the provisions of the Wildlife and Countryside Act 1981 and comprise wildlife habitats and geological features.
- 6.56 Owners of SSSI's and their tenants are required under the 1981 Act to consult English Nature over a range of activities that could damage the special interest of the site. English Nature will provide advice on the most sensitive way to carry out the activity without causing damage and can provide grants under agreed management plans to help owners and tenants manage the sites for wildlife. Under Article 18 of the Town and Country Planning General Development Order 1988, local planning authorities must consult English Nature and have regard to conservation interests when considering planning applications affecting a SSSI. Statutorily designated sites are identified on the Proposals Map and Insets and are listed at Appendix 1.
- 6.57 The Museums Service of the County Council has undertaken a full survey of the Plan area in order to identify and evaluate all sites of ecological and geological interest. The Council will exercise a presumption against proposals which would damage Regionally Important Geological Sites (RIGS) and other sites identified of importance at County and District level in accordance with Policy C13. Where development may otherwise be acceptable, measures will be required to safeguard specific matters of interest having regard to advice provided by the County Museums Service. RIGS and areas known to be of County and District and Parish significance are shown on the Proposals Map (Insets). All sites are listed at Appendix 1.
- 6.58 Some sites are managed by the Leicestershire and Rutland Trust for Nature Conservation. Other organisations such as parish councils have interests in the management of sites of local significance. The County Council has powers to designate and manage local nature reserves and has agreed to support voluntary conservation groups to enable them to acquire/manage sites of nature conservation

interest and to acquire key SSSI's where appropriate. The Borough Council will encourage the management of land for nature conservation purposes and the creation of nature reserves where appropriate, for example in connection with new development, or as an after-use following mineral extraction.

C13 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH COULD ADVERSELY AFFECT:-

- A) A DESIGNATED SSSI (ECOLOGICAL), OR NATIONAL NATURE RESERVE UNLESS THERE IS NO OTHER SITE SUITABLE FOR THE PURPOSE AND AN OVERRIDING NATIONAL NEED CAN BE SHOWN;**
- B) A LOCAL NATURE RESERVE OR SITE OF ECOLOGICAL INTEREST AT COUNTY OR DISTRICT LEVEL UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THERE IS AN OVERRIDING NATIONAL OR LOCAL NEED FOR THE PROPOSAL WHICH CLEARLY OUTWEIGHS THE NEED TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE SITE;**
- C) A DESIGNATED SSSI (GEOLOGICAL) OR RIGS UNLESS THERE IS NO OTHER SITE SUITABLE FOR THE PURPOSE AND AN OVERRIDING NATIONAL NEED CAN BE SHOWN;**
- D) A SITE OF GEOLOGICAL INTEREST AT COUNTY AND DISTRICT LEVEL UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THERE IS AN OVERRIDING NATIONAL OR LOCAL NEED FOR THE PROPOSAL WHICH CLEARLY OUTWEIGHS THE NEED TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE SITE.**

WHERE THERE IS A RISK OF DAMAGE TO A DESIGNATED SITE PLANNING CONDITIONS WILL BE USED, OR SECTION 106 AGREEMENTS SOUGHT, TO SECURE THE LONG-TERM MANAGEMENT OF THE SITE, TO RESTRICT OPERATIONS, OR TO PROVIDE NATURE CONSERVATION FEATURES TO COMPENSATE FOR ANY SUCH FEATURES TO BE LOST.

6.59 The Habitats Directive requires Member States to endeavour to encourage the management of features of the landscape which are of major importance for wild flora and fauna. These features are those which, because of their linear and continuous structure or their function as 'stepping stones', are essential for migration, dispersal and genetic exchange. Examples include, rivers with their banks, traditional field boundary systems, ponds and woods.

C14 PLANNING PERMISSION FOR DEVELOPMENT WHICH MAY ADVERSELY AFFECT THE NATURE CONSERVATION VALUE OF:

- A) HEDGEROWS AND TREE BELTS;**
- B) WOODLANDS;**
- C) RIVER CORRIDORS AND MAIN DRAINS;**
- D) MARSHES, PONDS AND LAKES;**
- E) DISUSED RAILWAY LINES; OR**

F) SEMI-NATURAL LIMESTONE GRASSLANDS

WILL ONLY BE PERMITTED WHERE CONDITIONS OR SECTION 106 AGREEMENTS ARE USED TO ENSURE THEIR RETENTION, REPLACEMENT OR REINSTATEMENT.

Wildlife Habitat Protection

- 6.60 Statutory protection is given to endangered species of plants, animals, birds, insects and invertebrate under the provisions of the Wildlife and Countryside Act 1981. The survival of a species may depend very much on its local environment and if eroded or lost to development the continuation of the species at that location could be seriously threatened. The Council will consult English Nature whenever a development proposal involves a potential threat to wildlife habitat.
- 6.61 The presence of a protected species is a material consideration when a planning application is determined. The Council will therefore take steps as necessary to protect endangered species from any adverse effects of development by applying the following policy:-

C15 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE HABITAT OF WILDLIFE SPECIES PROTECTED BY LAW UNLESS NO OTHER SITE IS SUITABLE FOR THE DEVELOPMENT AND THE DEVELOPMENT IS DESIGNED TO PROTECT THE SPECIES OR PROVISION IS MADE FOR THE TRANSFER OF THE SPECIES TO AN ALTERNATIVE SITE OF EQUAL VALUE.

Trees and Woodlands

- 6.62 Small woodlands, hedgerows and individual trees are an integral part of the rural landscape of the area. Through recent changes in agricultural practices and disease many trees and hedgerows have been lost. Where new development is proposed the Council will attach particular importance to the protection of existing trees and hedgerows, adequate replacement and new planting. The Council has published guidance on the landscaping of major development sites.
- 6.63 The Council is particularly concerned to ensure that ancient woodlands are protected from loss or damage and that clearance of broad-leaved woodlands for development and agricultural purposes is avoided. Wherever possible areas of woodland accessible to the public or which make a significant contribution to the local landscape will be protected. Encouragement will also be given to the planting of trees and management of existing woodlands wherever possible.
- 6.64 Tree felling is largely controlled by the Forestry Commission. The Council is consulted on all applications for licences to fell and will seek to ensure that all relevant environmental or land use aspects are taken into account before a licence is granted. Where it is considered in the interests of the amenities of the area that the ground covered by an application should be restocked after felling, the Council will request that replanting conditions are imposed. The Forestry Commission requires the replacement of all trees for which a felling licence is granted. Although a licence is not required where felling is in accordance with an approved plan of operation under a Forestry Commission grant scheme, the Council is still consulted on these proposals.

- 6.65 Local planning authorities have statutory powers under the Town and Country Planning Act 1990 to make Tree Preservation Orders on trees which are of significant environmental value and may be endangered. Any tree covered by a Tree Preservation Order cannot be felled, lopped, topped or uprooted without the consent of the Council. In exceptional circumstances, permission to fell or lop a tree may be granted. However, the Council will normally require the planting of an appropriate replacement when consent to fell is given. With certain exceptions, the felling of mature trees requires a licence from the Forestry Commission.

C16 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN:-

A) THE LOSS OR DAMAGE TO AREAS OF ANCIENT WOODLAND SHOWN ON THE PROPOSALS MAP;

B) THE LOSS OF TREES OR OTHER WOODLANDS COVERED BY A TREE PRESERVATION ORDER UNLESS THERE IS NO OTHER SITE SUITABLE FOR THE DEVELOPMENT AND ANY TREES FELLED ARE REPLACED AT AN ALTERNATIVE SITE OF EQUAL VALUE.

- 6.66 The Council will impose a Tree Preservation Order where trees make a significant contribution to public amenity and it is considered that they may be under threat of felling or excessive lopping. Under Section 211 of the Town and Country Planning Act 1990 protection is also given to trees within a conservation area which are not covered by a Tree Preservation Order. Further details are included in Chapter 7 “The Built Environment and Conservation” paragraph 7.19.

Woodland Planting around Melton Mowbray

- 6.67 As the town of Melton Mowbray has expanded so the urban edges have become more prominent from approach roads. Modern housing estates and industrial development provide in some instances an uncompromising and unattractive edge.
- 6.68 Views of obtrusive elements in the town are particularly evident when approached from Grantham Road (A607), Saxby Road (B676) and Leicester Road (A607). The Council will therefore seek to improve the appearance of the town in its landscape setting by securing strategic planting in association with planning permissions on the edge of the town and by the planting of tree belts on the perimeter and further from the urban area along approach roads.

Landscaping and New Development

- 6.69 Landscaping schemes are often an essential design and environmental element needed to ensure that new development harmonises with local surroundings. Good planting can do much to protect the amenity of adjoining properties and generally enhance an area. In some instances, the environmental impact of a development proposal cannot be fully considered without the inclusion of landscape details.
- 6.70 The Council will require that landscaping schemes are implemented during the planting season following the completion of a development and that they are maintained for at least 5 years. Wherever possible structural planting should take place in advance of development. Early planting is particularly important prior to the implementation of mineral extraction proposals.
- 6.71 Where appropriate the Council will require a landscaping scheme as part of a detailed application which involves the comprehensive development of a site. Landscaping

schemes should identify and include any existing healthy mature trees and hedgerows which make a significant contribution to the visual appearance of a site. Provision should be made for their protection during development operations.

- 6.72 The planting of indigenous species of trees and shrubs will be required and their proper maintenance including the replacement of dead plants, formative pruning, weed control and watering during drought until a landscaping scheme is well established.
- 6.73 **Planning permission for new development will normally be subject to the submission, approval and implementation of a satisfactory landscaping scheme.**

Landscape Grants

- 6.74 The Council wishes to encourage the implementation of environmental improvement schemes and finance is available to assist parish councils and other bodies carry out local schemes. The Council also operates a tree grant scheme to increase tree cover on visually prominent private and public land.
- 6.75 The Council will continue to grant aid environmental improvement schemes, subject to availability of finance, including tree planting initiatives, giving priority to the implementation of appropriate schemes within those areas identified on the Proposals Map as Protected Open Areas.

7 THE BUILT ENVIRONMENT AND CONSERVATION

Introduction

- 7.1 The quality and appearance of the built environment contributes significantly to our enjoyment of those places where we live, work and participate in leisure activities.
- 7.2 The Borough is rich in architectural and archaeological heritage. In the rural area there are over 60 small villages which contain a variety of historic buildings and ancient monuments. There are 704 listed buildings which range from large country houses of national importance such as Belvoir Castle, to small outbuildings, walls and even tombstones.
- 7.3 There are 44 conservation areas in the Borough, the largest of which is in the town centre of Melton Mowbray. The beauty and character of these areas not only provide a pleasant living and working environment for local residents, but also attract visitors from beyond the Borough and are therefore an economic asset to the community.

Policy Background

- 7.4 Planning Policy Guidance Note No 1 "General Policy and Principles", makes it clear that the appearance of a development proposal is a material consideration in the determination of a planning application. Moreover, the Guidance Note states that good design should be the aim of all involved in the development process. PPG16 'Archaeology and Planning' sets out the Secretary of States's policy on archaeological remains on land, and how they should be preserved or recorded.
- 7.5 Planning Policy Guidance Note No 15 "Planning and the Historic Environment" lays emphasis on the role of local planning authorities as stewards of the historic environment. Authorities are therefore encouraged to set out clear policies for the preservation and enhancement of the historic environment in their areas, and ensure that any new building in an historic area is carefully designed to respect its setting.
- 7.6 The adopted Leicestershire Structure Plan (LSP) includes policies which require measures to be taken to identify, protect, preserve and enhance the historic, architectural and archaeological heritage of the County. In particular LSP Environment Policy 1 requires that measures are taken to ensure that new development is of a high standard in scale, layout, landscaping and use of materials.

Aims and Objectives

- 7.7 The Local Plan has the following aims and objectives:-
- 1 to conserve and enhance the architectural and historic built heritage of the Borough;
 - 2 to ensure that new development is of a high standard of design and in keeping with its surroundings;
 - 3 to encourage the maintenance and economic use of listed buildings and other buildings of historic importance;
 - 4 to encourage building design which minimises energy usage and reduces crime potential;
 - 5 to ensure that development in a conservation area makes a positive contribution to its character;
 - 6 to protect open spaces which are important to the street scene and visual amenities;
 - 7 to protect the setting of settlements; and
 - 8 to protect historic landscapes and archaeological sites.

Policies and Proposals

The Siting and Design of Buildings

- 7.8 The siting and design of buildings covers a wide variety of considerations which include:-
- 1 visual amenities: determined by the size, scale and appearance of buildings, space around buildings and landscaping;
 - 2 environmental amenities: determined by the effects of the use of a building which could lead to loss of amenity by reason of noise, smell other pollution, loss of privacy or light;
 - 3 safety: to include vehicular and pedestrian access and the prevention of crime.
- 7.9 The Council is concerned to ensure that all development should result in a 'benefit' to the community in environmental and visual terms. Various standards for development have therefore been adopted by the Council and are contained in Appendices 4 and 5 of this Local Plan which cover open space provision, play space provision and vehicular parking. These standards will be applied to development proposals where appropriate.
- 7.10 A number of guidance leaflets have been produced by the Council on the design of residential extensions, landscaping, car parking, building conversions, shop fronts and the design of agricultural buildings. The Council intends to produce additional guidance on building design, layout and use of materials which will be used together with the Settlement Appraisals in the Local Plan when considering criteria A) of Policy BE1 in connection with planning applications. These leaflets are available from Melton Borough Council, free of charge.

BE1 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW BUILDINGS UNLESS:-

- A) THE BUILDINGS ARE DESIGNED TO HARMONISE WITH SURROUNDINGS IN TERMS OF HEIGHT, FORM, MASS, SITING, CONSTRUCTION MATERIALS AND ARCHITECTURAL DETAILING;**
- B) THE BUILDINGS WOULD NOT ADVERSELY AFFECT OCCUPANTS OF NEIGHBOURING PROPERTIES BY REASON OF LOSS OF PRIVACY OR SUNLIGHT / DAYLIGHT;**
- C) ADEQUATE SPACE AROUND AND BETWEEN DWELLINGS IS PROVIDED;**
- D) ADEQUATE PUBLIC OPEN SPACE AND LANDSCAPING IS PROVIDED WHERE APPROPRIATE;**
- E) THE BUILDINGS AND THEIR ENVIRONS ARE DESIGNED TO MINIMISE THE RISK OF CRIME;**
- F) WHEREVER POSSIBLE, BUILDINGS ARE DESIGNED AND SITED TO MAXIMISE SOLAR GAIN AND UTILISE ENERGY SAVING FEATURES;**
- G) ADEQUATE VEHICULAR ACCESS AND PARKING IS PROVIDED.**

Conservation

- 7.11 Local planning authorities have a statutory duty to designate as conservation areas those areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The boundaries of existing conservation areas are shown on the Proposals Map (see Insets).

Designated Conservation areas within the Borough are as follows:-

Ab Kettleby	Cold Overton	Goadby Marwood	Long Clawson	Scalford
Asfordby	Croxton Kerrial	Grimston	Melton Mowbray	Somerby
Ashby Folville	Easthorpe	Harston	Normanton	Sproxton
Barsby Belvoir Castle	Eaton Edmondthorpe	Hoby Holwell	Old Dalby Pickwell	Stapleford Park Stathern
Bottesford Branston	Gaddesby Great Dalby	Hose Knipton	Redmile Rotherby	Stonesby Waltham on the Wolds
Buckminster Burrough on the Hill	Freeby Frisby on the Wreake	Knossington	Saltby Saxelbye	Wartnaby Wymondham

Control of Development within Conservation Areas

- 7.12 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of its Conservation Areas. However, the Courts have held that there is no requirement in this legislation that conservation areas should be protected from all development which does not enhance or positively preserve.
- 7.13 The Council wishes to ensure that new development makes a positive contribution to the character of a conservation area. Under Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995, the Council will normally require the submission of detailed drawings, to show elevation details, siting, construction materials and architectural detailing to support applications for outline planning permission. The location of any trees to be retained or removed should also be shown.
- 7.14 The Council recognises that floorscapes often make a valuable contribution to the character of conservation areas and will encourage wherever possible the retention or reintroduction of traditional floorscapes. The Council will have particular regard to development which disturbs existing footways or road surfaces of particular significance and will seek the co-operation of statutory undertakers and other agencies in avoiding the damaging effect of infrastructure development on the character or appearance of a conservation area.
- 7.15 When considering planning applications for development in conservation areas the Council will, when appropriate, require the submission of details which show the proposed development in its setting.

BE2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WITHIN A DESIGNATED CONSERVATION AREA UNLESS IT IS OF A HIGH STANDARD OF DESIGN AND WOULD

PRESERVE OR ENHANCE THE TRADITIONAL CHARACTER OF THE AREA.

Demolition Within a Conservation Area

- 7.16 The Courts have accepted that Section 54A of the Town and Country Planning Act 1990 does not apply to decisions on applications for listed building consent or conservation areas. However, Planning Policy Guidance Note No. 15 'Planning and the Historic Environment' advises local authorities to set out clearly all conservation policies relevant to the exercise of an authority's development control function, particularly for works of demolition or alteration.
- 7.17 Whenever planning permission is required the Council will be concerned to ensure that any building in a conservation area is not lost unless it is clear that removal would materially benefit the appearance or character of the conservation area. The following policy will therefore apply:-

BE3 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH REQUIRES THE DEMOLITION OF A BUILDING OR STRUCTURE WHICH CONTRIBUTES TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA UNLESS THAT BUILDING'S CONDITION MAKES IT IMPRACTICABLE TO REPAIR, RENOVATE OR ADAPT IT TO A USE WHICH WOULD ENSURE ITS RETENTION, AND THAT EVERY POSSIBLE EFFORT HAS BEEN MADE TO RETAIN IT.

- 7.18 In such cases the Council will normally expect to see evidence that the freehold of a building has been offered for sale on the open market for a reasonable period of time. Where the Council is satisfied that the demolition of a building would not be detrimental to the appearance of a conservation area, and in order to ensure that an empty gap is not left in the street scene, consent will only normally be granted when acceptable detailed plans are submitted together with the demolition proposal. Full details will also be required in order to assess the proposal in relation to adjacent buildings, open spaces, trees, the general street scene and views into and out of the conservation area.

BE4 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT THAT REQUIRES THE DEMOLITION OF A BUILDING IN A CONSERVATION AREA UNLESS THE APPLICATION INCLUDES SATISFACTORY DETAILED PLANS FOR THE REDEVELOPMENT OF THE SITE, AND EVIDENCE THAT A CONTRACT FOR THE CARRYING OUT OF A REDEVELOPMENT PROPOSAL HAS BEEN LET.

- 7.19 The Council will encourage the retention of features such as walls, fences and hedgerows when considering proposals for development in conservation areas. Special protection is afforded to trees within conservation areas which are not the subject of a Tree Preservation Order. This provision requires 6 weeks notice to be given of any proposed tree felling, topping, cutting, uprooting or lopping and enables a local planning authority to serve a Tree Preservation Order if necessary. Further details of Tree Preservation Orders are given in Chapter 6 "Countryside and the Natural Environment" paragraph 6.65.
- 7.20 The Council's 'Built Heritage Strategy' approved in 1997, includes policies to undertake a systematic appraisal of those settlements within the Borough that are not

currently conservation areas, to determine if any part is suitable for designation and to review existing designations to ascertain if changes are necessary.

- 7.21 When considering new designations the Council will consider the overall character, quality and interest of a potential area rather than the merits of individual buildings. The quality of an area and its potential for designation will be assessed through an appraisal of relevant criteria.
- 7.22 The criteria will embrace a variety of features to include the appearance and architectural quality of buildings and their relationship with each other. Consideration will be given to the contribution that trees, open spaces and other soft landscaping elements make to the form and character of the area, and the significance of building materials. Views and vistas within settlements and the historic layout of property boundaries and thoroughfares will be considered when the alignment of conservation area boundaries are defined. The landscape setting of the settlement is also important and the views into and out of the settlement will also be assessed when designating a conservation area.
- 7.23 Where appropriate, other considerations may include the quality of street furniture, shopfronts, floorscape and any archaeological significance or potential.

Enhancement Schemes in Conservation Areas

- 7.24 The Council has a statutory obligation to prepare detailed schemes for the enhancement of the character and appearance of conservation areas and has committed financial resources to undertake schemes including a specific allocation to assist in financing the removal of overhead wires within or adjacent to conservation areas.
- 7.25 Subject to the availability of resources the Council will grant aid appropriate enhancement schemes within conservation areas and endeavour to persuade other grant aiding agencies to do likewise.

Buildings of Historic or Architectural Interest

- 7.26 There are many buildings within the Plan area which, by virtue of their special, outstanding quality, have been listed by the Secretary of State for the Environment as being of special architectural or historic interest. These buildings and their settings contribute much to the quality of the built environment and character of the area and need to be subject to careful control in respect of both physical fabric and use.
- 7.27 There are three distinct grades of listed buildings, the top two grades (Grade I and II*) are considered to be of outstanding importance, whilst Grade II covers those buildings of special interest. The majority of listed buildings are Grade II and about 6% are Grade I and II*.
- 7.28 The Department of Environment recently conducted a re-survey of buildings within the Plan area. A revised list of listed buildings in the southern half of the Plan area was published in January, 1988 and the northern half of the Plan area in March, 1991. Listed buildings within or adjacent to settlements are shown on the Proposals Map (Insets). Buildings located outside the Village Inset Maps are listed separately at Appendix 3.
- 7.29 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is an offence to demolish, alter or extend a listed building in a way which would affect its character without first obtaining Listed Building Consent from the Council. The Council will monitor the condition of listed buildings and maintain a register of

buildings considered to be at risk. Where appropriate, the Council will use statutory powers in order to prevent listed buildings falling into severe disrepair.

- 7.30 The demolition of a listed building will only be permitted under exceptional circumstances. The Council will normally expect to see evidence that the freehold of a listed building has been offered for sale on the open market for a reasonable period of time in order to demonstrate that existing uses or suitable alternative uses cannot be realised.

BE5 DEVELOPMENT INVOLVING THE TOTAL OR PARTIAL DEMOLITION OF A LISTED BUILDING, INCLUDING ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH CONTRIBUTE TO THE REASONS FOR ITS LISTING, WILL ONLY BE PERMITTED IF ALL THE FOLLOWING CRITERIA ARE MET:

- A) IT IS NOT PRACTICABLE TO CONTINUE TO USE THE BUILDING FOR ITS EXISTING OR A PREVIOUS PURPOSE;**
- B) THERE IS NO OTHER VIABLE USE FOR THE BUILDING;**
- C) THE CHARACTER AND APPEARANCE OF THE LISTED BUILDING WILL BE IMPROVED BY PARTIAL DEMOLITION OR DEMOLITION OF FEATURES WITHIN ITS SETTING; AND**
- D) DEMOLITION AND THE CREATION OF A CLEARED SITE WILL NOT CAUSE HARM TO THE SETTING OF ANY OTHER LISTED BUILDING, THE CHARACTER OF THE STREET SCENE OR THE CHARACTER OF A CONSERVATION AREA.**

IF, EXCEPTIONALLY, PERMISSION IS GIVEN TO DEMOLISH A LISTED BUILDING SO THAT DEVELOPMENT OF THE SITE MAY TAKE PLACE, PERMISSION WILL BE SUBJECT TO A CONDITION THAT DEMOLITION IS NOT CARRIED OUT UNTIL PLANNING PERMISSION HAS BEEN GRANTED AND A CONTRACT LET TO CARRY OUT THE REDEVELOPMENT SCHEME.

- 7.31 In considering applications for the alteration of a listed building, the Council will seek the retention of the original fabric and, where feasible and acceptable in land use terms, a continuation of the original use. The Council will seek to avoid the introduction of discordant advertisement signs, inappropriate fascias or other wall, roof or window treatments which would adversely affect the appearance of a listed building. Furthermore, the Council will seek the removal of inappropriate features and will resist proposals to paint or render the exterior of a listed building which would adversely affect its character and appearance. The following policy will apply:-

BE6 DEVELOPMENT INVOLVING PROPOSALS TO EXTEND OR ALTER A LISTED BUILDING, OR ANY FEATURE OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH CONTRIBUTES TO THE REASONS FOR ITS LISTING WILL NOT BE PERMITTED UNLESS IT WOULD PRESERVE THE BUILDING, ITS SETTING AND ANY FEATURES OF SPECIAL

ARCHITECTURAL OR HISTORIC INTEREST THE BUILDING POSSESSES.

7.32 Careful consideration will be given to proposals involving the change of use of Listed Buildings and the following policy will apply.

BE7 A CHANGE OF USE OF PART, OR THE WHOLE, OF A LISTED BUILDING WILL BE GRANTED PERMISSION IF ITS CHARACTER AND FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WOULD BE PRESERVED OR ENHANCED. PROPOSALS FOR A CHANGE OF USE SHOULD INCORPORATE DETAILS OF ALL THE INTENDED ALTERATIONS TO THE BUILDING AND ITS CURTILAGE, TO DEMONSTRATE THE EFFECT ON ITS APPEARANCE, CHARACTER AND SETTING WHICH SHOULD EITHER BE PRESERVED OR ENHANCED.

The Setting of a Listed Building

7.33 The setting of a listed building is often an essential feature of its character, particularly the grounds of the building and the contribution the building makes to the quality of the street scene or landscape. Consequently careful consideration will be given to proposals for development affecting the setting of a listed building and the following policy will apply:-

BE8 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING.

Historic Building Grants

7.34 The Council is aware that the cost of maintaining historic buildings can be a considerable burden. To assist owners, both the Borough Council and County Council offer grants towards the repair and maintenance of historic buildings which help retain their traditional character and appearance in accordance with the Historic Building Grants Scheme. The scheme applies to listed buildings and buildings of importance in conservation areas.

7.35 Financial support is subject to the availability of resources. If necessary both the Council and the County Council can provide professional advice and will involve English Heritage and other advisory bodies as appropriate. The Council has produced guidance leaflets which explain the general principles concerning listed buildings and conservation areas which are available from Melton Borough Council.

Townscape

7.36 Townscape is a term which is generally given to the arrangement of buildings, natural features, street furniture, floor treatment, signs, both commercial and public, and other urban elements which together make up the appearance of a particular area. Areas with townscape value are usually historic parts of a town, but villages can also have important townscape value.

7.37 The historic part of Melton Mowbray town centre is perhaps the most important area in the Borough where townscape considerations should apply. It is the oldest, most interesting and busiest part of the town and its unique character as a small market town is expressed in the layout of streets, buildings and open spaces which have evolved from medieval times.

- 7.38 Much of the architecture is Georgian and early Victorian. The shopping area focuses on the Market Place where there is a variety of commercial uses in buildings many of which are listed buildings. The Market Place, King Street and Nottingham Street are pedestrian preference areas. Within and around the town centre there are a number of public open spaces which contain mature trees and shrubs and which are particularly important to the townscape value.
- 7.39 The attractiveness and convenience of the town centre is important to its commercial vitality as well as its conservation value. The Council has implemented measures to improve the environment of the town centre by way of new floor surfacing, tree planting and the introduction of street furniture which complements the character of the town centre.
- 7.40 **The Council is mindful of the town centre's historic character and will endeavour to ensure that replacement street furniture, highway surfaces, traffic/ public signs and new tree planting not only offer greater convenience and comfort for shoppers and visitors but also respect and contribute to the historic character of the town centre.**

Historic Parks and Gardens

- 7.41 The weight given to local and structure plans by the Planning and Compensation Act 1991 coincides with growing recognition that historic parks and gardens form an important part of the historic environment.
- 7.42 The most important sites are contained in the English Heritage Register of Parks and Gardens of Special Historic Interest. These sites are of national importance and are graded according to their importance ie. Grades I, II*, and II. Within the Borough the grounds of Stapleford Park and Belvoir Castle are registered as Grade I and are shown on the Proposals Map.

BE9 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE HISTORIC PARKS AND GARDENS SHOWN ON THE PROPOSALS MAP.

Archaeological Sites

- 7.43 The present landscape of the area has been formed by man's interaction with the environment and contains archaeological evidence of human activity in all periods of the past. There are several Scheduled Ancient Monuments within the Plan area which are protected by the Ancient Monuments and Archaeological Areas Act 1979. These sites are shown on the Proposals Map and listed at Appendix 2. English Heritage is currently reviewing all known sites and monuments in England, including those already scheduled so that more sites of national importance can be given statutory protection.
- 7.44 In accordance with Government advice contained in Planning Policy Guidance Note No 16 " Archaeology and Planning " the Council has sought the assistance of the County Museums Service to identify other unscheduled remains of local archaeological interest. Other known sites are registered in the Leicestershire Archaeological Sites and Monument Record and further information about these sites can be obtained from the County Museums Service. The Record is in a process of continual update and the sites listed in Appendix 2 are only up to date at the time of Plan preparation.
- 7.45 The preservation of archaeological sites is a material consideration in the planning process and development proposals will be assessed against potential impact on these

sites. The Council will liaise with the County Museums Service and/or English Heritage on any development proposal which would adversely affect sites of known archaeological importance and any other sites which may be found in the future.

- 7.46 The potential conflict between the need to preserve archaeological remains and carry out development can be reduced if developers investigate at an early stage the prospect that a site contains archaeological remains. Prior to the submission of an application, discussions should be held with the Council and advice sought from relevant bodies which may include the County Archaeological Officer or equivalent and English Heritage.
- 7.47 The Council will wish to be satisfied that an adequate evaluation of archaeological considerations has been made at known and potential archaeological sites before granting planning permission. Applicants will normally be required to arrange for site evaluations and field trials if considered necessary.

BE10 DEVELOPMENT WILL NOT BE PERMITTED IF IT FAILS TO PRESERVE THE ARCHAEOLOGICAL VALUE AND INTEREST OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS OR THEIR SETTINGS, WHETHER SCHEDULED OR NOT.

BE11 PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE A DETRIMENTAL EFFECT ON ARCHAEOLOGICAL REMAINS OF COUNTY OR DISTRICT SIGNIFICANCE IF THE IMPORTANCE OF THE DEVELOPMENT OUTWEIGHS THE LOCAL VALUE OF THE REMAINS. IF PLANNING PERMISSION IS GIVEN FOR DEVELOPMENT WHICH WOULD AFFECT REMAINS OF COUNTY OR DISTRICT SIGNIFICANCE, CONDITIONS WILL BE IMPOSED TO ENSURE THAT THE REMAINS ARE PROPERLY RECORDED AND EVALUATED AND, WHERE PRACTICABLE, PRESERVED.

Protected Open Areas

- 7.48 Environment Policy 1 of the LSP requires measures to be taken to protect open land which is important to the form and character of the built environment. There are many open areas of land within or adjoining the general built up area of settlements which make an important contribution to the character of the street scene or the physical environment of the settlement as a whole. An assessment of the more significant open spaces within each village and Melton Mowbray has been carried out and is summarised in the individual Settlement Appraisals.
- 7.49 Protected Open Areas include areas of parkland, village greens, extensive roadside verges and other public open spaces, general amenity areas, paddocks, allotments, orchards and private gardens and grounds. The following policy will be applied to protect the areas identified on the Proposals Map (Insets). The policy will not prejudice the Council's consideration of any development proposals on other open areas of land not identified on the Inset Plans.

BE12 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WITHIN ANY AREA SHOWN ON THE PROPOSALS MAP AS A PROTECTED OPEN AREA EXCEPT WHERE A PROPOSAL IS IN CONJUNCTION OR ASSOCIATED

WITH AN EXISTING USE AND THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE INTRINSIC CHARACTER OF THE AREA.

Special Considerations

- 7.50 Some existing activities are particularly sensitive to new development in the vicinity and a failure to prevent encroachment can limit their future operation. In particular, some developments require special environmental considerations for their successful operation. The power generated by wind turbines, for example, depends upon the strength of the wind. Consequently, the building of tall structures nearby can reduce local wind speeds and hence impair the operation of the turbines. There is also clear evidence that large prominent structures, such as tower blocks and warehouses, can cause widespread disruption to television and other telecommunications due to the physical obstruction or reflection of signals. Other developments, for example those involving high precision plant, require especially clean air and so the introduction of a development that may generate dust and other airborne pollution, for example a ready-mixed concrete plant, can affect production and require expensive remedial measures.
- 7.51 Problems can also occur when housing and other developments encroach upon the activities of those developments that may be regarded as 'bad neighbours'. Development near facilities authorised or licensed under pollution control legislation can lead to pressure for the imposition of higher and more costly standards of pollution control. Alternatively, it can lead to the revocation of, or refusal to renew, the authorization or license and result in the closure of the business. Similar problems can arise where development is allowed near industrial units that generate noise disturbance, near hazardous developments, or near farms with livestock accommodation or slurry or sludge storage.

BE13 IN THE VICINITY OF THOSE EXISTING DEVELOPMENTS THAT:

A) NECESSITATE PARTICULAR PROVEN TECHNICAL OR ENVIRONMENTAL CONDITIONS FOR THEIR EFFICIENT OPERATION; OR

B) ARE AUTHORIZED OR LICENSED UNDER POLLUTION CONTROL OR HAZARDOUS SUBSTANCES LEGISLATION, OR OTHERWISE MAY CAUSE DISTURBANCE BY THE RELEASE OF SMOKE, FUMES, GASES, DUST, STEAM, SMELL OR NOISE;

PLANNING PERMISSION WILL NOT BE GRANTED IF THE PROPOSAL IS LIKELY TO IMPOSE SIGNIFICANT RESTRICTIONS ON THE ACTIVITIES OF THE EXISTING USE IN THE FUTURE.

8 SHOPS AND OFFICES

Shops

Introduction

- 8.1 This Chapter deals largely with shops (Class A1), financial and professional services (Class A2) and food and drink (Class A3) as described in the Town and Country Planning (Use Classes) Order 1987. Although some provisions are made for offices (Class B1) main policies and considerations for Class B1 uses are contained in Chapter 4 "Industry and Employment".
- 8.2 In its sub-regional setting Melton Borough lies between the major city shopping centres of Leicester and Nottingham and the smaller towns of Loughborough and Grantham. Each of these towns has an effect on the shopping trips of Melton's population.
- 8.3 Melton Borough is largely rural in character with many small villages dispersed around the market town of Melton Mowbray. Some villages have individual shops or post offices to serve local community needs. The shopping catchment area of Melton Mowbray extends some 6-8 miles around the town and contains a population of about 42,000 persons which compares well with the actual Borough population of 45,000.
- 8.4 Melton Mowbray has a number of major food stores and a variety of small high street shops which serve the town and the main part of the Borough for convenience goods such as food and drink and other consumer products needed on a daily or weekly basis. The town also offers a limited range of shops selling comparison goods, eg. clothes, furniture, and electrical equipment. In choosing comparison goods, customers usually require a good range of shops before making a choice and therefore the city centres in Leicester and Nottingham also attract shoppers from Melton for such purchases.

Policy Background

- 8.5 Government advice on retailing is contained in Planning Policy Guidance Note No 6 "Town Centres and Retail Development". The Policy objectives set out in the Guidance Note are as follows:-
- 1 to sustain or enhance the vitality and viability of town centres which serve the whole community;
 - 2 to ensure the availability of a wide range of shopping opportunities to which people have easy access;
 - 3 to maintain an efficient and innovative retail sector;
 - 4 to locate retail facilities where the need to travel is minimised and where transport choice is available.
- 8.6 The Guidance Note emphasises that the retail function should continue to underpin shopping centres and takes the view that the vitality and viability of a centre stems from the range and quality of other activities and their accessibility to people living and working in the area. The Guidance Note suggests that local planning authorities should encourage diversification of uses for both day and evening activities, thereby making centres more attractive to local residents, shoppers and visitors.
- 8.7 The adopted Leicestershire Structure Plan (LSP) supports Leicester City as the sub-regional centre and the existing role of county town centres in providing for local needs. The LSP also acknowledges the need to make provision to sustain and where appropriate increase shopping facilities and services in the smaller county towns including Melton Mowbray.

Aims and Objectives

- 8.8 The Council is concerned to ensure that Melton Mowbray town centre retains its prime shopping function whilst attracting a variety of complementary uses which will contribute to the commercial viability and attractiveness of the centre. The policies and proposals of the Local Plan are therefore designed to provide a flexible and balanced approach to serve the needs of the community both in the urban and rural areas.
- 8.9 The Council will pursue the following aims and objectives through the policies and proposals of the Local Plan in order to maintain existing shopping facilities and where appropriate increase provision for the benefit of both rural and urban populations:-
- 1 sustain and increase the vitality and viability of Melton Mowbray as the main shopping centre in the Plan area;
 - 2 improve the Melton Mowbray town centre environment for shoppers and pedestrians;
 - 3 encourage small scale shopping facilities in villages and residential neighbourhoods.

Town Centre Management

- 8.10 The Council in partnership with the local Chamber of Trade and other interested organisations has established the Melton Mowbray Town Forum to discuss and implement a wide range of initiatives to improve trade in the Melton Mowbray town centre.
- 8.11 **The Council will encourage and promote the provision of facilities, services and environmental measures which will enhance and improve the appearance, vitality and viability of the Melton Mowbray town centre.**

Existing retail floorspace and future needs

- 8.12 The Melton Mowbray shopping centre is comprised largely of small traditional shops which focus on the Market Place and radial roads into the town centre. During the 1980's three large convenience stores were developed in Melton Mowbray at Scalford Road (Co-op) 1,858 sq. metres net, Thorpe End (Safeway) 2,322 sq. metres net, and Thorpe Road (Tesco) 1,858 sq. metres net.
- 8.13 A retail development at the former Sharmans garage in Melton Mowbray was completed in 1993. This has provided a further 1,393 sq metres net convenience floorspace and is occupied by Kwiksave and Iceland stores. A large DIY store (Do it All) comprising 2,322 sq. metres net floorspace was built at a site on Leicester Road in 1988.
- 8.14 At June 1993 there was an estimated 10,621 sq metres net convenience floorspace and 20,847 sq. metres net comparison goods floorspace in the Melton Mowbray town centre. The population of the shopping catchment area is expected to increase to some 48,000 by 2006.

Convenience Floorspace

- 8.15 In 1985 the Council estimated a requirement for some 2,700 sq metres net of additional floorspace to meet the needs of the catchment area to 1996. Since then the development of the Tesco, Safeway and Kwiksave/Iceland stores have together provided more than double this floorspace.
- 8.16 The Council considers that there is unlikely to be a need for further large scale convenience floorspace during the Plan period. However, the convenience floorspace needs of the community will be monitored and reconsidered when the Local Plan is reviewed.

Comparison Floorspace

- 8.17 Comparison floorspace needs are influenced by several variables. The amount of floorspace in a centre does not in itself guarantee a comprehensive range of goods which meet the needs of the local population. Major retailers of comparison goods eg. clothing, furniture and household items require a large catchment area population and therefore prefer to locate in the large city centres.
- 8.18 The national growth in comparison goods stores over the past decade has been largely confined to bulk item retailers and DIY stores which require extensive floorspace and parking provision. These buildings are generally unsuitable for small town centres, particularly towns which have historic street patterns and attractive shopping environments such as Melton Mowbray. The city centres of Nottingham and Leicester are expected to continue to attract comparison goods shoppers from the Borough.

Policies and Proposals

- 8.19 There are two vacant sites within the Melton Mowbray town centre which could accommodate relatively large retail stores at Town Station and Thorpe End. The Council will continue to encourage the development of these sites in preference to any edge of town centre site or elsewhere in the town envelope. The development of the sites could provide a significant increase in shopping provision and development briefs have been approved by the Council to give supplementary planning guidance for their development. In addition redevelopment and infill opportunities exist within the confines of the town centre to satisfy small scale demands which might arise during the Plan period.
- 8.20 The site at Town Station is about 1.6 hectares (3.9 acres) in area and could accommodate some 2,600 sq. metres gross floorspace and parking for 250 cars. The Council will consider the development of the site for other uses which would contribute to the vitality and viability of the town centre. The site at Thorpe End is partly within the Melton Mowbray Conservation Area and has now largely been developed as a fast-food restaurant. The following policy will apply to these sites:-

S1 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL OR OTHER COMMERCIAL DEVELOPMENT WHICH WOULD CONTRIBUTE TO THE VITALITY AND VIABILITY OF THE TOWN CENTRE ON THE SITES SHOWN ON THE PROPOSALS MAP (MELTON MOWBRAY TOWN CENTRE INSET) AT TOWN STATION AND THORPE END PROVIDED:-

- A) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- B) SATISFACTORY VEHICULAR AND PEDESTRIAN ACCESS IS PROVIDED;**
- C) SERVICING AND CAR PARKING FOR CUSTOMERS AND STAFF IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS;**
- D) THERE WOULD BE NO ADVERSE EFFECTS ON ADJOINING USES;**
- E) A SATISFACTORY LANDSCAPING SCHEME IS SUBMITTED.**

Out of Town Centre Stores

- 8.21 Nationally there has been an increase in out of town shopping centres and large free standing convenience stores which in some instances have had an adverse effect on nearby town centre shopping areas. Planning Policy Guidance Note No 6 "Town Centres and Retail Development" advises local planning authorities to secure a balance between the need to sustain the vitality and viability of a town centre and the needs of the community as best met through an out of town development.
- 8.22 Planning Policy Guidance Note No 13 "Transport", recognises the problems that future traffic growth is likely to have on the environment, especially urban areas, and the importance of reducing the need to travel by private car. Local planning authorities are encouraged to include policies in development plans which aim to promote development in urban areas at locations accessible by alternative means of transport. In line with national trends, car borne shopping has increased significantly in Melton Mowbray over the past ten years.
- 8.23 It is important that new retail floorspace is not developed at the expense of town centre viability, accessibility for all groups of the population or loss of land allocated for other purposes
- 8.24 The Council will endeavour to achieve the development of the town centre sites in Policy S1 as a priority. It is however recognised that some retail developments such as DIY, building materials, motor car showrooms, caravan sales and horticultural machinery may be better suited to edge of town centre or service / industrial areas where good access and parking provision can be made available. Where planning permission is granted in such cases, the Council will be concerned to ensure that any permission for retail development does not lead to a change of use under permitted development rights to a use which could adversely affect the vitality or viability of the Melton Mowbray town centre. The following policy will apply:-

S2 PLANNING PERMISSION WILL ONLY BE GRANTED FOR RETAIL DEVELOPMENT WITHIN THE MELTON MOWBRAY TOWN ENVELOPE PROVIDED:-

- A) THE DEVELOPMENT WOULD NOT IN ITSELF OR WITH OTHER RETAIL COMMITMENTS, SERIOUSLY AFFECT THE VITALITY AND VIABILITY OF THE MELTON MOWBRAY SHOPPING CENTRE;**
- B) THERE WOULD BE NO SHORTAGE OF LAND ALLOCATED FOR OTHER USES;**
- C) ACCESS BY PUBLIC AND PRIVATE TRANSPORT CAN BE MADE AVAILABLE;**
- D) THERE WOULD BE NO UNACCEPTABLE TRAFFIC FLOWS IN THE LOCALITY;**
- E) ADEQUATE SERVICING AND CAR PARKING FOR CUSTOMERS AND STAFF IS PROVIDED;**
- F) THERE WOULD BE NO ADVERSE EFFECTS ON ADJOINING LAND USES;**

G) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;

H) A SATISFACTORY LANDSCAPING SCHEME IS SUBMITTED.

IF PLANNING PERMISSION IS GRANTED FOR RETAIL FLOORSPACE OUTSIDE THE TOWN CENTRE, CONDITIONS MAY BE IMPOSED WHERE NECESSARY TO ENSURE THAT THE DEVELOPMENT DOES NOT CHANGE ITS CHARACTER SUBSTANTIALLY TO A FORM WHICH WOULD ADVERSELY AFFECT THE VITALITY AND VIABILITY OF THE TOWN CENTRE. SUCH CONDITIONS MAY RESTRICT THE RANGE OF GOODS SOLD AND MAY ALSO IMPOSE APPROPRIATE MINIMUM FLOORSPACE REQUIREMENTS IN THE LIGHT OF SUBDIVISION.

Primary Shopping Frontages

8.25 The attractiveness, convenience and viability of a shopping centre can be adversely affected by the loss of retail uses along primary shopping frontages to non retail uses. The shopping function of the Melton Mowbray town centre is its prime activity and is vital in securing its viability and convenience for the benefit of the community. The Market Place and its immediate surroundings is the hub of Melton Mowbray's shopping area and a focal point for pedestrians, particularly on market days. Cheapside/South Parade, Sherrard Street and Nottingham Street radiate from the Market Place and their frontages close to the Market Place also offer prime shopping facilities.

8.26 In 1994 the Council pedestrianised Nottingham Street and High Street and these improvements together with the recently completed major public car park at St. Mary's Way have created a more convenient and attractive environment for further retail investment. The character and vitality of the shopping centre depends very much on the retention of the Market Place and its environs in its primary retail role. The following policy will therefore apply :-

S3 PLANNING PERMISSION WILL ONLY BE GRANTED FOR THE USE OF GROUND FLOOR AREAS OF BUILDINGS ALONG THE PRIMARY SHOPPING FRONTAGE SHOWN ON THE PROPOSALS MAP (MELTON MOWBRAY TOWN CENTRE INSET) FOR CLASS A1 (SHOPS), CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND CLASS A3 (SALE OF FOOD AND DRINK) IN ACCORDANCE WITH THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, PROVIDED:-

A) THE TOTAL PROPORTION OF A2 AND A3 USES DOES NOT EXCEED 12% OF THE WHOLE PRIMARY FRONTAGE;

B) ANY CONTINUOUS FRONTAGE OF NON-A1 USE DOES NOT EXCEED 3 SHOP UNITS OR 15 METRES IN LENGTH.

Secondary Shopping Frontages

8.27 Leisure facilities, restaurants, entertainment venues, banks and other over the counter services also play a part in attracting people to the town centre and therefore contribute to its vitality and viability. It is important that these uses are subordinate to the retail function and are located in parts of the town centre which would not weaken the shopping function. Changes to the shopping pattern over recent years through the

opening of large supermarkets has led to a decline in the variety and number of small shops which traditionally sell foodstuffs and daily provisions and consequently some shop units in the town centre have become vacant on a long term basis.

- 8.28 Planning Policy Guidance Note No 6 advises local planning authorities to take a flexible approach to the use of town centre retail premises so long as the retail function is not seriously undermined. Beyond the Market Place and its environs other town centre streets have frontages which include a variety of uses and are more dependent on a mixture of retail and other services for their vitality and commercial attractiveness.
- 8.29 A mix of shops, restaurants and professional services already occupy positions in these streets which include the main part of Nottingham Street, Leicester Street, Burton Street, Windsor Street and that part of Sherrard Street, to the east of Windsor Street. The Council intends to encourage a variety of uses along these streets as long as the proportion of non retail uses does not exceed 50% of the frontages shown on the Proposals Map (Melton Mowbray Town Centre Inset). The following policy will therefore apply:-

S4 PLANNING PERMISSION WILL BE GRANTED FOR THE USE OF GROUND FLOOR AREAS OF BUILDINGS ALONG SECONDARY SHOPPING FRONTAGES AS SHOWN ON THE PROPOSALS MAP (MELTON MOWBRAY TOWN CENTRE INSET) FOR THE FOLLOWING USES IN ACCORDANCE WITH THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 :-
A) SHOPS (CLASS A1);

B) FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2), SALE OF FOOD AND DRINK (CLASS A3), HOTELS (CLASS C1), NON RESIDENTIAL INSTITUTIONS (CLASS D1) AND ASSEMBLY AND LEISURE (CLASS D2) PROVIDED:-

- 1 THE TOTAL PROPORTION OF NON-RETAIL FRONTAGE INCLUDING EXISTING, COMMITTED AND PROPOSED, WOULD NOT EXCEED 50% OF ANY LENGTH OF STREET FRONTAGE SHOWN ON THE PROPOSALS MAP AND;**
- 2. A CONTINUOUS LENGTH OF NON-RETAIL FRONTAGE EXCEEDING THREE SHOP UNITS OR 15 METRES WOULD NOT BE CREATED.**

- 8.30 For the purposes of Policy S4 the lengths of secondary shopping frontages are shown on the Proposals Map (Melton Mowbray Town Centre Inset) and marked between the letters AA-KK.

Accommodation above Ground Floor

- 8.31 Many of the buildings in the town centre shopping area are 3 and 4 storey in height. The Council is aware that a significant proportion of floorspace above ground floor is under-utilised or vacant. This accommodation has potential for a variety of uses particularly for residential use. In this context the Council is involved with the DOE "Flats over Shops" scheme. In order to encourage full potential of these buildings the Council is prepared to grant planning permission for a variety of commercial and residential uses subject to satisfactory car parking provision. The adopted car parking standards of the Council are contained in Appendix 4 The following policy will therefore apply:-

S5 PLANNING PERMISSION WILL BE GRANTED FOR THE USE OF FLOORSPACE ABOVE GROUND LEVEL OF BUILDINGS ALONG THE PRIMARY AND SECONDARY SHOPPING FRONTAGES SHOWN ON THE PROPOSALS MAP (MELTON MOWBRAY TOWN CENTRE INSET) FOR THE FOLLOWING USES IN ACCORDANCE WITH THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 PROVIDED PARKING PROVISION IS MADE IN ACCORDANCE WITH POLICY T2:-

SHOPS (CLASS A1), FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2), FOOD AND DRINK (CLASS A3), OFFICES (CLASS B1), RESIDENTIAL INSTITUTIONS (CLASS C2), DWELLINGS (CLASS C3),NON RESIDENTIAL INSTITUTIONS (CLASS D1) AND ASSEMBLY AND LEISURE (CLASS D2).

Village and Neighbourhood Centres

8.32 It is important that rural communities and residential areas distant from the town centre have the benefit of local shops and post offices to serve local needs. In some instances these services may need to expand and diversify in order to ensure their continued existence. The Council will normally support and encourage proposals for new shops in villages and new large housing estates.

S6 PLANNING PERMISSION WILL BE GRANTED FOR LOCAL SHOPPING FACILITIES WITHIN VILLAGE ENVELOPES PROVIDED THE PROPOSAL COMPLIES WITH THE CRITERIA CONTAINED IN POLICY OS1.

8.33 The extensive residential area between Redwood Avenue and Nottingham Road in Melton Mowbray is served by a limited number of local shops located in the north east sector. Substantial residential areas have been added to the north edge of the town and these new areas do not have the benefit of a local shop within convenient walking distance. The proposed housing area at Scalford Road Farm offers an opportunity to make reasonable shopping provision for the new development and the surrounding area. The Council has prepared a development brief to indicate a preferred location for the shopping facility in accordance with Policy H14.

8.34 With regard to Asfordby and Bottesford the Council intends to concentrate any new retail or commercial development in the existing village centres to make best use of public car parking facilities and access both for pedestrians and users of public transport.

S7 PLANNING PERMISSION FOR LOCAL RETAILING AND COMMERCIAL DEVELOPMENT IN THE VILLAGES OF ASFORDBY AND BOTTESFORD WILL BE CONFINED WITHIN THE CENTRAL AREAS OF THESE VILLAGES AS SHOWN ON THE PROPOSALS MAP VILLAGE INSETS.

Tourism

8.35 The Council generally supports the development of appropriate tourism facilities in the Borough which will contribute to the local economy, especially in the rural areas, and therefore will encourage small scale retail activity in association with tourist facilities within villages and the use of appropriate rural buildings in the open countryside

subject to the requirements of Policy C6. See also paragraphs 11.54 and 11.55 in Chapter 11 "Recreation and Leisure".

S8 PLANNING PERMISSION WILL BE GRANTED FOR SMALL SCALE RETAIL DEVELOPMENT ASSOCIATED WITH RECREATION AND TOURISM USES.

Garden Centres

8.36 Urban locations are rarely appropriate for large garden centres because of the nature of goods sold. Sites close to residential areas may not be appropriate because of the adverse effects of traffic and visitor flows. Urban fringe and rural locations are generally more appropriate, but isolated developments in open countryside can cause visual intrusion and in considering any permission the Council will be concerned to ensure that a development can be adequately landscaped and that traffic problems would not arise. Areas between settlements where coalescence could occur are not appropriate for garden centres. The following policy will therefore apply :-

S9 PLANNING PERMISSION WILL ONLY BE GRANTED FOR GARDEN CENTRES OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) THERE WOULD BE NO ADVERSE EFFECTS ON THE APPEARANCE OR CHARACTER OF THE LOCALITY;**
- B) THERE WOULD BE NO UNACCEPTABLE VEHICULAR TRAFFIC FLOWS ALONG MINOR ROADS;**
- C) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- D) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE LOCALITY;**
- E) SATISFACTORY ACCESS AND PARKING IS PROVIDED.**

Farm shops

8.37 Farm shops can serve a vital function in the rural area by helping to meet demand for fresh produce and providing new sources of jobs and services, so contributing to the diversity of economic activity in rural areas.

8.38 Some shops on farms may not need planning permission. A farmer may sell his own unprocessed produce from an existing building on the farm without the need for planning permission. However, he will need planning permission for a new building from which to sell his own produce and permission is also required if a farm shop is to sell a significant amount of produce from elsewhere.

8.39 When planning applications are required, the Borough Council will take account of the desirability of the farmer to provide a service throughout the year, the potential impact on nearby village shops and the effects of traffic.

S10 THE INTRODUCTION OF RETAIL USE ON A FARM WILL ONLY BE PERMITTED IF:

- A) THE SCALE OF NON-LOCAL PRODUCE TO BE SOLD IS**

NECESSARY FOR THE FARMER TO PROVIDE A SERVICE THROUGHOUT THE YEAR;

- B) THE SCALE AND SCOPE OF THE RETAILING PROPOSED WILL NOT HARM THE VIABILITY OF RETAIL FACILITIES IN ANY NEARBY TOWN OR VILLAGE;**
- C) THE SCALE AND NATURE OF THE ACCOMMODATION PROPOSED AND THE SIZE, DESIGN, MATERIALS AND SITING OF ANY NEW BUILDING OR EXTENSION ARE COMPATIBLE WITH THE EXISTING BUILDINGS ON THE FARMSTEAD;**
- D) THE PROPOSAL DOES NOT HARM THE RURAL CHARACTER OF THE LANDSCAPE AND THE AMENITIES OF THE LOCALITY;**
- E) THE LOCAL ROAD NETWORK CAN HANDLE SAFELY THE EXTRA TRAFFIC THE PROPOSAL WILL GENERATE;**
- F) THE ROAD ACCESS AND EXIT AT THE SITE WILL BE SAFE;**
- G) THE SCALE, LAYOUT AND SITING OF CAR PARKING WILL COMPLEMENT THE PROPOSED SCALE AND SITING OF THE RETAIL ACCOMMODATION.**

ANY PLANNING PERMISSION FOR SUCH A USE MAY LIMIT THE RANGE OR SOURCE OF THE GOODS TO BE SOLD, OR BOTH.

OFFICES

Introduction

- 8.40 Financial and professional services (Class A2) such as banks, building societies, accountants and estate agents are business uses which generally seek a town centre location. These uses tend to offer a personal service to customers and bring employment opportunities to town centres and generate customer visits which may encourage retail purchases. Within Melton Mowbray town centre there are some 13,935sq metres of office floorspace, much of which is at first floor level or above.
- 8.41 These uses should not be confused with Offices (Class B1), which can be larger in scale and are usually places of administration which are not accessible to the general public. Sometimes a business can involve both types of office use within the same building and difficulties can arise in determining the principal use.

Policy Background

- 8.42 Government advice contained in the Planning Policy Guidance Note No 6 "Town Centres and Retail Development", makes clear that the vitality and viability of town centres depends not just on retail uses but the range and quality of other activities which take place in the town centre. Different but complementary uses are perceived to make town centres more attractive to local residents, shoppers and visitors.

Aims and Objectives

- 8.43 The Local Plan has the following objectives:-

- 1 to encourage business and commercial activities in those parts of the town centre which are compatible with the shopping function;
- 2 to encourage the commercial use of first floor accommodation and above in the town centre.

Policies and Proposals

- 8.44 A proliferation of non-retail uses along primary shopping frontages can reduce the attractiveness and convenience of a shopping centre. Policy S3 therefore presumes against non-retail uses in the most important shopping frontages in Melton Mowbray. Policy S4 however allows for a proportion of not more than 50% of non-retail uses along secondary shopping frontages, thereby allowing for a reasonable mix of uses in the greater part of the town centre shopping area.
- 8.45 Certain parts within and on the edge of the town centre have become established office/commercial areas and these uses are compatible with local surroundings. High Street has a concentration of banks and building societies and these uses have created a small business and service environment compatible with the historic building character in this part of the town centre. A concentration of professional office services has also developed at the north west edge of the town centre at the junction of Asfordby Road, Nottingham Road and Norman Way.
- 8.46 Office uses also utilise accommodation at first floor level and above and help to ensure that buildings, especially listed buildings are maintained and used in an economic way. The Council wishes to encourage further use of upper floors in the town centre. Policy S5 is designed to encourage commercial uses, including offices, to occupy accommodation at first floor or above in the town centre subject to acceptable car parking.
- 8.47 The adopted car parking standards of the Council are contained in Appendix 4.

9 ADVERTISEMENTS AND SHOP FRONTS

Introduction

- 9.1 Advertisements and signs are important to the commercial activities of shops and other businesses in both urban and rural environments. They are an accepted means of communicating a message or information and can be found on most commercial premises in the Borough.
- 9.2 The judicious use of advertising can give life to an otherwise uninteresting building or town centre, but all too often advertisements can cause a building or locality to lose its character and become lost in poorly designed advertising matter and associated paraphernalia.

Deemed Consent for Advertisements

- 9.3 Under the Town and Country Planning (Control of Advertisements) Regulations 1992, certain advertisements can be displayed without the need to gain formal consent from the Council. These advertisements are given "Deemed Consent" so long as they comply with specific conditions defined in the Regulations. In 1986 the Council approved a policy for shop fronts and advertisements in Melton Mowbray Town Centre and in 1992 produced the leaflet "A Guide to the Design of Shopfronts in Melton Mowbray" which gives advice and design guidance on the display of signs and further information on "Deemed Consent" advertisements.

Policy Background

- 9.4 In 1976 much of the Local Plan area was designated an "Area of Special Advertisement Control" by the County Council. In order to reduce their visual impact stricter limits are applied in this area to the height and size of advertisements which have "Deemed Consent". Only Melton Mowbray and the central area of Bottesford are excluded. The majority of commercial premises are contained within the conservation areas in these settlements where high standards of design are still important.
- 9.5 The Planning Policy Guidance Note No 19 "Outdoor Advertisement Control" acknowledges that all advertisements affect the appearance of the building, structure or place where they are displayed, but that outdoor advertising is essential to commercial activity in a free and diverse economy.
- 9.6 The display of outdoor advertisements can only be controlled by a local planning authority in the interests of amenity and public safety. The Guidance Note advises that local planning authorities when assessing amenity considerations, should have regard to the effect of an advertisement on the appearance of a building or on visual amenities in the immediate neighbourhood where it is to be displayed, and its cumulative effect.
- 9.7 The Council acknowledges the need for advertisements, and will encourage well designed signs which are in keeping with the scale and character of buildings on which they are displayed. However, there is concern that signs should not be visually intrusive, over prolific, cause danger to highway safety or lead to a reduction in the quality of visual amenities, especially where the architectural heritage and natural environment of the Borough is involved.

Aims and Objectives

- 9.8 The Local Plan has the following advertisement aims and objectives:-
- 1 to ensure that the visual amenities of urban and rural environments are not adversely affected by the display of incongruous or unnecessary advertisements;

- 2 to encourage good design and the display of advertisements which contribute to the street scene;
- 3 to ensure that advertisements and new shop fronts are designed to respect and harmonise with the character of buildings to which they are attached;
- 4 to protect the appearance and rural character of the countryside;
- 5 to ensure advertisements contribute to the enhancement of conservation areas;
- 6 to encourage traditional features such as pilasters, stallrisers, and finials in new shop front designs.

Policies and Proposals

Buildings and the Street Scene

- 9.9 There are many listed buildings and other historic buildings in the Borough and the Council wishes to ensure that the appearance and integrity of any building is not adversely affected by poor advertising matter.
- 9.10 Signs are mainly displayed in commercial and retail areas and the Melton Mowbray town centre is the busiest commercial area in the Borough where advertisements and signs are most prolific. The greater part of the town centre is in the Conservation Area and the Council wishes to safeguard the visual qualities of the area and other sensitive areas in the Borough from excessive or poor advertising matter.

AD1 CONSENT WILL BE GRANTED FOR A NON - ILLUMINATED ADVERTISEMENT OR SIGN ON BUILDINGS USED FOR BUSINESS AND OTHER COMMERCIAL OR COMMUNITY ACTIVITIES PROVIDED:-

- A) THERE WOULD BE NO ADVERSE EFFECT ON THE APPEARANCE OF THE BUILDING TO WHICH IT WOULD BE APPLIED OR THE LOCAL STREET SCENE;**
- B) THERE WOULD BE NO ADVERSE EFFECT ON PUBLIC SAFETY;**
- C) THE SIZE, DESIGN AND SCALE OF THE SIGN WOULD BE APPROPRIATE TO ITS SETTING.**

The Design of Signs

- 9.11 The Council will generally consider favourably well designed signs in appropriate locations. However, the Council will be concerned to avoid advertisement clutter, especially a proliferation of hanging signs or illuminated signs. No more than one hanging sign per building is considered appropriate in any conservation area.
- 9.12 A sign should always be designed to relate to the scale, character and detail of the building or premises where it is to be displayed. The size and style of letters and motifs should be in keeping with the proportions and architectural detailing of the building; any colours chosen should whenever possible harmonise with the natural materials of the building.

Illumination

- 9.13 Illumination can in some instances add interest and appeal to a well designed sign. Fascia signs with individually lit letters applied to an unlit background are generally

less garish than fully illuminated box fascias. Conservation areas and other sensitive areas require more exacting standards of control.

AD2 CONSENT WILL BE GRANTED FOR EXTERNALLY ILLUMINATED SIGNS AND OTHER SIGNS WHICH ARE LIMITED TO INDIVIDUALLY ILLUMINATED LETTERS ON AN UNLIT BACKGROUND, PROVIDED THERE WOULD BE NO ADVERSE EFFECT ON THE APPEARANCE OF THE BUILDINGS TO WHICH THEY WOULD BE DISPLAYED OR THE LOCAL STREET SCENE.

9.14 Illuminated box signs by their very nature have a much greater impact on visual amenities and can often be a garish element and have an adverse effect on the street scene, especially in a conservation area or other visually sensitive area. The Council therefore wishes to discourage the proliferation of this type of sign. The following Policy will therefore apply:-

AD3 CONSENT WILL NOT BE GRANTED FOR THE DISPLAY OF AN ILLUMINATED BOX FASCIA SIGN OR INTERNALLY ILLUMINATED PROJECTING SIGN WITHIN A DESIGNATED CONSERVATION AREA SHOWN ON THE PROPOSALS MAP UNLESS ALL THE FOLLOWING CRITERIA IS COMPLIED WITH:-

- A) THE SIGN WOULD PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA;**
- B) THERE WOULD BE NO ADVERSE EFFECTS ON VISUAL AMENITIES OR PUBLIC SAFETY;**
- C) THE SIZE, SCALE, DESIGN AND APPEARANCE OF THE SIGN IS IN KEEPING WITH THE CHARACTER OF THE BUILDING OR STRUCTURE TO WHICH IT WOULD BE DISPLAYED.**

The Open Countryside

9.15 The beauty of the open countryside can be spoilt by the proliferation of direction signs at locations distant from the premises referred to. Once consent is granted for one such sign a precedent is set which can make it difficult to resist other signs. The Council does not wish to encourage unnecessary signs in the open countryside and will therefore be concerned to ensure that any signs permitted respect natural contours, landscape character and background features against which they will be seen. Wherever practicable, the Council will encourage the combining of essential advertising to avoid a proliferation of signs in the countryside.

AD4 CONSENT WILL NOT BE GRANTED FOR THE DISPLAY OF ADVERTISEMENTS AND SIGNS IN THE COUNTRYSIDE AT LOCATIONS SEPARATE FROM THE PREMISES TO WHICH THEY REFER OR RELATE UNLESS THE ADVERTISEMENTS:-

- A) WOULD NOT CAUSE ANY ADVERSE EFFECT ON THE VISUAL AMENITIES OF THE AREA;**
- B) WOULD BE SITED IN A LOCATION AND OF A DESIGN WHICH RESPECTS THE LOCAL LANDSCAPE SETTING,**

NATURAL CONTOURS AND OTHER BACKGROUND FEATURES;

C) WOULD NOT CONTRIBUTE TO A PROLIFERATION OF ADVERTISEMENTS WHICH WOULD ADVERSELY AFFECT THE APPEARANCE OF THE LOCALITY.

Shop Fronts

- 9.16 A new shop front can become in its own right an advertisement. For example the comprehensive use of company colours and logos can clearly identify a national operator. A shop front completely changes the character of a building, particularly if the building has not previously been used as a shop. The impact upon listed buildings can be particularly dramatic and the Council wishes to ensure that any shop fronts and advertisements are complementary and in harmony with the character of buildings to which they are applied, and do not appear obtrusive or garish in the local street scene. Further design advice is contained in the Council's leaflet "A Guide to the Design of Shop Fronts in Melton Mowbray".

AD5 CONSENT WILL NOT BE GRANTED FOR ANY SHOP FRONT PROPOSAL WHICH IS NOT IN KEEPING WITH THE CHARACTER OF THE BUILDING TO WHICH IT WOULD BE APPLIED OR IN VISUAL HARMONY WITH ADJACENT SHOP FRONTS AND THE GENERAL STREET SCENE.

10 EDUCATION AND COMMUNITY FACILITIES

Introduction

- 10.1 Over recent years the Government has introduced legislation which has had a significant effect on the way community services are provided and administered nationally.
- 10.2 Encouragement has been given to the private sector to offer services in the spheres of health care and education and this has resulted in the growth of a variety of privately managed facilities, particularly private nursing homes for the elderly, hospitals and grant maintained schools.

Policy Background

- 10.3 In Planning Policy Guidance Note No.12 "Development Plans and Regional Planning Guidance" local planning authorities are advised to have regard to social considerations when preparing general policies in their development plans. Where necessary plans are required to make provision for schools, colleges, places of worship and other community facilities.
- 10.4 The adopted Leicestershire Structure Plan (LSP) recognises that land use planning does not have a central role in changing the social and economic position of particular groups in the population, but considers that the location of land for homes, jobs and services has significant differential effects on certain groups.

Aims and Objectives

- 10.5 The Local Plan has the following aims and objectives:-
- 1 to encourage and provide for the development of community facilities to meet the needs of the Borough;
 - 2 to safeguard and make best use of existing facilities.

Policies and Proposals

Education

- 10.6 There are 25 primary schools in the Borough and 4 high schools which cater for the 11-14 age group. The King Edward VII Upper School in Melton Mowbray and the Belvoir High School in Bottesford provide for secondary education. Facilities for further education are available at Melton Mowbray College of Further Education and Brooksby Agricultural College.
- 10.7 As part of the overall strategy of the Local Plan, the development of a new village at the former Melton Mowbray Airfield requires provision for a new primary school in order to meet the requirements of the Local Education Authority. Further details are set out at Chapter 14 "The New Village" (See Policy NV12) and the New Village Development Brief.
- 10.8 Although there is a general trend towards an ageing population in the Borough, increases in the school age population occur from time to time and from place to place. In some instances school rolls may exceed the permanent accommodation available and extensions to school buildings and facilities may be required over the Plan period. Applications for development at County Council controlled schools will be dealt with by the County Council. The following policy will therefore apply to those schools which are governed in other ways.

CF1 PLANNING PERMISSION WILL BE GRANTED FOR NEW EDUCATION FACILITIES ON LAND USED FOR EDUCATION

PURPOSES SUBJECT TO SATISFACTORY SITING, DESIGN, PARKING, ACCESS AND AMENITY CONSIDERATIONS.

Community Health Care

- 10.9 The War Memorial Hospital and St. Mary's Hospital in Melton Mowbray serve the town and its hinterland. They are both operational but the Regional Health Authority has declared an intention to concentrate facilities at one hospital and to close the other or develop a new community hospital on a green-field site and dispose of the existing sites.
- 10.10 It is therefore likely that at least one of the hospital sites will become available for an alternative use. The Council will therefore liaise with the Regional Health Authority and will seek to facilitate the development of a new community hospital.
- 10.11 There is one centrally located doctors practice in Melton Mowbray at Latham House and surgeries in the villages of Asfordby and Bottesford, Long Clawson, Somerby, Waltham on the Wolds and Wymondham.

CF2 PLANNING PERMISSION WILL BE GRANTED FOR NEW HEALTH CARE FACILITIES ON LAND OCCUPIED BY EXISTING HOSPITALS AND SURGERIES/CLINICS SUBJECT TO SATISFACTORY SITING, DESIGN, PARKING, ACCESS AND AMENITY CONSIDERATIONS.

- 10.12 As part of the development of a new village at the former Melton Mowbray Airfield, the Council requires the dedication of land for a new health centre. Further details are set out at Chapter 14 "The New Village " (see Policy NV12) and the New Village Development Brief.
- 10.13 As a consequence of Government incentives there has been a significant growth in demand for elderly persons nursing homes which has resulted in proposals for the change of use of large dwelling houses, both in urban and rural locations. In some instances listed buildings have been the subject of proposals. Generally large detached houses set in spacious grounds offer suitable conversion prospects. However, the Council is concerned that conversion works should not adversely affect the appearance of a building, nearby residential amenities or open space provision. The following policy will therefore apply :-

CF3 PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF LARGE DWELLING HOUSES TO ELDERLY PERSONS NURSING HOMES PROVIDED:-

A) THE CONVERSION DETAILS ARE SATISFACTORY;

B) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;

C) SATISFACTORY ACCESS AND PARKING IS PROVIDED.

Other Facilities

- 10.14 Local shops, post offices, public houses, meeting halls and places of worship play an important part in the life of the community, especially in villages. These facilities are

generally provided and managed by local groups, private individuals or businesses and parish councils.

- 10.15 The Council is concerned to ensure that adequate provision is available by way of buildings and sites, whether existing or proposed. The following policy will therefore apply:-

CF4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF LOCAL COMMUNITY FACILITIES UNLESS THERE IS NO LOCAL NEED OR REPLACEMENT SITES OR BUILDINGS CAN BE MADE AVAILABLE.

- 10.16 As part of the development of a new village at the former Melton Mowbray Airfield, the Council will require the developer to provide community facilities at an early stage in the development of the village. The new village is expected, ultimately to accommodate a population of some 2,500 to 3,000 people. Planning Policy Guidance Note No 13 "Transport", emphasises the need to locate new housing where social, educational and community facilities can be accessed by the community without unnecessary car journeys being made. Moreover, it places an onus on developers and local planning authorities to consider and identify the need for these facilities in new settlements such that the level of facilities is related to the scale of development. Further details are set out at Chapter 14 "The New Village" (see Policy NV12) and the New Village Development Brief.

- 10.17 The Sports Council has provided guidelines to estimate the level of demand that could be generated from new housing areas for particular sports facilities and activities. The Council will apply these guidelines when estimating the need for community facilities at the new village settlement.

11 RECREATION AND LEISURE

Introduction

- 11.1 More people than ever before are participating in both organised and informal recreation activities and there is an increasing awareness of the importance recreation facilities play in the life of the community. The demand for additional recreation facilities is likely to grow because of greater participation in leisure and increase in the overall population size. There is a general trend towards an ageing population in Melton Borough and this is likely to result in demands for facilities to cater for the elderly and retired for both indoor and outdoor pursuits.
- 11.2 The Borough is generally well provided with recreation facilities. Within Melton Mowbray there is a leisure centre, cinema, swimming leisure pool, a variety of sports and social clubs and extensive recreation areas including a country park. Most villages have a meeting hall and recreation areas sufficient for the needs of local communities. In drawing up a regional recreation strategy for the 1990's, the Sports Council investigated recreation provision in the Borough and concluded that there is a modest deficiency in sports hall provision but that this could be resolved by securing public use of existing school facilities.

Policy Background

- 11.3 It is Government policy to promote the development of sport and recreation in the widest sense and encourage the availability of a wide range of opportunities. Government advice as set out in Planning Policy Guidance Note No 17 "Sport and Recreation" acknowledges the major land use implications of recreation activities and emphasises the need to allocate and protect recreation land in the wider public interest.
- 11.4 The Guidance Note also recognises the role of planning obligations in the securing of sports and recreation facilities required as a consequence of new development, and DOE Circular 16/91 "Planning Obligations", sets out the circumstances in which benefits can be reasonably sought in connection with the granting of planning permission, including offsite provisions or payments to a local authority to provide a particular facility under Section 106 of the Town and Country Planning Act 1990.
- 11.5 Such planning obligations may be sought where the benefit is related to the development and necessary to the grant of planning permission.
- 11.6 In this context the Sports Council views the role of local authorities as negotiators on behalf of the local community in creating and maintaining good standards of sport and recreation provision and supports the concept of achieving any necessary provision through planning obligations.
- 11.7 The Local Plan envisages that the future formal recreational needs of the community will for the most part be provided on an incremental basis as a direct result of major new residential development.
- 11.8 The adopted Leicestershire Structure Plan (LSP) highlights the need for local plans to make adequate provision for community open space and recreation facilities for both indoor and outdoor activities. The County Council Recreation Strategy 1992 recognises that district authorities should act as facilitators, regulators and providers of opportunities to satisfy the recreational needs of the community.

Aims and Objectives

- 11.9 The Local Plan has the following aims and objectives :-

- 1 to assess and highlight any deficiencies in the existing provision of recreation facilities;
- 2 to provide for an adequate supply of recreation sites to cater for the future needs of the community;
- 3 to safeguard existing and potential recreation facilities.
- 4 Policy OS3 covers the general provision of infrastructure requirements in the Local Plan.

Formal Recreational Land

- 11.10 The National Playing Fields Association (NPFA) provides guidelines on standards of public open space for formal recreational use. The standards can be applied to identify both existing deficiencies in provision and future needs arising from new residential development. The Council has adopted the NPFA standard of 1.8 hectares (4.5 acres)/1000 persons for youth and adult recreation needs and will seek to ensure that adequate provision is made within the Plan period. Appendices 5 and 6 include details of the Council's adopted standards for formal recreational open space, amenity open space and children's play areas.
- 11.11 Policy H11 in the Housing Chapter establishes a requirement from developers of major new housing sites (15 or more dwellings) to provide new formal recreational land or an equivalent financial contribution to meet the specific needs generated by a housing development.
- 11.12 A number of sites are allocated in the Local Plan for formal recreation at Policy R1. Where developers are unable to provide suitable land within or adjacent to a housing site, opportunity is given to developers to bring forward the allocated sites or make a financial contribution to the Council equivalent to any land shortfall in accordance with the adopted standard. The Council intends to use the finances to acquire land and provide the necessary facilities on a comprehensive basis as funds allow.

Policies and Proposals

Melton Mowbray

- 11.13 According to the 1991 Census, there are 24,348 people in Melton Mowbray. Using the standard 1.8 hectares (4.5 acres)/1000 persons there is a notional need for some 43.7 hectares (108 acres) of playing fields in the town.
- 11.14 A Council survey of open space and recreation areas in Melton Mowbray (1992) estimates an existing provision of some 41.4 hectares (102 acres) of playing fields available for public use. The survey reveals a small deficit of 2.3 hectares (5.4 acres) against the overall existing notional need. When the standard is applied on a Ward area basis it also identifies a local deficiency of some 5 hectares (12 acres) in the south west sector of the town, due to the distance of existing playing fields from the main body of the sector, and about one hectare in the north, within the Sysonby Ward.
- 11.15 The housing allocations of the Local Plan within Melton Mowbray are expected to cater for a total population increase of about 2,650 persons by the end of the Local Plan period. Applying the Council's standard, some 4.7 hectares (11 acres) of additional recreational land will be required to serve this additional population. Taking the local deficiency of 5 hectares (12 acres) in the south west sector of the town and 1 hectare (2.5 acres) in the Sysonby Ward, together with 4.7 hectares (11 acres) of new playing field land required to serve the planned additional population, there is a need to identify about 11 hectares (27.2 acres) of new playing field land in Melton Mowbray.

- 11.16 An important factor in assessing local needs is ease of access to facilities. The Sysonby Ward is within 10 minutes walking distance of the major recreation area at Scalford Brook. Land is available for an additional football pitch, athletics track and all weather playing area at the recreation area within the Plan period. Implementation of these facilities would further enhance provisions in the locality and be sufficient for the playing field needs of this sector of the town to the end of the Plan period.
- 11.17 The existing playing fields serving the south west sector are located near the town centre and at a considerable walking distance from the main residential area which stretches to Kirby Lane at the south boundary of the town. Additional population in this part of the town resulting from new housing, particularly from the large allocated housing site at Edendale Road (See Policy H2), could be in the region of 1,500 persons. Applying the Council's standard to this local population increase there would be a need to locate some 2.7 hectares (6.6 acres) of any future provision in the near vicinity of the new housing area.
- 11.18 To make good the existing local deficiency of 5 hectares (12 acres) in the south west sector, and accommodate provision of 2.7 hectares (6.6 acres) for the future population of this area, the Local Plan allocates land for future recreation provision at New Guadeloupe of 4.0 hectares (9 acres), Leicester Road 1.9 hectares (5 acres) and Lake Terrace 5.1 hectares (12 acres). The Local Plan also allocates land for future recreation provision at Thorpe Road 1.8 hectares (4 acres) as an extension to existing facilities in the north of the town in Policy R1.

Asfordby

- 11.19 There are 3,086 persons in the Parish of Asfordby according to the 1991 Census. Applying the Council's standard of provision to this population, there is a need for 5.4 hectares (13.3 acres) of recreational land. The Council's survey identifies 5.5 hectares (13.5 acres) of existing recreation land available for public use in the Parish.
- 11.20 The Borough Council wishes to encourage the development of additional sport, recreation and open space provision in Asfordby. Consequently, land to the east of the existing Parish Playing Field will be protected for recreational purposes.

Bottesford

- 11.21 With regard to Bottesford, the Council has concluded that there is a need for an additional sports pitch and therefore an extension to the village playing field is proposed. An allocation was made in the Melton (Rural Areas) Local Plan of 1.5 hectares (3.7 acres) and the allocation is re-affirmed in this Local Plan.

R1 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH WOULD PREJUDICE THE USE OF LAND ALLOCATED ON THE PROPOSALS MAP FOR RECREATION PURPOSES AT THE FOLLOWING SITES UNLESS THE COUNCIL IS SATISFIED THAT THERE IS NO DEMAND FOR ADDITIONAL FORMAL RECREATIONAL LAND IN ANY PART OF THE SETTLEMENT:-

1 MELTON MOWBRAY	THORPE ROAD	1.8 HA
	LAKE TERRACE	5.1 HA
	NEW GUADALOUPE	4.0 HA
	LEICESTER ROAD	1.9 HA

2 ASFORDBY EAST OF VILLAGE HALL about 2.34 HA

New Village at the Former Melton Mowbray Airfield

- 11.22 The overall strategy of the Local Plan allows for the development of a new village at the former Melton Mowbray Airfield to cater for the main growth in the population of Melton Mowbray over the Plan period. The new village will be largely self contained to include recreation facilities for a population which is expected, ultimately to reach 2,500-3,000. In accordance with the Council's standard, 4.5 - 5.4 hectares (11-13 acres) of land for formal recreational facilities will be required. Details of these recreation facilities are contained in Chapter 14 which deals with "The New Village" (See Policy NV14) and New Village Development Brief.
- 11.23 A substantial tract of land is to be provided at the southern edge of Melton Mowbray as an informal recreation and amenity area. This area of 53 hectares (131 acres) is shown on the Proposals Map and will be within reasonable walking distance of a large area of the southern part of the town as well as the new village.

Protection of Existing Recreation Areas

- 11.24 In addition to the role of recreation areas in providing important facilities for the recreation and leisure activities of local communities, many areas of open space both public and private, contribute to the texture of the urban fabric and advice in Planning Policy Guidance Note No17 "Sport and Recreation" suggests these spaces should be taken fully into account when considering the community's needs for development and conservation of all kinds, especially the long term requirements for open space. Policy BE12 identifies those areas which are protected for their amenity value.
- 11.25 Structure Plan Leisure Policy 3 provides for the protection of existing recreation land and buildings. The Council will apply the Structure Plan policy reiterated below where appropriate.

LSP Policy LP3 "Planning permission will not normally be granted for the development of land or buildings in recreational use and serving a particular community, for other uses unless:-

- 1 **suitable alternative provision is made close enough to serve the same community; or**
 - 2 **the site does not provide open space which is essential for private or public use or to protect the quality of the urban environment.**
- 11.26 When applying the LSP policy, the Council will consider whether any sports or recreation facilities can best be retained or enhanced through the redevelopment of a small part of the site, or if there is an excess of sports pitch provision and public open space in the area.

School Playing Fields and Joint Use of Facilities

- 11.27 School playing fields are often located in central positions in urban areas which offer ease of access and their loss to non educational development could lead to a deficiency in existing community land or potential public provision. In Melton Mowbray particularly the adequacy of existing recreation provision depends greatly on the availability of school recreation areas for public use out of school hours.

11.28 The Council considers that greater public use of school buildings, sports pitches and tennis courts should be encouraged where local facilities are inadequate. Village halls and other public buildings are often suitable for indoor sports and the Council will encourage such use when appropriate. Although having no direct control over the use of these facilities, the Council will encourage joint use in accordance with the policy of the Local Education Authority and pursue opportunities for joint provision whenever possible. Any development of school playing fields will be considered against Policy BE12 and the following:-

R2 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF RECREATIONAL OPEN SPACE OR SCHOOL PLAYING FIELDS UNLESS:

- A) THE REDEVELOPMENT OF A SMALL PART OF THE SITE WOULD RETAIN AND ENHANCE THE EXISTING FACILITIES; OR**
- B) SUITABLE ALTERNATIVE PROVISION IS MADE CLOSE ENOUGH TO SERVE THE SAME COMMUNITY; OR**
- C) THERE IS AN EXCESS OF SPORTS PITCHES AND OTHER PLAYING FIELD LAND IN THE AREA AND ANY LOSS WOULD NOT CAUSE A DEFICIENCY IN RECREATIONAL PROVISION OR AMENITY VALUE.**

Recreation Facilities in Open Countryside

11.29 Demands for recreation facilities vary from place to place. In some villages where demands increase, new playing fields or extensions to existing facilities may only be possible by encroaching into open countryside. The Council will normally consider proposals favourably if they are for general community use. The following policy will therefore apply:-

R3 PLANNING PERMISSION WILL BE GRANTED FOR VILLAGE PLAYING FIELDS AND OTHER RECREATION FACILITIES OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED :-

- A) THERE WOULD BE NO ADVERSE EFFECTS ON THE APPEARANCE OR CHARACTER OF THE LOCALITY;**
- B) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- C) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- D) SATISFACTORY ACCESS AND PARKING IS PROVIDED.**

Floodlights

11.30 The fullest use of some recreation areas is made by the installation of synthetic sports pitches and floodlights. Floodlights can adversely affect local residential amenities and may be incompatible with local surroundings. When lit they can also affect traffic

safety. Any planning permission granted may include a condition limiting the duration and intensity of illumination. The following policy will therefore apply :-

R4 PLANNING PERMISSION WILL BE GRANTED FOR THE ERECTION OF FLOODLIGHTS ON RECREATION GROUNDS PROVIDED THEY WOULD NOT:-

- A) ADVERSELY AFFECT THE VISUAL AMENITIES OF THE AREA;**
- B) CAUSE UNACCEPTABLE LOSS OF RESIDENTIAL AMENITIES;**
- C) CAUSE TRAFFIC HAZARDS.**

Golf and Other Sports Requiring Large Areas

- 11.31 There is a growing demand for leisure uses which require large areas of land and which are most appropriate in non urban locations. Equestrian pursuits and safari parks are typical examples. Demands for new golf courses however have proved to be of greatest significance in land use terms at the national and local level. In the Plan area there is one 18 hole course at Thorpe Arnold and a 13 hole course at Asfordby Road, Melton Mowbray. There is a 9 hole course at Six Hills where there is permission for a further 9 holes and planning permission has also been granted for a 27 hole course at Stapleford Hall. This provision is considered adequate for the Borough according to the Sports Council's standards.
- 11.32 The scale of land take and intensity of use of golf courses makes provision in a rural area a matter for special consideration. The Ministry of Agriculture Fisheries and Food considers golf course development as potentially irreversible. Consequently, the most versatile agricultural land should not be developed if it cannot be returned to its original quality. Sufficient details of 'reversibility' should be submitted with planning applications. In accordance with Policy C1 the Council will therefore be concerned that the best agricultural quality land is not lost to such uses and will bear in mind the potential of returning the land to its original quality. The Council considers it essential that any additional golf course or other major recreation facility should have either direct or good access onto the specified road network to minimise the impact of visitor traffic on rural roads.
- 11.33 In view of the formal and artificial appearance of golf courses and the overall scale, massing and design of buildings on the appearance and character of the rural landscape it is generally inappropriate for a development to be located within particularly attractive areas of open countryside. Other important considerations include the need to avoid conflict between any SSSI and users of public rights of way; to ensure that developments should retain existing landscape features by way of trees, hedgerows and ponds; and also help minimise the impact of boundary fencing and any floodlighting.
- 11.34 The Council favours the development of any new golf facilities on the rural-urban fringe of Melton Mowbray and where new golf courses are permitted there will be strict control of 'related' activities such as hotels.

R5 PLANNING PERMISSION WILL BE GRANTED FOR RECREATION USES WHICH REQUIRE LARGE AREAS OF LAND PROVIDED:-

- A) IN THE CASE OF A GOLF COURSE THE SITE IS IN PROXIMITY TO MELTON MOWBRAY;**

- B) THERE WOULD BE NO ADVERSE EFFECTS ON THE LANDSCAPE AND EXISTING NATURAL FEATURES WITHIN THE SITE WOULD BE RETAINED;**
- C) THE SIZE, SCALE DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- D) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- E) THE SAFETY OF USERS OF PUBLIC RIGHTS OF WAY WOULD NOT BE IMPAIRED;**
- F) SATISFACTORY ACCESS AND PARKING IS PROVIDED;**
- G) SATISFACTORY ACCESS TO THE SPECIFIED ROAD NETWORK IS AVAILABLE;**
- H) PROPOSALS CLEARLY DEMONSTRATE THAT WHERE THE BEST AND MOST VERSATILE AGRICULTURAL LAND IS AFFECTED IT CAN BE RETURNED TO ITS ORIGINAL QUALITY IN THE FUTURE.**

Noisy Sports

11.35 Noisy sports have particular requirements that cannot be easily met in an urban or urban fringe location. Sites in proximity to existing noise generating uses could offer potential for noisy sports. There is however considerable interest in developing facilities for these activities in rural locations. These sports include motor cycling (all types), carting, and other motor sports, model flying and boating, jet and water skiing, power boating, microlight flying, clay pigeon shooting and war (including paintball) games. The Local Plan Policy OS2 provides for the control of recreation and leisure development in the countryside. When considering a planning application the Council will be concerned to ensure that any proposal complies fully with the criteria in the following policy:-

R6 PLANNING PERMISSION WILL BE GRANTED FOR SPORTS AND RECREATION ACTIVITIES OF A NOISY NATURE IN RURAL LOCATIONS PROVIDED:-

- A)THE ACTIVITIES COULD NOT BE ADEQUATELY PROVIDED IN AN URBAN OR URBAN FRINGE LOCATION;**
- B) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- C) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- D) THERE WOULD BE NO LOSS OF AMENITIES THROUGH UNACCEPTABLE NOISE, SMELL, DUST OR OTHER FORMS OF POLLUTION;**

E) LANDSCAPING AND OTHER DESIGN FEATURES ARE PROPOSED WHICH WOULD REDUCE NOISE EMISSION TO AN ACCEPTABLE LEVEL;

F) SATISFACTORY ACCESS AND PARKING IS PROVIDED;

F) SATISFACTORY ACCESS TO THE SPECIFIED ROAD NETWORK IS AVAILABLE.

Allotments

11.36 Allotments offer recreation opportunities for all adult age groups but generally it is the retired and elderly who participate in this unique source of recreation. Although the demand for allotments has declined over recent years, the pastime is still well supported in the Borough. The existing supply of allotments satisfies current demand and levels of use in Melton Mowbray have been consistently high over recent years. Allotments have a particular character and often constitute an important open space in built-up areas. In these circumstances Policy BE12 has been applied to protect particular sites. Elsewhere the following policy will apply:-

R7 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT ON ALLOTMENT LAND WITHIN THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

A) THE LAND IS LARGELY UNUSED AND THERE IS NO DEMAND FOR ITS USE OR;

B) AN ALTERNATIVE REPLACEMENT SITE OF A SIZE EQUAL TO THAT CURRENTLY IN USE BY ALLOTMENT HOLDERS HAS BEEN PROVIDED IN THE LOCALITY.

Recreational Routes in the Countryside

11.37 Footpaths, cycleways and bridleways are important recreational resources which provide public access to the countryside. Adequate provision of these facilities helps to minimise conflict between agricultural and recreational use of the countryside. Although public footpaths and bridleways are the responsibility of the County Council as Highway Authority.

11.38 The Borough Council will support measures to improve the maintenance of existing paths and increase the provision of these facilities in the countryside.

Footpaths

11.39 Proposals for two new footpaths are contained in the Melton Mowbray and Asfordby Local Plan 1989 but have yet to be implemented. The Council will safeguard these footpath routes together with a further proposal for a link between Melton Mowbray and Brentingby along the River Eye.

R8 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD PREJUDICE THE PROVISION OF THE FOLLOWING FOOTPATH ROUTES SHOWN ON THE PROPOSALS MAP:-

A) THE ROUTE BETWEEN FOOTPATHS E13 AND H31 WEST OF

EYE KETTLEBY MILL;

B) THE ROUTE ALONG THE RIVER WREAKE BETWEEN PLAY CLOSE AND ANKLE HILL;

C) THE ROUTE ALONG THE RIVER EYE BETWEEN MELTON MOWBRAY AND BRENTINGBY.

11.40 “The Viking Way” long distance regional footpath between Rutland Water and the Humber Bridge, which can be used by walkers, equestrians and cyclists, passes through the Parishes of Wymondham and Buckminster and along the border of the Parishes of Sproxton, Croxton Kerrial and Belvoir. In 1994 the Regional Sports Council launched a long distance route called “The Midshires Way” which is a north-south spine route through the centre of England from Derbyshire to Northamptonshire. This route includes part of the existing footpath called “The Leicestershire Round” which passes through the Parishes of Hoby with Rotherby, Gaddesby, Twyford and Thorpe and Somerby. The two routes are to be linked at Rutland Water.

11.41 The main long distance footpath in the Plan area is the “Jubilee Way” which extends north from Melton Mowbray via the Parishes of Scalford, Eaton and Belvoir to join the “Viking Way” in Lincolnshire. The Council supports the Countryside Commission suggestion that a new public right of way is created to link the “Jubilee Way” at Melton Mowbray to the “Leicestershire Round” in the vicinity of Burrough Hill. This would provide good pedestrian access from Melton Mowbray to the ancient Hill Fort and Country Park at Burrough Hill.

11.42 The Council will investigate the feasibility of creating a medium distance footpath route between Melton Mowbray and Burrough Hill in conjunction with the County Council.

Cycleways

11.43 Disused railways offer obvious potential for separate cycle way routes. There are remnants of the old Great Northern Line in the Plan area between Twyford and Bottesford. The length between Melton Mowbray and Scalford has been little affected by development or other operations. This part of the old line is predominantly straight and runs due north from Melton Country Park for a distance of approximately 3.8 kilometres to Scalford Station. The line runs through open countryside where it is embanked and forms a prominent feature of its valley setting. All the bridges along this section are intact except for the Scalford Road bridge at the northern end of the site. Ownership of the land is divided between British Rail, the Council and a number of private individuals.

11.44 In August, 1992 the County Council published the Derelict Land Strategy and Action Programme within which it is stated that the County Council will negotiate with owners of the former railway line between Scalford Station and Melton Mowbray with a view to acquisition for use as a linear recreational route. The County Council considers that use of the route could be maximised as a shared cycle way and footpath thereby encouraging the use of adjoining footpaths and bridleways and provision of picnic/parking areas. As part of a scheme additional investment will be directed towards developing the natural history of the track side vegetation. The Council will investigate the possibility of linking the cycleway to an urban cycle route into the Melton Mowbray town centre and will encourage negotiations for the development of the facility and its extension northward into the Vale of Belvoir as opportunities arise.

11.45 In the County Council's policy document "Countryside 2000-Planning for Change in the Leicestershire Countryside" it is stated that "Further medium distance recreation routes will be developed where appropriate together with local paths based on settlements" (Policy AC8). There may be scope for creating new footpaths and bridleways in the Plan area, for example along and in the vicinity of the Grantham Canal. The full length of the canal towpath has recently been formally opened as a medium distance footpath and a promotion leaflet produced jointly by British Waterways and the local planning authorities through which the canal passes.

11.46 **The Council will investigate the provision of other facilities in consultation with other relevant agencies and seek to improve the provision of new footpaths, cycle routes and bridleways within the Plan area.**

R9 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH COULD PREJUDICE THE PROPOSED RECREATIONAL CYCLEWAY BETWEEN MELTON MOWBRAY AND SCALFORD AS SHOWN ON THE PROPOSALS MAP UNLESS PROVISION IS MADE FOR A SATISFACTORY ALTERNATIVE ROUTE.

11.47 The Council will have regard to the above policy when consulted by the County Council in connection with applications regarding mineral or waste disposal along the route.

11.48 There are several disused railway track-beds in Melton Borough. Railway track-beds can have an important part to play in offering recreational opportunities in the town, villages and the countryside, and they are also increasingly recognised for their nature conservation value. Former track-beds can be used for walking, cycling and horse riding, thereby providing safer alternatives to urban and rural roads and improving access to the countryside. Parts of the Jubilee Way, for example, use the former Nottingham to Melton line.

11.49 Proposals for redeveloping goods yards or station sites should also take account of the need to protect the recreation potential of disused railway tracks.

R10 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH COULD PREJUDICE THE FUTURE USE OF DISUSED RAILWAY TRACKS FOR WALKING, CYCLING OR HORSE RIDING UNLESS AN ALTERNATIVE ROUTE OF EQUAL OR GREATER CONVENIENCE COMPARED WITH THE ORIGINAL ROUTE IS TO BE PROVIDED.

Bridle-ways

11.50 Horse riding is a pastime which is increasing in popularity and the attractive countryside in the Melton area provides an ideal environment for this activity. As a consequence there has been a significant increase in the number of new riding stables and equestrian establishments over the past 20 years.

11.51 There are however, fewer bridle-ways in the Borough than footpaths. Because of the need for wider corridors than footpaths and the effect that horses can have on the ground's surface, the provision of new bridle-ways is likely to be limited.

Grantham Canal

11.52 The Grantham Canal extends over a distance of some 53 kms. (33 miles) between Grantham and the River Trent at Nottingham and cuts through some of the most attractive countryside in the Borough. The canal towpath is used for walking and small stretches of water for canoeing. There is opportunity for more intensive use of the canal and its environs both for limited water sports and walking. The Council will therefore resist any development proposals which would prejudice the recreation potential of the canal and its eventual restoration to navigable use. Every precaution will be taken to ensure that any development does not conflict with the general amenity and particularly the nature conservation value of the canal.

R11 PLANNING PERMISSION WILL BE GRANTED FOR CANAL BASED AND ASSOCIATED RURAL RECREATION FACILITIES ALONG THE GRANTHAM CANAL PROVIDED A PROPOSAL DOES NOT PREJUDICE THE NATURE CONSERVATION VALUE OF THE CANAL OR ITS EVENTUAL RESTORATION AS A NAVIGABLE WATERWAY.

Tourist Caravan and Camping Sites

11.53 The LSP acknowledges pressures for tourist camping and caravan sites within the County. The Council recognises the possible conflict between the use of land for these purposes and agriculture. Particular consideration will therefore be given to the size and scale of any proposal and its effects on the locality, especially in particularly attractive areas of open countryside. The following Policy will be applied:-

R12 PLANNING PERMISSION WILL BE GRANTED FOR TOURIST CARAVAN AND CAMPING SITES OUTSIDE THE TOWN AND VILLAGE ENVELOPES SHOWN ON THE PROPOSALS MAP PROVIDED:-

- A) THERE WOULD BE NO ADVERSE EFFECTS ON THE APPEARANCE OR CHARACTER OF THE LOCALITY;**
- B) THERE WOULD BE NO LOSS OF AMENITIES THROUGH UNACCEPTABLE NOISE, SMELL, DUST OR OTHER FORMS OF POLLUTION;**
- C) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY NEW BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- D) A SATISFACTORY LANDSCAPING SCHEME IS SUBMITTED;**
- D) SATISFACTORY ACCESS TO THE SITE AND THE SPECIFIED ROAD NETWORK IS AVAILABLE.**

Tourism

11.54 The Borough has a wide variety of attractions to offer the visitor, not least its wide stretches of unspoilt countryside, quiet lanes and villages of character which contain historic churches and houses, public houses and local tourism ventures. Carefully controlled increases in tourism activity can provide substantial economic benefits to the Borough and improve local employment prospects. There is a need however to ensure that any adverse effects caused by large numbers of visitors on the fragile rural

environment are minimised through a combination of thoughtful tourism promotion and planning policies. The Council has a positive role to play in the encouragement of tourist attractions which will benefit visitor and local resident alike. The following policy will therefore apply:-

TM1 PLANNING PERMISSION WILL BE GRANTED FOR THE EXTENSION, INTENSIFICATION OR REFURBISHMENT OF ESTABLISHED TOURIST ATTRACTIONS PROVIDED:-

- A) THERE WOULD BE NO ADVERSE EFFECTS ON THE APPEARANCE OR CHARACTER OF THE LOCALITY AND EXISTING NATURAL FEATURES WITHIN THE SITE WOULD BE RETAINED;**
- B) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;**
- C) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;**
- D) SATISFACTORY ACCESS AND PARKING IS PROVIDED;**
- D) SATISFACTORY ACCESS TO THE SPECIFIED ROAD NETWORK IS AVAILABLE.**

11.55 The Council is concerned to ensure that tourism does not lead to new development which is inappropriate in the open countryside. Proposals should therefore be sited within existing settlements or, if in the open countryside, comprise the re-use of suitable rural buildings. Policy C6 covers the conversion of rural buildings for other uses.

TM2 PLANNING PERMISSION WILL BE GRANTED TO REUSE AND ADAPT A RURAL BUILDING FOR APPROPRIATE TOURIST USES INCLUDING FARM PARKS, RIDING SCHOOLS, EQUESTRIAN PURSUITS, CONFERENCE CENTRES, GUEST HOUSES, RESTAURANTS, AND HOLIDAY ACCOMMODATION PROVIDED THAT:

- A) THE BUILDING IS OF SUBSTANTIAL, SOUND AND PERMANENT CONSTRUCTION AND IF IT IS IN THE OPEN COUNTRYSIDE, IS PROPOSED FOR REUSE AND ADAPTATION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION;**
- B) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;**
- C) ANY CONVERSION WORK RESPECTS LOCAL BUILDING STYLES AND MATERIALS;**
- D) THE TRAFFIC TO BE GENERATED BY THE NEW USE CAN BE SAFELY ACCOMMODATED BY THE SITE ACCESS AND THE LOCAL ROAD SYSTEM;**

E) THE PROPOSED USE WILL NOT HARM THE LOCAL ENVIRONMENT THROUGH THE CREATION OF NOISE, DUST, SMOKE, FUMES, GRIT, VIBRATION OR ANY FORM OF WATER, SOIL OR AIR POLLUTION;

F) THERE IS SUFFICIENT ROOM IN THE CURTILAGE OF THE BUILDING TO PARK THE VEHICLES OF THOSE WHO WILL WORK OR VISIT THERE AND ALSO TO SERVICE ITS USE, ALL WITHOUT DETRIMENT TO THE VISUAL AMENITY OF THE COUNTRYSIDE;

G) NO COMMERCIAL, INDUSTRIAL OR RECREATIONAL ACTIVITY OR STORAGE OF RAW MATERIALS OR FINISHED GOODS IS TO TAKE PLACE OUTSIDE THE BUILDING;

H) NO NEW FENCES, WALLS OR OTHER STRUCTURES ASSOCIATED WITH THE USE OF THE BUILDING OR THE DEFINITION OF ITS CURTILAGE OR ANY SUB-DIVISION OF IT WILL BE ERECTED IF THEY WOULD HARM THE VISUAL AMENITY OF THE COUNTRYSIDE, AND

IN THE CASE OF A CONVERSION TO HOLIDAY ACCOMMODATION, A HOLIDAY OR SEASONAL OCCUPANCY CONDITION IS ATTACHED TO THE PLANNING PERMISSION.

11.56 There may be occasions when a legal agreement to restrict the use of the premises to holiday accommodation may also be appropriate. The Council will seek such an agreement if it is likely to serve a useful purpose in land use planning terms which cannot be controlled by appropriate planning conditions.

Hotels

11.57 The Borough is a pleasant rural area with a variety of local tourist attractions and is conveniently located in the region with good access to surrounding attractions. There are five hotels in Melton Mowbray and one in the nearby village of Stapleford. Throughout the Borough there are a number of guest houses and premises offering bed and breakfast accommodation.

11.58 The number of tourists visiting the Borough has increased steadily each year, according to evidence from the East Midlands Tourist Board. The Council anticipates a continuing flow of visitors throughout the Plan period and additional hotel accommodation could be required. Any application for a hotel will be considered in relation to its proximity to the Melton Mowbray town centre, ease of access to primary roads and in accordance with the following policy:-

TM3 PLANNING PERMISSION WILL BE GRANTED FOR HOTEL DEVELOPMENT WITHIN OR ON THE PERIPHERY OF MELTON MOWBRAY PROVIDED:-

A) THE SIZE, SCALE, DESIGN AND APPEARANCE OF ANY BUILDINGS ARE IN KEEPING WITH THE CHARACTER OF THE LOCALITY;

B) THERE WOULD BE NO ADVERSE EFFECTS ON THE APPEARANCE OR CHARACTER OF THE LOCALITY;

C) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;

D) SATISFACTORY ACCESS AND PARKING IS PROVIDED;

E) SATISFACTORY ACCESS TO THE SPECIFIED ROAD NETWORK IS AVAILABLE;

F) A SATISFACTORY LANDSCAPING SCHEME IS SUBMITTED.

12 MINERALS, DESPOILED LAND AND WASTE DISPOSAL

MINERALS

Introduction

- 12.1 The Borough has a history of mineral exploitation which has centred largely on the extraction of iron stone in the north and sand and gravel along the valley of the River Wreake. The iron stone workings ceased in the 1950's and sand and gravel were last extracted in 1984. After use restoration works have successfully returned the worked out areas to agriculture or areas of nature conservation and recreation.
- 12.2 Coal mining at Asfordby ceased in 1997. Reserves of oil were exploited in small quantities in the Vale of Belvoir between 1953-1980. Exploitation licences have been granted over recent years and in 1990 planning permission was granted for oil extraction south of Long Clawson.

Policy Background

- 12.3 The County Council as the Minerals Planning Authority determines all planning applications for mineral extraction and also prepares policies and proposals to control mineral extraction and the restoration of derelict land. Policies and proposals to control mineral extraction are contained in the adopted Leicestershire Structure Plan (LSP) and the Draft Leicestershire Minerals Local Plan Review 1992.
- 12.4 Government policy on mineral extraction is contained in a series of Minerals Planning Guidance Notes. The principal statement in Minerals Planning Guidance Note No 1 "General Conditions and the Development Plan System" requires that each minerals planning authority should make a contribution to local, regional and national demand which reflects the nature and extent of minerals in its area. The LSP therefore contains policies for the release of sufficient land to maintain an adequate supply of mineral while minimising effects on the environment and agriculture.

Aims and Objectives

- 12.5 The Borough Council is consulted by the County Council on all applications in the Borough connected with mineral extraction. The Council will respond to proposals by seeking to ensure that any development satisfies the following:-
- 1 nearby land uses, particularly residential are not adversely affected by reason of noise, dust, fumes, mud, vehicular traffic or other forms of pollution;
 - 2 the best and most versatile agricultural land is not unnecessarily lost and disruptive effects on agriculture are avoided;
 - 3 important areas of ecological and archaeological importance and woodlands are not adversely affected;
 - 4 sites are screened by landscaping and other measures during their operational life;
 - 5 sites are restored, landscaped and returned to agriculture or other appropriate uses;
 - 6 public rights of way affected are satisfactorily diverted or alternative routes provided ;
 - 7 associated buildings and structures are designed and sited to minimise visual intrusion.

Policies and Proposals

Coal

- 12.6 Coal production at Asfordby Mine ceased in 1997 due to unusual geological conditions resulting in a difficult and dangerous mining environment. The owners have begun restoring the land surrounding the main colliery plant and the re-use of the buildings at the mine site will be an important issue when the Melton Local Plan is reviewed.

12.7 When considering proposals for a mine site at Hose in 1979 the Secretary of State expressed firm views about the unacceptable impact of development in the Vale of Belvoir. The Council supports this view.

12.8 **The Council will oppose any proposal for the siting of a coal mine or related coal mining activities in this area and in the 'Area of Particularly Attractive Countryside' shown on the Proposals Map.**

Sand and Gravel

12.9 The Draft Leicestershire Minerals Local Plan Review 1992 states that there are insufficient reserves of sand and gravel with planning permission to meet anticipated needs to 2005. A number of new sites have therefore been identified in the Plan and one is at Brooksby. The Council has objected to the proposal and will continue to resist the extraction of sand and gravel in the Borough unless there is a proven need and proposals would not have an adverse effect on the environment and local communities.

Oil

12.10 The small scale operations of oil extraction in the Borough have caused little disturbance and it is unlikely that further small scale exploitation will have major environmental implications. The Council will nevertheless seek to ensure that any future development do not cause adverse effects on the environment, particularly where ground pollution could occur.

DERELICT LAND

Introduction

12.11 According to the National Survey of Derelict Land (1988) there are some 112 hectares in the Borough comprised mainly of former airfields and military land (48%) with the remainder being abandoned railway lines, worked out pits and former industrial land. Approximately 95% of derelict land lies beyond the Town and Village Envelopes and some 76% is in private ownership. Much of this land has re-vegetated and is or is likely to be of ecological importance.

Policy Background

12.12 The County Council Draft Derelict Land Local Plan 1989 includes policies for the reclamation of sites and suggests potential after uses. The County Council intends to investigate the feasibility of developing those areas which have potential for formal and informal recreation facilities and/or nature conservation. The County Council's programme for site restoration includes land to the rear of Long Field School, Melton Mowbray. Derelict land in the Borough is shown on the Proposals Map.

Aims and Objectives

12.13 The Local Plan has the following aims and objectives:-
1 to encourage reclamation to a use appropriate to its location in accordance with the policies of the Local Plan;
2 to assist in securing sources of finance to achieve restoration;
3 to prevent land becoming derelict by requiring appropriate restoration works after use.

Policies and Proposals

12.14 In accordance with the Council's aim to encourage reclamation of derelict land to a beneficial and appropriate use according to its location, the following policy will be applied:-

M1 PLANNING PERMISSION WILL BE GRANTED FOR THE RESTORATION OF DERELICT LAND TO AGRICULTURE, NATURE CONSERVATION OR OTHER USES IN ACCORDANCE WITH POLICIES OS1 AND OS2 OF THE PLAN.

12.15 The Council is to prepare a development brief for industrial development land at Holwell Works. Further details are set out in Chapter 4 “Industry and Employment” (See Policy EM4).

UNSTABLE AND CONTAMINATED LAND

Introduction

12.16 Ground instability can cause damage to buildings and structures and threaten public safety as a result of building collapse or the fracture of gas mains and other public services. There is little evidence of these problems in the Borough. Should potential problems arise they are likely to be confined largely to sites which have been the subject of waste disposal operations.

12.17 Land which is contaminated in other ways through a previous use, for example an old sewerage works or land used for industrial purposes where hazardous substances have been used or stored, may also give rise to the risk of public safety or pollution of the environment.

Policy Background

12.18 Planning Policy Guidance Note No.14 “Development on Unstable Land” advises local planning authorities about the way ground instability might be treated in development plans. The latest Government advice on contaminated land is contained in the Planning Guidance Note No 23 “Planning and Pollution Controls”.

12.19 Whilst wishing to encourage the full and effective use of affected land, the advice given recognises the many problems of developing such land and public concern regarding health risks and structural damage to buildings.

12.20 The Guidance Notes emphasise that it is the responsibility of potential developers and not local planning authorities to make investigations into the suitability of such land for development.

Aims and Objectives

12.21 The Local Plan has the following aims and objectives:-

- 1 to minimise the possibility of property and infrastructure damage, danger to public health and safety and pollution of the environment as a consequence of development on unstable and contaminated land;
- 2 to promote the safeguarding of public and private investment by securing a comprehensive appreciation of site conditions applicable to unstable and contaminated land prior to any planning decision;
- 3 to encourage the return of unstable and contaminated land whenever possible back to productive use;
- 4 to minimise the effect on the water environment.

Policies and Proposals

12.22 The Council is concerned to ensure that development on contaminated or unstable land will be technically and environmentally acceptable. Therefore a report describing and analysing issues relevant to ground stability and possible emission of gases or other contamination will be required with any application to develop the land.

M2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT ON OR IN THE VICINITY OF OPERATIONAL OR FORMER LANDFILL SITES INCLUDING SITES SHOWN ON THE PROPOSALS MAP UNLESS IT IS DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL THAT THE SITE IS SAFE AND THAT SIGNIFICANT PROBLEMS ARE UNLIKELY TO ARISE FROM:-

A) THE GENERATION OF METHANE OR OTHER GASES;

B) GROUND INSTABILITY;

C) OTHER CONTAMINATION OR POLLUTION.

WASTE DISPOSAL

Introduction

12.23 The generation of waste material is generally governed by levels of population, economic activity and social and technological changes. Three basic types of waste require disposal and they can be classified as household / civic waste, commercial waste and mining/ quarrying waste.

12.24 In 1990 some 12,200 tonnes of waste were collected from households in the Borough according to County Council estimates and a further 8,450 tonnes from civic amenity sites during the year 1990-91. Commercial waste recovered for the year 1991-92 is estimated at about 1,440 tonnes.

12.25 As a consequence of population growth, household waste in Melton is expected to increase by 14% to the year 2001, whilst commercial waste is expected to grow by 3.4% per annum up to 1998.

Policy Background

12.26 In response to the continuing growth in waste material, the Government in the White Paper "This Common Inheritance" has set a target to achieve the recycling of 25% of all household waste by the year 2000, and has introduced measures to prevent and reduce the quantity of waste being generated.

12.27 The County Council as Waste Disposal Authority has a duty to produce a waste disposal local plan and a plan is presently under preparation. The current strategy of the County Council is contained in the County Waste Disposal Plan 1990. The main aim of the Plan is to dispose of the County's household and civic waste through controlled landfill without pre-treatment. The Plan however has been overtaken by the Environmental Protection Act 1990, the provisions of which remove from Waste Disposal Authorities the power to operate landfill sites, and has placed upon them a duty to tender for waste disposal from private waste disposal companies.

Aims and Objectives

12.28 The County Council has a duty to consult the Borough Council on all planning applications for the disposal of waste. The Council will respond to any proposal by seeking to ensure that any development satisfies the following:-

- 1 no danger to public health would arise through the generation of methane or other gases, ground contamination or instability or other pollution;
- 2 nearby land uses, particularly residential, are not adversely affected by reason of smell, noise, dust, fumes, mud or vehicular traffic;

- 3 areas of ecological and archaeological importance are not adversely affected;
- 4 sites are fenced and screened by landscaping and other measures during their operational life;
- 5 landfill sites are restored, landscaped and returned to agriculture or other appropriate uses;
- 6 any buildings and structures are designed to minimise visual intrusion;
- 7 there would be no adverse effects as a result of vehicular traffic generated by the activity.

Landfill Sites

- 12.29 Household waste from Melton is disposed of at the landfill site at Bescaby. The site has only short-term capacity and will continue to be used for waste from the Melton area until 30 June 2000. It is likely that future landfill material will be exported to neighbouring counties.
- 12.30 The County Council is required under the General Development Order 1988 to notify the Borough Council of known refuse and waste sites in the area which are in use or have been over the past 30 years. The Council must notify the County Council of any planning application to develop land within 250 metres of these sites. Known landfill sites are shown on the Proposals Map and Policy M2 is designed to ensure that any development on or in the vicinity of landfill sites would be technically and environmentally acceptable.

APPENDIX 1 SITES OF ECOLOGICAL, GEOLOGICAL OR OTHER SCIENTIFIC INTEREST

SITES OF SPECIAL SCIENTIFIC INTEREST

LOCATION	NATIONAL GRID REFERENCE
Briery Wood Heronry, Belvoir	SK 824 329
Cribbs Lodge Meadow, Wymondham	SK 899 188
Croxton Park, Croxton Kerrial	SK 823 279
Debdale Meadow, Muston	SK 835 395
Frisby Marsh, Frisby on the Wreake	SK 686 174
Grantham Canal (Langar Bridge to Redmile Station)	SK 747 317 to SK 790 359
Harby Hill Wood, Harby	SK 762 284
Holwell Mouth, Holwell	SK 725 245
King Luds Entrenchment and The Drift, Croxton Kerrial	SK 862 280
Muston Meadows, Muston (National Nature Reserve)	SK 855 304 to SK 873 274 SK 824 367 & SK 829 372
Owston Woods, Knossington	SK 790 065
River Eye	SK 764 188 SK 802 186
Sproxton Quarry, Near Sproxton	SK 865 252
Stonesby Quarry, Near Waltham on the Wolds	SK 812 251
Terrace Hills Pasture, Eaton	SK 795 309
Wymondham Rough, Near Whissendine Station	SK 831 175

REGIONALLY IMPORTANT GEOLOGICAL/GEOMORPHOLOGICAL SITES (RIGS)

605	Old Dalby Cutting	SK684234Also district level
601	North Quarry	SK744240
601	Browns Hill Quarry	SK741235Also district level
621	Burrough Hill	SK760120Also district level
620	Eaton East, Ironstone Cutting	SK805290
610	Ropeway Quarry	SK801289

SITES OF ECOLOGICAL & GEOLOGICAL INTEREST

KEY TO APPENDIX 1

- C** **SIGNIFICANT AT COUNTY LEVEL**
D **SIGNIFICANT AT DISTRICT LEVEL**
P **SIGNIFICANT AT PARISH LEVEL**
***** **PROTECTED SPECIES RECORDED AT SITE**

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.		EVALUATION	COMMENTS	
AB KETTLEBY	Browns Hill Quarry*	SK	742233	C	Former SSSI	
	Hedgerow	SK	733253	D		
	Hedgerow	SK	739248	D		
	Hedgerow	SK	741248	D		
	Browns Hill Quarry	SK	740234	D	Also a RIGS	
	Woodland	SK	740230	D		
	Scalford Gorse	SK	748224	D		
	Woodland	SK	705237	P		
	Hedgerow	SK	701228	P		
	Woodland	SK	701227	P		
	Pond	SK	707227	P		
	Lake	SK	708221	P		
	Marsh	SK	712228	P		
	Field Edge*	SK	728235	P		
	Pond	SK	725230	P		
	Grassland	SK	722229	P		
	Hedgerow	SK	723228	P		
	Grassland	SK	721226	P		
	Pond	SK	724223	P		
	Pond	SK	722222	P		
	Pond	SK	732252	P		
	Roadside Verge	SK	739249	P		
			SK	743251		
	Dismantled Railway	SK	731241	P		
			SK	738236		
	Grassland*	SK	739234	P		
	Marsh/Scrub	SK	733232	P		
	Grassland	SK	736231	P		
	Dismantled Railway	SK	745258	P		
			SK	739254		
	Hedgerow	SK	745257	P		
	Hedgerow	SK	743251	P		
	Roadside Verge	SK	741250	P		
	Pond	SK	742243	P		
Pond	SK	742243	P			
Old Hills Wood	SK	742229	P			
Marsh	SK	742228	P			
Pond	SK	743228	P			
Hedgerow	SK	742224	P			
Roadside Verge	SK	747224	P			
Grassland	SK	746223	P			
Grassland	SK	699235	P			
Hedgerow	SK	699231	P			

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
AB KETTLEBY	Pond	SK 737231	P	
	Dismantled Railway	SK 733227	P	
		SK 731223		
ASFORDBY	Dismantled Railway	SK 705202	C	
	Dismantled Railway	SK 715196	C	
	Welby Church	SK 725209	C	
	Dismantled Railway	SK 725205	C	
		SK 736182		
	Grassland Shrub	SK 724195	C	
	Grassland/Ruderal	SK 726198	D	
	River Wreake	SK 699185	D	
		SK 736182		
	Frisby Pits	SK 694182	D	
	Dismantled Railway	SK 709209	D	
	Welby Osier beds	SK 719210	D	
	Dismantled Railway	SK 717194	D	
	Pond	SK 722214	D	
	Grassland	SK 707201	P	
	Dismantled Railway	SK 707200	P	
	Pond	SK 702196	P	
	Grassland	SK 704194	P	
	Marsh	SK 701194	P	
	Grassland	SK 704193	P	
	Hedgerow	SK 701208	P	
		SK 723219		
	Pond	SK 715208	P	
	Oak Plantation	SK 725219	P	
	Pond	SK 723217	P	
	Dismantled Railway	SK 729206	P	
	Dismantled Railway	SK 721195	P	
	Area of mine road	SK 730205	P	
BELVOIR	Knipton Pastures	SK 817314	C	
	The Bushes	SK 812342	D	
	Fir Holt	SK 815333	D	
	Mausoleum	SK 817333	D	
	Old Park Wood	SK 814331	D	
	Woodland	SK 818330	D	
	Carlisle Wood	SK 815326	D	
	Sir John's Belt	SK 811323	D	
	Windsor Hill	SK 815322	D	
	Frog Hollow	SK 818321	D	
	Granby Wood	SK 819319	D	
	Grassland	SK 816313	D	
	Saltbeck	SK 820345	D	
	Middlesdale	SK 823332	D	
	Kennel Wood	SK 828331	D	
	Woodland	SK 822330	D	
	Woodland	SK 821325	D	
	Trout Pond Woodland	SK 829321	D	
	Kings Wood	SK 824320	D	
	Woodland	SK 820315	D	

PARISH		NATIONAL GRID REF.	EVALUATION	COMMENTS
BELVOIR	Lower Lake	SK 830331	D	
	Upper Lake	SK 830326	D	
	Big Wood	SK 848311	D	
	Beasleys Wood	SK 846306	D	
	Disused Quarry	SK 814315	P	
	Bunkers Wood	SK 812313	P	
	Green Lane	SK 817309	P	
		SK 812320		
	Woodland	SK 819309	P	
	River Devon	SK 819308	P	
		SK 835334		
	Woodland	SK 815307	P	
	Woodland	SK 818307	P	
	Westminster Lake	SK 822341	P	
	Grassland	822315	P	
	Grassland	SK 820310	P	
	Grass/Marsh/Woodland	SK 835317	P	
		SK 843307	P	
	Harston Wood	SK 837302	P	
	Tree	SK 84430488	P	
BOTTESFORD	Grantham Canal	SK 798362	D	Important for invertebrates
		SK 804373	D	
	Grassland	SK 826373	D	
	Muston Gorse	SK 825355	P	
	Pond	SK 788370	P	
	Scrub	SK 799409	P	
	Scrub	SK 798396	P	
	Disused Railway	SK 799395	P	
	Grassland	SK 799384	P	
	Grassland	SK 798383	P	
	Grassland	SK 799382	P	
	Grassland	SK 795379	P	
	Pond	SK 790379	P	
	Pond	SK 790377	P	
	Pond	SK 804408	P	
	Grassland	SK 807405	P	
	Grassland	SK 808403	P	
	Grassland	SK 809401	P	
	Grassland	SK 809400	P	
	Pond	SK 800386	P	
	Grassland	SK 800383	P	
	Pond	SK 815406	P	
	Grassland *	SK 818406	P	
	Pond	SK 815405	P	
	Pond	SK 810400	P	
	Pond	SK 811400	P	
	Grassland	SK 818396	P	
	Normanton Thorns	SK 820427	P	
	Hedgerow	SK 822404	P	
	Hedgerow	SK 823400	P	
	Green Lane	SK 829397	P	
		SK 835394		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
BOTTESFORD	Pond	SK 828371	P	
	Pond	SK 825370	P	
	Grassland	SK 826369	P	
	Grantham Canal	SK 829367	P	
		SK 805373		
	Scrub	SK 824364	P	
	Disused Railway	SK 833382	P	
	SK 831370			
BROUGHTON & OLD DALBY	Old Dalby Hall Fishpond	SK 676236	D	
	Grassland	SK 689238	D	
	Railway Cutting	SK 683234	D	Also a RIGS
	Grassland/Marsh	SK 684234	D	
	Grassland/Marsh	SK 686233	D	
	Grassland	SK 689233	D	
	Scrub/Woodland	SK 684232	D	
	Grassland	SK 686232	D	
	Old Dalby Wood	SK 682227	D	
	Grassland	SK 709241	D	
	Grassland	SK 705240	D	
	Grassland	SK 706240	D	
	Grassland	SK 708240	D	
	Grassland	SK 709239	D	
	Scrub/Grassland	SK 703238	D	
	Grassland	SK 710242	D	
	Grassland	SK 710241	D	
	Pond	SK 646223	P	
	Pond	SK 647223	P	
	Pond	SK 648222	P	
	Pond	SK 648213	P	
	Hedgerow	SK 647209	P	
	Grassland	SK 653254	P	
	Grassland	SK 657233	P	
	Pond	SK 657230	P	
	Pond	SK 657226	P	
	Pond	SK 656224	P	
	Hedgerow	SK 651223	P	
	Pond	SK 653216	P	
	Grassland	SK 668237	P	
	Pond	SK 662234	P	
	Woodland	SK 660227	P	
	Pond	SK 665219	P	
	Hall Plantation	SK 672233	P	
	Bridgets Covert	SK 672223	P	
	Old Dalby Hall Park	SK 657233	P	
	Woodland	SK 677233	P	
	Woodland	SK 689238	P	
	Cromptons Plantation	SK 686236	P	
	Grassland	SK 683235	P	
Woodland	SK 687232	P		
Grassland	SK 689232	P		
Woodland	SK 694279	P		
Grassland	SK 693278	P		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
BROUGHTON & OLD DALBY	Grassland	SK 695278	P	
	Grassland	SK 694277	P	
	Pond	SK 697276	P	
	Pond	SK 695267	P	
	Scrub	SK 693256	P	
	Pond	SK 693256	P	
	Grassland	SK 698243	P	
	Grassland	SK 697242	P	
	Grassland	SK 698241	P	
	Grassland	SK 698240	P	
	Grassland	SK 698239	P	
	Grassland	SK 691237	P	
	Grassland	SK 690235	P	
	Roadside Verge	SK 695235	P	
	Hedgerow	SK 695235	P	
	Grassland	SK 691233	P	
	Rookery	SK 702268	P	
	Hedgerow	SK 706254	P	
	Stream	SK 709250	P	
	Grassland	SK 706242	P	
	Woodland	SK 704240	P	
	Hedgerow	SK 716246	P	
	Woodland	SK 718245	P	
	Scrub	SK 719245	P	
	Grassland	SK 711244	P	
	Grassland	SK 719244	P	
	Marsh	SK 712243	P	
	Scrub	SK 714242	P	
	Grassland*	SK 719242	P	
	Woodland	SK 712240	P	
	Woodland	SK 710240	P	
	Grassland	SK 720247	P	
	Grassland	SK 722247	P	
Grassland	SK 723246	P		
Grassland	SK 720244	P		
Woodland	SK 720243	P		
Dismantled Railway	SK 682237	P		
BUCKMINSTER	Lake	SK 875225	D	
	Dismantled Railway/Grassland	SK 888247	D	
	Hedgerow	SK 883206	D	
	Pond	SK 880203	D	
	Hedgerow	SK 867219	P	
	Gorse Close Plantation	SK 863228	P	
	Pond	SK 867202	P	
	Bottom Plantation	SK 874240	P	
	Woodland	SK 878238	P	
	Ditch	SK 877237	P	
	Parkside Wood	SK 874232	P	
	Pond	SK 876226	P	
	Woodland	SK 876214	P	
	Hedgerow	SK 879211	P	
	Jacksons Plantation	SK 888244	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
BUCKMINSTER	Gorse Plantation	SK 883243	P	
	Woodland	SK 884236	P	
	Hedgerow	SK 887213	P	
	Hedgerow	SK 887203	P	
	Hedgerow	SK 880199	P	
	Hedgerow	SK 890222	P	
	Hedgerow	SK 894210	P	
	The Drift	SK 894209	P	
	Hedgerow	SK 895201	P	
BURTON &	Pond	SK 764169	D	
DALBY	Pond	SK 761165	D	
	Pond	SK 756151	D	
	Pond	SK 759148	D	
	Pond	SK 765150	D	
	Hedgerow	SK 764128	D	
	Hedgerow	SK 762126	D	
	Grassland	SK 764121	D	
	Pond	SK 742155	P	
	Church*	SK 742144	P	
	Stream/Bank	SK 749144	P	
	Marsh	SK 747143	P	
	Pond	SK 740141	P	
	Grassland/Scrub	SK 748136	P	
	Pond	SK 749128	P	
	Hedgerow	SK 757149	P	
	Grassland	SK 752141	P	
	Roadside Verge	SK 759133	P	
	Grassland	SK 759132	P	
	Pond	SK 759129	P	
	Hedgerow	SK 757149	P	
	Grassland	SK 752141	P	
	Roadside Verge	SK 759133	P	
	Grassland	SK 759132	P	
	Pond	SK 759129	P	
	Lake	SK 765168	P	
	Hedgerow	SK 763151	P	
	Pond	SK 760148	P	
	Pond	SK 763148	P	
	Pond	SK 761146	P	
	Gartree Hill Covert	SK 763145	P	
	Hedgerow	SK 761143	P	
	Woodland	SK 765141	P	
	Pond	SK 764138	P	
	Pond	SK 767138	P	
	Sir Francis Burdetts Covert	SK 760133	P	
	Grassland	SK 760132	P	
	Pond	SK 766129	P	
	Hedgerow	SK 765128	P	
	Burrough Hill Covert	SK 761122	P	
	Scrub*	SK 776180	P	
Pond	SK 778179	P		
Pond	SK 778165	P		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
BURTON & DALBY	Hedgerow*	SK 774149	P	
	Mill Hill Spinney	SK 772135	P	
	Pond	SK 775134	P	
	Landfield Spinney	SK 772132	P	
	Debdale Spinney	SK 779127	P	
	Grassland/Scrub	SK 773126	P	
	Long Spinney	SK 789178	P	
	Ditch	SK 781175	P	
	Hedgerow	SK 789158	P	
	Hedgerow*	SK 783150	P	
	Hedgerow	SK 791172	P	
	Pond	SK 791164	P	
	Hedgerow	SK 791154	P	
	Dismantled Railway	SK 736153	P	
		SK 736147	P	
	Roadside	SK 746143	P	
	Pond	SK 735151	P	
	Roadside Verge	SK 736143	P	
	Pond	SK 737141	P	
	Dismantled Railway	SK 730134	P	
		SK 743142		
CLAWSON, HOSE & HARBY	Roadside Verge	SK 722304	C	
	Roadside Verge	SK 735295	C	
	Pond*	SK 718266	D	
	Pond*	SK 715264	D	
	Hedgerow	SK 728318	D	
	Roadside Verge	SK 721300	D	
	Pond*	SK 724292	D	
	Pond*	SK 724284	D	
	Pond*	SK 724281	D	
	Pond*	SK 720279	D	
	Grassland	SK 727262	D	
	Grassland/Scrub	SK 725258	D	
	Pond	SK 725251	D	
	Hedgerow	SK 729250	D	
	Pond*	SK 738298	D	
	Pond*	SK 733290	D	
	Pond*	SK 736286	D	
	Pond*	SK 732285	D	
	Pond	SK 738283	D	
	Pond*	SK 736280	D	
	Pond*	SK 735262	D	
	Pond*	SK 732261	D	
	Pond*	SK 733260	D	
	Pond*	SK 747309	D	
	Grassland	SK 743305	D	
	Pond*	SK 740298	D	
	Dismantled Railway	SK 746266	D	
	Sherbrooke Fox Covert	SK 702277	P	
	Pond	SK 707276	P	
	Grassland	SK 715295	P	
	Grantham Canal	SK 715294	P	Important for Invertebrates

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
CLAWSON, HOSE & HARBY	Woodland*	SK 713290	P	
	Hedgerow	SK 714285	P	
	Pond	SK 714280	P	
	Pond	SK 716277	P	
	Pond	SK 713260	P	
	Road Verge	SK 727318	P	
	Pond	SK 725305	P	
	Pond	SK 727284	P	
	Pond	SK 729280	P	
	Pond	SK 723278	P	
	Pond	SK 722275	P	
	Pond	SK 723271	P	
	Lake	SK 722270	P	
	Grassland/Scrub	SK 728263	P	
	Woodland	SK 728261	P	
	Grassland	SK 728260	P	
	Stream Banks	SK 728259	P	
	Marsh	SK 720247	P	
	Roadside Verge	SK 732316	P	
	Hedgerow	SK 731309	P	
	Lake	SK 734277	P	
	Pond	SK 734262	P	
	Pond	SK 731258	P	
	Clawson Thorns	SK 730256	P	
	Roadside Verge	SK 740321	P	
	Grassland	SK 742314	P	
	Grassland	SK 747302	P	
	Grassland	SK 749302	P	
	Grantham Canal	SK 747316	P	
	Dismantled Railway	SK 748269	P	
		SK 759291		
	Grassland	SK 748268	P	
	Round Covert	SK 749268	P	
	Grassland/Scrub	SK 748266	P	
	Woodland*	SK 749266	P	
	Scrub*	SK 749265	P	
	Hedgerow	SK 747264	P	
	Roadside Verge	SK 744263	P	
	Harby Nature Area	SK 752312	P	
	Green Lane	SK 753310	P	
	Pond	SK 757309	P	
Grassland	SK 756308	P		
Grassland	SK 751307	P		
Pond	SK 751305	P		
Dismantled Railway	SK 758288	P		
Scrub*	SK 756273	P		
Dismantled Railway	SK 750271	P		
Woodland/Scrub*	SK 752270	P		
Square Covert	SK 751268	P		
Scrub*	SK 750265	P		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
CROXTON	Marsh	SK 809300	C	
KERRIAL	Knipton Reservoir	SK 814300	C	
	Pond	SK 833290	C	
	Grassland	SK 812294	D	
	Roadside Verge	SK 855283	D	
	Terrace Hills	SK 802320	P	
	Scrub	SK 808315	P	
	Stream	SK 807314	P	
	Grassland	SK 808314	P	
	Marsh/Spring	SK 809314	P	
	Lake	SK 802305	P	
	Woodland	SK 806301	P	
	River Devon	SK 804294	P	
	Lings Covert	SK 809273	P	
	Reservoir Plantation	SK 815305	P	
	Marsh	SK 812298	P	
	Bluebell Wood	SK 824297	P	
	Croxton Kerrial	SK 832301	P	
	Hedgerow	SK 832282	P	
	Hedgerow	SK 833274	P	
	Pond	SK 848287	P	
	Roadside Verge	SK 844285	P	
	Pond	SK 847285	P	
	Roadside Verge	SK 857296	P	
	Roadside Verge	SK 867281	P	
	Barkestone Wood	SK 794321	P	
EATON	Woodland	SK 771264	D	
	Tree	SK 792281	D	
	River Devon	SK 800290	P	
	Woodland	SK 779277	P	
	Marsh	SK 770260	P	
	Grassland	SK 771260	P	
	Roadside Verge	SK 783308	P	
		SK 790305		
	Roadside Verge	SK 789291	P	
	Grassland*	SK 786285	P	
	Disused Quarry	SK 784270	P	
	Goadby Gorse	SK 784257	P	
	Grassland/Scrub	SK 794299	P	
	Scrub/Grassland/Marsh*	SK 795297	P	
	Grassland	SK 798295	P	
	Grassland*	SK 790285	P	
	Dismantled Railway	SK 793285	P	
	River Devon/Marsh	SK 793284	P	
	Stream Bank	SK 794284	P	
	Hedgerow	SK 792274	P	
FREEBY	Woodland	SK 816182	C	
	Grassland	SK 781204	D	
	Pond	SK 785200	D	
	Pond	SK 789194	D	
	Pond	SK 798207	D	
	Pond	SK 794203	D	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
FREEBY	Pond	SK 792200	D	
	Pond	SK 791191	D	
	Grassland	SK 803214	D	
	Stream	SK 823176	D	
		SK 825172		
	Stream	SK 825171	D	
		SK 824165		
	Pond	SK 779194	P	
	Brentingby Wood	SK 797214	P	
	Woodland	SK 789211	P	
	Bells Plantation	SK 788204	P	
	Pond	SK 783187	P	
	New Plantation	SK 793214	P	
	Pond	SK 791203	P	
	Pond	SK 793202	P	
	Ditch	SK 798190	P	
	Pond	SK 795189	P	
	Berrys Covert	SK 792157	P	
	Freeby Wood	SK 801222	P	
	Scrub	SK 805222	P	
	Pond	SK 805217	P	
	Woodland	SK 803215	P	
	Stream	SK 806202	P	
		SK 808206		
	Pond	SK 803196	P	
	Pond	SK 800192	P	
	River Eye	SK 801186	P	
		SK 812188		
	Marsh	SK 804185	P	
	Laxtons Covert	SK 808165	P	
	Pond	SK 803162	P	
	Ditch	SK 810219	P	
		SK 811213		
	Grassland	SK 818217	P	
	Ditch	SK 817216	P	
	River Eye	SK 816186	P	
	Woodland	SK 816184	P	
	Woodland	SK 812181	P	
	Lake	SK 816181	P	
	Grassland	SK 818181	P	
	Marsh	SK 817180	P	
	Pond	SK 820213	P	
River Eye	SK 821194	P		
	SK 829203			
Pond	SK 824192	P		
Railway Line	SK 820190	P		
Railway Line/Grassland	SK 820190	P		
Pond	SK 824189	P		
Railway Line/Scrub	SK 825188	P		
Railway Line*	SK 826188	P		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
FREEBY	Grassland	SK 822185	P	
	Railway Line/Grassland	SK 824185	P	
	Woodland	SK 821184	P	
	Stream	SK 820178	P	
	Cottage Plantation	SK 820178	P	
	Stream	SK 822175	P	
	Stream	SK 824165	P	
	Woodland*	SK 814162	P	
FRISBY & KIRBY	River Wreake	SK 684174	D	
		SK 725182		
	Drain	SK 708185	D	
	Oxbow Lake	SK 702184	D	
	Hedgerow	SK 705146	D	
	Lake	SK 714185	D	
	Pond	SK 718166	D	
	Hedgerow	SK 724142	D	
	Woodland	SK 690175	P	
	Pond	SK 693174	P	
	Grassland	SK 694174	P	
	Pond	SK 699171	P	
	Pond	SK 693170	P	
	Pond	SK 693168	P	
	Grassland*	SK 694161	P	
	Canal	SK 707186	P	
	Pond	SK 708186	P	
	Hedgerow	SK 707185	P	
	Kirby Water	SK 706184	P	
	Lake	SK 707183	P	
	Grassland	SK 704167	P	
	Hedgerow	SK 705166	P	
	Hedgerow	SK 705165	P	
	Hedgerow	SK 709152	P	
	Hedgerow	SK 709150	P	
	Hedgerow	SK 708149	P	
	Hedgerow	SK 706148	P	
	Hedgerow	SK 706147	P	
	Roadside Verge	SK 707147	P	
	Lake	SK 716188	P	
	Lake	SK 713187	P	
	Lake	SK 717185	P	
	Pond	SK 717184	P	
	Hedgerow	SK 710183	P	
	Lake	SK 719178	P	
	Lake	SK 718172	P	
	Pond	SK 716170	P	
	Hedgerow	SK 717170	P	
	Hedgerow	SK 716167	P	
	Hedgerow	SK 716166	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
FRISBY &	Hedgerow	SK 716164	P	
KIRBY	Hedgerow	SK 719164	P	
	Pond	SK 714162	P	
	Pond	SK 717162	P	
	Hedgerow	SK 716161	P	
	Hedgerow	SK 714158	P	
	Hedgerow	SK 714158	P	
	Stream	SK 712157	P	
	Pond	SK 713151	P	
	Hedgerow	SK 711142	P	
	Hedgerow	SK 713141	P	
	Hedgerow	SK 714141	P	
	Hedgerow	SK 716141	P	
	Pond	SK 717141	P	
	Lake	SK 720178	P	
	Lake	SK 721178	P	
	Pond	SK 728175	P	
	Pond	SK 721170	P	
	Hedgerow	SK 720159	P	
	Hedgerow	SK 720158	P	
	Hedgerow	SK 722158	P	
	Grassland	SK 729155	P	
	Hedgerow	SK 722154	P	
	Hedgerow	SK 722153	P	
	Pond	SK 725153	P	
	Hedgerow	SK 722149	P	
	Hedgerow	SK 722147	P	
	Hedgerow	SK 722146	P	
	Hedgerow	SK 723146	P	
	Hedgerow	SK 723144	P	
	Hedgerow	SK 732162	P	
	Hedgerow	SK 732161	P	
	Dismantled Railway	SK 736160	P	
		SK 735152		
	Hedgerow	SK 734154	P	
	Cream Gorse	SK 706145	P	
	Drain	SK 668174	P	
	Stream/Marsh	SK 689173	P	
GADDESBY	Grassland	SK 687120	C	
	Pond*	SK 683131	D	
	Gaddesby Brook	SK 666130	D	
		SK 704122		
	Hedgerow	SK 704143	D	
	Hedgerow	SK 709136	D	
	Hedgerow	SK 707126	D	
	Grassland	SK 700109	D	
	Ashby Pastures	SK 717137	D	
	Hedgerow	SK 714133	D	
	Hedgerow	SK 681130	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
GADDESBY	Church*	SK 689130	P	
	Grassland	SK 689122	P	
	Stream	SK 688120	P	
	Pond	SK 689113	P	
	Lake	SK 685122	P	
	Pond	SK 686122	P	
	Stream	SK 691139	P	
	Pond	SK 692139	P	
	Grassland	SK 693139	P	
	Stream	SK 693139	P	
	Scrub	SK 694139	P	
	Grassland	SK 691138	P	
	Grassland	SK 690137	P	
	Grassland	SK 691137	P	
	Grassland	SK 695136	P	
	Hedgerow	SK 698128	P	
	Grassland	SK 692128	P	
	Grassland	SK 696127	P	
	Grassland	SK 692126	P	
	Marsh/Stream	SK 696125	P	
	Grassland	SK 696124	P	
	Grassland	SK 698124	P	
	Grassland	SK 699124	P	
	Grassland	SK 698123	P	
	Tree	SK 699123	P	
	Grassland	SK 691117	P	
	Pond	SK 694116	P	
	Pond	SK 699113	P	
	Marsh/Grassland	SK 695111	P	
	Grassland	SK 697108	P	
	Grassland/Sandpit*	SK 697108	P	
	Grassland	SK 705101	P	
	Hedgerow	SK 705145	P	
	Hedgerow	SK 708137	P	
	Hedgerow	SK 700135	P	
	Folville Spinney*	SK 702132	P	
	Gaddesby Brook	SK 704122	P	
		SK 717111		
	Grassland	SK 708122	P	
	Grassland	SK 708120	P	
Church	SK 706119	P		
Ditch	SK 704118	P		
Pond	SK 706116	P		
Grassland	SK 704116	P		
Pond	SK 704106	P		
Pond	SK 705104	P		
Woodland	SK 710135	P		
Hedgerow	SK 713134	P		
Hedgerow	SK 716134	P		

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS	
GADDESBY	Barn*	SK 718133	P		
	Hedgerow	SK 718132	P		
	Hedgerow	SK 711131	P		
	Hedgerow	SK 719131	P		
	Grassland	SK 717123	P		
	Woodland	SK 711116	P		
	Hedgerow	SK 716115	P		
	Hedgerow	SK 717115	P		
	Woodland	SK 722134	P		
	Hedgerow	SK 723133	P		
	Hedgerow	SK 723132	P		
	Grassland	SK 673125	P		
	Hedgerow	SK 688144	P		
	Ditch	SK 688138	P		
	Grassland	SK 687135	P		
	Grassland	SK 686133	P		
	Grassland	SK 685131	P		
	GARTHORPE	Pond	SK 837203	D	
Pond		SK 832201	D		
Grassland		SK 856230	D		
Tree (Lichens)		SK 855219	D		
Grassland		SK 822228	P		
Shrifts Plantation East		SK 829227	P		
Shrifts Plantation West		SK 827225	P		
Grassland		SK 836231	P		
Grassland		SK 833228	P		
Honey Pot Plantation		SK 831224	P		
Grassland		SK 831219	P		
Hedgerow		SK 835192	P		
		SK 849196			
River Eye		SK 840213	P		
		SK 847219			
Hedgerow		SK 840205	P		
		SK 846209			
Pond		SK 853226	P		
Hedgerow (Green Lane)		SK 859224	P		
		SK 850228			
Hedgerow		SK 851228	P		
Old Close Plantation		SK 851199	P		
East Plantation		SK 862227	P		
Royce's Plantation		SK 862225	P		
Coston Covert		SK 864211	P		
Pond		SK 862209	P		
Pond		SK 861205	P		
Stream		SK 864202	P		
GRIMSTON		Hedgerow	SK 667215	C	
		Hedgerow	SK 672212	C	
		Hedgerow	SK 671213	D	
		Hedgerow	SK 676207	D	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
GRIMSTON	Hedgerow	SK 692196	D	
	Hedgerow	SK 664216	P	
	Hedgerow	SK 667216	P	
	Hedgerow	SK 668215	P	
	Pond	SK 677221	P	
	Lord Aylesford's Covert	SK 674213	P	
	Stream	SK 677213	P	
	Hedgerow	SK 671212	P	
	Shoby Scholes	SK 672208	P	
	Hedgerow	SK 677207	P	
	Hedgerow	SK 670205	P	
	Stream	SK 673201	P	
	Grassland	SK 674200	P	
	Hedgerow	SK 674195	P	
	Hedgerow	SK 674192	P	
	Woodland/Scrub	SK 689223	P	
	Pond	SK 688222	P	
	Pond	SK 688221	P	
	Marsh/Spring	SK 680217	P	
	Hedgerow	SK 683205	P	
	Pond	SK 681195	P	
	Pond	SK 686194	P	
	Marriott's Wood	SK 699229	P	
	Barnes Hill Plantation	SK 694228	P	
	Summer Lees Plantation	SK 695228	P	
	Ten Acres Plantation	SK 697228	P	
	Saxelby New Wood	SK 693226	P	
	Railway Cutting	SK 691221	P	
		SK 693217		
	Pond	SK 692216	P	
	Grassland/Scrub*	SK 696202	P	
	Hedgerow	SK 692197	P	
	Hedgerow	SK 692195	P	
Hedgerow	SK 705222	P		
Hedgerow	SK 702202	P		
HOBY WITH	Hedgerow	SK 649202	D	
ROTHERBY	Hedgerow	SK 659215	D	
	Hedgerow	SK 650210	D	
	Pond/Lakes	SK 664211	D	
	Pond	SK 669163	D	
	River Wreake	SK 670170	D	
		SK 684174		Important for Invertebrates
	Oxbow Lake	SK 672164	D	
	Roadside Verge	SK 645207	P	
	Hedgerow	SK 649201	P	
	Hedgerow	SK 645191	P	
	Hedgerow	SK 647188	P	
	Hedgerow	SK 655213	P	
	Woodland	SK 656209	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
HOBY WITH	Hedgerow	SK 657203	P	
ROTHERBY	Hedgerow	SK 658202	P	
	Hedgerow	SK 659201	P	
	Hedgerow	SK 659200	P	
	Hedgerow	SK 651199	P	
	Lake	SK 653198	P	
	Scrub/Grassland	SK 658198	P	
	Pond	SK 659198	P	
	Scrub*	SK 659198	P	
	Hedgerow	SK 658190	P	
	Hedgerow/Scrub*	SK 658190	P	
	Hedgerow	SK 655186	P	
	Woodland	SK 655181	P	
	Woodland*	SK 655180	P	
	Hedgerow	SK 653177	P	
	Woodland	SK 666203	P	
	Woodland/Hedgerow*	SK 666202	P	
	Pond	SK 661200	P	
	Grassland	SK 663197	P	
	Hedgerow	SK 665196	P	
	Hedgerow	SK 666195	P	
	Hedgerow/Grassland*	SK 661186	P	
	Hedgerow*	SK 663184	P	
	Concrete Drain*	SK 666173	P	
	Church*	SK 669173	P	
	Grassland	SK 669171	P	
	Grassland	SK 667168	P	
	Pond	SK 668164	P	
	Marsh	SK 664163	P	
	Pond	SK 667163	P	
	Drain	SK 663162	P	
	River Wreake	SK 662159	P	
		SK 671169		
	Grassland*	SK 663157	P	
	Scrub/Marsh	SK 662157	P	
	Hedgerow*	SK 667145	P	
	Oxbow Lake	SK 670169	P	
	River Wreake	SK 672167	P	
	Pond	SK 677166	P	
	Grassland	SK 672165	P	
	Oxbow Lake	SK 673165	P	
	Grassland	SK 679165	P	
	Grassland	SK 676163	P	
	Pond	SK 675147	P	
	Woodland	SK 684182	P	
	Grassland	SK 683165	P	
	Pond	SK 683164	P	
	Grassland	SK 687160	P	
	Grassland	SK 680157	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
HOBY WITH	Grassland	SK 684153	P	
ROTHERBY	Grassland*	SK 680151	P	
	Grassland	SK 685151	P	
	Brooksby Spinney	SK 681150	P	
KNOSSINGTON	Lake	SK 799085	D	
	Hedgerow	SK 792082	D	
	Lady Wood	SK 815079	D	
	Hedgerow	SK 816076	D	
	Cold Overton Park Wood	SK 822086	D	
	Eye Tributary	SK 813125	D	
	Lake	SK 814115	D	
	Grassland	SK 789090	P	
	Hedgerow	SK 799107	P	
	Woodland'	SK 798094	P	
	Ditch	SK 799092	P	
	Woodland	SK 796089	P	
	Lake	SK 798086	P	
	Woodland	SK 804120	P	
	St ream	SK 809108	P	
	Knossington Church*	SK 800087	P	
	Grassland/Scrub*	SK 804087	P	
	Quarry*	SK 800082	P	
	Hedgerow	SK 807064	P	
	Cheseldyne Spinney	SK 808063	P	
	Stream	SK 814120	P	
	Woodland	SK 812113	P	
	Scrub*	SK 813113	P	
	Hedgerow	SK 815095	P	
	Lake*	SK 812087	P	
	Grassland	SK 816081	P	
	Hedgerow	SK 812078	P	
	Hedgerow	SK 816075	P	
	Hedgerow*	SK 814074	P	
MELTON	River Wreake	SK 726182	D	
MOWBRAY		SK 736182	D	
	Lake	SK 738184	D	
	River Eye	SK 736182	D	
		743191		
	Marsh	SK 741185	D	
	Dismantled Railway	SK 740184	D	
	River Eye	SK 761188	D	Important for Invertebrates
	Grassland	SK 763188	D	
	Hedgerow	SK 762175	D	
	Grassland	SK 739190	P	
	Marsh	SK 738181	P	
	Dismantled Railway	SK 738181	P	
	Dismantled Railway	SK 737174	P	
		SK 736160		
	Lake	SK 732168	P	
	Hedgerow	SK 744222	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
MELTON	Grassland	SK 743213	P	
MOWBRAY	Hedgerow	SK 744211	P	
	Marsh	SK 746206	P	
	Dismantled Railway	SK 748195	P	
		SK 741188		
	Canal	SK 745192	P	
		SK 750189		
	River Eye	SK 745192	P	
		SK 759189		
	Grassland/Scrub	SK 740186	P	
	Hedgerow	SK 750221	P	
	Marsh	SK 758218	P	
	Lake	SK 759207	P	
	Grassland	SK 758203	P	
	Dismantled Railway	SK 759199	P	
		SK 760217		
	Scalford Brook	SK 757197	P	
		SK 763222		
	Scalford Brook	SK 758189	P	
	Hedgerow '	SK 756164	P	
	Melton Spinney	SK 767224	P	
	Grassland	SK 762219	P	
	Hedgerow	SK 769193	P	
	River Eye	SK 761188	P	
	Hedgerow	SK 764183	P	
	Hedgerow	SK 765173	P	
	Hedgerow	SK 766172	P	
	Hedgerow	SK 777193	P	
	Hedgerow	SK 777193	P	
	Spring	SK 774191	P	
	Bouch's Coven	SK 777190	P	
	Grassland/Scrub	SK 777188	P	
	Burbage Covert*	SK 775182	P	
	Hedgerow	SK 733208	P	
	Hedgerow	SK 741212	P	
	Pond	SK 766176	P	
REDMILE	Pond	SK 778339	D	
	Dismantled Railway	SK 786361	D	
		SK 761331		
	Disused Canal	SK 789358	D	
		SK 798362		
	Belvoir Woodlands	SK 780323	D	
		SK 807324		
	Grassland	SK 790346	D	
	Jericho Coven	SK 769362	P	
	Hedgerow	SK 767352	P	
	Plungar Churchyard	SK 769340	P	
	Grassland	SK 762336	P	
	Grassland	SK 760332	P	
	Grassland	SK 777354	P	
	Hedgerow	SK 777376	P	
	Green Lane	SK 771349	P	
		SK 767353		
	Grassland	SK 774349	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
REDMILE	Barkestone Churchyard	SK 777349	P	
	Pond	SK 775340	P	
	Pond	SK 774338	P	
	Pond	SK 776336	P	
	Woodland	SK 782358	P	
	Grassland	SK 788347	P	
	Grassland	SK 789347	P	
	Pond	SK 783346	P	
	Pond	SK 786346	P	
	Pond	SK 782334	P	
	Hedgerow	SK 792364	P	
	Redmile Churchyard	SK 797355	P	
	SCALFORD	Scalford Cutting	SK 747258	C
		SK 753247		
Pond		SK 773243	D	
Hedgerow		SK 749261	P	
Dismantled Railway		SK 746260	P	
Hedgerow		SK 745249	P	
Dismantled Railway		SK 745258	P	
		SK 750259		
Hedgerow		SK 745257	P	
Green Lane		SK 745255	P	
Green Lane		SK 744247	P	
Green Lane		SK 746233	P	
Quarry		SK 757256	P	
Dismantled Railway		SK 759256	P	
Pond		SK 756250	P	
Dismantled Railway		SK 750249	P	
Pond		SK 755247	P	
Pond		SK 758246	P	
Pond		SK 759246	P	
Dismantled Railway		SK 755245	P	
Woodland		SK 753242	P	
Dismantled Railway		SK 755240	P	
Dismantled Railway		SK 759236	P	
Dismantled Railway		SK 759217	P	
Dismantled Railway		SK 760225	P	
Dismantled Railway		SK 766250	P	
		SK 770246		
Dismantled Railway		SK 767247	P	
Stream		SK 768247	P	
		SK 64241		
Marsh		SK 765243	P	
Church		SK 763241	P	
Scalford Brook		SK 762229	P	
		SK 762222		
Pond	SK 762224	P		
Woodland	SK 771256	P		
Woodland	SK 770255	P		
Hedgerow	SK 784255	P		
Hedgerow	SK 784252	P		
PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
SCALFORD	Church *	SK 782246	P	

	Grassland	SK	786233	P	
	Hedgerow	SK	788231	P	
SOMERBY	Hedgerow	SK	747120	D	
	Hedgerow	SK	754123	D	
	Hedgerow	SK	756122	D	
	Hedgerow	SK	752119	D	
	Hedgerow	SK	755119	D	
	Burrough Hill	SK	760230	D	Also a RIGS
	Pond	SK	780105	D	
	Pond	SK	791133	D	
	Hedgerow	SK	738107	P	
	Hedgerow	SK	738106	P	
	Stream	SK	738093	P	
	Hedgerow'	SK	748120	P	
	Hedgerow	SK	747121	P	
	Hedgerow	SK	746119	P	
	Woodland	SK	747115	P	
	Dismantled Railway	SK	741093	P	
	Hedgerow	SK	755122	P	
	Pond	SK	756122	P	
	Pond	SK	752121	P	
	Hedgerow	SK	755119	P	
	Hedgerow	SK	752111	P	
	Roadside Verge	SK	752110	P	
	Hedgerow	SK	753095	P	
	Hedgerow	SK	753092	P	
	Grassland	SK	763121	P	
	Scrub*	SK	761117	P	
	Pond	SK	762117	P	
	Woodland/Hedgerow*	SK	765110	P	
	Woodland/Marsh	SK	763108	P	
	Grassland	SK	763108	P	
	Hedgerow	SK	762106	P	
	Grassland*	SK	767106	P	
	Drain	SK	764105	P	
	Grassland	SK	769104	P	
	Scrub/Grassland	SK	764102	P	
	Peakes Coven	SK	762100	P	
	Grassland/Hedgerow*	SK	771119	P	
	Grassland	SK	776112	P	
	Grassland	SK	777110	P	
	Grassland	SK	778108	P	
	Grassland	SK	770107	P	
	Marsh/Stream	SK	778095	P	
	Grassland*	SK	779095	P	
	Hedgerow	SK	786123	P	
	Hedgerow	SK	787123	P	
	Church*	SK	783113	P	
	Scrub*	SK	786108	P	
	Pond	SK	786104	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
SOMERBY	Pond	SK	788102	P
	Grassland/Scrub	SK	784100	P
	Grassland	SK	781097	P

	Hedgerow	SK	792152	P	
	Pond	SK	794151	P	
	Hedgerow	SK	794151	P	
	Hedgerow	SK	796150	P	
	Stream	SK	799142	P	
	Hedgerow	SK	791141	P	
	Hedgerow	SK	792139	P	
	Hedgerow	SK	791138	P	
	Hedgerow	SK	792137	P	
	Woodland	SK	790133	P	
	Lake	SK	791133	P	
	Stream	SK	792132	P	
	Marsh	SK	798118	P	
	Pond	SK	797094	P	
	Hedgerow	SK	801134	P	
	Hedgerow	SK	802134	P	
	Hedgerow	SK	803133	P	
	Hedgerow	SK	BW132	P	
	Hedgerow	SK	806131	P	
	Roadside verge/Grassland	SK	808130	P	
	Hedgerow	SK	803128	P	
	Woodland	SK	808123	P	
	Stream	SK	805121	P	
	Woodland	SK	800116	P	
SPROXTON	Hedgerow	SK	838237	C	
	Sproxton Quarry	SK	864252	D	Geological SSSI
	The Drift	SK	873271	D	
	Roadside Verge	SK	877255	D	
	Hedgerow	SK	817260	P	
	Hedgerow*	SK	812242	P	
	Grassland	SK	817231	P	
	Hedgerow	SK	810255	P	
	Bescaby Oaks	SK	829269	P	
	Hedgerow	SK	827260	P	
	Hedgerow	SK	838267	P	
	Hedgerow	SK	831264	P	
	Hedgerow	SK	836258	P	
	Hedgerow	SK	833256	P	
	Hedgerow	SK	838250	P	
	Hedgerow	SK	837241	P	
	Hedgerow	SK	832238	P	
	Swallow Hole Coven	SK	843277	P	
	Pond	SK	844277	P	
	Hedgerow	SK	843269	P	
	Hedgerow	SK	842264	P	
	River Eye	SK	846260	P	
		SK	849253		
	Hedgerow	SK	841259	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
SPROXTON	Marsh/Grassland	SK	849253	P
	Marsh/Grassland	SK	849252	P
	Marsh	SK	849251	P
	Grassland	SK	847248	P
	Sproxton Thorns	SK	841233	P
	Scrub	SK	858274	P
	Woodland	SK	858272	P

		SK	864273		
	Quarry/Spoil Heap	SK	859261	P	
	Grassland/Scrub	SK	861260	P	
	Woodland	SK	864246	P	
	Gallops Plantation	SK	871264	P	
	Woodland	SK	870258	P	
	Railway Line/Grassland	SK	887247	P	
		SK	873250		
STATHERN	Dismantled Railway	SK	754336	D	
		SK	760310		
	Grassland	SK	776306	D	
	Grassland	SK	777306	D	
	Roadside Verge	SK	775304	D	
		SK	776302		
	Stathern Wood	SK	781315	D	Important for Invertebrates
	Combs Plantation	SK	780304	D	
	Building/Dismantled Railway	SK	754336	P	
	Scrub/Grassland	SK	757331	P	
	Budding/Dismantled Railway	SK	758329	P	
	Grassland	SK	753322	P	
	Pond	SK	751320	P	
	Building/Dismantled Railway	SK	760327	P	
	Lake	SK	761321	P	
	Pond	SK	767318	P	
	Dismantled Railway	SK	760310	P	
		SK	760313		
	Scrub/Grassland	SK	760307	P	
	Grassland	SK	769305	P	
	Pond	SK	767296	P	
	Grassland	SK	767293	P	
	Grassland	SK	768292	P	
	Pond	SK	772318	P	
	Pond	SK	770315	P	
	Marsh	SK	775308	P	
	Grassland	SK	770307	P	
	Marsh	SK	770307	P	
	Grassland	SK	775307	P	
	Grassland	SK	776307	P	
	Stream/Marsh	SK	777307	P	
	Roadside Verge	SK	774306	P	
		SK	775304		
	Marsh	SK	776306	P	
	Stream/Grassland	SK	777306	P	
	Stream/Grassland	SK	777306	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
STATHERN	Quarry/Grassland	SK	777305	P
	Grassland	SK	778305	P
	Marsh	SK	778305	P
	Grassland	SK	776304	P
	Marsh/Stream	SK	TT/304	P
	Grassland	SK	781307	P
	Grassland	SK	780305	P
TWYFORD & THORPE	Thorpe Satchville Cutting	SK	727119	C

		SK	730134		
	Gaddesby Brook	SK	717111	D	
		SK	728102		
	Thorpe Trussels	SK	727131	D	
	Hedgerow	SK	725129	D	
	Dismantled Railway	SK	728112	D	Important for Invertebrates,
	Woodland/Scrub	SK	729109	D	
	Stream	SK	726108	D	
	Pond	SK	733123	D	
	Hedgerow*	SK	718096	P	
	Hedgerow	SK	724134	P	
	Lake	SK	725127	P	
	Dismantled Railway	SK	727118	P	
		SK	739100		
	Grassland	SK	728114	P	
	Scrub/Woodland	SK	722113	P	
	Grassland	SK	722105	P	
	Grassland	SK	724104	P	
	Stream/Marsh	SK	721103	P	
	Grassland	SK	726103	P	
	Grassland	SK	720099	P	
	Grassland	SK	720098	P	
	Marsh	SK	726095	P	
	Adam's Gorse	SK	739113	P	
	Roadside Verge	SK	731109	P	
	Grassland	SK	736104	P	
	Grassland	SK	733095	P	
	Queniborough Brook	SK	73W95	P	
	Roadside Verge	SK	741121	P	
	Hedgerow	SK	745119	P	
	Grassland	SK	740104	P	
WALTHAM	Grassland	SK	786235	D	
	Grassland	SK	785218	D	
	Grassland/Marsh	SK	790249	D	
	Grassland	SK	790245	D	
	Grassland	SK	793244	D	
	Grassland	SK	794244	D	
	Waltham Quarry (disused)	SK	800264	D	
	Lake	SK	802239	D	
	Grassland	SK	810251	D	
	Woodland	SK	768205	P	
	Woodland*	SK	768201	P	
	Stream	SK	774223	P	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
WALTHAM	Stream	SK	775217	P
	Pond	SK	775222	P
	Hedgerow	SK	777219	P
	Hedgerow	SK	774211	P
	Stream	SK	774201	P
		SK	774198	
	Railway Line/Grassland	SK	785250	P
		SK	792258	
	Grassland	SK	787241	P
	Grassland/Woodland/Marsh	SK	787240	P
	Grassland	SK	784239	P
	Hedgerow	SK	782224	P

Pond	SK	784223	P
Scrub	SK	783222	P
Pond	SK	784217	P
Pond	SK	785217	P
Grassland/Woodland	SK	782207	P
Pond	SK	797270	P
Pond	SK	798270	P
Waltham Quarry (disused)	SK	799266	P
Pond	SK	797263	P
Grassland	SK	795259	P
Stream	SK	795259	P
Grassland	SK	793257	P
Grassland	SK	791256	P
Dismantled Railway	SK	790255	P
Grassland	SK	797251	P
Grassland	SK	798250	P
Pond	SK	795244	P
Pond	SK	798238	P
Roadside Verge	SK	791237	P
Pond	SK	793235	P
Roadside Verge	SK	794228	P
	SK	787221	
Roadside Verge	SK	792223	P
	SK	786220	
Roadside Verge	SK	802265	P
Grassland	SK	807238	P
Waltham Thorns Fox Covert	SK	802225	P
Marsh	SK	812242	P
Scrub	SK	812228	P
Scrub*	SK	813228	P
Grassland	SK	810225	P
WYMONDHAM			
Stream	SK	820180	P
Cottage Plantation	SK	821180	P
Crossing Covert	SK	828174	P
Disused Canal	SK	829173	P
Stream	SK	828172	P
Stream	SK	826169	P
Dismantled Railway/Scrub	SK	834187	P
	SK	842190	

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
WYMONDHAM	Grassland	SK 834187	P	
	Pond	SK 837186	P	
	Pond	SK 831179	P	
	Hedgerow	SK 830178	P	
	Stream	SK 837175	P	
	Days Plantation	SK 832173	P	
	Marsh	SK 830172	P	
	Stream	SK 833172	P	
	Stream	SK 836164	P	
	Hedgerow	SK 842194	P	
	Railway Bridge	SK 840189	P	
	Dismantled Railway	SK 841189	P	
	Stream	SK 847181	P	
	Stream	SK 846179	P	

Disused Canal	SK	846169	P
Hedgerow	SK	843163	P
Grassland	SK	859193	P
Dismantled Railway	SK	855190	P
	SK	862189	
Hedgerow	SK	857188	P
Stream	SK	856185	P
Hedgerow	SK	854180	P
Disused Canal	SK	850172	P
Drain	SK	856171	P
Scrub/Disused Canal'	SK	856170	P
Disused Canal	SK	859169	P
Dismantled Railway	SK	861189	P
Hedgerow	SK	861188	P
Hedgerow	SK	868183	P
Hedgerow	SK	867182	P
Pond	SK	868180	P
Woodland	SK	864176	P
Woodland	SK	861175	P
Wood land	SK	860173	P
Disused Canal	SK	862168	P
Disused Canal/woodland*	SK	864168	P
Pond	SK	873193	P
Pond	SK	871190	P
Hedgerow	SK	871184	P
Woodwell Head	SK	878177	P
Hedgerow	SK	875176	P
Grassland	SK	886190	P
Pond	SK	880189	P
Pond	SK	883189	P
Dismantled Railway/Grassland	SK	885188	P
Grassland	SK	W8188	P
Scrub/Building	SK	889186	P
Hedgerow	SK	889184	P
Hedgerow	SK	896200	P
Hedgerow	SK	892197	P
Roadside Verge	SK	898195	P

PARISH	BRIEF DESCRIPTION	NATIONAL GRID REF.	EVALUATION	COMMENTS
WYMONDHAM	Woodland	SK 893193	P	
	Roadside Verge	SK 893192	P	
	Grassland/Scrub	SK 890190	P	
	Hedgerow	SK 891190	P	
	Grassland	SK 892188	P	
	Dismantled Railway	SK 896188	P	
	Grassland	SK 891187	P	
	Stream/Scrub*	SK 897187	P	
	Hedgerow	SK 898185	P	
	Roadside Verge	SK 901186	P	
	Water	SK 860175	P	

**APPENDIX 2
ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL INTEREST**

SCHEDULED ANCIENT MONUMENTS

COUNTY REF. NO.	NATIONAL MONUMENT NO.	PARISH	TITLE/DESCRIPTION	NATIONAL GRID REF.
47 157	17020	Ab Kettleby	Moated site at Ab Kettleby	SK 7248 2285
	17041	Bottesford	Moated Grange with Fishpond – Muston	SK 8720 3800
	17403	Bottesford	Shifted Medieval Village Earthworks & Moat – Easthorpe	SK 8114 3868
		Bottesford	Fleming’s Bridge (Pedestrian Bridge over River Devon) Bottesford	SK 8070 3900
	30231	Bottesford	Bottesford Cross, Market Street, Bottesford	SK 8060 3890
	30232	Bottesford	Muston Village Cross	SK 8277 3759
	17097	Broughton & Dalby	Preceptory at Old Dalby	SK 6758 2333
	17029	Burton & Dalby	St. Mary & St.Lazarus Hospital, Moated site & 2 Fishponds, Burton Lazars	SK 7635 1675
46	17028	Burton & Dalby	Moated Grange	SK 7734 1546
	17024	Clawson Hose & Harby	The Grange, Moated Site - Hose	SK 7399 2986
	17019	Clawson Hose & Harby	Moated Site NE of St. Regimius Church – Long Clawson	SK 7227 2721
	17107	Croxton Kerrial	King Luds Entrenchments, SE of Croxton Kerrial and One tumulus adjacent to King Luds Entrenchments	SK 867 279
	17109	Croxton Kerrial	Croxton Abbey & Associated Remains	SK 8235 2772
	17108	Croxton Kerrial	Post Mill at Windmill Hill	SK 8208 2794
	17110	Eaton	Blesswell Grange	SK 7681 2687
	17093	Freeby	Stapleford deserted Medieval village and Ice House	SK 8133 1851
	30237	Freeby	Cross 160m NE of StMary Magdelene Church-Stapleford	SK 8127 1832
	17102	Freeby	Moated site and Fishpond at Wyfordby	SK 7930 1887
54 139 55	17032	Frisby & Kirby	Garden Moat & Five Fishponds – Kirby Bellars	SK 7200 1754
				SK 7187 1762
				SK 7217 1789
				SK 7176 1838
	17094	Frisby & Kirby	Kirby Bellars Priory	SK 6970 1710
	21648	Frisby & Kirby	Stump Cross – S. of Frisby on the Wreake	SK 6940 1770
	21653	Frisby & Kirby	Village Cross – Frisby on the Wreake	SK 6690 1732
	30233	Hoby with Rotherby	Churchyard Cross-All Saints Hoby	SK 6610 1990
	21643	Hoby with Rotherby	Cross in All Saints Churchyard – Ragdale	SK 7478 1884
	17023	Melton Mowbray	The Mount Motte – Melton Mowbray	SK 7618 2192
53	17015	Melton Mowbray	Moated Grange at Spinney Farm	SK 7390 2110
	21672	Melton Mowbray	Medieval Enclosures W. of Sysonby Farm	SK 7381 1793
	30250	Melton Mowbray	Medieval Settlement NE &SE of White House Farm	SK 7630 2411
	30288	Scalford	Churchyard Cross-St Egelwins-Scalford	SK 7608 1193
	17088	Somerby	Burrough Hill – Iron Age Hill Fort	SK 8213 2622
	17016	Sproxton	Bescaby Shrunken Medieval Village	SK 8751 2612
	17101	Sproxton	Medieval Monastic Grange with buildings, platforms And Dovecote – Saltby	SK 8728 2613
	21647	Sproxton	Cross in St. Bartholomew’s Churchyard - Sproxton	SK 8560 2490
	30229	Wymondham	Churchyard Cross-St. peters, Wymondham	SK 8515 1863

NOTE: Appendix 2 is only up to date to the time of Plan preparation, and further information is continually being added to the Sites and Monuments Record by the ongoing archaeology survey of Leicestershire. Potential developers should therefore consult at an early stage for up to date information. Full details and up to date information can be obtained from the Leicestershire Sites and Monuments Record at Jewry Wall Museum, St. Nicholas Circle, Leicester LE1 4LB.

SITES OF ARCHAEOLOGICAL INTEREST

PARISH REF.	LOCATION		BRIEF DESCRIPTION	NATIONAL GRID
AB KETTLEBY				
	St. James, E	Md	moat	SK724 228
	Holwell Mouth, E	Pr?	ditch, multiple	SK730 242
	Holwell Church, N	Md	coin hoard	SK735 236
	Holwell Church, N	Un	burial, inhumation	SK735 236
	St. James	Md	church	SK724 228
	St. James	Ro	occupation, villa?	SK724 228
	St. James	Md	carving	SK724 228
	St. James	Ro	tessers	SK724 228
	St. Michael, Wartnaby	Md	church, chapel	SK712 231
	St. Leonard, Holwell	Md	church, chapel	SK735 236
	Manor House	PmE	Manor	SK723 230
	Manor House, Near	PmE	barn	SK723 230
	Manor House, Near	PmE	dovecote	SK723 230
ASFORDBY				
	Rec Lodge Fm, SE	Ba	ring ditch	SK699 187
	Sandlens Lodge, S	la?	enclosure, rect	SK688 185c
	Sandlens Lodge, S	Pr	ditch, triple	SK688 182
	Sandlens Lodge, S	la?	enclosure, subrect?	SK688 182
	Asfordby Hall, W	Ba	ring ditch	SK700 187
		MdS	watermill	SK705 187
	Asfordby Mill	Pm	watermill	SK705 187
	All Saints	MdS	church	SK708 189
	All Saints	AsL	cross, churchyard?	SK708 189
	All Saints	MdS	carving	SK708 189
	All Saints	MdS	pottery	SK708 189
	All Saints	Md	pottery	SK708 189
	All Saints	Md	tombstone	SK708 189
	Welby	Md	village, DMV	SK726 209c
	Welby	Md	fishpond	SK726 209c
	Welby	MdS	watermill	SK726 209
	Welby	Md	horseshoe	SK725 200
	Welby	MdS	pottery	SK726 209c
	Welby	Md	pottery	SK726 209c
	Fishpond Close	Md?	fishpond	SK722 216
	Peas Field	Ro	occupation	SK724 211
	Peas Field	la?	Pottery	SK724 211
	Peas Field	Ro	pottery	SK724 211
	Peas Field	Ro	tessers	SK724 211
	Peas Field	Ro	tile	SK724 211
	Thorny Ptn	Md?	fishpond	SK7160 2121
	Thorny Ptn	Md?	dam	SK7160 2121
	St. Bartholomew, Welby	Md	church, chapel	SK725 209
BELVOIR				
	The Drift	Ro	road	
	Harston Church, S	As	occupation	SK839 313?
	Harston Church, S	Ro	pottery	SK839 313?
	Harston Church, S	As	comb	SK839 313?
	Harston Church, S	As	knife	SK839 313?
	Harston Church, S	As	loom weight	SK839 313?
	Harston Church, S	As	pin	SK839 313?
	Harston Church, S	As	pin beater	SK839 313?
	Harston Church, S	As	pottery	SK839 313?
	Harston Church, S	As	spindle whorl	SK839 313?
	Bunkers Wood, E	Un	enclosure, rect	SK815 310
	St. Mary	Md	House, priory	SK819 341
	St. Mary	la?	pottery	SK819 341
	St. Mary	Ro?	Pottery	SK819 341
	St. Mary	Ro?	stylus	SK819 341
	St. Mary	MdS	burial, inhumation	SK819 341
	St. Mary	MdS	coffin	SK819 341
	St. Mary	Md	enclosure	SK819 344
	St. Mary	Md	house?	SK821 345
	St. Mary	Md	carving?	SK819 341
	St. Mary	Md	tile	SK819 341
	Duchess Garden	Pm?	Garden	SK819 333
	Motte Close (Knipton)	Md	moat	SK825 317
	Motte Close (Knipton)	Md	enclosure	SK825 317
	Belvoir Castle	MdS	castle	SK820 337
	Belvoir Castle	Mds	castle	SK820 337
	Belvoir Castle	Pm	mansion	SK820 337

Harston, S	laE	occupation	SK840 312
Harston, S	laE	quern	SK840 312
Harston, S	laE	pottery	SK840
St. Marys, E	Pm?	fishpond	SK821 340c
Church, E (Knipton)	Ro	occupation, villa	SK828 311
Church, E (Knipton)	Ro	metalworking	SK828 311
Church, E (Knipton)	Ro	pottery	SK828 311
Church, E (Knipton)	Ro	tile	SK828 311
St. Michael (Harston)	Md	church	SK838 317
St. Michael (Harston)	As	carving	SK838 317
St. Michael (Harston)	As	tombstone	SK838 317
St. Michael, E (Harston)	Un	burial, inhumation	SK838 317
All Saints (Knipton)	Md	church	SK824 311
All Saints (Knipton)	Md	tombstone	SK824 311
Salisbury Ldg, N	As	cemetery, inhumation	SK830 308c
Salisbury Ldg, N	As	knife	SK830 308c
Salisbury Ldg, N	As	pottery	SK830 308c
Salisbury Ldg, N	As	spearhead	SK830 308c
Salisbury Ldg, N	As	sword	SK830 308c
Blackberry Hill	la	hillfort??	SK820 328c
Blackberry Hill	Ro	occupation	SK820 328c
Blackberry Hill	Ro	pottery	SK820 328c
Blackberry Hill	laL	quern	SK820 328c
Blackberry Hill	RoE	quern	SK820 328c
Blackberry Hill	Un	metalworking	SK820 328c
Knipton	MdS	watermill	SK
Knipton	Pm	watermill	SK
The Drift	Ro	road	SK
Blackberry Hill	Un	mound	SK816 329
Knipton, W	Md?	Lynchet	SK818 313
Belvoir Park	MdL	park, deer	SK80 33
Old Park Wood	MdL	park pale	SK809 331
Blackwell Ldg, N	Un	mound	SK849 307

BOTTESFORD	Bottesford Nsr, NW	Pr?	enclosure, rect	SK795 391
	Fleming Bridge	PmE	bridge	SK807 390
	St. Mary	Md	church	SK807 391
	St. Mary	laL	burial, cremation	SK8073 3913
	St. Mary	RoE	burial, cremation	SK8073 3913
	St. Mary	laL	pottery	SK8073 3913
	St. Mary	RoE	pottery	SK8073 3913
	St. Mary	laL	quern	SK807 391?
	St. Mary	RoE	quern	SK807 391?
	St. Mary	Ro	pottery	SK8073 3913
	The Debdale, SW	la?	enclosure, rect	SK833 386
	By-Pass I (Muston)	la	occupation	SK821 382
	By-Pass I (Muston)	la?	enclosure, rect	SK821 382c
	By-Pass I (Muston)	Ba?	ring ditch?	SK821 382
	By-Pass I (Muston)	la?	metalworking	SK821 382
	By-Pass I (Muston)	Ms	scraper	SK821 382
	By-Pass I (Muston)	la	pottery	SK821 382
	By-Pass I (Muston)	Ro	pottery	SK821 382
	By-Pass I (Muston)	As	pottery	SK821 382
	Easthorpe Ctg, N	la	enclosure, subrect?	SK814 379
	Easthorpe Ctg, N	Ba?	ring ditch?	SK814 379
	Toston Hill	la?	enclosure, subrect?	SK806 375
	Hill Farm, Swl	la?	enclosure, rect	SK802 363
	Church, NW (Muston)	Md	fishpond	SK827 380
	Church, NW (Muston)	Md	grange?	SK827 380
	Church, NW (Muston)	Md	moat	SK827 380
	Rectory	Pm?	parsonage	SK806 390
	Rectory	Md	inscribed stone	SK806 390
	Rectory Farm, NW	Ro	occupation	SK801 394?
	Rectory Farm, NW	Ro	pottery	SK801 394?
	Rectory Farm, NW	Ro	comb	SK801 394?
	Bottesford Village	Md	cross	SK806 389
	Bottesford Village	Md?	Stocks	SK806 389
	Church, near Muston	Md?	Cross	SK82773759
	Hospital Farm, W	Pm?	moat	SK821 383
	Hospital Farm, W	Pm?	duck decoy?	SK821 383
	Earl of Rut.Hospital	PmE	almshouse	SK806 392
	Easthorpe Manor Hs	Md	manorial complex	SK811 387
	Easthorpe Manor Hs	Md	manor house	SK811 387
	Easthorpe Manor Hs	Md	manor house	SK811 387
	Easthorpe Manor Hs	Md?	moat?	SK811 387
	Longridge	Ro	occupation	SK811 383

	Longridge	Ro	pottery	SK811 383
	Longridge	Md	pottery	SK811 383
	By-Pass II	laL	occupation	SK810 380
	By-Pass II	Ro	occupation	SK810 380
	By-Pass II	NeE	arrowhead	SK810 380
	By-Pass II	laL	pottery	SK810 380
	By-Pass II	Ro	brooch	SK810 380
	By-Pass II	Ro	coin	SK810 380
	By-Pass II	Ro	coin	SK810 380
	By-Pass II	Ro	pottery	SK810 380
	St. John (Muston)	Md	church	SK829 378
	St. John (Muston)	Md	font	SK829 378
	St. John (Muston)	Md	window glass	SK829 378
BROUGHTON & DALBY	St. Mary (NB)	Md	church	SK695 262
	Vicarage Gdn (NB)	laL	quern	SK695 262
	Vicarage Gdn (NB)	RoE	quern	SK695 262
	St. Mary (NB)	As	carving	SK695 262
	Church, S	Md	village, SMV	SK696 260
	Church, S	Md	moat	SK696 260
	Old Grange, SW (NB)	Md?	pond	SK69752535
	Chapel Lane	Pm?	house	SK69452572
	Old Dalby Gr., E	Md?	dam	SK666 224
	Old Dalby Gr, E	Md?	mound, pillow	SK666 224
	Woods Hill	Md?	ditch	SK670 234
	Old Dalby Hall	Md?	house	SK674 234
	Old Dalby Hall	PmE	house	SK674 234
	Old Dalby Hall, E	Md	rel hse, preceptory	SK675 2357
	Old Dalby Hall, E	Md	belt fitting	SK675 2357
	Old Dalby Hall, E	MdE	coin	SK675 2357
	Old Dalby Hall, E	Md	pilgrim badge	SK675 2357
	Old Dalby Hall, E	Md	pilgrim flask	SK675 2357
	Old Dalby Hall, E	PmE	coin hoard	SK675 2357
	Old Dalby Hall, E	PmE	horn book	SK675 2357
	Old Dalby Hall, E	PmE	jetton	SK675 2357
	Woods Hill, N (OD)	Md	windmill, post	SK668 237
	Woods Hill, N (OD)	Md	village, SMV	SDK668 237
	St. John (OD)	Md	church	SK674 235
	Green Hill, W	Md?	bank, wood?	SK 690 234
	Willoughby Ldg, NE	Md	enclosure, rect	SK646 219
	Six Hills, E	Un	mound	SK644 208c
	Six Hills, E	Ro	pottery	SK644 208c
	Six Hills, E	Ro	tile	SK646 210
	Willoughby Flds, E	Un	ditch	SK648 224
	Willoughby Flds, E	Un	enclosure?	SK648 224
	Fosse Way	Ro	road	SK
BUCKMINSTER	Sewstern, W (Se)	Md?	village	SK886 216
	Coston Covert, S	Un	mound	SK865 201
	Sewstern Gr, SW	Un	quern	SK867 204
	King Street Lane	Ro	road	SK
	St. John the Baptist	Md	church	SK879 230
	Sewstern Grange	MdS	grange	SK882 220
	Sewstern Grange	Ro	pottery	SK882 220
	Sewstern Grange	Ro	tile	SK772 220
	Sewstern Grange	Md	horseshoe	SK882 220
	Sewstern Grange	MdS	pottery	SK882 220
	Sewstern Grange	MdE	pottery	SK882 220
	Sewstern Grange	MdE	tile	SK882 220
	Sewstern Grange	Md	Swell	SK882 220
BURTON & DALBY	The Grange	Md	grange	SK773 154
	The Grange	Md	moat	SK773 154
	The Grange	Md	enclosure	SK773 154
	Long spinney, S	Pr	field system	SK783 175
	Gravel Holt Spny	la?	enclosure, rect	SK784 183
	St. Mary & St. Lazarus	MdS	rel hse, hospital	SK763 167
	St. Mary & St. Lazarus	MdS	church, chapel	SK763 167
	St. Mary & St. Lazarus	Md	moat	SK764 168c
	St. Mary & St. Lazarus	Md	fishpond	SK764 168c
	St. Mary & St. Lazarus	Md?	garden	SK764 168c
	St. Mary & St. Lazarus	MdS	village	SK765 165
	St. Mary & St. Lazarus	Md	kiln, tile?	SK765 167
	St. Mary & St. Lazarus	Md	tile	SK763 167?

St. James(BL)	Md	church, chapel	SK767 169
Gravel Hole Spinney	Pr?	enclosure, subrect	SK784 180
Dog Lane Field	Ro	pottery	SK778 169c
Burdetts Cover, W	Pr	occupation	SK753 134c
Burdetts Cover, W	Ne?	flint	SK755 134c
Little Dalby Ha	MdL	house	SK775 134
Little Dalby Ha	Pm	house	SK775 134
Little Dalby Ha	Md?	font	SK776 134
Church near (LD)	Md	village, SMV	SK776 134c
Church, near (LD)	Md	manorial complex	SK 775 136c
Church, near (LD)	Pm	fishpond	SK775 136c
Church, near (LD)	Md	garden	SK775 136c
Church, near (LD)	Md	manor house?	SK775 136c
St. James (LD)	Md	coffin	SK774 136
St. James (LD)	Md	cross, churchyard	SK774 136
St. James (LD)	Md	jetton	SK774 136
St. Swithin (GD)	Md	church	SK742 144
Manor Cottage (GD)	Md	manor house?	SK740 143

CLAWSON, HOSE & HARBY

Mount Pleasant, NE	Un	bank	SK752 297
New Farm, S	Pr	occupation	SK763 294
New Farm, S	Pr	piercer	SK763 294
New Farm, S	Pr	scraper	SK763 294
Piper Hole, SW	Un	trackway	SK755 272
New Farm, N	Ro	occupation	SK761 299
New Farm, N	Pr	flint	SK761 299
New Farm, N	Ro	pottery	SK761 299
Mount Pleasant, NE	Ms?	blade	SK753 297
Mount Pleasant, NE	Pr?	pottery	SK753 297
Mount Pleasant, NE	Pr	scraper	SK753 297
Mount Pleasant, SW	Md	watermill	SK744 285
Mount Pleasant, SW	Md	occupation	SK744 285
Mount Pleasant, SW	Md?	pond	SK744 285
Mount Pleasant, SW	Un	mound	SK744 285
Mount Pleasant, SW	Ro	pottery	SK743 285
Mount Pleasant, SW	Md?	millstone	SK744 285
Mount Pleasant, SW	Md	pottery	SK743 285
Clawson Hall, around	Md	village, SMV	SK733 276c
Clawson Hall, E	Md?	fishpond	SK734 277
Marriotts Bdg, S	Un	bank	SK725 290
Bridge Farm, NE	Un	bank	SK713 271c
Clawson Hall, S	Pr	occupation	SK753 266
Clawson Hall, S	Ms?	blade	SK735 266
Clawson Hall, S	Ne	axe	SK735 266
Clawson Hall, S	BaE	arrowhead	SK735 266
Clawson Hall, S	Pr	piercer	SK735 266
Clawson Hall, S	Pr	scraper	SK735 266
Grey House, Hose	Md	manor house?	SK737 295
Grey House, Hose	Ro	pottery	SK737 295
Grey House, Hose	MdS	pottery	SK737 295
Grey House, Hose	Md	coin	SK737 295
Grey House, Hose	MdE	pottery	SK737 295
Grey House, Hose	Md?	whetstone	SK737 295
Hose Grange, E	Md	fishpond	SK739 298c
Hose Grange, N	Pm	fishpond	SK739 298c
Hose Grange, S	Md	grange	SK739 298c
Hose Grange, E	Md	moat?	SK739 298c
St. Michael, Hose	Md	church	SK736 292
St. Michael, Hose	Md	pottery	SK736 292
St. Michael, Hose	Md	tile	SK736 292
St. Michael, Hose	Md	cross, churchyard?	SK736 292
St. Remigius, Clawson	MdS	church	SK722 271
Church, E	Md	manorial complex	SK722 272
Church, E & S	Md	fishpond	SK722 272
Church, E	Md	moat	SK722 272
Church, E	PmE	house	SK722 272
Brockhill Fm, SW	Ro	occupation	SK737 262+
Brockhill Fm, SW	Ro	pottery	SK737 262+
Brockhill Fm, SW	As?	pottery	SK737 262+
Slyborough H1, W	Ro	pottery	SK710 265
Clawson Hall, W	Md	village, SMV	SK730 277
Hose, N	Md	village, SMV	SK738 297
Harby, S	Md?	windmill, post?	SK750 308
St. Mary, Harby	Md	church	SK747 312
St. Mary, Harby	AsL	carving?	SK747 312

St. Mary, Harby	Md	font	SK747 312
Hose Grange, NE	Md?	windmill	SK7423006
Canal Swing Bdg, NW	Ro	occupation	SK730 308
Canal Swing Bdg, NW	Ro	brooch	SK730 308
Canal Swing Bdg, NW	Ro	coin	SK730 308
Canal Swing Bdg, NW	Ro	pottery	SK730 308
Canal Swing Bdg, NW	Ro	tile	SK730 308
Canal Swing Bdg, NW	AsL	brooch	SK730 308
Canal Swing Bdg, NW	AsL	coin	SK730 308
Canal Swing Bdg, NW	MdE	coin	SK730 308
Barlows Lodge, S	Ro	occupation	SK728 312
Barlows Lodge, S	Ro	pottery	SK728 312
Harby Church, E	Ro	occupation	SK748 313c
Harby Church, E	Ro	pottery	SK748 313c
Harby Church, E	Ro?	toilet implement	SK748 313c
Harby Church, E	Un	weight	SK747 312
Harby Church, E	Un	thimble	SK747 312

CROXTON KERRIAL

Terrace Hill, N	la	enclosure, rect	SK795 320
Terrace Hill, N	la	pottery	SK795 320
Terrace Hill, N	RoE	pottery	SK795 320
King Luds Entrench	Pr	bank, triple	SK861 280c
King Luds Entrench	Pr	ditch, double	SK861 280c
Coopers Ptn, W	Ba?	barrow, round?	SK857 282
Coopers Ptn, W	Ba?	barrow, round?	SK858 282
Coopers Ptn	Ba?	barrow, round?	SK862 280
Coopers Ptn	Ba?	barrow, round?	SK861 281
Coopers Ptn, NE	Ba?	barrow, round?	SK857 284
Three Queens	Ba	barrow, round	SK859 297
Three Queens	Ba?	pit alignment	SK861 293
Coopers Ptn, NE	Pr?	enclosure, rect	SK858 283
Coopers Ptn, N	Ba?	barrow, round	SK864 281
Coopers Ptn, E	Ba?	barrow, round?	SK866 280
Blackwell Ldg, S	Ro	occupation	SK850 299
Blackwell Ldg, S	Ro	bead	SK850 299?
Blackwell Ldg, S	Ro	burial, inhumation	SK850 299?
Blackwell Ldg, S	Ro	coin	SK850 299
Blackwell Ldg, S	Ro	pottery	SK850 299
The Drift	Ro	road	SK
Coopers Ptn	Ba	barrow cemetery	SK86 28c
Millhill House, E	UN	burial	SK805 289
Millhill House, E	Un	burial	SK804 289
Old Wood	la?	enclosure, rect	SK828 282
Old Wood	Md?	enclosure, rect	SK828 282
St. John	MdS	rel hse, abbey	SK823 276c
St. John	MdS	church	SK823 276
Croxton Park	Md	barn, tithe	SK825 276
Croxton Park	Md?	bank	SK824 275c
Croxton Park	Md?	ditch	SK824 275c
Croxton Abbey, N&W	Md	fishpond	SK82 28c
St. John the Baptist	Md	church	SK835 285
St. John the Baptist	Md?	tombstone	SK835 295
St. Guthlac (Br)	Md	church	SK809 295
St. Guthlac (Br)	MdS	font	SK809 295
Croxton Park	Un	bank, triple	SK819 273c
Croxton Lodge,W	Ba	ring ditch	SK816 297
Lings Farm, W	Ba?	ring ditch	SK808 278
Lings Farm, W	Pr	ditch, double	SK808 278
Lings Farm, W	la?	enclosure, rect	SK808 278
Lings Covert, N	Un	ditch	SK811 276
Windmill Hill	Ba?	barrow, round?	SK820 279
Windmill Hill	Md?	windmill, post	SK820 279
Punch's Grave	Pm?	mound	SK820 275
Denton Lodge, SW	Un	enclosure, subcircle	SK855 300
Harston Wood, SW	la?	enclosure, rect	SK811 303?
Knipton, SW	Ba	burial	SK811 303?
Knipton, SW	Ba	bracelet	SK811 303?
Knipton, SW	Ba	pottery	SK811 303?
Branston, N	la?	enclosure, subrect	SK809 302

EATON	Piper Hole, S	Ms?	blade core	SK759 273
	Piper Hole, S	Ms?	core rej flake	SK758 274
	Piper Hole, S	Ms?	microlith?	SK758 274

Piper Hole, S	Ms?	blade	SK758 274
Piper Hole, S	Ne?	occupation	SK758 274
Piper Hole, S	Ne?	piercer	SK758 274
Piper Hole, S	BaE	arrowhead	SK758 274
Piper Hole, S	Pr	scraper	SK758 274
Piper Hole, S	Pr	knife	SK758 274
Piper Hole, S	Pr	flake, serrated	SK758 274
Blesswell Grange	Md	grange	SK768 268
Blesswell Grange	Md	barn	SK768 268
Blesswell Grange	Md	dovecote	SK768 268
Blesswell Grange	Md	fishpond	SK768 268
Goadby Park	Ba?	barrow, round?	SK773 269
Goadby Park	Md?	windmill, post?	SK773 269
Goadby Park	Pm?	mound, prospect?	SK773 269
Goadby Park	Ro?	coin?	SK773 269
Piper Hole, Fm, S	Ba	ring ditch, multiple	SK760 265
Piper Hole Fm, S	Ba	burial, cremation	SK760 265
Piper Hole Fm, S	Ba	burial, inhumation	SK760 265
Piper Hole Fm, S	Ms?	blade	SK760 265
Piper Hole Fm, S	Ms	blade core	SK760 265
Piper Hole Fm, S	Ms	burin?	SK760 265
Piper Hole Fm, S	Ms	core rej flake	SK760 265
Piper Hole Fm, S	Ne	arrowhead	SK760 265
Piper Hole, Fm, S	Ne	axe	SK760 265
Piper Hole, Fm, S	NeL	knife, plano convex	SK760 265
Piper Hole Fm, S	NeL	knife	SK760 265
Piper Hole Fm, S	Bae	pottery	SK760 265
Piper Hole Fm, S	Pr	core	SK760 265
Piper Hole Fm, S	Pr	scraper	SK760 265
Piper Hole Fm, S	Ro	occupation	SK760 265
Piper Hole Fm, S	Ro	pottery	SK760 265
Piper Hole Fm, NE	Ba	barrow, round	SK760 265
Piper Hole Fm, NE	Ba	ring ditch	SK760 265
Bellemere Fm, SE	Ba	ring ditch	SK766 260
Hall Farm, N (Ea)	Md	fishpond	SK778 285
Piper Hole Fm, NE	Pr	blade retouched	SK760 267
Piper Hole Fm, NE	Pr	core	SK760 267
Piper Hole Fm, NE	Pr	scraper	SK760 267
Piper Hole Fm, NE	Pr	flake, serrated	SK762 267
The Ferns (G.M.)	Pa	handaxe	SK782 262
St. Denys (G.M.)	Md	church	SK779 263
St. Denys (G.M.)	Md	tombstone	SK779 263
St. Denys (G.M.)	Ro	coin	SK779 263
Piper Hole 1	Ro	occupation	SK760 260
Piper Hole 1	Ro	pottery	SK756 260
Piper Hole 1	Ro?	metalworking	SK756 260
Piper Hole 1	Ro	quern	SK756 260
Piper Hole 1	Ro?	roof slate	SK756 260
Piper Hole 1	Un	tile	SK756 260
Piper Hole 1	Un	whetstone	SK756 260
Piper Hole 2	NeE	blade	SK755 261
Piper Hole 2	Pr	scraper	SK755 261
Piper Hole 2	Ro	occupation?	SK755 261
Piper Hole 2	Ro	pottery	SK755 261
Piper Hole 2	Ro	tile	SK755 267
Piper Hole 3	NeE	blade	SK757 267
Piper Hole 3	Pr	core	SK757 267
Piper Hole 3	Pr	scraper	SK757 267
Piper Hole 3	Ro	occupation?	SK756 266
Piper Hole 3	Ro	pottery	SK756 266
Piper Hole 3	Ro	quern	SK756 266
Piper Hole 3	Ro?	roof slate	SK756 266
Piper Hole 3	Ro?	tile	SK756 266
Piper Hole 4	Ro	occupation	SK759 272
Piper Hole 4	Ro	pottery	SK759 272
Piper Hole S	Ba?	barrow, round?	SK757 272
Piper Hole S	Ba?	barrow, round?	SK757 272
Piper Hole Fm, NE	Ba?	barrow, round?	SK763 270
St. Denys (Eaton)	Md	church	SK798 290
St. Michael (Eastwell)	Md	church	SK775 284
Piper Hole E	Pr	enclosure, Dshaped?	SK762 276
Piper Hole E	Pr	enclosure, rect	SK762 276
Piper Hole E	Pr	occupation	SK762 276c
Piper Hole E	Ms?	blade	SK762 276
Piper Hole E	Ms	burin	SK762 276c
Piper Hole E	NeE	arrowhead	SK762 277c

Piper Hole E	BaE	arrowhead	SK762 277c
Piper Hole E	Pr	core	SK762 277c
Piper Hole E	Ne	piercer	SK762 277c
Piper Hole E	Pr	scraper	SK762 277c
Eaton Village, S	Un	burial, inhumation	SK796 284
Eaton Village, S	laL	quern	SK796 284
Eaton Village, S	RoE	quern	SK796 284
Eaton Village, S	Ro	pottery	SK796 284
The Hall, N (Gm)	Md	fishpond	SK779 265
The Hall, NW (GM)	Pm	fishpond	SK775 266c
Goadby Marwood	Ro	town	SK779 266c
Goadby Marwood	Ms?	blade	SK779 266c
Goadby Marwood	Ne	axe	SK779 266c
Goadby Marwood	laL	coin (Au)	SK779 266c
Goadby Marwood	Pr	scraper	SK779 266c
Goadby Marwood	Ro	votive axe	SK779 266c
Goadby Marwood	Ro	bead	SK779 266c
Goadby Marwood	Ro	belt fitting	SK779 266c
Goadby Marwood	Ro	boss	SK779 266c
Goadby Marwood	Ro	bracelet	SK779 266c
Goadby Marwood	Ro	brooch	SK779 266c
Goadby Marwood	Ro	buckle	SK779 266c
Goadby Marwood	Ro	burial, imhumation	SK779 266c
Goadby Marwood	Ro	chisel	SK779 266c
Goadby Marwood	Ro	coin	SK779 266c
Goadby Marwood	Ro	coin hoard	SK779 266c
Goadby Marwood	Ro	dividers?	SK779 266c
Goadby Marwood	Ro	earring	SK779 266c
Goadby Marwood	Ro	furniture fitting	SK779 266c
Goadby Marwood	Ro	gaming piece	SK779 266c
Goadby Marwood	Ro	horse fitting	SK779 266c
Goadby Marwood	Ro	key	SK779 266c
Goadby Marwood	Ro	knife	SK779 266c
Goadby Marwood	Ro	metalworking	SK779 266c
Goadby Marwood	Ro?	needle case?	SK779 266c
Goadby Marwood	Ro	pendant	SK779 266c
Goadby Marwood	Ro	pendant gold	SK779 266c
Goadby Marwood	Ro	pin	SK779 266c
Goadby Marwood	Ro	plug	SK779 266c
Goadby Marwood	Ro	pottery	SK779 266c
Goadby Marwood	laL	quern	SK779 266c
Goadby Marwood	RoE	quern	SK779 266c
Goadby Marwood	Ro	ring, finger	SK779 266c
Goadby Marwood	Ro	road	SK779 266c
Goadby Marwood	Ro	sealbox	SK779 266c
Goadby Marwood	Ro	spoon	SK779 266c
Goadby Marwood	Ro	stamp	SK779 266c
Goadby Marwood	Ro	steelyard	SK779 266c
Goadby Marwood	Ro	strap end	SK779 266c
Goadby Marwood	Ro	tile	SK779 266c
Goadby Marwood	Ro?	vessel	SK779 266c
Goadby Marwood	Ro	weight?	SK779 266c
Goadby Marwood	Ro	well	SK779 266c
Goadby Marwood	Ase	pottery	SK779 266c
Goadby Marwood	AsM	coin	SK779 266c
Goadby Marwood	AsL	strap end	SK779 266c
Goadby Marwood	Md	belt fitting	SK779 266c
Goadby Marwood	Md	box fitting	SK779 266c
Goadby Marwood	Md	brooch	SK779 266c
Goadby Marwood	Md	buckle	SK779 266c
Goadby Marwood	Md	chape	SK779 266c
Goadby Marwood	Md	cloth seal	SK779 266c
Goadby Marwood	MdL	coin	SK779 266c
Goadby Marwood	Md	jug	SK779 266c
Goadby Marwood	Md	knife	SK779 266c
Goadby Marwood	Md	purse frame	SK779 266c
Goadby Marwood	Md	spindle whorl	SK779 266c
Goadby Marwood	Md?	thimble	SK779 266c
Goadby Marwood	PmE	seal matrix	SK779 266c
Goadby Marwood	PmE	token	SK779 266c
Goadby Marwood	Un	strap end	SK779 266c
Goadby Marwood	Un	weight	SK779 266c
Eaton Lodge, WSW	Ro	pottery	SK777 293?
Eaton Lodge, WSW	AsE	hanging bowl	SK776 294
Eaton Lodge, WSW	As?	ring	SK777 293?
Eaton Village, N	laE	occupation	SK796 296

Eaton Village, N	laE	pottery	SK796 296
Eaton Village, N	laL	quern	SK796 296
Eaton Village, N	RoE	quern	SK796 296
Eaton Grange, SW	Ro	occupation	SK796 282
Eaton Grange, SW	Ro	well	SK796 282
Eaton Grange, SW	Ro	well	SK796 282
Eaton Grange, SW	Ro	pottery	SK795 282
Castle Inn, NE	Md?	dam	SK798 292
Castle Inn, NE	Md?	fishpond?	SK798 292
Piper Hole Fm, NE	Ba?	ring ditch	SK766 267
Piper Hole, S	Ro	occupation	SK758 271
Piper Hole, S	Ro	pottery	SK758 271
Piper Hole Farm	Ba	barrow cemetery	SK75 27
Piper Hole Farm	Ba	barrow cemetery	SK75 27
	Ro	occupation	SK775 269
Ironstone Working	Un	cemetery, inhumation	SK789 316
Ironstone Working	Un	burial, inhumation	SK789 316
Ironstone Working	Un	pottery	
Terrace H1 Fm, SW	la	occupation	SK784 309
Terrace H1 Fm, SW	la	loomweight	SK784 309
Lings Covert, W	Ne	axe	K803 273
Beastalls Pit	Ro	cemetery, inhumation	SK801 297
Beastalls Pit	Ro	bracelet	K801 297
Beastalls Pit	Ro	pottery	K801 297
Beastalls Pit	Ro?	quern	K801 297
Lings Covert, W	Un	enclosure, rect	SK801 275
Lings Covert, W	Un	enclosure, subrect	SK801 275

FREEBY

St. Mary (Wy)	Md	church	SK793 189
St. Mary (Wy)	Md?	gaming board	SK793 189
St. Mary (Br)	MdS	church, chapel	SK784 188
St. Mary (Br)	Ro	pottery	SK784 188
St. Mary (Br)	Md	sculpture	SK784 188
St. Mary (Br)	MdS	pottery	SK784 188
St. Mary (Br)	Md	pottery	SK784 188
St. Mary (Br)	MdL	tile	SK784 188
St. Mary (Br)	MdL	wall plaster	SK784 188
St. Mary (Br)	Md	window glass	SK784 188
The Hall, E&NE (Br)	Md	village, SMV	SK785 188
The Hall (Br)	PmE	garden	SK785 188
The Hall (Br)	Pm	house	SK785 188
Church, S (Wy)	Md	village, SMV	SK793 188
Church, S (Wy)	Md	fishpond	SK793 188
Church, S (Wy)	Md	moat	SK793 188
Brentingby Ldg, N	Ro	occupation	SK780 199c
Brentingby Ldg, N	Ro	bead	SK780 199c
Brentingby Ldg, N	Ro	pottery	SK780 199c
Brentingby Ldg, N	Ro	tile	SK780 199c
Brentingby Ldg, N	As	pottery	SK780 199c
Brentingby Ldg, N	MdE	pottery	SK780 199c
Brentingby Ldg, N	MdL	pottery	SK780 199c
Stapleford Pk, N	AsE	cemetery	SK816 191
Stapleford Pk, N	Ro	pottery	SK816 191
Stapleford Pk, N	AsE	coin, pierced	SK816 191
Stapleford Pk, N	AsE	bead	SK816 191
Stapleford Pk, N	AsE	brooch	SK816 191
Stapleford Pk, N	AsE	comb	SK816 191
Stapleford Pk, N	AsE	key	SK816 191
Stapleford Pk, N	AsE	knife	SK816 191
Stapleford Pk, N	AsE	pin	SK816 191
Stapleford Pk, N	AsE	pottery	SK816 191
Stapleford Pk, N	AsE	ring, finger	SK816 191
Stapleford Pk, N	AsE	shield boss	SK816 191
Stapleford Pk, N	AsE	spearhead	SK816 191
Stapleford Pk, N	AsE	toilet implement	SK816 191
The Elms, E (Sa)	Ro	occupation, villa	SK823 195
The Elms, E (Sa)	Ro	pottery	SK823 195
The Elms, E (Sa)	Ro	tessera	SK823 195
The Elms, E (Sa)	RO	tile	SK802 162
The Grange, E	Pr?	bank	SK802 162
Stapleford	MdS	watermill	SK812 188?
Stapleford Mill	Pm	watermill	SK812 188
St. Mary (St)	Md	church	SK811 182
St. Mary (St)	Pm	church	SK811 182
Stapleford	Md	village, DMV	SK812 183c

Stapleford		Md	market	SK812 183c
Stapleford		Pm	cross	SK812 185
Stapleford		Pm	ice house	SK812 185
Stapleford Hall		PmE	manor house	SK813 180
Saxby W		Un	bank	SK822 209c
Church, W?	(Sa)	Un	mound	SK820 200?
Church, W?	(Sa)	Md?	village?	SK820 200?
St. Peter	(Sa)	Md	church, chapel	SK820 200
St. Peter	(Sa)	Pm	church	SK820 200
St. Mary		Md	church	SK803 201
St. Mary		Md	font	SK803 201
St. Mary		Md	manor house	SK803 201
The Grange, NE		Ro	occupation?	SK813 215
The Grange, NE		Ro	pottery	SK813 215
The Grange, NE		Ro?	tile	SK813 215
Church, N		Md?	village	SK804 202
Church, SE		Md?	village, SMV	SK805 200

FRISBY & KIRBY

The Laurels, W		Un	enclosure, rect	SK692 178
Frisby Village		Md	cross, market	SK694 177
Cheap End		Md	market	SK694 177
Village, NE		MdS	watermill	SK698 180
Village, NE		Pm	watermill	SK698 180
Village, SW		la	pottery	SK688 173
Village, SW		RoE	pottery	SK688 173
Village, SW		Md	pottery	SK688 173
St. Thomas		MdS	church	SK685 178
Frisby Hags		Md	cross, wayside	SK697 171
Hall Orchard		Md	manorial complex?	SK695 176
Hall Orchard		Md	manor house?	SK695 176
Hall Orchard		Md	fishpond	SK695 176
Great Lane, N		Md	village	SK697 178
St. Peter	(KB)	Md	church	SK717 182
St. Peter	(KB)	As	occupation	SK717 182
St. Peter	(KB)	MdS	occupation	SK717 182
St. Peter	(KB)	Md	alabaster	SK717 182
St. Peter	(KB)	Md	cross, churchyard	SK717 182
St. Peter	(KB)	Ro	pottery	SK717 182
St. Peter	(KB)	Ro	quern	SK717 182
St. Peter	(KB)	AsE	loomweight	SK717 182
St. Peter	(KB)	AsE	pottery	SK717 182
St. Peter	(KB)	AsM	pottery	SK717 182
St. Peter	(KB)	Ash	brooch	SK717 182
St. Peter	(KB)	AsM	coin	SK717 182
St. Peter	(KB)	MdS	pottery	SK717 182
St. Peter	(KB)	Md	kiln, lime	SK717 182
St. Peter	(KB)	Md	metalworking	SK717 182
St. Peter	(KB)	Md	pottery	SK717 182
K.B. Priory	(KB)	Md	rel hse, priory	SK717 184?
Church, N	(KB)	Md	garden?	SK717 184?
K.B. Priory	(KB)	Md	manor house	SK717 184?
Church, N	(KB)	Md	garden?	SK717 184?
K.B. Priory	(KB)	Md	manor house	SK717 184?
Kirby Park, E	(KB)	Md	village, SMV	SK722 175c
Kirby Hall		Md	manorial complex	SK719 174c
Kirby Hall		Md	manor house	SK719 174?
Kirby Hall		Md	dovecote	SK719 174c
Kirby Hall		Md	moat	SK719 174c
Kirby Hall		Md	sheepcote	SK719 174c
Kirby Hall		Md	tile	SK719 174c
Kirby Hall		Md	windmill	SK719 174c
Kirby Hall		PmE	manor house	SK719 174c
Kirby Hall		PmE	mound, prospect	SK719 174c
Kirby Park, NE		Md	buckle	SK723 176c
Kirby Park, NE		Md	pilgrim flask	SK723 176?
Kirby Park, NE		Md	spindle whorl	SK723 176?
Kirby Park, N		Md	village, SMV	SK720 177c
Kirby Park, N		Md	fishpond	SK721 178
Eye Kettleby, W		Ne	axe	SK726 167
Ashby Pastures		Md?	grange?	SK717 145
Ashby Pastures		Md?	moat	SK717 145

GADESBY

		Md	village, DMV	SK686 126c
Newbold Folville		Md	moat	SK687 122
Newbold Folville		Ms?	blade	SK686 126
Newbold Folville		MdS	pottery	SK686 126
Newbold Folville		MdE	pottery	SK686 126
Newbold Folville		MdL	pottery	SK686 126
Gaddesby Gr, N		Ba?	ring ditch??	SK687 148
St. Luke		Md	church	SK689 130
St. Luke		MdS	carving	SK689 130
St. Luke		Md	carving	SK689 130
St. Luke		Md	font	SK689 130
St. Luke		Md?	tile	SK689 130
		MdS	watermill	SK697 125?
Bunbury Farm, SE		Pm	watermill	SK697 125
Church, SW (AF)		Pm	watermill	SK697 125
Church, SW (AF)		Md?	windmill?	SK703 118
Barsby E		Md?	trackway	SK704 113c
St. Mary (AF)		Md	church	SK706 119
St. Mary (AF)		mdS	font	SK706 119
Church, S (AF)	PmE		fishpond	SK707 117
Church, S (AF)	Pm		garden	SK707 117
Church, S (AF)	Pm		manor house	SK707 117
Church, S (AF)	Pm		moat	SK707 117

GARTHORPE

Ricketts Spny, SE		Ba?	enclosure, c1 line	SK836 194
Coston Covert, SW		Ba?	enclosure, c1 line	SK858 201
Coston, around		Md	village, SMV	SK848 222c
Coston, around		Md	grange	SK848 222c
Coston, S & W		Md?	village, SMV	SK848 222
Garthorpe I		Ro	occupation	SK835 202
Garthorpe I		Ne	axe	SK835 202
Garthorpe I		RoL	coin	SK835 202
Garthorpe I		Ro	pottery	SK835 202
Garthorpe I		Ro	tile	SK835 202
Garthorpe I		Un	lock	SK835 202
Church, NNW		laL	quern	SK830 215
Church, NNW		RoE	quern	SK830 215
Church, S		Md	village, SMV	SK831 207c
Church, S		Ro	bracelet	SK831 207c
Church, S		Ro?	burial, imhumation	SK831 208
Church, S		Ro	pttery	SK831 207c
Church, S		MdS	pottery	SK831 207c
Church, S		AsL	coin	SK831 207c
Church, S		MdE	pottery	SK831 207c
Church, S		MdL	pottery	SK831 207c
Church, S		Md	spindle whorl	SK831 207c
Abbott Lodge, S		Pr	quern	SK829 218
Garthorpe II		Ro	occupation	SK828 207c
Garthorpe II		Ro?	burial	SK828 207c
Garthorpe II		RoL	coin	SK828 207c
Garthorpe II		Ro	pottery	SK828 207c
Garthorpe II		Md	pottery	SK828 207c
St. Andrew (Co)		MdS	church	SK848 221
St. Andrew (Co)		Md	window glass	SK848 221
St. Andrew (Co)		Md	spur	SK848 221
Castle Close		Md	castle, motte and bailey	SK835 209
Church, N (Co)		Mo	Fishpond	SK848 223
Coston Mill (Co)		MdS	watermill	SK849 223
Coston Mill (Co)		Md?	watermill	SK849 223
Church, N (Co)		Md	village, SMV	SK847 222c
St. Mary		Md	church	SK831 209
St. Mary		Md	window glass	SK831 209

GRIMSTON

Saxelbye Park		Ro	coin hoard	SK694 208
Saxelbye Park		Ro	coin	SK694 208
Saxelbye Park		Ro	pottery	SK694 208
Saxelbye Park		Ro	ring, finger	SK694 208
Shoby (Sh)		Md	village, DMV	SK683 203
Priory Fm, SE (Sh)		Md	fishpond	SK683 203
Priory Farm (Sh)		Md	church, chapel	SK683 203
Priory Farm (Sh)		Md	grange	SK683 203
Shoby Priory (Sh)		Pm	house	SK683 203
The Green		Md	stocks	SK684 218

St. John	Md	church	SK685 218
St. John	Md	cross, churchyard	SK685 218
Manor House, SE	Md	windmill, post	SK702 206
St. Peter (Sa)	Md	church	SK700 209
St. Peter (Sa)	Md	font	SK700 209
Saxelbye, N (Sa)	Md?	village, SMV?	SK701 211
Saxelbye, N (Sa)	Md?	dam?	SK701 211
Saxelbye, N (Sa)	Md?	watermill?	SK701 211

HOBY WITH ROTHERBY

Ragdale Old Hall	MdL	house	SK660 199
Ragdale	Md	village, SMV	SK660 199
Elm Cottage, E	Pr	complex	SK665 167
Elm Cottage, E	BaE	ring ditch	SK665 167
Elm Cottgae, E	la?	enclosure, rect	SK665 167
Elm Cottage, E	la?	enclosure, square	SK665 167
Brooksby	Md	village, DMV	SK671 159
St. Michael	Md	church	SK671 159
Brooksby Hall	Pm	house	SK670 160
Brooksby	Md?	manor house	SK670 160
Brooksby	Md	rabbit warren	SK671 159
Brooksby	PmE	mansion	SK670 160
Willowes	Md	village, DMV	SK655 194
Willowes	Ro	brooch	SK655 194
Willowes	AsL	coin	SK655 194
Willowes	Md	box fitting	SK655 194
Willowes	Md	brooch	SK655 194
Willowes	MdL	buckle	SK655 194
Willowes	MdL	button	SK655 194
Willowes	Md	chape	SK655 194
Chapel Hill	Md?	church, chapel?	SK655 194
Willowes	Md	cloth seal	SK655 194
Willowes	Md	coin	SK655 194
Willowes	MdE	horse fitting	SK655 194
Willowes	Md	jetton	SK655 194
Willowes	Md	pilgrim badge?	SK655 194
Willowes	Md	spur	SK655 194
Willowes	PmE	coin	SK655 194
Willowes	Un	burial	SK655 194
Willowes	Un	spearhead?	SK655 194
The Elms, ENE	la?	enclosure, subrect?	SK664 169
Hoby Old Mill, E	la?	enclosure, rect??	SK680 172
Hoby Old Mill, E	Un	quarry	SK680 172
Hoby Barn, S	Ne?	enclosure, oblong	SK682 182
Hoby Barn, S	Ro?	house?	SK682 182
Hoby Barn, S	Ba	ring ditch	SK682 182
Hoby Barn, W	Pr?	enclosure, rect?	SK673 188
Springfield Fm, N	Ba?	ring ditch?	SK667 195
Brooksby	MdS	watermill	SK669 163
Brooksby	Pm	watermill	SK669 163
Hoby Old Mill	Md?	watermill	SK674 174
The Elms, W	Ba	ring ditch	SK658 167
Hoby Church, S	Md	village	SK669 171
All Saints (Ro)	MdS	church	SK675 165
All Saints (Ra)	Md	church	SK661 199
All Saints (Ra)	MdS	carving	SK661 199
All Saints (Ra)	Md?	cross, churchyard	SK661 199
All Saints (Ra)	Md	font	SK661 199
Roof Tree Cottage	Md	house	SK669 173
All Saints, Hoby	Md	church	SK669 173
All Saints, Hoby	Md	cross, churchyard	SK669 173
All Saints, Hoby	Md	tile	SK669 173
Frisby Station, W	Un	mound	SK686 176
The Elms, SSE	Pm?	leat	SK671 162
Townsend Close	Un	ring ditch?	SK661 163
Townsend Close	Na	cores	SK665 150c
Townsend Close	As	pottery	SK665 150c
70 Acres	Me	blade core	SK665 150c
70 Acres	la	pottery	SK672 157c
70 Acres	Ro	pottery	SK672 157c
48A + B	Pr	occupation	SK672 157c
48A + B	la	occupation	SK677 158c
Road Field	As	occupation	SK677 158c
Spinney Field	As	pottery	SK681 153c
Spinney Field	Ne	core	SK681 153c
Spinney Field	Me	blade core	SK681 153c

Great Hard Mead, N	Ro	occupation, pottery	SK681 150c
Gorse Close	Ne	occupation	SK669 150
Messengers Ldg, N.	la?	enclosure, subrect	SK679 148
Brooksby Grange, SW	Pr	enclosure, subrect	SK663 149
Gorse Close	Ne	core	SK668 149
Gorse Close	Ba	occupation?	SK668 149
Hollow Field	Ne	cores	SK674 146c
Hollow Field	Ne	occupation	SK674 146c

KNOSSINGTON & COLD OVERTON

Sconsboro' HI Fm	BaL	axe	SK797 091
Sconsboro' HI Fm	Md	coin	SK797 091
The Cock Pit	Md	lodge	SK817 087
The Cock Pit	Md	moat	SK817 087
Rose Cottage	Ms	pebblehammer	SK802 085c
St. Peter	Md	church	SK800 086
St. Peter	Md	font	SK800 086
Bleak House, W	MdS	pottery	SK803 085
Bleak House, W	Md	pottery	SK803 085
The Hall, N	Md	village, SMV	SK810 102c
Cold Overton Hall	PmE	manor house	SK809 100
St. John Baptist	Md	church	SK810 101

MELTON MOWBRAY

Church Street, 16	Md	town oven	SK752 190
Beck Mill?	As	cemetery, inhumation	SK756 194
Beck Mill, N	As	bead	SK755 194
Beck Mill, N	As	bucket	SK755 194
Beck Mill, N	As	knife	SK755 194
Beck Mill, N	As	pottery	SK755 194
Beck Mill, N	As	shield boss	SK755 194
Beck Mill, N	As	spearhead	SK755 194
Beck Mill, N	As	sword	SK755 194
Tylers Yard	Md	manor house	SK751 192
Tylers Yard	Md	manor house	SK751 192
Tylers Yard	Md?	carving	SK751 192
Tylers Yard	Md?	well	SK751 192
Scalford Road, 3	Md?	burial, inhumation	SK751 193
Scalford Road, 3	Md	carving	SK751 193
St. John	Md	church, chapel	SK751 193
New Covert, W	Pr	ditch, double	SK771 180
New Covert, W	la?	enclosure, subcirc	SK771 180
Burton Hill CI SW	Pm	windmill	SK757 175
Burton Hill CI	Ro	pottery	SK757 175
Burton Hill CI	Md	pottery	SK757 175
Anne of Cleves Hs	Md	house	SK755 189
Anne of Cleves Hs	Md	parsonage	SK755 189
Sarson High School	BaE	ring ditch	SK760 180
Sandy Lane, W	laL	pottery	SK752 170c
Sandy Lane, W	Ro	occupation	SK752 170c
Sandy Lane, W	Ro?	bead	SK752 170c
Sandy Lane, W	Ro	bracelet	SK752 170c
Sandy Lane, W	Ro	brooch	SK752 171
Sandy Lane, W	Ro	coin	SK752 170c
Sandy Lane, W	Ro	pottery	SK752 170c
Sandy Lane, W	Ro	ring	SK752 171
Sandy Lane, W	Ro?	spindle whorl	SK752 170c
Sandy Lane, W	Ro	spindle whorl	SK752 170c
Sandy Lane, W	Ro?	spoon	SK752 170c
Sandy Lane, W	Ro?	weight	SK752 170c
Sandy Lane, W	As?	bead	SK752 170c
Sandy Lane, W	AsE	bucket?	SK752 170c
Sandy Lane, W	As	pottery	SK752 170c
Sandy Lane, W	AsE	shield boss	SK751 171
Sandy Lane, W	AsE	spearhead	SK753 170
Sandy Lane, W	Md	cauldron	SK752 171
Sandy Lane, W	Md?	cloth seal?	SK752 171
Sandy Lane, W	MdE	pottery	SK752 171
Sandy Lane, W	MdL	pottery	SK752 171
Sandy Lane, W	MdL	spindle whorl	SK752 170
St. Marys	MdS	church	SK752 190
Sheep Cross	Md	cross, market	SK751 092
Burton Bridge	Md?	bridge	SK75391870

Sandy Lane, E	Ro	brooch	SK756 174c
Sandy Lane, E	AsL	brooch	SK756 174c
Sandy Lane, E	As	buckle	SK756 174c
Sandy Lane, E	Md	coin	SK756 174c
Sandy Lane, E	Md	pilgrim badge	SK756 174c
Sandy Lane, E	Un	gaming piece	SK756 174c
Man Mill	Md	watermill	SK773 184
Man Mill	Pm	watermill	SK773 184
Beck Mill	MdS	watermill	SK756 193
Sandy Lane, W	As	brooch	SK753 169
Burton Street	Md	occupation	SK752 188
Burton Street	Md	pottery	SK752 188
Eye Kettleby	Md	village, DMV	SK736 180
Eye Kettleby	Md	manorial complex	SK736 180
Chapel Nook	Mds	church, chapel	SK737 180
Eye Kettleby	Md	fishpond	SK73781812
Eye Kettleby	Md	manor house	SK737 180?
Eye Kettleby	Md	spindle whorl	SK736 177
Eye Kettleby Mill	Md	watermill	SK737 182
Eye Kettleby Mill	Pm	watermill	SK737 182
The Mount	Md?	castle motte & bailey?	SK747 188
The Mount	Pm	windmill, post	SK747 188
Eye Ket.Mill, NW	Ba?	ring ditch?	SK733 182
Sysonby	As	burial	SK738 189
Sysonby	Md	church, chapel	SK73841898
Sysonby	Md	village, DMV	SK739 190
Sysonby	As	knife	SK738 189
Sysonby	As	shield boss?	SK738 189?
Sysonby	As	spearhead	SK738 189
Butt Close	Md?	butts	SK738 190
Sysonby	Md	manor house	SK739 190
Sysonby	Md?	moat?	SK739 190
Sysonby	Md	pottery	SK739 190
Sysonby	Pm	garden	SK739 190
Sysonby	Pm	mansion	SK739 190
Sysonby	Un	coffin?	SK739 190
Butts Meadow	Md?	windmill, post	SK737 192
Butts Meadow	Pr	grain rubber	SK73761908
Butts Meadow	Pr	quern	SK73761908
Butts Meadow	Ro	cemetery, inhumation	SK73801911
Butts Meadow	Ro	coffin	SK73801911
Sysonby	Ro	pottery, occupation	SK739 186
Sysonby	As	occupation	SK739 186
Sysonby	Md	occupation	SK739 186
Great Framlands	la?	ditch, double	SK750 220
Great Framlands	la?	enclosure,Dshaped	SK750 220
Great Framlands	la?	enclosure, rect	SK750 220
Spinney, Fm, E	Md	grange?	SK761 219
Spinney, Fm, N	Md	moat	SK761 219
Spinney Fm, N	Md	fishpond	SK761 219
Spinney Fm, E	Un	unclassified	SK761 219?
Spinney Fm, N	Ro	pottery	SK761 219
Spinney Fm, N	MdE	pottery	SK761 219
Spinney Fm, E	Un	hammerstone?	SK761 219?
Hospital, SE	Ro?	occupation	SK756 208
Hospital, SE	Ro?	occupation	SK756 208
Hospital, SE	Ro	brooch	SK755 207
Hospital, SE	Ne	axe	SK755 207
Hospital, SE	Ro	coin	SK754 206
Hospital, Se	Ro	pottery	SK756 208
Hospital, SE	MdE	coin	SK754 206
Hospital, SE	Md	pendant	SK754 206
Hospital, SE	Md	pilgrim flask	SK754 206
Hospital, E	Pr?	bank, triple	SK758 208
Hospital, E	Pr?	ditch, triple	SK758 208
Great Framlands	la?	enclosure, Dshaped	SK749 219
Great Framlands	la?	enclosure, rect	SK749 219
Sysonby Grange	Md	barn	SK738 210
Sysonby Grange	Md	grange	SK738 210
Sysonby Grange	Md	fishpond?	SK738 210
Shoulder of Mutton	AsE	cemetery	SK739 215
Shoulder of Mutton	AsE	buckle	SK739 215
Shoulder of Mutton	AsE	ring	SK739 215

REDMILE

Shoulder of Mutton	AsE	shield boss	SK739 215
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Shoulder of Mutton	AsE	spearhead	SK739 215
Great Framland	As	moot site	SK705 202?
The Butt Close	Md	butts?	SK796 356
The Butt Close	Un	mound	SK796 356
St. Peter	Md	church	SK797 355
St. Peter	As	tombstone	SK797 355
St. Peter	Md	font	SK797 355
St. Peter	Md?	cross	SK797 355
All Hallows	Md	moat	SK785 360
St. Helen, Plungar	Md	church	SK769 340
St. Helen, Plungar	Md	carving	SK777 349
St. Peter & St. Paul	MdS	church	SK777 349
St. Peter & St. Paul	Md	carving	SK777 349
St. Peter & St. Paul	Md?	cross	SK777 349
Redmile, E	Md	village, SMV	SK801 352

SCALFORD

Wycomb Villa	Ro	occupation, villa	SK782 256
Wycomb Villa	Ba	arrowhead	SK782 256
Wycomb Villa	Pr	scraper	SK782 256
Wycomb Villa	Ro	coin	SK782 256
Wycomb Villa	Ro	kiln bar?	SK782 256
Wycomb Villa	Ro	kiln pottery?	SK782 256
Wycomb Villa	Ro	pottery	SK782 256
Wycomb Villa	Ro	roof slate	SK782 256
Wycomb Villa	Ro	tessers	SK782 256
Wycomb Villa	Ro	tile	SK782 256
Wycomb Villa	As?	pottery	SK782 256
Red House Farm, S	Ms?	occupation?	SK763 253c
Red House Farm, S	Pr	Blade	SK763 253c
Red House Farm, S	Pr	Blade core	SK763 253c
Red House Farm, S	Pr	scraper?	SK763 253c
Bellemere Fm, SE	Ro	occupation?	SK768 251c
Bellemere Fm, SE	Ms?	scraper	SK768 251
Bellemere Fm, SE	Ne	awl	SK768 251
Bellemere Fm, SE	Ro	pottery	SK768 251c
Bellemere Fm, SE	As	pottery	SK768 251c
Bellemere Fm, SE	Pr	occupation, knife	SK768 255c
	Ro	occupation	SK768 255c
Main St, Wycomb	Md	church, chapel?	SK773 248
Main St, Wycomb	Md	cemetery, inhumation	SK773 248
Main St, Wycomb	RoL	pottery	SK773 248
Main St, Wycomb	AsE	pottery	SK773 248
Main St, Wycomb	Md	glass	SK773 248
Main St, Wycomb	MdE	pottery	SK773 248
Wyggeston Cottage	MdE	pottery	SK774 248
Ringolthorp	Md	village, DMV	SK776 233c
Ringolthorp	MdS	watermill	SK776 233
Ringolthorp	Un	plaster	SK776 233
Ringolthorp	Un	tile	SK776 233
Ringolthorp	Ro	pottery	SK776 233
Ringolthorp	Md	pottery	SK776 233
Ringolthorp	Md	roof slate	SK776 233
Ringolthorp Gr	Md	grange	SK776 233c
Ringolthorp Gr	Md	moat?	SK776 233c
St. Mary (Ch)	MdS	church, chapel	SK782 246
St. Mary (Ch)	MdS	font	SK782 246
St. Egelwin	Md	church	SK763 241
St. Egelwin	Md	cross, churchyard	SK76282411
St. Egelwin	RoE	coin	SK763 241
Chadwell	Md	village, SMV	SK784 245c
Chadwell	Md	fishpond	SK784 245
Cumberland Ldg, NW	Md	watermill	SK764 236?
Cumberland Ldg, NW	Pm	watermill	SK764 236
Wycombe, W	Ro	occupation	SK769 247
Wycombe, W	RoL	coin	SK769 247
Wycombe, W	la	pottery	SK769 247
Wycombe, W	Ro	pottery	SK769 247
Wycombe, S (Wy&Ch)	Md	windmill, post	SK773 242
	Ro	occupation, tile	SK761 222
	la	pottery	SK761 222

SOMERBY

Burrough Hill	la	hillfort	SK760 119c
Burrough Hill	Ro	occupation	SK760 119c
Burrough Hill	Ms?	blade	SK760 119c

Burrough Hill	Ms?	core rej flake	SK760 119c
Burrough Hill	Ms?	microlith	SK760 119c
Burrough Hill	BaE	arrowhead	SK760 119c
Burrough Hill	la	brooch	SK760 119c
Burrough Hill	la	gouge	SK760 119c
Burrough Hill	la	horse fitting	SK760 119c
Burrough Hill	la	pin	SK760 119c
Burrough Hill	laW	pottery	SK760 119c
Burrough Hill	laL	pottery	SK760 119c
Burrough Hill	laL	quern	SK760 119c
Burrough Hill	Pr	arrowhead	SK760 119c
Burrough Hill	Pr?	flint	SK760 119c
Burrough Hill	Pr	scraper	SK760 119c
Burrough Hill	Ro?	awl?	SK760 119c
Burrough Hill	Ro	bead	SK760 119c
Burrough Hill	Ro	brooch	SK760 119c
Burrough Hill	Ro	coin	SK760 119c
Burrough Hill	Ro	pottery	SK760 119c
Burrough Hill	RoE	quern	SK760 119c
Burrough Hill	Ro	tile	SK760 119c
Burrough Hill	As?	pin	SK760 119c
Burrough Hill	As	pottery	SK760 119c
Burrough Hill	As	spearhead	SK760 119c
Burrough Hill	Md	pottery	SK760 119c
Burrough Hill	Un	burial, inhumation	SK760 119c
Burrough Hill	Un	burial, inhumation	SK760 119c
Burrough Hill	Un	spearhead?	SK760 119c
Burrough Hill	Un	tile	SK760 119c
St. Mary, W (BH)	Md?	village, SMV	SK755 108
St. Mary, W (BH)	Md?	garden	SK755 108
Burrough Hill, E	Ms?	occupation?	SK763 119
Burrough Hill	As	pottery	SK763 119
Burrough Hill, E	Ms?	core	SK763 119
Burrough Hill, E	Ms	core rej flake	SK763 119
Pickwell Ch, W	MdS	occupation	SK783 111
Pickwell Ch, W	Pr	occupation	SK783 111
Pickwell Ch, S	BaE	arrowhead	SK783 114?
Pickwell Ch, S	Pr	scraper	SK783 114?
Pickwell Ch, S	MdS	pottery	SK783 114?
Leesthorpe	Md	village, DMV	SK792 136
Leesthorpe	Md	church, chapel	SK792 136
Leesthorpe	Md	pottery	SK792 136
St. Mary, Burrough	Md	church	SK757 107
St. Mary, Burrough	Md	carving	SK757 107
St. Mary, Burrough	Md	font	SK757 107
All Saints	Md	church	SK779 104
All Saints	Md	carving	SK779 104
All Saints	Md	font	SK779 104
All Saints (Pi)	Md	church	SK785 113
All Saints (Pi)	MdS	font	SK785 113
Adam's Gorse, E	Pr	occupation	SK746 109?
Adam's Gorse, E	Pr	flint	SK746 109?
Gravel Pit Cl	AsE	cemetery, inhumation	SK740 106?
Pickwell Gr, S	Pr?	enclosure, subrect?	SK802 131

SPROXTON

Coopers Ptn, E	BaE	barrow, round	SK867 278
Coopers Ptn, E	Ba	ring ditch	SK867 278
Coopers Ptn, E	Ne?	blade	SK867 278
Coopers Ptn, E	Ne	piercer	SK867 278
Coopers Ptn, E	NeL	knife	SK867 278
Coopers Ptn, E	NeL	knife, plano convex	SK867 278c
Coopers Ptn, E	BaE	burial, cremation	SK867 278c
Coopers Ptn, E	BaE	pottery	SK867 278c
Coopers Ptn, E	Ro	pottery	SK867 278c
Coopers Ptn, E	Md	pottery	SK874 261c
Saltby Heath Farm	Md	grange	SK874 261c
Saltby Heath Farm	Ro	pottery	SK874 261c
Saltby Heath Farm	Md	coin	SK874 261c
Saltby Heath Farm	Md	dovecote	SK874 261c
Saltby Heath Farm	Md	pottery	SK874 261c
Saltby Heath Farm	Md	well	SK874 261c
Saltby Heath Farm	Un	metalworking	SK874 261c
King Lud's, S (Sa)	Ro	occupation	SK859 277
King Lud's, S (Sa)	Ro	pottery	SK859 277
Saltby Church, NE	Ro?	field system	SK855 271

Egypt Ptn, S	BaE	barrow, round	SK86642790
Egypt Ptn, S	BaE	barrow, round	SK86792775
Egypt Ptn S	BaE	barrow, round	SK86792775
Egypt Ptn, S	BaE	burial, inhumation	SK86792775
Egypt Ptn, S	BaE	pottery	SK86792775
Coopers Ptn, S	Ba?	barrow, round?	SK868 278
The Drift	Ro	road	SK
Saltby, SE	RoL	coin hoard	SK854 254
Saltby, SE	Ro	pottery	SK854 254
Saltby, SE	Ba?	barrow?	SK854 254
Saltby, SE	Ba?	burial	SK854 254
Saltby, SE	Ba?	pottery	SK854 254
St. Peter, Saltby	Md	church	SK851 265
Bescaby	Md	village, DMV	SK822 262c
Bescaby	Md	church, chapel	SK822 262c
Bescaby	Md	fishpond	SK823 263
Bescaby	Md	moat	SK824 263
Bescaby	Ms?	blade	SK822 262c
Bescaby	Ms?	blade core	SK822 262c
Bescaby	Pr	scraper	SK822 262c
Bescaby	Ro	pottery	SK822 262c
Bescaby	MdS	pottery	SK822 262c
Bescaby	Md	carving	SK822 262c
Bescaby	Md	chape	SK822 161c
Bescaby	MdE	coin	SK822 262c
Bescaby	Md	pottery	SK822 262c
Bescaby	Md	key	SK822 262c
Bescaby	Md	whetstone	SK822 262c
Saltby Village, NW	Md	village, SMV	SK848 262c
Chalybeate Sp, nr	Md?	moat?	SK845 260
Swallowhole Co, S	Pr?	bank	SK843 275
Bescaby, S	Pr?	pit Alignment	SK823 255c
Bescaby, S	Pr?	pit alignment	SK821 254c
Bescaby, S	Ms	occupation?	SK824 256c
Bescaby, S	NeL	occupation	SK824 256c
Bescaby, S	BaE	occupation	SK824 256c
Bescaby, S	Ms?	blade	SK824 256c
Bescaby, S	Ms?	blade core	SK824 256c
Bescaby, S	Ms?	blade, retouched	SK824 256c
Bescaby, S	Ms?	core	SK824 256c
Bescaby, S	Ms?	core, rej flake	SK824 256c
Bescaby, S	Ms?	microlith	SK824 256c
Bescaby, S	Ms?	scraper	SK824 256c
Bescaby, S	NeL	arrowhead	SK824 256c
Bescaby, S	NeE	knife	SK824 256c
Bescaby, S	NeL	knife, plano convex	SK824 256c
Bescaby, S	Ne	piercer	SK824 256c
Bescaby, S	Ne	scraper	SK824 256c
Bescaby, S	BaE	arrowhead	SK824 256c
Bescaby, S	BaE	scraper	SK824 256c
Bescaby, S	Pr	arrowhead	SK824 256c
Bescaby, S	Pr	core	SK824 256c
Bescaby, S	Pr	hammerstone	SK824 256c
Bescaby, S	Pr	scraper	SK824 256c
Bescaby, S	Md	occupation?	SK824 257c
Bescaby, S	Md	pottery	SK824 257c
Racecourse (Be)	Un	field system	SK812 269
Bescaby, NE	Ms	occupation?	SK826 266
Bescaby, NE	Ne	occupation?	SK826 266
Bescaby, NE	Ms?	blade	SK826 266
Bescaby, NE	Ms?	core rej flake	SK826 266
Bescaby, NE	Ne	knife	SK826 266
Bescaby, NE	Ns	scraper	SK826 266
Bescaby, NE	Pr	core	SK826 266
Bescaby, NE	Pr	preform	SK826 266
Bescaby, NE	Pr	scraper	SK826 276
Croxton Park	Un	bank	SK815 276
Croxton Park	Un	bank	SK815 273
Croxton Park	Un	bank, triple	SK819 273c
The Vicarage, E	Ro	occupation	SK860 245c
The Vicarage, E	Ms?	scraper	SK860 245
The Vicarage, E	Pr	core	SK860 245
The Vicarage, E	RoL	coin hoard	SK860 245c
The Vicarage, E	RoL	pottery	SK860 245c
The Vicarage, E	Ro	tile	SK860 245c
Bottom Ptn, N	Ro	pottery	SK860 246?

The Church, S	Md	manorial complex	SK857 247
The Church, S	Md	barn	SK857 247
The Church, S	Md	fishpond	SK857 247
The Church, S	Md	garden	SK857 247
The Church, S	Md	manor house	SK857 247
The Church, S	Md	pottery	SK857 247
The Church, S	Md	tile	SK857 247
St. Bartholomew	MdS	church	SK856 249
St. Bartholomew	AsL	cross, churchyard	SK856 249
St. Bartholomew	Md	coffin	SK856 249
Park Gate Quarry	Ne	axe	SK865 247?
Park Gate Quarry	Pr	burial, inhumation	SK865 247?
Park Gate Quarry	Pr	hammerstone	SK865 247?
Park Gate Quarry	Pr?	quern	SK865 247?

Sproxtion Lodge, Sw	la?	occupation	SK876 244
Sproxtion Lodge, SW	Ro?	occupation	SK876 244
Sproxtion Lodge, SW	Un	enclosure,l circ	SK876 244
Sproxtion Lodge, SW	Pr	scraper	SK876 244
Sproxtion Lodge, SW	la	metalworking	SK876 244
Sproxtion Lodge, SW	Ro	metalworking	SK876 244
Sproxtion Lodge, SW	la	pottery	SK876 244
Sproxtion Lodge, SW	laL	quern	SK876 244
Sproxtion Lodge, SW	RoE	quern	SK876 244
Sproxtion Lodge, SW	Ro	pottery	SK876 244
Sproxtion Lodge, SW	Ro	pottery	SK876 244
Sproxtion Lodge, SW	Ro?	whetstone	SK876 244
The Fish Pool	Md?	fishpond	SK854 238?
Stonesby, NE	PmE	manor house	SK825 248c
Stonesby, NE	PmE	fishpond	SK825 248c
Stonesby, NE	PmE	garden	SK815 248c
Stonesby Villa	Ro	occupation, villa	SK826 233
Stonesby Villa	Ro	bead	SK826 233
Stonesby Villa	Ro	coin	SK826 233
Stonesby Villa	Ro	pottery	SK826 233
Stonesby Villa	Ro	tile	SK826 233
Stonesby Villa	AsE	spearhead	SK826 233
Stonesby Villa	Md	buckle	SK826 233
Stonesby Villa	MdL	cloth seal	SK826 233
Stonesby Villa	Md	seal matrix	SK826 233
Stonesby Vge, S	Md	village?	SK823 244
Stonesby Church, E	Md?	fishpond	SK821 247
St. Peter, Stonesby	MdS	church	SK822 247
St. Peter, Stonesby	MdS	font	SK822 247
Mill Field?	Md	windmill	SK830 245?

STATHERN

St. Guthlac	Md	church	SK772 309
St. Guthlac	AsL	cross, churchyard?	SK772 309
Stathern Lodge, W	Ne	axe	SK747 328
Stathern Lodge, W	Ne?	burial, inhumation	SK747 328

TWYFORD & THORPE

Twyford, E?	As	cemetery, inhumation	SK736 104?
Twyford, E?	la	pottery	SK736 104?
Twyford, E?	AsE	bead	SK736 104?
Twyford, E?	AsE	brooch	SK736 104?
Twyford, E?	AsE	brooch	SK736 104?
Twyford, E?	AsE	burial, inhumation	SK736 104?
Twyford, E?	AsE	girdle hanger?	SK736 104?
Twyford, E?	AsE	hanging bowl	SK736 104?
Twyford, E?	AsE	pottery	SK736 104?
Twyford, E?	AsE	ring	SK736 104?
Twyford, E?	AsE	shears	SK736 104?
Twyford, E?	AsE	shield boss	SK736 104?
Twyford, E?	AsE	spearhead	SK736 104?
Twyford, E?	AsE	sword	SK736 104?
Twyford, E?	AsE	wrist clasp	SK736 104?
Manor House, W	laL	quern	SK730 101
Manor House, W	RoE	quern	SK730 101
St. Andrew (Tw)	MdS	church	SK729 100
St. Andrew (Tw)	Md	carving	SK729 100
St. Andrew (Tw)	Md	font	SK729 100
The Fox Inn (TS)	Md?	House	SK733 116?

St. Michael (TS)	Md	Church, Angel	SK732 117
WALTHAM			
Thorpe Arnold Ch.	Md	village, SMV	SK769 199
Millfield	Md	watermill	SK791 251
Church, SW (TA)	Md	village, SMV	SK769 200
Church, SW (TA)	Pm?	pond?	SK769 200
Church, SW (TA)	PmE	garden	SK769 200
St. Mary (TA)	Md	church	SK770 201
St. Mary (TA)	MdS	font	SK770 201
St. Mary (TA)	Md	cross, churchyard	SK77032009
St. Mary Magdalene	MdS	church	SK802 250
St. Mary Magdalene	MdS	font	SK802 250
St. Mary Magdalene	Pm?	well	SK802 250
Stonesby Gorse, N	Un	enclosure, rect	SK812 244
The Mount, E	Ro	occupation?	SK810 248
The Mount, E	Ro	brooch	SK810 248
The Mount, E	Ro	coin	SK810 248
The Mount, E	Ro	cosmetic mortar	SK810 248
The Mount, E	Md	strap end	SK810 248
WYMONDHAM			
Church, Sw	Md?	fishpond	SK850 184
Catmos Lodge, NE	Ro	occupation	SK865 168
Catmos Lodge, NE	la	loomweight	SK865 168
Catmos Lodge, NE	Ro?	mound	SK865 168
Catmos Lodge, NE	Ro	pottery	SK865 168
Catmos Lodge, NE	Ro?	tile	SK865 168
Wymondham Banks, E	Ne	axe	SK861 186
Wymondham Ldg, SW	Pr?	enclosure, cl line	SK880 195
Habunton	As	occupation?	SK881 193
Habunton	Md	occupation?	SK881 193
Wymondham Ldg, SW	Un	enclosure, square	SK880 195
Wymondham Ldg, SW	Un	ditch?	SK880 195
Brickyard	RoL	coin hoard?	SK866 173
Brickyard	Pm	kiln, brick?	SK866 173
Churchyard Cl (Ed)	MdL	manor house?	SK862 176
Churchyard Cl (Ed)	PmE	mansion	SK862 176
St. Peter	Md	church	SK851 186
Grammar School	PmE	school	SK851 186
	Md?	cross, churchyard?	SK851 186
St. Michael (Ed)	Md	church	SK858 172
Edmondthorpe Hall	PmE	house	SK860 174
The Park	Md	village, SMV	SK854 187
The Park	Md	park, deer	SK854 187
Church, NE	Md	manor house	SK85201870
Church, NE	Md?	barn	SK85311872
The Grange, near	Ro	occupation?	SK841 184
The Grange, near	AsE	occupation?	SK841 184
The Grange, near	Md	grange?	SK841 184
Alwerichston	Md	occupation	SK841 184
The Grange, near	Ro	pottery	SK841 184
The Grange, near	Ro	tessera?	SK841 184
The Grange, near	Ro	tile	SK841 184
The Grange, near	AsE	pottery	SK841 184
Burghkyrk	Md	church, chapel	SK841 184
The Grange, near	Md	mortar	SK841 184
The Grange, near	MdS	pottery	SK841 184
The Grange, near	MdL	pottery	SK841 184
The Grange, near	MdL	pottery	SK841 184
The Grange, near	Md	tile	SK841 184
The Grange, near	Md	tombstone	SK841 184
The Grange, near	Un	burial	SK841 184
The Grange, near	Un	ditch	SK841 184
The Grange, near	Un	well	SK841 184
The Grange, SE	Pr	quern	SK832 181
The Strete	Ro?	road	SK84 19
Gann's Close	Ro	occupation	SK848 185
Gann's Close	Md	village, SMV	SK848 185
Gann's Close	Md	fishpond	SK848 185
Gann's Close	Un	burial	SK848 185
Gann's Close	Ro	pottery	SK848 185
Gann's Close	Ro	tessera	SK848 185
Gann's Close	Ro	tile	SK848 185

Gann's Close	Ro	wall plaster	SK848 185
Gann's Close	Md?	lock	SK848 185
Gann's Close	Md	pottery	SK848 185
Gann's Close	Md	well	SK848 185
Rookery House, S	Md	pond	SK847 181
Rookery House, S	Md	watermill?	SK847 181

KEY TO PERIOD

Pr	Prehistoric
MS	Mesolithic
Ba	Bronze Age
Ro	Roman
MdS	Saxo/Norman
Pm	Post Medieval
Pa	Polaeolithic
Ne	Neolithic
la	Iron Age
As	Anglo Saxon
Md	Medieval
Un	Undated These may be followed by E, M or L meaning early,middle or late.

APPENDIX 3: LISTED BUILDINGS OUTSIDE VILLAGE INSET MAPS

NORTHERN PARISHES

PARISH	VILLAGE	ADDRESS
Ab Kettleby	North of Wartnaby	The Old Vicarage, Nottingham Road (West Side) II
Asfordby	S.W. of Asfordby	Red Lodge - II
	N. of Welby	Potter Hill Farmhouse - II
Belvoir	Belvoir	Belvoir Castle I
		Belvoir Castle Grounds - Sculptures depicting Juno, Ceres, Pomona, Spring, Summer, Autumn, Winter - all II*
		Summerhouse in Spring Gardens – II
		Mausoleum, 450m S.W. of Castle - II
		Exercise Ring within Stable Yard - II*
		Main Stables, 200m N.E. of Castle - II*
		Secondary Stables, 20m N.E. of Main Stables - II
		House, 15m S. of Main Stables - II
		Brewery Row, 25m S.E. of Main Stables - II
		Ice House, 50m N. of Castle - II
		Garden House, 450m E. of Castle - II
		Kitchen Garden, S. of Garden House - II
		Dairy Cottage, 250m S. of Castle - II
		Hunt Kennels, 1200m S.E. of Castle - II
		Bridge between upper and lower lakes, 1350m S.E. of Castle - II
		Summerhouse in Duchess's Walk, 1800m S.S.W. of Castle - II
	North of Kripton	The Gatehouse, Pasture Lane (East Side) - II
Clawson, Hose & Harby	Harby	Cottage and attached barn to N.E. of farmhouse at Harby Lodge Farm, Colston Lane (N.Side) - II
		Remains of Harby Windmill, Colston Lane (S.Side)- II
		Warehouse, 60m W.N.W. of Windmill - II
	Hose	Grange Farmhouse, Harby Lane (W.Side) II
		Mount Pleasant Farmhouse, Pasture Lane (E.Side)- II
	Long Clawson	Hall Farmhouse, Hose Lane (E.Side) II
		Clawson Lodge Farmhouse, Melton Road (W.Side) - II
Croxton Kerrial	Croxton Park	Old Park House, Croxton Park - II
	(S.W. of Croxton	New Park House, Croxton Park - II
	Kerrial)	Water Bailiffs Cottage, Croxton Park - II
		Milepost at SK8087 2769, Melton Road (E.Side) - II
		Milepost at SK8482 2976, Melton Road (E.Side) - II
		East of Croxton Milepost at Melton Road (E.Side) SK8482 2976 - II
Grimston	Shoby	Shoby House - II
		Shoby Priory - II Approx. 2m of wall adjoining W.Cnr of Priory - II
Eaton	S.E. of Eastwell	Green Lodge, Green Lane (N.Side) - II
	S.W. of Eastwell	Cranyke Farmhouse, Scalford Rd (E.Side) II
	S.W. of Eastwell	Crossroads Farmhouse, Scalford Rd(E.Side)-II
		Barn immediately W. of Crossroads Farmhouse

		Scalford Road (E.Side) - II
		The Lodge, Scalford Rd (W.Side) - II
	Eaton	Mill Cottage & Mill House, Branston Rd (N.Side)- II
Hoby with Rotherby	Brooksby	Church of St. Michael, Brooksby Rd II*
		Brooksby Hall, Brooksby Rd - II*
		Brooksby Station - II
Scalford	Chadwell	Church of St. Mary - II*
		Chest tomb approx. 3m S. of S.Porch - II
		Chest tomb approx. 4m S. of S.W. angle - II
		Manor Farmhouse - II
		Spring Cottage – II
	Wycomb	Stowleigh - II
		The Homestead – II
Sproxton	Bescaby	Bescaby House, Mary Street (E.Side) - II
		Stable block, 10m N.W. of Bescaby House - II
		Barn, 35m W. of Bescaby House – II
	Saltby	Saltby Lodge, Croxton Road (E.Side) – II
Stathern	S.E. of Stathern	Vale View, Mill Hill - II
Waltham	S.W. of Waltham	Milepost at SK7956 2311, Melton Rd (E.Side) - II
		Milepost at SK7852 2192, Melton Rd (E.Side) – II
		Milepost at SK7753 2062, Melton Rd (E.Side) – II
		Milepost at SK8034 2609, Melton Rd (E.Side) - II

SOUTHERN PARISHES

PARISH	VILLAGE	ADDRESS
Burton & Dalby	Little Dalby	Hollies Farmhouse, adjoining service wing & water pump Church Lane (E.Side) - II
		Village Farmhouse, Church Lane (W.Side) - II
		Church of St. James, Church Lane (E.Side) - II*
		Manor Farmhouse & outbuildings, Manor Lane (W.Side) - II
		E. Lodge to Little Dalby Hall, Pickwell Rd (W.Side) - II
Freeby	Brentingby	Gatepiers & walls at E.Lodge, Little Dalby Hall- II
		Former Church of St. Mary, Main St (S.Side) - II
	Stapleford Park	Manor Farmhouse, Main St (S.Side) - II
		Holygate Lodge, Holygate Drive (E.Side) - II
	Venison Larder 5m, S. of Lodge - II	
	Pair of privies at Holygate Lodge – II	
	Slaughterhouse, 25m S.E. of Lodge - II	
	Mill Cottage & Waterpump, Saxby Rd (E.Side) - II	
	The Eye Bridge, Saxby Road - II	
	The Bedehouses and adjoining outbuildings, Saxby Rd - II	
	Gate & gatepiers, W.entrance to Stapleford Park Saxby Rd - II	
	N. Lodge at W.entrance to Park, Saxby Rd (E.Side) - II	
	S. Lodge & washhouse at W.entrance, Saxby Rd - II	
	Shepherd's Cottage, Saxby Rd (E.side) - II	
	Church of St. Mary Magdalen, Stapleford Park – I	
	Stapleford Hall, service wings & orangery - I	
	Venison Larder, 20m N. of service wing - II	
	Gates & screen, 3m E. of Hall - II	
	Ha Ha to S. and E. of Hall – II	
	Wellhead 50m W. of W. Front of Hall - II	
	Gardeners Cottage, walls, outbuildings & summerhouse, 100m W. of Hall - II	
	Stable range at Hall – II	
	Wyfordby	Church of St. Mary the Virgin, Main St (S.side)- II
Frisby & Kirby	Frisby on the Wreake	Stump Cross, Leicester Rd (N.Side) - II
		Mill House, Mill Lane (N.W.Side) - II
	Kirby Bellars	Mill Lock & Bridge, Mill Lane (N.Side) - II
		Pigeoncote 150m N.W. of Kirby Park Farmhouse off Leicester Road (N.Side) - II
Gaddesby	Gaddesby	Kirby Park Farmhouse, Leicester Road (N.Side)- II
		Gaddesby Windmill, Ashby Road (N.Side) - II
Garthorpe	Coston	Wayside Cross (1 Mile N.E. of Ashby Folville) Dalby Rd (W.Side) - II
		Church of St. Andrew, Main St (N.E. Side) - I
	Garthorpe	Church of St. Mary, Melton Road (N.W. Side) – I
		Sundial, 50m S.E. of Church – II
Somerby	Leesthorpe	Leesthorpe Hall and adjoining Stable Cottage Leesthorpe Road (E.Side) - II
		Garden flower tub, 20m N. of Hall - II
Wymondham	Edmondthorpe	Former W.Lodge at Edmondthorpe Hall, Teigh Road (E.Side) - II
		Wymondham Windmill, Butt Lane (W.Side) - II*
		Milepost half a mile E. of Whissendine Station

		Cordhill Lane (W.Side) - II
		Bryan's Lodge, Stapleford Rd (N.Side) - II

APPENDIX 4: CAR PARKING STANDARDS FOR NEW DEVELOPMENT

INTRODUCTION

The Government has made clear its commitment to sustainable development through the introduction of a wide variety of policies and guidance.

The White Paper “A New Deal for Transport: Better For Everyone” published in 1998 fulfils the Government’s commitment to create a more integrated transport system to tackle the problems of congestion and pollution caused by traffic. A main aim of the Government is to achieve a reduction in the length and number of motorised journeys and reliance on the private motor car.

Earlier Government advice in Planning Policy Guidance Note 13 “Transport” (PPG13) confirms that local authorities should integrate land use planning and transport.

To meet Government aims, the PPG therefore advises local authorities to promote development at locations where it can be accessed by means other than the private car. Such other means include walking, cycling and the use of public transport; primarily bus or rail.

The PPG also advises that restrictions on car parking, both on-street and off-street can positively discourage the use of the private motor car. Therefore, the preparation of car parking strategies and management schemes are identified as important measures which local authorities are recommended to undertake to achieve a reduction in the use of the car.

Local planning authorities and highway authorities are invited to examine their policy objectives with particular regard to:

- the appropriateness of their parking standard requirements;
- the impact of transport proposals on the competitive position of urban centres and non-car based travel;
- the priority given to different means of transport relative to the car.

The PPG suggests that the availability of car parking has a major influence on a person’s choice of transport, even where locations are well served by public transport.

Car parking standards are recommended to be set as a range of maximum and operational minimum amounts for broad classes of development, taking into account locational criteria.

THE PARKING STANDARDS

The principal aim of the Council's Parking Standards is to provide for sufficient on-site car parking that is consistent with the need to achieve a reduction in the use of the private motor car in accordance with Government advice. The Standards are therefore designed to control the amount of on-site car parking for most new development and to make development sites more accessible to visitors using alternative modes of transport. The Council's approach involves a combination of:

- reduced on-site car parking requirements (as measured against a Full Car Parking Standard); and
- the provision of new or improved facilities for alternative modes of transport that are financed mainly through developer contributions.

The mix of on-site parking provision and developer contributions for each site will be determined by the application of land use related minimum and maximum parking levels. A developer's contribution will be calculated on the difference between the number of approved on-site car parking spaces, and the number normally required by the Full Car Parking Standard shown in the centre column of the Table of Standards.

The availability of public transport and facilities for alternative modes of transport to the private car vary considerably throughout the Borough so that uniform car parking levels are not appropriate. Four concentric zones have been identified in the Borough where different minimum and maximum car parking levels will apply according to the "transport accessibility" of each zone.

The zones are shown on Maps 1 to 4. Zone 1 contains an area that is within a five minute walking distance of the Melton Mowbray bus station and includes the business area of the town centre and the commercial area at Snow Hill. The outer boundary of Zone 2 is within a ten minute walking distance of the bus station and Zone 3 contains the remaining part of the urban area of the town. Zone 4 includes the whole of the rural area.

The Parking Standards impose a minimum and maximum level of on-site car parking in each zone as follows:

	Minimum	Maximum
Zone 1:	0%	80%
Zone 2:	50%	90%
Zone 3:	75%	100%
Zone 4:	90%	100%

Provision will not be less than the maximum levels where a development could endanger highway safety, adversely affect traffic management or generate on-street parking to the detriment of visual amenity.

EXCEPTIONS TO THE REDUCED LEVELS

The Standards should lead to a reduction in parking at employment / commercial premises and other locations that generate car borne trips. Non-commercial residential development does not normally generate trips. The Full Standard will therefore be applied without reductions in Zones 2, 3 and 4 to all uses in Class C3 Dwellinghouses. However, the Council will be prepared to consider developer contributions in lieu of any parking shortfall for dwellings in Zone 1.

DEVELOPER CONTRIBUTIONS

The principle of developer contributions forms an important part of the Standards. The contributions will be required for the improvement of public transport services and facilities, new and improved cycling and walking facilities and other ways of improving access to the development sites or zones involved.

The Council will prepare a local transport plan to include a programme of works to improve facilities for alternative modes of transport in the Borough. These facilities will vary in type, cost and programming and will not necessarily be linked specifically to a development site.

A developer's contribution will normally be calculated on the difference between the number of on-site car parking spaces approved by the Council and the number required by the Full Car Parking Standard at the rate of £1,384 per parking space. This contribution is based on the cost of a county-wide, any-time bus pass for a two year period. This figure will be subject to review.

The Council may consider developer contributions in the form of works to improve facilities for other modes of transport to a site or the provision of subsidised transport at a cost that is no less than the contribution calculated by the Standard.

Developer contributions will be subject to a legal agreement under Section 106 of the Town and Country Planning Act 1991.

CAR PARKING SPACE DIMENSIONS

5.0m x 2.5m x 2.0m (Headroom)

Access aisles shall be 6.0m in width. In a development of 50 or more car spaces the length of spaces may be reduced to 4.0m for 10% of parking bays for small cars only.

DISABLED PARKING

The following provisions shall be included within any total provision in accordance with the following standards.

Total Spaces	Disabled Provision (Minimum)
10 – 20	1 space
21 – 40	2 spaces
41 – 60	3 spaces
61 – 80	4 spaces

81 –100

5 spaces

Thereafter 5% rounded up to the nearest whole number to a maximum of 10 spaces.

Disabled spaces should be as close as possible to any entrance / exit points of buildings and reserved solely for disabled parking. Adequately designed access arrangements should be provided into buildings.

DISABLED PARKING SPACE DIMENSIONS

3.6m x 5.0m or of standard size plus a 1.2m strip to one side (can be shared between 2 bays).

BICYCLE PARKING

In achieving its aim to see a reduction in car use and encourage travel by other more sustainable modes of transport, the Government wishes to promote the use of the bicycle for short trips.

PPG13 “A Guide To Better Practice” advises that secure bicycle parking facilities should be included in all new developments at rates which encourage greater use.

The Parking Standards therefore include bicycle parking at a standard rate of 10% for employees plus other visitor parking at rates applicable to particular land uses. The full Bicycle Parking Standard will apply to all zones.

NOTES

- a. All areas stated in the Standards are gross floor space and measurements are in square metres.
- b. Where a calculation does not result in a whole number, it shall be rounded to the nearest whole number.
- c. Where a site straddles two zones the car parking requirement shall be calculated on the zone where the main access is.
- d. Where a use in Zone 1 is primarily in operation outside of normal working hours, the Council will be prepared to reduce further or waive the car parking requirement.

TABLE OF STANDARDS

LAND USE CLASS	FULL CAR PARKING STANDARD	BICYCLE PARKING STANDARD
CLASS A1: SHOPS		
(a) 1,000sq m and over	1 space / 12sq m servicing by agreement	1 space / 100sq m + 1 space / 10 employees
(b) 300 - 999sq m	1 space / 30sq m servicing by agreement	1 space / 100sq m + 1 space / 10 employees (min 1 space)
(c) 100 - 299sq m	1 space / 50sq m servicing by agreement	1 space / 50sq m + 1 space / 10 employees (min 1 space)
(d) Up to 99sq m	2 spaces	1 space / 10 employees (min 1 space)
(e) DIY Stores and Garden Centres (Display Area only)	1 space / 16sq m servicing by agreement	1 space / 100sq m + 1 space / 10 employees (min 1 space)
CLASS A2: FINANCIAL AND PROFESSIONAL SERVICES		
100sq m and over	1 space / 35sq m	1 space / 200sq m + 1 space / 10 employees (min 1 space)
Up to 99sq m (Zone 1 only)	2 spaces	1 space / 10 employees (min 1 space)
CLASS A3: FOOD & DRINK		
(a) Restaurants, Public Houses & Licensed Clubs (Public Area only)	1 space / 4sq m + 1 staff space / 40 seats or 40sq m	1 space / 10 employees (min 1 space)
(b) Up to 99sq m (Zone 1 only)	2 spaces	1 space / 10 employees (min 1 space)
CLASS B1: BUSINESS		
Offices, R & D, and Light Industry	1 space / 50sq m servicing by agreement	1 space / 200sq m + 1 space / 10 employees (min 1 space)
CLASS B2: GENERAL & SPECIAL INDUSTRY		
General & Special Industry	1 space / 50sq m	1 space / 10 employees (min

	servicing by agreement	1 space)
CLASS B8: STORAGE OR DISTRIBUTION		
(a) Over 235sq m	1 space / 100sq m servicing by agreement	1 space / 10 employees (min 1 space)
(b) Up to 235sq m	1 space / 50sq m servicing by agreement	1 space / 10 employees (min 1 space)
CLASS C1: HOTELS		
Hotels	1.1 space / bedroom + provision for public bar / restaurant areas as Class A3 (a)	1 space / 10 employees (min 1 space)
CLASS C2: RESIDENTIAL INSTITUTIONS		
Nursing Homes & Residential Homes for the Elderly	0.25 space / bedroom + 1 space / staff member on site	1 space / 10 employees (min 1 space)
CLASS C3: DWELLINGHOUSES	The Reduced Levels do not apply to this Class	
(a) With 4 or more bedrooms	3 spaces (min)	Nil
(b) With 3 or less bedrooms	2 spaces (min)	Nil
(c) Flats with 2 bedrooms or less with communal parking	1.5 spaces / flat	Nil
(d) Dwellings with off-site warden assistance	1.25 spaces / dwelling	1 space / 10 employees (min 1 space)
(e) On-site warden controlled dwellings	0.33 space / dwelling + 1 space / warden accommodation	1 space / 10 employees (min 1 space)
(f) Flats above shops & other Commercial premises with 1 or 2 bedrooms	1 space (min) / flat	Nil
CLASS D1: NON RESIDENTIAL INSTITUTIONS		
(a) Surgeries & Clinics	1 space / staff member + 2 spaces / consulting room	1 space / 10 employees (min 1 space)
(b) Conference Centres	1 space / 1.5 seats (fixed) or 1 space / 3sq m in other instances	1 space / 40 seats (min 1 space)
(c) Exhibition Halls	1 space / 6sq m	1 space / 40 seats (min 1 space)
(d) Libraries	1 space / 25sq m + 1 space /	1 space / 20 seats (min 1

	staff member	space)
(e) Primary Schools	1.33 spaces / staff member	1 space / 20 staff + 1 space / 30 pupils
(f) Secondary Schools	1.33 spaces / staff member	1 space / 20 staff + 1 space / 5 pupils
(g) Day Nurseries	1.33 spaces / staff member	1 space / 10 staff (min 1 space)
CLASS D2: ASSEMBLY & LEISURE		
(a) Sports Grounds, Pitches & Clubs	Spaces for full use (including spectators) - assuming 2 persons / car + provision for licensed club as Class A3 (a) where applicable	1 space / 5 visitor car parking spaces + 1 space / 10 staff (min 1 space)
(b) Tennis / Squash Courts	2 spaces / court	1 space / 10 staff (min 1 space)
(c) Golf Courses	100 spaces / 18 holes	1 space / 10 staff (min 1 space)
(d) Other Places of Assembly	1 space / 10sq m	1 space / 40 seats (min 1 space)

APPENDIX 5: STANDARDS FOR THE PROVISION OF PUBLIC AMENITY OPEN SPACE

AMENITY OPEN SPACE

RELEVANT DEVELOPMENT

The Council will require the provision of public amenity open space for passive recreation in residential development of 10 dwellings or more. Exceptions may be considered where a development is for housing the elderly only or other non family development.

OVERALL PROVISION

Provision should be made at the rate of 5% of the gross development site area.

TYPE

Areas may be designed around existing features such as riverbanks, woodland and wildlife habitats. Mature vegetation and natural features should be retained wherever possible. Schemes should introduce local "greens" and other informal areas. Highway grass verges, storm water detention basins, structural tree planting, formal recreation areas and private open space are excluded.

DISTRIBUTION

Open space should be positioned throughout an application site at focal points and along road frontages, adjacent the footpath system and wherever possible close to community facilities.

SIZE AND SHAPE

Wherever possible a single high profile location should contain a high proportion of the overall provision with the remainder being evenly distributed. Areas should be regular in shape and easy to maintain.

DESIGN AND LANDSCAPING

Features such as existing trees, hedgerows, ponds and other ecologically rich areas should be retained and incorporated into a scheme.

Large areas will be suitable for the planting of medium to large woodland trees of an indigenous species. Designs should include ground cover plants, shrubs and paved areas with seating where appropriate. Layouts should be designed to deter ball games and incorporate landscaping to maintain amenity and privacy levels of adjoining properties.

APPENDIX 6: PLAYING SPACE STANDARDS FOR RESIDENTIAL DEVELOPMENTS

INTRODUCTION

1) It is a well-established and accepted principle that new residential development should include the provision of appropriate areas of open space. Pleasant, well laid-out areas for public enjoyment, recreation and children's play are essential elements in well designed residential layouts. These standards consider the playing space requirements for new residential developments and are quite separate from the landscaping, garden areas, roadside verges and other amenity spaces that form an equally important component in the design of residential areas.

2) The standards apply to all types of residential development of 15 or more dwellings in the Borough.

THE PROVISION OF PLAYING SPACE

3) The Council has adopted the National Playing Field Association's standards for the provision of playing space for new residential developments. These are based upon the 1992 'Six Acre Standard', which sets out the minimum requirement for outdoor playing space per 1,000 population.

4) This document recommends that there should be a minimum of 2.4 ha of playing space for every 1,000 population of which between 1.6 ha and 1.8 ha should be for outdoor playing space for sport and between 0.6 ha and 0.8 ha for unsupervised children's playing space. The proportions of each type of playing space to be provided will vary according to the population structure.

5) The age profile of Melton's population is not dissimilar to the national profile and consequently, the Council considers that for every 1,000 population, 1.7 ha of outdoor playing space for sport and 0.7 ha of children's playing space should be provided.

OUTDOOR PLAYING SPACE FOR SPORT

On developments of 35 dwellings or more, a minimum of 40 m² of outdoor playing space for sport must be provided per dwelling.

6) The estimated household occupancy rate for the year 2006 in Melton is 2.33 persons per dwelling. On this basis the Outdoor Playing Space for Sport requirement for each new dwelling is 40m² per dwelling.

7) It is considered that the minimum area needed to provide a usable playing space suitable for sport is 1,400 m². Such a playing space would be large enough for a 'kick about' area or bowling green. Only sites containing 35 or more dwellings will generate sufficient need for this size of playing space.

8) All playing spaces on housing sites should be designed as an integral feature of the whole development, should have good footpath links and be within easy walking distance of every dwelling they are intended to serve. Ideally, playing spaces should be located away from parking areas and roads. They should also be situated so as to avoid creating a nuisance to nearby residents, but nevertheless remain overlooked for reasons of security. There should be easy

vehicular access for maintenance purposes.

9) Areas for sporting use should be of a size, and provided with facilities that reflect the needs of local residents. The sites should be grassed, levelled, drained, marked out and have seating and equipment provided as appropriate.

10) It is important that the design of playing spaces should make it unlikely that balls will be kicked or thrown against walls or surrounding dwellings. Therefore, there should be a Buffer Zone of around 30m surrounding the outdoor playing space. The materials and colours of all play equipment, seating, litter bins and means of enclosure should be in harmony with the surrounding development.

11) Landscaping should be used to add interest and form to the area. The planting should not be of a type that grows so large as to obscure views of the playing space from the surrounding dwellings, nor must it contain poisonous species. However it should be robust enough to withstand heavy use.

12) The type of space and equipment to be provided should reflect the likely population profile of the new residential development. For example, a bowling green may be an appropriate facility for a sheltered housing scheme and a tennis court or football pitch for a residential development of flats or 'starter' homes, likely to be occupied by younger people.

13) In some cases, the Council will be prepared to accept the provision of the outdoor playing space for sport on a site adjacent to the residential development. The Council may also be prepared to accept a commuted sum in lieu of provision on the site.

CHILDREN'S PLAYING SPACE

14) The ease of access to children's playing space is vitally important and all playing space should be fully accessible to the populations they are intended to serve. The majority of children travel less than a quarter of a mile to play, although physical barriers, for example main roads, can hinder access to playgrounds.

15) The Council's playing space standards describe the minimum amount of space that should be provided for play within a certain walking time of a child's home. Walking times are based on the estimated time it takes children to walk without rushing or distraction, to a play facility, accompanied or on their own, and without having to cross barriers.

16) A wide range of play opportunities should be provided wherever possible. There should be unobstructed open space to kick or throw a ball as well as more natural areas for play. Well-established, well-treed corners and thick hedgerows offer potential for dens, tunnels and general explorations. However, consideration must be given to safety.

17) The design of a new housing development, including the pattern of roads, footpaths and open spaces should therefore consider the needs and viewpoints of children, for example, step size, handrail height and possible visual obstructions.

18) Different types of playing spaces should also be provided for different age groups, incorporating equipped play areas and areas for casual play and informal activities. The most frequent, and therefore closest to home should be the small areas for younger children. Less

frequent and more likely to be further away are larger areas for older children.

19) In addition to outdoor playing space for sport, two categories of children's playing space should therefore be provided. These are:-

- Local Areas for Play (LAPs)
- Local Equipped Areas for Play (LEAPs)

20) Neighbourhood Equipped Areas for Play (NEAPs) are unsupervised playing spaces suitable for children between 9 and 16 years and are intended to serve substantial residential areas. Development Briefs for such large-scale residential developments will set out the required provision for NEAPs in accordance with NPFA guidelines.

LOCAL AREA FOR PLAY (LAP)

On developments of 15 or more dwellings, every dwelling must be within a 1 minute walk (60m straight line distance) of a LAP.

21) A LAP is a small area of unsupervised open space specifically designated for young children for play activities close to where they live. LAPs should be provided within new developments of 15 units or more. They should be within 1 minute's walking time of home. Such areas need to be reasonably flat, well-drained with a grass or hard surface. LAPs should be appropriate for low-key games such as tag, or play with small toys, and should be signposted with eye-catching visual devices. They should have seating for carers.

22) Adequate safety measures should be provided to minimise the risk of road-related accidents. Consideration should also be given to any potential danger from nearby electricity cables or watercourses.

23) LAPs cater mainly for 4 to 6 year olds, and should be suitable for children with disabilities such as mobility and sensory problems. It should be noted that children over the age of 6 years are likely to cause some disturbance to adjacent residents. It is important, therefore, to ensure that the LAP design discourages their use by older age groups. This can be achieved by limiting their size, and reducing opportunities for activities for older children.

24) To minimise disturbance to neighbours, LAPs need to be made up of two zones - an Activity Zone and a Buffer Zone. The Activity Zone should be 100m² and the Buffer Zone should be sufficient to minimise audible and visual intrusion to adjacent residents. A minimum distance of 5m should exist between the edge of the Activity Zone and ground-floor windows in full view of the Activity Zone. Gable end or other exposed house walls should be protected from use for ball games by, for example, providing a 1m minimum strip of dense planting.

LOCAL EQUIPPED AREA FOR PLAY (LEAP)

On developments of 50 or more dwellings, every dwelling must be within a 5 minute walk (240m straight line distance) of a LEAP.

25) A LEAP is an unsupervised play area equipped for children of early school age. LEAPs should be provided within new developments of 50 units or more. They should be within 5 minutes' walking time of home and offer at least 5 types of play equipment with seating for accompanying adults. Such areas need to be well-drained with grass and/or hard surfaced playing

space.

26) Adequate safety measures should be provided to minimise the risk of road-related accidents and potential dangers from nearby watercourses, electricity cables and railway lines. They should be located to allow informal supervision, for example by being overlooked by nearby houses or from well-used pedestrian routes.

27) LEAPs cater mainly for accompanied children aged from 4 to 8 years and unaccompanied children slightly older than 8 years. They should also be suitable for children with special needs and consideration should also be given to the needs of supervised children from birth to 4 years.

28) The Activity Zone should be 400m². The Buffer Zone should be sufficient to allow a minimum distance of 20m between the edge of the Activity Zone and the boundary of the nearest residential property. If housing surrounds the LEAP on all sides, the total area needed, including the Activity Zone, will amount to 3,600 m². This Buffer Zone could include footpaths and planted areas.

29) LEAPs and LAPs may be provided in the same location, but there should remain a clear separation between the two to allow for the two separate functions. The Buffer Zone between the two may be reduced or removed, but the Buffer Zone on the LAP side should be appropriate for a LEAP, i.e. 20m wide.

Facility	Minimum Size of Housing Development	Walking Distance	Straight Line Distance	Activity Zone Minimum Size	Total Minimum Size (including buffer zone)	Nearest House Property Boundary	Characteristics
LAP (Local area for Play)	15 units	100m	60m	100m ²	400m ²	5m from Activity Zone	Small, low-key games area (may include 'demonstrative' play features)
LEAP (Local Equipped Area for Play)	50 units	400m	240m	400m ²	3,600m ²	20m from activity Zone	About 5 types of play equipment with small games area

30) The recommended areas and walking distances for LAPs and LEAPs are summarised in the diagram above. A development large enough to require the provision of a LEAP will also need several LAPs.

31) All play equipment and surfacing should meet the relevant safety standards.

Children With Special Needs

32) Children with special needs (physical disabilities and learning difficulties) may require specialised and supervised facilities for play. Any access suitable for wheelchairs should continue

to provide chicanes and other safety devices to prevent children from running into danger zones. A playground should have at least one item of play equipment suitable for children with special mobility needs. Within the overall provision for a neighbourhood, the items selected for each separate play area should vary. Wherever possible, play opportunities should also be provided for children with visual or hearing impairments.

33) In assessing the need for children's playing space in residential developments, it should be remembered that there are categories of housing which may never accommodate children, for example, sheltered housing. However, it should not be assumed that children will never be housed in single-person accommodation.

The diagrams on the following page illustrate the appropriate design and location of children's playing spaces.