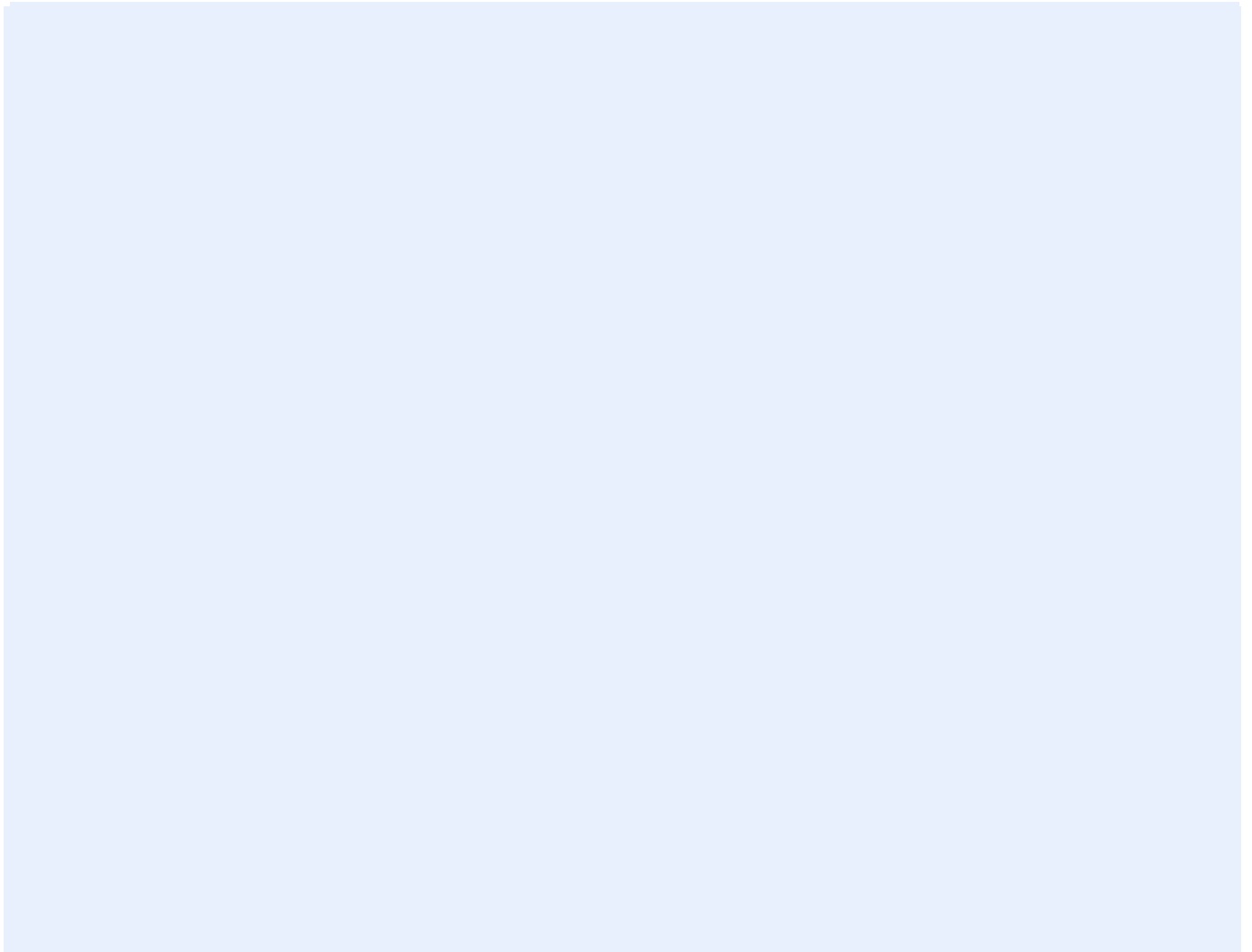
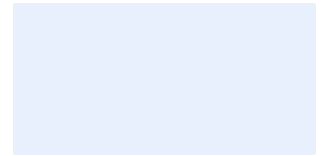


GVA

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Melton Borough Plan Examination

Inspector's Matters 2, 4 and 6

Hearing Statement on behalf of
North Melton Consortium

January 2018

Contents

1.	Introduction	1
2.	Matter 2 – Overall Spatial Strategy	2
3.	Matter 4 – Melton Mowbray Sustainable Neighbourhoods (MMSNs) (Policies SS5)	6
4.	Matter 6: Housing Land Supply	19

Appendices

Appendix I MNSN Development Framework Plan

Appendix II Letter dated December 2016 on behalf of Consortium in support of MMDR

Prepared By: Jon Kirby

Date: January 2018

For and on behalf of GVA Grimley Limited

1. Introduction

- 1.1 The Melton North Landowner Consortium, hereafter "The Consortium", has instructed GVA to respond to Matters 2, 4 and 6 raised by the Inspector in relation to land between Scalford Road and Melton Spinney Road, north of Melton Mowbray ("the site") which forms the North Melton Sustainable Neighbourhood (MNSN).
- 1.2 The Consortium consists of the following parties:
- Barwood;
 - Leicestershire County Council (LCC);
 - Richborough Estates;
 - Taylor Wimpey;
 - William Davis.
- 1.3 The response to Inspectors' Matters follows the Consortiums representations in respect of earlier versions of the Local Plan, including the Emerging Options Draft Plan in April 2016 and the Pre-Submission Draft in December 2016 and Focused Changes Consultation 2107 and should also be read in conjunction with these representations.
- 1.4 The Consortium has worked closely with BC and LCC through the development of policy supporting the MNSN and with LCC Highways in terms of seeking agreement to the mechanism for delivery and alignment of the MMDR. In this respect, the alignment is largely agreed although continues to evolve particularly between Scalford Road and Melton Spinney Road. Importantly however, the Consortium is fully supportive of the bid made by LCC for DfT funding to secure delivery of the MMDR alongside the MNSN. The letter set out as Appendix 2 sets out the Consortium support.
- 1.5 The remainder of this report is set out as follows:
- **Section 2** – Response to Matter 2 Overall Spatial Strategy;
 - **Section 3** – Response to Matter 4 Melton Mowbray Sustainable Neighbourhoods (MMSNs) (Policies SS5);
 - **Section 4** – Response to Matter 6 Housing Land Supply.

2. Matter 2 – Overall Spatial Strategy

2.1 The relevant issues and questions for the purposes of this Hearing Statement are set out below:

2.1 Does the Plan provide a sound framework for the roles that will be played by various parts of the Borough in meeting development needs over the plan period? In particular:

i) are the development strategy, settlement hierarchy and broad apportionment of growth (Policies SS2 and SS3) consistent with the Plan's vision and strategic objectives?

ii) are they founded on robust evidence, consistent with national planning policy and deliverable? [Note: the soundness of the specific site allocations including the Melton Mowbray Sustainable Neighbourhoods will be considered under Matters 4 and 5]?

Policy SS2 - Development Strategy

2.2 The Draft Plan identifies a requirement of 6,125 residential dwellings to be provided within the Borough between 2011 and 2036, as informed by the findings of the Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) 2014. The spatial distribution of this requirement, as currently proposed, is set out in Policy SS2 of the Draft Plan and the Focused Changes Document July 2017.

2.3 Policy SS2 as currently worded (Focused Changes Version FC1) proposes that;

"Melton Mowbray Main Urban Area is the priority location for growth and will accommodate approximately 65% of the Borough's housing need. The role and sustainability of Melton Mowbray will be significantly enhanced through the delivery of at least 3,980 homes and up to 31 hectares of additional employment land by 2036. Development will be expected to contribute positively to the provision of key infrastructure, including traffic relief within the town, to support its growing population and economy."

2.4 This area includes the NSN, which is proposed for allocation under Policy SS5 (FC3) for the delivery of 1700 dwellings (1500 in the plan period).

2.5 In the first instance, it is important to recognize that Melton Mowbray, including the proposed NSN, presents the most sustainable location for accommodating growth in the Borough.

2.6 This is an important point and reflects the outcome of findings of the SA Report (October 2016) at Chapter 9 and which supports the plan strategy and wider housing distribution under SS2 (this is not affected by the SA Report June 2017 into the Focused Changes).

2.7 The identified housing requirement of 6,125 dwellings for the Borough between 2011 and 2036 equates to 245 dwellings per annum. This aligns with the findings of the Pre Submission SA Report dated October 2016 'Option 3' of Question 6 of the SA, which places emphasis on supporting economic growth.

- 2.8 Question 7 of the SA considers the options available in terms of how the Borough should grow. Option 1 in relation to Q7 focuses development on Melton Mowbray with small-scale development in rural settlements. Option 2 would see a reduced focus on Melton Mowbray, with increased development within the rural villages. Option 3 would see a more dispersed pattern of development within the Borough, with a further reduction in growth at Melton Mowbray substituted by increased development at other, smaller settlements.
- 2.9 The findings set out in Table 4.1 of the SA, demonstrate that Option 1 would achieve the highest sustainability score of all the options. Whilst consistent with the majority of scores applied in respect of Option 2, Option 1 was afforded a higher score in terms of facilitating access to education provision ('significant positive').
- 2.10 In particular, the dispersal of development to small rural settlements, in terms of meeting the housing needs of present and future residents of the Borough, was afforded a neutral score (e.g. mix of 'minor positive and negative effects'), compared with a 'significant positive' effect created by Option 1 against this sustainability criteria.

Access to Education, Employment and Other Facilities

- 2.11 A significant difference in the scoring applied to Options 1 and 3 under Q7 of the SA is also apparent in terms of facilitating access to education for residents. As such, development focused at Melton Mowbray has been identified as having a 'significant positive' effect against this criteria, as opposed to a 'negative' effect which is identified for development dispersed around smaller rural settlements.
- 2.12 As highlighted above, the small size of many sites which may become available for development within the smaller settlements means that there will not be scope to deliver education facilities in the way that will be possible with the strategic allocation sites such as the NSN at Melton. Consequently, the Council will be reliant upon securing developer contributions towards existing and new education provision off-site in order to meet the needs of additional residents in the small rural settlements.
- 2.13 With the majority of facilities, including those relating to employment, shopping, leisure and other services, being located within Melton Mowbray, it is appropriate to accommodate the majority of the Borough's housing growth within and around this settlement.
- 2.14 In view of the above, focusing development at Melton Mowbray, would serve to maximise the retention of future residents' expenditure within the town centre. It would also ensure that facilities are readily accessible for future residents, including those at the NSN.

Sustainable Transport

- 2.15 It is clear that the housing requirement identified for the Borough under Policy SS2 is required in order to facilitate increased economic growth in the Borough and meet the housing needs of its residents. With the majority of both existing and planned employment facilities, together with shopping, leisure and other services, also being located within Melton Mowbray, residents of new development in the smaller rural settlements will be more dependent on car-borne travel, in order to access jobs and services. This is recognized in the scoring applied to Options 1 and 3 within the SA in respect of the sustainable transport sustainability criteria.
- 2.16 The NPPF is clear in paragraph 17 that planning should:
- "...actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".*
- 2.17 With the above in mind, it should be acknowledged that some rural settlements within the Borough, for which growth has been identified within Policy SS3, are not served by adequate public transport services. This is in contrast to the NSN which already benefits from access to public transport services. In particular, this area is served by a number of existing bus services, including Nos. 15, 19 and 24 which run along Nottingham Road and provide links to Melton Mowbray town centre, Oakham and Nottingham, and the No.25 service which runs along Scalford Road and provides links to Scalford, Eastwell and Stathern.
- 2.18 There is the potential to extend and increase the frequency of existing bus services within the strategic development area to ensure future residents are afforded greater choice and flexibility in travel options when seeking to access jobs, services and facilities within Melton Mowbray and the wider area.

Recommendations

- 2.19 The proportion of the Borough's housing requirement to be met within the Melton Mowbray Main Urban Area should not be limited as currently proposed within Policy SS2. The policy text should be amended to allow greater flexibility to enable the NSN to deliver a maximum level of development taking into account policy constraints, technical and environmental matters.
- 2.20 The Melton NSN area presents the most sustainable location for accommodating additional housing growth. This is corroborated by the findings presented in the SA which supports the Draft Plan. The NSN, as defined on the supporting Policies Map, is sufficient to accommodate at least 2,200 dwellings as set out in the response from the North Melton Consortium to Matter 4 (see below).
- 2.21 With the increase in capacity at the NSN taken into account, the total number of dwellings identified for the Melton Mowbray Main Urban Area should not be limited within the plan period.

2.22 This reflects a more sustainable approach to housing distribution, which would help to:

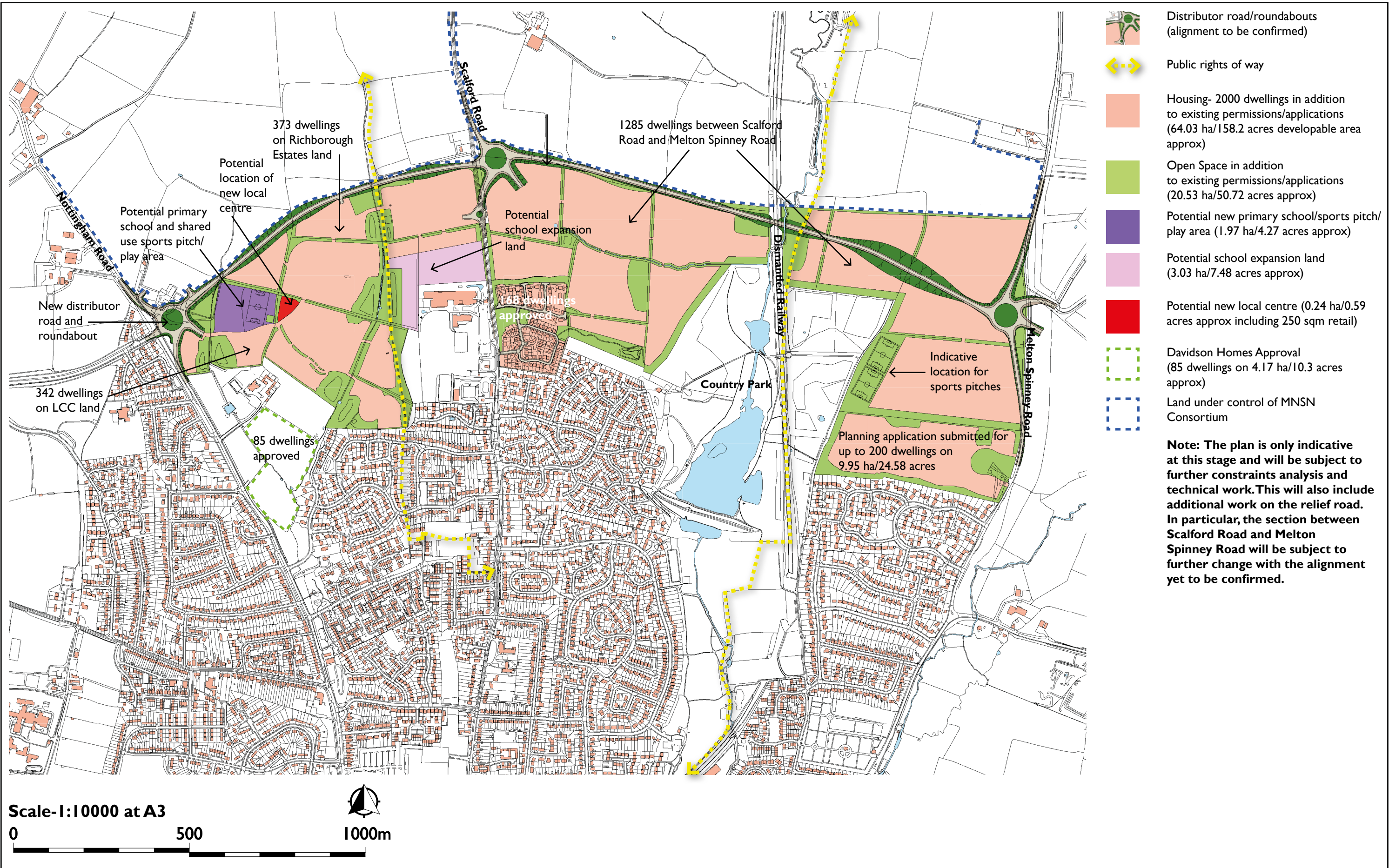
- Provide the majority of new homes within the most sustainable locations within Melton Mowbray, ensuring that employment, education, shopping and other local facilities are readily accessible by a range of travel modes;
- Optimise expenditure retention within Melton Mowbray town centre in order to bolster its vitality and viability and increasing the propensity for investment in shopping and leisure facilities;
- Minimise unsustainable travel patterns across the Borough, thus ensuring consistency with Policy IN1;
- Reduce the reliance on windfall sites to meet the Borough's housing needs over the plan period; and
- Increase protection of the historic character and setting of the Borough's rural villages.

2.23 It is therefore recommended that the wording for Policy SS2 is amended to;

"Melton Mowbray Main Urban Area is the priority location for growth and will accommodate a minimum of 65% of the Borough's housing need. The role and sustainability of Melton Mowbray will be significantly enhanced through the delivery of at least 3,980 homes and up to 31 hectares of additional employment land by 2036. Development will be expected to contribute positively to the provision of key infrastructure, including traffic relief within the town, to support its growing population and economy."

Appendix I

MNSN Development Framework Plan



-  Distributor road/roundabouts (alignment to be confirmed)
-  Public rights of way
-  Housing- 2000 dwellings in addition to existing permissions/applications (64.03 ha/158.2 acres developable area approx)
-  Open Space in addition to existing permissions/applications (20.53 ha/50.72 acres approx)
-  Potential new primary school/sports pitch/play area (1.97 ha/4.27 acres approx)
-  Potential school expansion land (3.03 ha/7.48 acres approx)
-  Potential new local centre (0.24 ha/0.59 acres approx including 250 sqm retail)
-  Davidson Homes Approval (85 dwellings on 4.17 ha/10.3 acres approx)
-  Land under control of MNSN Consortium

Note: The plan is only indicative at this stage and will be subject to further constraints analysis and technical work. This will also include additional work on the relief road. In particular, the section between Scaford Road and Melton Spinney Road will be subject to further change with the alignment yet to be confirmed.

PROJECT	CLIENT
Melton Mowbray North Sustainable Neighbourhood	Melton North Consortium

ILLUSTRATIVE MNSN FRAMEWORK

Drawing Number	Rev.	Date	 208 Lightwoods Hill, Smethwick, West Midlands, B67 5EH E: kbrown@townscapesolutions.co.uk t: 0121 4296111, f: 0121 2268789
MNSNF-01	L	08-01-18	

Appendix II Letter dated
December 2016 on behalf of
Consortium in support of MMDR



An **APLEONA** company

Our Ref: Ref
Your Ref: Ref

19 December 2017

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SUPPORT FOR LEICESTERSHIRE COUNTY COUNCIL'S OUTLINE BUSINESS CASE FOR THE MELTON MOWBRAY DISTRIBUTOR ROAD

Dear Andy

We act on behalf of the representatives of the consortium for the Northern Sustainable Neighbourhood (comprising Barwood, Leicestershire County Council, Richborough Estates, Taylor Wimpey and William Davis) and who wish to express support in principle in relation to Leicestershire County Council's Outline Business Case to DfT for the Large Local Majors Fund Bid for the Melton Mowbray Distributor Road (MMDR).

There is a considerable need for additional housing in Leicestershire and specifically Melton Mowbray as a key focus of significant growth proposed as part of the draft Local Plan.

The Local Plan with examination scheduled for January 2018, proposes the provision for over 6000 new dwellings and 51 hectares of employment across the district as part of the Local Plan and as the main urban area in the Borough, Melton Mowbray is a key focus for growth.

This planned growth within the town will be located at new developments to the north and south of the town. The Consortium members have significant land interests to the north of the town and control all of the land comprising the Melton North Sustainable Neighbourhood (MNSN) and MMDR.

Given the number of homes to be delivered we note that the policy requires a comprehensive set of transport measures to be delivered. An essential component of the developing Melton Mowbray Transport Strategy is the delivery of northern and eastern section of the MMDR.

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The consortium for the Northern Sustainable Neighbourhood is committed to delivering the housing allocation set out in the Local Plan. Richborough Estates and Leicestershire County Council's are in the process of finalising their masterplan for submitting an outline planning application for development of land between Nottingham Road and Scalford Road in early 2018. The current application by Taylor Wimpey (14/00808/OUT) for 200 houses is due to go to Planning committee with a recommendation for approval in February 2018 and as part of that scheme, a significant contribution is sought by LCC towards the MMDR.

The Consortium have been working with LCC and MBC to develop a scheme that satisfies the need to accommodate housing and the requirement for a road that is fit for purpose. That work is progressing and whilst detailed design changes are inevitable, the principle of the MMDR is fully supported, provided that where the alignment of the MMDR cannot be delivered on the northern most boundary of the proposed allocation, due to geometry and landownership constraints resulting in a severing of the development parcels, that housing development north of the MMDR in these locations is accepted.

It is fully appreciated that the MMDR is key infrastructure in achieving the ambition for accelerated delivery of growth and we have been working closely with LCC and MBC to develop a scheme that satisfies the real need to accommodate housing and the requirement for a road that is fit for purpose. Taking the through traffic out of Melton Mowbray will benefit attractiveness for development by enhancing the town's vitality and its desirability as a place to live.

We look forward to continue to work with LCC, to develop Melton Mowbray as a thriving economic district and market town.

Yours faithfully,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

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