



Melton
Borough
Council



Developer Contributions Supplementary Planning Document

September 2021

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Version Control

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1.0	November 2020	Initial Draft
2.0	January 2021	Updated version following informal discussion with Cabinet
2.1	February 2021	Further updates added prior to wider stakeholder engagement
2.2	July 2021	Amendments made following consultation with LCC
3.0	September 2021	Amendments made following public consultation

Acronyms Table

SPD = Supplementary Planning Document	CCG = Clinical Commissioning Group
NPPF = National Planning Policy Framework	NPPG = National Planning Practice Guidance
MMDR – Melton Mowbray Distributor Road	S106 = Section 106 Agreement, Unilateral Undertaking or ‘Deed of Variation’
CIL = Community Infrastructure Levy	

1. Introduction

1.1 Purpose of the Document

1.1.1 This Supplementary Planning Document (SPD) sits alongside the Melton Local Plan 2011-2036 which was adopted in October 2018. The purpose of this Developer Contributions Supplementary Planning Document (SPD) is to set out Melton Borough Council's approach to seeking Section 106 planning obligations in the absence of a Community Infrastructure Levy (CIL) Charging Schedule within the Borough. It provides guidance to Policy IN3 of the Melton Local Plan and works towards achieving the Council's corporate priority of delivering sustainable and inclusive growth in Melton (Priority 3).

1.1.2 Policy IN3 of the Local Plan explains that developer contributions towards local infrastructure are expected in proportion to the scale of its impacts, following an order of priority. With the exception of the Melton Mowbray Distributor Road the infrastructure is not defined and the purpose of this SPD is to offer clarification of the infrastructure needs within the priority order referred to in IN3.

1.1.3 Specifically, this SPD will support delivery of the key infrastructure associated with sustainable growth and to assist Leicestershire County Council to facilitate the Melton Mowbray Distributor Road (MMDR) and related which is central to this objective. Recognising the considerable level of investment and forward funding being made by Leicestershire County Council, primarily in respect of highways infrastructure, the SPD will prioritise contributions to support recovery of highways and education costs and explain that these items should be fully recovered first and foremost within the priority order introduced by Policy IN3.

1.1.4 As explained in Policy IN3, Melton Borough Council will expect developers to provide developer contributions towards infrastructure in proportion to the scale of its impacts, and this SPD sets out a hierarchy such that strategic needs can be met. These include commitments to support the delivery of affordable housing and improvements in local primary health care and leisure facilities amongst others.

1.1.5 This guidance does not cover every possible circumstance and/or obligation that may need to be taken into account, but it provides a clear indication of how the Council will meet the necessary CIL regulations from new development in respect of the provision of infrastructure, community facilities and services. It will enable developers to understand the Council's expectations and priorities for planning obligation requirements from an early stage in the development process. Allowing them to make appropriate provision when formulating costs and undertaking financial appraisals.

1.1.6 The SPD cannot provide methods of how developer contributions will be calculated, as this is site and development specific in accordance with the CIL regulations. In many cases, calculations are provided by the requestor based on an assessment of their evidence of the impact of the development. Contributions will only

be requested where it is considered that they meet the necessary tests as set out in the NPPF (2021) paragraph 57.

1.1.7 As well as providing clarity on priorities, the SPD ensures greater clarity of local community infrastructure needs, with the aim of guiding and simplifying negotiations with developers and the consideration of applications by the Planning Committee.

1.1.8 This guidance will ensure that the process used by Melton Borough Council is clear and transparent to all stakeholders involved in the planning obligation process, whether this is developers, the public, the Planning Committee, or our partners.

1.2 What are Developer Contributions?

1.2.1 New development can make a positive addition to an area, for example, providing new homes and jobs. It can also have an impact on the local community, placing additional pressures on the local infrastructure and facilities such as the local schools and other essential services. It may also have an impact on the highway network. Effective use of obligations and contributions can play a vital role in ensuring that necessary infrastructure provision keeps pace with new development and is sustainable. At the heart of the NPPF is the presumption in favour of sustainable development (para 11). It seeks to ensure that the overarching economic, social and environmental objectives are pursued in mutually supportive ways to ensure that developments meet the needs of the present without compromising the ability of future generations to meet their needs (paragraphs 7-10).

1.2.2 Developer contributions ensure that an acceptable development mitigates its impacts sufficiently. Specifically, developer contributions can mitigate impacts that cannot be controlled by the imposition of planning conditions. Developer contributions ensure that a developer delivers or contributes to infrastructure, and can relate to physical provisions (i.e. the transfer of land for education purposes), and/or financial contributions. The impact of new development will vary between development sites and individual proposals, and any planning obligation should reflect the specific requirements of the scheme and the locality.

1.2.3 Planning obligations can be contained within Section 106 agreements, which are legal agreements between the Council, landowners/developers and/or infrastructure providers to make a development acceptable in planning terms, that binds parties to providing or contributing funding towards the delivery of infrastructure. They can also be secured through the use of unilateral undertakings which can be entered into by a person with an interest in the land voluntarily and without the agreement of the Local Planning Authority. The content of s106 documents can be amended at a later date by means of a 'deed of variation' by agreement between the parties that are signatories to the original.

1.2.4 Another type of planning obligation is the Community Infrastructure Levy (CIL) which is a planning charge introduced by the Planning Act 2008 as a tool to help deliver infrastructure to support the development of the local area. Local authorities can

choose to introduce a CIL which is calculated on a £ per square metre basis on new developments.

1.2.5 As stated within the NPPG [paragraph 23](#), planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home. In addition, Planning obligations for affordable housing should only be sought for residential developments that are major developments (10 or more units or site has an area of 0.5 hectares or more).

1.2.6 In July 2019, Melton Borough Council's Cabinet considered a paper updating Members on the progress and issues around implementing the CIL. It was agreed that progress on the CIL be suspended at that time, and that instead the Council progress with the development of a Developer Contributions SPD. This would involve working with Leicestershire County Council and other public sector infrastructure providers to develop strategic, justifiable and transparent approaches to securing developer contributions. This decision was taken to avoid abortive work where a positive cost / benefit analysis could not be predicted, and to ensure fair and appropriate contributions could be sought. It also ensured that the Council could prioritise infrastructure requests if it becomes apparent that all requests cannot be met.

1.2.7 Developer contributions may only be requested if they meet the 3 statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010](#) (as amended) and in paragraph 57 of the NPPF, they are:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

1.2.8 The implementation of infrastructure following receipt of developer contributions is carried out by Melton Borough Council, Leicestershire County Council and infrastructure providers such as Leicestershire Constabulary, NHS Clinical Commissioning Groups (CCG), and Parish Councils etc.

2. Policy Context

2.1 National Policy

2.1.1 At the national level, the [National Planning Policy Framework \(NPPF\)](#) sets out the planning policies for England. NPPF paragraphs 55 to 58 cover the use of planning conditions and S106 agreements. These paragraphs reiterate the tests for use of S106 agreements set out in the CIL Regulations.

2.1.2 On 1st September 2019, government made amendments to the 2010 regulations affecting both CIL and section 106 agreements, as well as relating to the processes of securing developer contributions as part of the planning application process. Please see [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#).

The new amendments included;

- The removal of the section 106 pooling restrictions to allow charging authorities to use both CIL and/or section 106 planning obligations to fund the same item of infrastructure
- Amended the regulations to ensure local authorities can seek a monitoring fee which is fairly and reasonably related in scale and kind to the development
- Added the requirement for local authorities to annually publish an infrastructure funding statement that will set out what developer contributions, whether monetary or not has been secured in the past year, alongside stating how much has been spent, and what it is spent on.

2.1.3 These amendments aim to provide greater flexibility to local authorities when funding infrastructure, while increasing the transparency of the process.

2.1.4 In addition, the Ministry of Housing, Communities and Local Government (MHCLG) have detailed [National Planning Practice Guidance](#) that supports the NPPF and regulations. The key sections relevant to this SPD and the procedures of planning obligations are as follows:

- [Community Infrastructure Levy](#)
- [Determining a planning application](#)
- [Planning obligations](#)
- [Viability](#)

2.1.5 There are other national planning documents such as the national design guide however the focus of this SPD is on securing developer contributions and those documents do not directly affect this SPD.

2.2 Local Policy

2.2.1 The Melton Local Plan was adopted in October 2018 and is the Development Plan that this document provides further guidance to. It sets out the Council's policies for the use and development of land across the whole of the Borough. [Policy IN3 \(Infrastructure Contributions and Community Infrastructure Levy\)](#) is the primary basis for this SPD. This policy details how developers will be expected to help to deliver sustainable communities by contributing to infrastructure. Policy IN3 sets out a priority order which this SPD builds upon as follows;

I. Essential infrastructure necessary to ensure adequate provision of essential utilities, facilities, water management and safe access, as identified in the Infrastructure Delivery Plan or Neighbourhood Plan.

II. Essential infrastructure (including the Melton Mowbray Transport Strategy and its key component, the Melton Mowbray Distributor Road) as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan including contributions from residential development towards affordable housing to meet the requirement set out in Policy C4.

III. Desirable infrastructure as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan.

2.2.2 Additionally, the SPD supplements the following Local Plan policies;

[Policy SS4](#) South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)

[Policy SS5](#) Melton Mowbray North Sustainable Neighbourhood

[Policy IN1](#) Melton Mowbray Transport Strategy (MMTS)

[Policy IN2](#) Transport, Accessibility and Parking

[Policy C2](#) Housing Mix

[Policy C4](#) Affordable Housing Provision

[Policy C5](#) Affordable Housing through Rural Exception Sites

[Policy C8](#) Self-Build and Custom Build Housing

[Policy C9](#) Healthy Communities

[Policy EN3](#) The Melton Green Infrastructure Network

[Policy EN7](#) Open Space, Sport and Recreation

2.2.3 Infrastructure requirements evolve over time and since the Local Plan was adopted, for example, the requirement for a new secondary school in Melton Mowbray has emerged. The Council is preparing two masterplans for the North and South Sustainable Neighbourhoods, both of which will be viability assessed, in order to address this requirement.

2.2.4 Melton Borough is also part of the [Strategic Growth Plan \(SGP\) for Leicester and Leicestershire](#). The SGP was developed by a partnership of Leicester City, Leicestershire County Council, the seven local borough and district authorities and the Leicester and Leicestershire Local Enterprise Partnership. It puts forward proposals for future development, including housing provision that will be needed to support population change, meet housing needs and support economic growth to 2050. The document was formally approved in December 2018.

2.2.5 The SGP identifies Melton Mowbray as a key centre for regeneration and growth. It references the MMDR providing the catalyst for change, noting that it will remove congestion in the town centre and open up land for development to the north, east and south of the town.

2.2.6 [Melton Borough Council's Corporate Strategy 2020-2024](#) sets out the focus for the Council, established through six priorities. Priority 3 states specifically that the Council will support the delivery of sustainable and inclusive growth in Melton, reasserting the Council's support of the MMDR specifically. It also highlights aspirations to support the continued delivery of affordable housing, a second GP surgery in the town and establishing a sustainable future for the Council's leisure facilities.

2.2.7 Melton Borough Council are responsible for securing, collecting, transferring and administering contributions including;

- Affordable Housing
- Community and Sports Facilities;
- Open Space and Recreation;

- Primary healthcare
- Police
- Strategic Community & Leisure Facilities
- Local Infrastructure to be implemented by other bodies

2.3 Leicestershire County Council

2.3.1 Melton Borough Council works closely with Leicestershire County Council to support the delivery of appropriate infrastructure including but not limited to educational facilities, highways, and waste (recycling) facilities which are the responsibility of the County Council. Both the County Council and Melton Borough Council are key parties involved in Section 106 agreements, particularly when the agreement relates to the provision of County Council services and facilities. In some situations, it will be necessary for Leicestershire County Council to request developer contributions that recover the forward funding they have made towards infrastructure.

2.3.2 In July 2019 the County Council adopted a revised [Planning Obligations Policy](#). The document aims to provide guidance about the obligations which may be sought by the County Council. The Policy is a material planning consideration when determining planning applications and is a useful indicator of what may be requested by the County Council to support sustainable development. In order for the policy to reflect changing circumstances, infrastructure priorities, constructions costs and inflation, the County Council will update the policy when appropriate.

2.3.3 Leicestershire County Council are responsible for securing, collecting, and administering contributions such as;

- Adult Social Care and Public Health;
- Waste Management (civic amenity);
- Education;
- Economic Development;
- Highways and Transportation
- Sustainable travel incentives;
- Library Services;
- Sports & Recreation

2.3.4 This SPD will not set out the County Council's Planning Obligations Policy. Therefore, we advise applicants to refer to that document alongside this SPD.

2.3.5 Melton Borough Council will continue to work with the County Council to support significant infrastructure investment in Melton Mowbray related to government funding sources, and the specific requirements of accepting the Housing Infrastructure Fund from Homes England.

2.3.6 Melton Borough Council will work collaboratively with Leicestershire County Council when devising and negotiating section 106 agreements to ensure that infrastructure needs are met across all parts of the Borough.

2.4 Housing Mix and Affordable Housing Supplementary Planning Document

2.4.1 Affordable Housing can account for monetary and non-monetary planning obligations. [Policy C4](#) Affordable Housing Provision details Melton Borough Council's procedure for delivering affordable homes in the Borough. This policy is partnered with [Policy C2](#) detailing how the Council will seek to manage the delivery of a mix of house types and sizes.

2.4.2 To support the implementation of these policies, the Borough Council adopted a [Housing Mix and Affordable Housing Supplementary Planning Document](#) on 9th July 2019. The purpose of the SPD is to give further guidance to developers to assist them when developing new housing which provides an appropriate mix of good quality housing types, tenures and sizes.

2.4.3 This SPD will not set out specific details on housing mix and affordable housing obligations. Therefore, you should refer to the Housing Mix and Affordable Housing SPD alongside this SPD.

2.4.4 The SPD will be updated in time to reflect changes to any legislation or regulations to housing mix and affordable housing, for example, First Homes.

2.5 Open Spaces Strategy and Action Plan

2.5.1 The [Open Spaces Strategy](#), adopted in November 2020, is an evidence-based report produced to support [Policy EN7](#) of the Melton Local Plan and requires the provision of open space to meet identified deficiencies and to sustain quantity standards as the population grows. The document is focused solely on Melton Mowbray rather than the whole Borough.

2.5.2 The strategy also includes updated recommendations on the collection of developer contributions, noting that these provide a key funding source to meet the needs of the growing population expected from new developments. The strategy does state that developer contributions should not only apply to new open space provision, but also to secure resources to enhance current open spaces as an alternative in circumstances where it would be more effective.

2.5.3 This SPD will not repeat the Council's Open Space requirements. Therefore, applicants and stakeholders should refer to the [Open Spaces Strategy](#) alongside this SPD, specifically for Melton Mowbray developments.

2.6 Emerging Government Policy

2.6.1 The NPPF and the Planning practice guidance currently details how Biodiversity Net Gain (BNG) should be encouraged within developments. However, the draft of Environment Bill looks to create a legal framework for ensuring that developments in England secure a BNG of at least 10%. This will benefit the government environmental targets set in the 25-Year Environment plan. However, it may have a significant impact on viability of developments. The specific details of how BNG will work in practice are yet to be made in secondary legislation. Specifically, it is currently uncertain how off-

site contributions towards BNG will be made, however if this is to be through section 106 agreements then this SPD will be reviewed in order to reflect any new regulations.

3. The Council's Developer Contributions Procedure

3.1 General Approach

3.1.1 This section sets out guidance relating to how Melton Borough Council proposes to manage the developer contribution process - from making policy, considering applications for planning permission, making and amending S106 obligations as needed, and monitoring the delivery of planning obligations.

3.1.2 Once adopted, this Developer Contributions SPD will comprise the Council's approach to seeking developer contributions from qualifying new developments in the Borough.

3.2 Developer Contributions Requirement

3.2.1 Where appropriate the Local Plan [Policy IN3](#) states that developers will be required to provide the necessary infrastructure or contribute to its provision through Section 106 contributions and/or the Community Infrastructure Levy (CIL) should the Council introduce it.

3.2.2 For contributions secured within the body of developments, as integral parts of proposals, provision is ensured through the use of conditions. The conditions must pass the tests of being:

- necessary;
- relevant to planning and to the development to be permitted;
- enforceable;
- precise; and,
- reasonable in all other respects.

3.2.3 Conditions will relate to on-site infrastructure provided by the developer. However, for contributions towards off-site affordable housing or other infrastructure, contributions that are made financially, and in complex cases, a Section 106 agreement will normally be required.

3.2.4 Section 106 agreements must meet the three statutory tests that are set out in the [Community Infrastructure Levy Regulations 2010](#) and the [National Planning Policy Framework](#) (para.57). Planning obligations, including financial contributions, must be:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development

3.2.5 As a result of the above Regulations, the Council is only permitted to secure contributions where a genuine need arising from the proposed development is generated.

3.2.6 Although the Council usually has requests from statutory consultees, the Council will assess all valid requests from organisations that can provide evidence that meet the CIL Regulations and the three statutory tests outlined in 3.2.4.

3.3 Priority Setting

3.3.1 Infrastructure contributions may sometimes not be affordable (see Section 3.5: Viability). Where sufficient developer contributions cannot be made to mitigate the impact of a development and the contributions are considered necessary in order to make the scheme acceptable in planning terms, the Council may refuse the application in line with the direction of Policy IN3, i.e, as a failure to satisfy the requirements of the development plan. In these cases viability will not be relevant.

3.3.2 Some developments may not be able to make contributions towards all of the infrastructure that is required but may remain desirable for other reasons. Where such viability constraints exist contributions may be prioritised as demonstrated in Table 1 below. The requirement to make contributions must also comply with the CIL Regulations. Therefore, as established within Policy IN3, it is important to set out the Council’s priorities.

3.3.3 Policy IN3 makes clear that additional dwellings or employment premises will be expected to help deliver sustainable communities through making developer contributions to local infrastructure in proportion to the scale of its impacts. This SPD develops the principles of the priority order set out in that policy and provides further clarity as set out below.

3.3.4 Without exception, all developments will be required to incorporate essential infrastructure necessary to ensure adequate provision of essential utilities, facilities, water management and safe access (Part I: Essential Infrastructure, Policy IN3) within their design proposals. These elements are required as part of the infrastructure of any development and do not depend upon s106 developer contributions to which the Council is party, and therefore do are not included within the approach to prioritisation.

3.3.5 The specific priorities within Policy IN3 relating to “Part II: Essential Infrastructure” and “Part III: Desirable Infrastructure” are set out in table 1 below:

Table 1. Explanation of Prioritisation of Infrastructure within Policy IN3

Policy IN3 Category	Priority Sub-Category	Required Contributions (where applicable)
Part II : Essential Infrastructure: (including the Melton Mowbray Transport Strategy and its key component, the Melton Mowbray Distributor Road) as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan including contributions from	Priority 1	<ul style="list-style-type: none"> Strategic Highways Infrastructure (MMTS and MMDR) Education (including early years, SEND, primary, secondary and post-16)
	Priority 2a	<ul style="list-style-type: none"> Affordable Housing Local Highways Infrastructure (such as traffic calming etc.)
	Priority 2b	<ul style="list-style-type: none"> Primary Care Open Spaces

residential development towards affordable housing to meet the requirement set out in Policy C4.		<ul style="list-style-type: none"> • Strategic Community & Leisure Facilities
	Priority 2c	<ul style="list-style-type: none"> • Police & Community Safety • Civic Amenities • Sustainable Travel – i.e. Public Transport, Travel Packs, Bus Passes, Travel Plans etc.)
Part III. Desirable infrastructure as identified in the Infrastructure Delivery Plan or any made Neighbourhood Plan.	Priority 3	<ul style="list-style-type: none"> • Libraries • Other Swimming Pools, Sports Halls and Playing pitches and other outdoor sport (other than when integral to site specific policy requirements such as SS4 and SS5) • Other Natural open space, informal open space (other than when integral to site specific requirements) • Local Community Infrastructure Priority Lists (See Appendices) • All other Leicestershire County Council planning obligations which may be requested ¹ • Monitoring (LCC & MBC)

3.3.6 Those items marked as Priority 1 (within Part 2: Essential Infrastructure) in the above table are regarded as essential to facilitate development and as such it is not envisaged that they can be compromised in any readily foreseeable circumstance (see Section 3.5 Viability). It should be noted that priority 1 infrastructure may not be relevant for all developments especially in rural areas. The prioritisation approach will be on a case-by-case basis as it would be dependent on the requested contributions submitted and the specific circumstance of the development proposed and the site's location and characteristics.

3.3.7 Occasionally development proposals come forward which are highly desirable in their content, but which cannot achieve all of the contributions required to mitigate their impact upon infrastructure and facilities. Where it is considered that the benefits of a proposal are sufficiently strong so as to justify a shortfall in the mitigation of its impacts, prioritisation has to take place. There may be a proportioning of the contributions

¹ Such as, Adult Social Care and Health, Public Health, Community Safety, Sport and Recreation facilities as specified in the Planning Obligations Policy - <https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/8/16/Planning-Obligations-Policy.pdf>

across priorities 2a, b and c with weighting in favour of 'a', then 'b', then 'c'. The proportioning may see the reduction of all priority 2 requests by a certain percentage to ensure the development remains viable. However the method would be specific to the individual application. Those items marked as Priority 3 (Policy IN 3 Part III: Desirable Infrastructure) will only be relevant, in these unusual circumstances, where Priorities 1-2 have been satisfied.

3.3.8 Not all the contributions from Table 1 (including priority 1) will be requested on every planning application. Each request will be assessed for CIL compliance on a case-by-case basis reflective of its circumstances. For example, developments within villages will not usually be required to contribute towards the MMDR.

3.3.9 Discussions regarding contributions and their prioritisation will take place as early as possible in the planning process, including at the pre-application stage, and where relevant will involve infrastructure providers such as Leicestershire County Council in its role as Highways Authority and its duty to ensure appropriate school places and other educational provision. Once any negotiations have occurred and an agreement has been reached, the discussions regarding the detailed terms of the S016 including the trigger points will ensue. With regard to financial contributions for education, the use of an appropriate per dwelling "roof tariff" is envisaged for some areas in the Borough (see 4.1).

3.4 Pre-Application Stage

3.4.1 As set out in the Council's adopted [Statement of Community Involvement](#) (SCI, November 2019), potential applicants are encouraged to discuss applications with the Council at an early stage and certainly prior to submission.

3.4.2 At the pre-application stage discussions will take place between those submitting proposals for development and planning officers in order to ascertain the potential impacts on infrastructure and the range of potential developer contributions which may be necessary in order to make the development acceptable. Officers of the Council will decide, based on the nature of the proposal, whether specific infrastructure providers should be invited to provide input and advice at the pre-application stage.

3.4.3 The Council also encourages potential applicants for all major residential, employment and mixed-use schemes to carry out pre-application consultation and, as part of this, to contact local organisations to identify local infrastructure needs. We recommend that applicants, agents and developers contact the Council to assist with parish and stakeholder contacts.

3.4.4 Where an application site lies immediately adjacent to or partially within a neighbouring Local Authority area, the Council will seek to co-ordinate proportionate responses in relation to planning obligations as far as possible.

3.4.5 In addition to the borough-wide infrastructure priority list (Table 1), the local infrastructure lists (Appendices A to T) contained within this SPD should be acknowledged at the pre-application stage. These lists will illustrate what infrastructure

requests are likely to arise in the various locations in the Borough and have been formed by the Ward Councillors and Parish Councils in those areas.

3.5 Viability

3.5.1 Following the consultation of the planning application, the Planning officer will assess each request for compliance with the CIL regulations tests (1.2.7). They will then collate the requests and forward them to the developer/applicant for their consideration.

3.5.2 If an applicant considers that the requirement for making a developer contributions for the provision of infrastructure will impact negatively upon the viability of the development proposal, then as stated within the [NPPF](#) (para 58);

“it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage”

3.5.3 Applicants who consider their proposal will be unviable with the required planning contributions must be able to support their case with detailed evidence of development viability in the form of a financial viability assessment. The National Planning Practice Guidance (NPPG) details the standard inputs for a viability assessment (see [para 10-19](#)). The viability assessment will be scrutinised by external experts appointed by the Council. The Council will expect the developer to fund the reasonable costs incurred through the employment of its external experts.

3.5.4 Where a viability assessment is submitted to accompany a planning application, the NPPG ([para 8](#)) clearly states that this should be based upon and refer back to the viability assessment that informed the Local Plan, and the applicant needs to provide evidence of what has changed since then. Therefore, if there are any site-specific factors that mean the viability of a particular site differs significantly from that modelled in the whole plan viability testing, applicants can submit a viability appraisal setting out the reasons that require a site specific viability assessment.

3.5.5 To maintain the transparency and accountability of its decisions, the Council will publish all viability assessments submitted as part of planning applications alongside other planning documents on its website and will do likewise with its independent scrutiny. If the applicant considers that there are circumstances for a withdrawal of any information within the viability assessment from a public disclosure, they have to make their case within the terms of GDPR to allow for suitable redaction of the published documents etc. Where an exemption from publication is sought, the Council must be satisfied that the information to be excluded is commercially sensitive. Any sensitive personal information will not be made public as part of the viability assessments.

3.5.6 As stated in both the NPPF and NPPG the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case (para 58). Therefore, the Council will assess the merits and circumstances of an application alongside the viability assessment on a case-by-case basis to enable a fair and proportionate decision (see also para 3.3.4 above). All viability information will be published where permissible as outlined in 3.5.3.

3.5.7 It is recognised that for schemes with specific site abnormalities the impact of the required level of developer contributions may compromise development viability. In such instances, the Borough Council may enter into negotiations with developers to consider whether there is a justifiable case for a reduction in the scale of contributions based on the benefit(s) of development. The process for this is set out below in section 3.6 below.

3.6 Negotiations

3.6.1 Negotiations about the level of specific developer contributions may be necessary depending on the individual circumstances of the development. In addition, negotiations in regard to the trigger points (see section 3.7) of the developer contributions should occur simultaneously.

3.6.2 Negotiations will be led by Borough Council officers, and where appropriate will involve consultation with other partner organisations relating to their infrastructure responsibilities. The County Council will always be invited to discussions where viability has the potential to lead to reduced funding for request made by them.. To manage timescales of negotiations, Table 1 should be used as a basis.

3.6.3 Whilst the guidance provided in this Developer Contributions SPD aims to be as clear as possible, developers will benefit from seeking early guidance with planning officers to understand the developer contributions requirements prior to submitting planning applications.

3.6.4 Once an agreement is reached the draft will be drawn up by the legal teams that will then be signed by the developer / landowner, Melton Borough Council and (where County Council infrastructure forms part of the agreement) Leicestershire County Council. Only when a suitable Section 106 agreement has been signed by all parties will a planning decision notice be produced (where required).

3.6.5 If circumstances arise that the developer or landowner wishes to vary a signed Section 106 agreement, a deed of variation will be required. Planning obligations may not be modified or discharged unless agreement has been reached with the local planning authority. An agreement to modify or discharge a planning obligation can be made at any time (and can only be entered into by deed, by virtue of s106A(2) of the 1990 Act). The Borough Council will, where appropriate, consult with partner organisations prior to agreeing to vary any Section 106 agreement due to the impacts that varying the agreement could have on infrastructure provision to support sustainable communities and the Council's strategic priorities.

3.7 Trigger Points and Phased Contributions

3.7.1 'Trigger points' are stages within a development at which payment of a contribution or provision of infrastructure becomes necessary; examples include: 'prior to commencement of development', 'prior to the occupation of the **th dwelling', 'on the transfer of'. During the negotiation process outlined above, trigger points for each planning obligation will be discussed between the developer, the Council, County

Council and infrastructure providers which will be included within the Section 106 agreement.

3.7.2 In most cases, the Council, County Council, and the developer will be able to agree an appropriate approach, but an independent viability assessment may be needed if the scale of the obligations or the impact of the proposed phasing of the contributions required by the Council is considered to threaten the deliverability of the proposals. The independent viability assessment will be funded by the developer and be made publicly available unless there is GDPR issues (see 3.5.3).

3.7.3 Infrastructure providers should suggest trigger points when submitting their requests for contributions which will aid the Council when drafting the section 106 agreement. Trigger Points should be both clear and reasonable, with the aim of securing the full delivery of both the development and the necessary infrastructure when and where it is needed to mitigate any harmful impacts that would otherwise arise. The Council will also aim to ensure trigger points are viable to the specific stage in the delivery of the development.

3.7.4 The Council will consider the use of different or multiple trigger points, such as occupation levels, to help enable development to proceed, whilst securing the timely provision of the necessary obligations.

3.7.5 A worked example of this is below;

The total contribution is £33,064, the trigger points split this over 4 payments:

- 25% of the contribution prior to occupation of 1st dwelling = £8,266.00
- 25% of the contribution prior to occupation of 100th dwelling = £8,266.00
- 25% of the contribution prior to occupation of 200th dwelling = £8,266.00
- 25% of the contribution prior to occupation of 300th dwelling = £8,266.00

3.7.6 The Council and County Council will require developers to serve a notice upon them in writing, to their respective Council officer, within 10 working days of the trigger point being reached.

3.8 Fees

3.8.1 The Council's and County Council's reasonable costs for preparing legal agreements will be borne by the applicant. These costs will be based on an hourly rate and will depend upon the complexity of the agreement and the length of time taken to settle the draft and proceed to completion. The Council will therefore require the applicant to provide a 'cost undertaking' to pay for the Council's reasonable and proper fees, even in the event that the agreement is not completed.

3.8.2 Standard Unilateral Undertakings and Deeds of Variation will be subject to an administration charge covering the Council's reasonable and proper legal costs and if necessary, the transfer of money to third parties.

3.9 Indexation

3.9.1 Financial contributions are based upon the costs of infrastructure. Financial contributions will therefore be indexed (i.e. index-linked to inflation) to ensure that they retain their original 'real value'. The base date (date agreement was signed), the final date (latest month preceding the date of payment) and appropriate index to be applied will be set out in the legal agreement.

3.9.2 In accordance with the CIL Regulations, financial contributions will normally be linked to the national All in Tender Price Index of Construction Costs published and reviewed regularly by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This will reflect the inflation costs between the completion of a Section 106 agreement and the relevant payment date. In the event that the BCIS index ceases to be published, a reasonable equivalent index will be specified by the Council in the section 106 agreement.

3.10 Monitoring

3.10.1 Whether a contribution requires a developer to undertake some works on site or make a financial contribution to off-site infrastructure, it is important that there is confidence that the contribution is delivered. Therefore, Melton Borough Council will continue to monitor trigger points, the receipt of contributions and the expenditure of contributions received through Melton Borough Council. In parallel to this the County Council will monitor and invoice for the contributions under their ownership.

3.10.2 The Borough Council will monitor development sites twice a year, once in late March to coincide with the housing trajectory monitoring, and again in October of that year. This will allow the Council to keep track of the development trigger points throughout the year. If the Council has not received notice from the developer upon monitoring the site, an email will be sent from section106@melton.gov.uk asking to confirm the trigger point has been met.

3.10.3 The amended CIL Regulations introduced from 1st September 2019 require that from December 2020 each Local Authority publishes information on developer contributions received and spent by the Borough Council in a given year. This takes the form of an annual Infrastructure Funding Statement. This method of reporting will ensure transparency and accountability when implementing infrastructure in the Borough. The council will publish the Infrastructure Funding Statement at the end of each on their website.

3.10.4 In addition to this, local planning authorities are required to keep a copy of any Section 106 agreement along with details of any modification or deed of variation and make these publicly available on their planning register, which can be found here; <https://pa.melton.gov.uk/online-applications/>

3.10.5 Due to the level of monitoring detailed above and the amendment to the CIL regulations, the Borough Council will seek a monitoring fee which is fairly and

reasonably related to the specific contributions signed within the S106. Further details can be found at 4.6.

4. Detailed & Specific Guidance

4.0.1 This section gives specific advice relating to various types of infrastructure commonly required by Melton Borough Council to support new development. In addition, it also includes detailed and specific guidance relating to the infrastructure requested by partners that Melton Borough Council are responsible for collecting on their behalf (such as the Police, and the NHS).

4.0.2 The contributions that Leicestershire County Council request are specific to their services and we recommend that applicant/developer should contact the County Council directly to discuss any potential requests from them and view their [Planning Obligations Policy](#). However, the County Council has agreed a strategy for education contributions in Melton Mowbray and selected ward within the Borough. Detail regarding this can be found in 4.1

4.0.3 As stated previously, this document does not cover every circumstance and / or planning obligation that may be needed to make a new development acceptable in planning terms. In all cases the Council will ensure that the infrastructure sought complies with the three statutory tests as contained within CIL Regulations.

4.1 Education (including early years, SEND, primary, secondary and post-16)

4.1.1 In Melton Mowbray and selected wards in the Borough, as shown in Figure 1 The County Council have implemented a roof tariff per dwelling for the provision of education. Wards within the Town (shown in orange) are subject to a different roof tariff per residential unit to those Wards outside of the Town which are shown in blue. These are directly related to the catchment areas of primary and secondary schools, which differ from one another.

4.1.2 Where land is transferred to the education authority for the educational purposes, discounts to the tariffs will be given to reflect the value of the land.

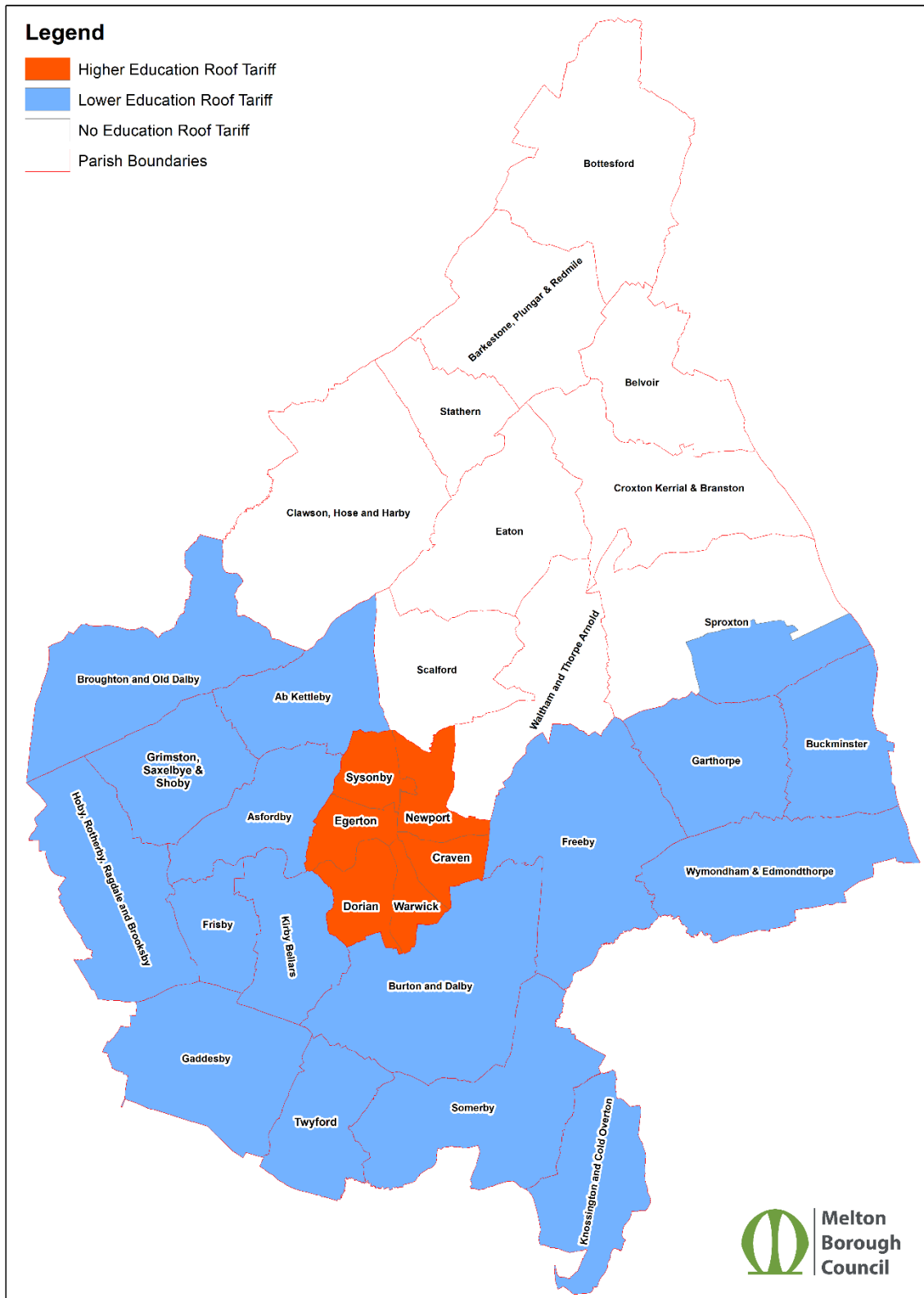


Figure 1. Map illustrating the differing education roof tariffs within the Borough

4.2 Affordable Housing

4.2.1 We recommend that when dealing with affordable housing and the mix of housing within a development reference should be made to the Council's adopted [Housing Mix and Affordable Housing SPD](#).

4.2.2 However, the main broad principles laid out within the Housing Mix and Affordable Housing SPD are as follows;

Housing Mix

- Residential proposals for developments for 10 or more dwellings should seek to provide an appropriate mix and size of dwellings
- The optimum housing size mix for both market and affordable housing is set out in Table 8 of the Local Plan
- We also seek to manage a mix of types of housing, and so residential developments which include bungalows, will be particularly supported

Affordable Housing

- Affordable housing is required within housing developments on all sites of 11 or more units and/or where the floor space exceeds 1000m²
- Primarily on site provision
- A tenure target of 80% affordable housing for rent and 20% affordable home ownership eg. Discounted Market Sale; Starter Homes; Rent to Buy or Shared Ownership taken across the lifetime of the Local Plan for the whole Borough
- Essential that applicants clearly demonstrate early in the pre-application process, how affordable housing will be integrated into a scheme. Developers should engage in early discussions with the Council's Planning Officers and Housing Policy Officer before a planning application is submitted.
- Occupancy conditions will apply to affordable housing in the rural areas of the Borough and each scheme in a rural area will have individual local connection criteria
- Affordable housing must be built to a high standard of design which, on mixed tenure sites, is indistinguishable to the open market housing

4.3 Open Space & Recreation Areas

4.3.1 The provision of open space across the Borough whether provided on-site or off-site is crucial to support the needs of the Melton's future population and enhance the environment. The NPPF policies are relevant to the provision of open space, notably Parts 8 "Promoting Healthy and Safe Communities" and 15 "Conserving and Enhancing the Natural Environment".

4.3.2 In some instances the most effective means of meeting the need generated by a development will be through providing an area of open space or recreation, on-site within a development scheme. Equally, in some instances the most effective means of meeting the need generated will be by the provision or improvement of existing open space facilities within the surrounding area.

4.3.3 Where a development does not provide any open space on-site, a financial contribution will be sought towards off-site provision. Equally, where a development

does provide open space on-site, subject to the nature and value of this provision, it may be that a proportionate financial contribution towards off-site provision will be required in addition. These financial contributions will be secured via developer contributions at an appropriate scale for the development. All measured on a case-by-case basis.

4.3.4 In the first instance Melton Borough Council expects developers to meet the open space standards set out in [Policy EN7](#) of the Melton Local Plan. Alternatively at early discussions with the planning officer and ward members there may an option to provide a financial contribution towards the enhancement of current open spaces within the local community. This may better suit the development and the needs of the community. The local infrastructure priority lists should be considered when looking at the provision of open spaces in rural areas, as these may be a priority of the Parish Council and Ward member (see 4.8).

4.3.5 Understandably the need for open space and recreational areas vary significantly across the Borough, especially as Melton is very rural in nature. When Each Parish and Village has a unique mix of spaces. Therefore, each application will be assessed on a case-by-case basis as to what the most appropriate type of open space or recreation area is. This may need the collaboration of the Parish Council and/or Ward Member when discussing the planning application. These discussions should occur early on in the application process.

4.3.6 In addition to open spaces, playing pitches provide an opportunity for the Borough's residents to take part in sport activities. The demand for playing pitches will increase relative to the growth. Once reviewed in 2022 the Playing Pitch Strategy and the Sport England playing pitch demand calculator can be used to assess the demand for playing pitches within the Borough. This may result in contributions been requested to accommodate the demand. This will be especially relevant for development on or impacting a playing field and mitigation for the loss of that playing field.

Melton Mowbray Open Spaces

4.3.7 The town setting provides an interesting set of challenges; open space becomes more necessary due to the size and density of Melton Mowbray in comparison to the rural villages. [The Open Spaces Strategy & Action Plan](#) adopted in November 2020 supports [Policy EN7](#) of the Melton Local Plan and requires the provision of open space to meet identified deficiencies and to sustain quantity standards as the population grows. The document is focused solely on Melton Mowbray. Page 58 onwards of the Strategy details the capital and revenue contributions that will be sought for Open Spaces.

4.4 Primary Healthcare

4.4.1 The long-term growth of the Borough set out within the Melton Local Plan will inevitably increase patient numbers across all of the Borough's General Practices. The distribution of this increase is challenging to predict. Therefore, Melton Borough Council will continue to work collaboratively with both the Leicester, Leicestershire and Rutland CCG (and any Integrated Care Systems created to replace these bodies) to support the use of developer contributions to implement primary healthcare infrastructure. This may include the expansion of GP practices, creation of new GP practices, investment in new equipment etc. Strategically, Melton Borough Council seeks to provide a new GP surgery for the town, and we are working actively with the CCG to investigate shared provision of this alongside leisure facilities.

4.4.2 Looking to the Borough-wide infrastructure priorities in Table 1, primary care provision is a priority of the Councils. To provide clarity to this process the Council has produced a map illustrating how requests for contributions will be formulated (see figure 1). Figure 2 has been produced in consultation with both CCG's.

4.4.3 If the development occurs within the northern half of the Borough requests will be made by Lincolnshire CCG, if the development is in the southern half, the request will be made by Leicester, Leicestershire and Rutland CCG. When a development occurs near the boundary shown in Figure 2 it has been agreed that both CCG's will be consulted, and they will make a collective decision as to where the need is greater.

4.4.4 Both CCG's have a formulaic method to creating developer contributions requests based on the number and type of housing units within a development which relates back to the demand upon facilities that they generate. The formulas allow for standardisation to occur across all developments within the CCG's area. These formulas will be used on a case-by-case basis when requesting the contributions, and then assessed against the CIL regulation tests as outlined in 1.2.7

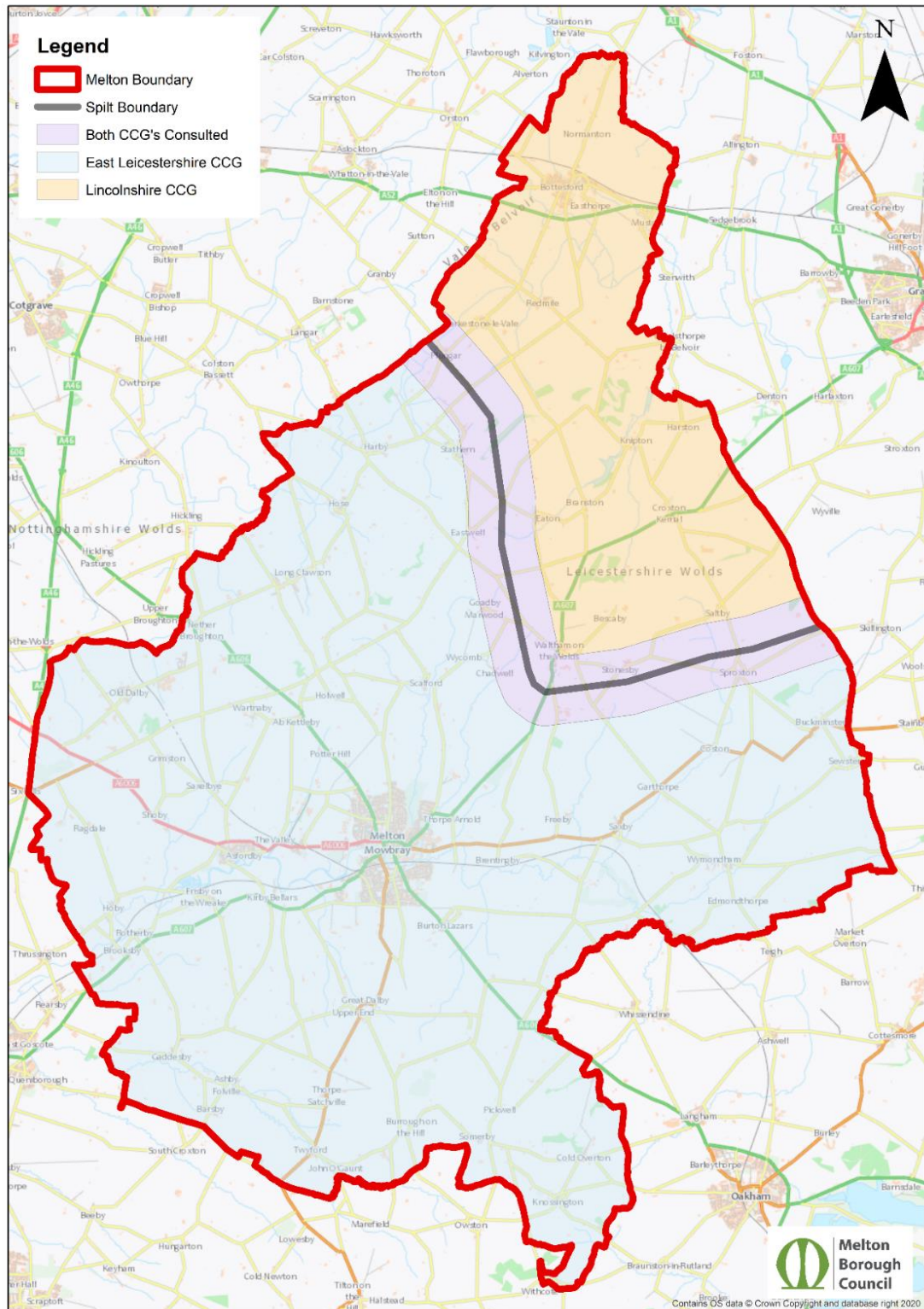


Figure 2. Map showing CCG's consultation process

4.5 Police

4.5.1 Creating a safe environment is a primary goal of any new development. Paragraph 92(b) of NPPF 2021 specifically provides that

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...”

Hence the inclusion of a police contribution to Leicestershire Police in Priority 2c.

4.5.2 Policing is a 24/7 service, resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that will be generated.

4.5.3 At present Melton Mowbray has a divisional headquarters where much of the policing activity for the Borough is based. However, where additional development is proposed Leicestershire Police may seek to deploy additional staffing and additional infrastructure to ensure quality community-based policing. Without additional support, unacceptable pressure will be put on existing staff and capital infrastructure. The ability of the police to maintain the current level of service could be undermined.

4.5.4 Therefore the Borough Council will work with Leicestershire Police by consulting them on large-scale applications, firstly to gain their perspective relating to the design of the development, and secondly to understand whether the associated growth would generate a need for additional policing infrastructure. Leicestershire Police will assess each application on an individual basis, by looking at the current level and location of available infrastructure and then assessing the demand associated with that development. A request for developer contributions along with evidence of the demand may then be submitted to go towards the additional capital infrastructure needed to maintain a sustainable level of policing within the Borough. The requests will then be assessed against the CIL regulation tests as outlined in 1.2.7.

4.6 Strategic Community & Leisure Facilities

4.6.1 The Council is committed to providing new community and leisure facilities to support the health and wellbeing of current and future residents. This is reflected in the [Council's Corporate Strategy](#) priority 3, which seeks to establish an affordable and sustainable future for leisure facilities, which will involve developing proposals for the best use of the Melton Sports Village, and future leisure provision in the Borough.

4.6.2 In order to support policies [EN7](#) and [C9](#), the council will work to create new facilities or enhance existing facilities in order for them to meet the increase in demand from the projected growth. Once updated and reviewed evidence from the latest

Sports Facilities Strategy will be used to understand where demand is for new facilities and improvements to the existing facilities.

4.6.3 New development that generates a need for sport and recreation facilities that cannot be met by existing provision will be expected to contribute towards the provision of new facilities or the improvement/expansion of existing facilities. The Borough Council will request financial contributions towards key projects that they have assessed as being the most appropriate for the area. The contributions will be calculated on a case-by-case basis, using generated need data and building costs for the provision of new facilities or enhancement of existing facilities. Work is underway to bring forward various projects to support these aims.

4.6.4 Projects that the Borough Council will seek funding for include:

- Enhancement of health and leisure facilities
- Enhancement of Melton Country Park and other open spaces for outdoor leisure facilities
- Community centres/facilities for voluntary sector operation and activities
- Protection and enhancement of heritage and tourism

This list is not exhaustive, and the Council will seek to support its Corporate Priorities

4.7 Melton Borough Council Monitoring Fees

4.7.1 As shown in 3.10, the Council monitors all of its own developer contributions (as well as those of non-signatories) and will work with developers to ensure that financial contributions and non-financial obligations are delivered on-time. Once an agreement has been signed, administrative costs are incurred on tasks such as ensuring on-site measures are provided, financial contributions are received, and contributions are spent in accordance with the terms of the obligation. This requires compliance checks, monitoring, project management and implementation by the Council.

4.7.2 Therefore, the Council considers that a reasonable and fair monitoring fee be applied to all legal agreements that incorporate monetary or non-monetary planning obligations to be paid to the Borough Council and non-signatory organisations. This will be based on the estimated time and resources need to properly monitor and administer the contributions within each individual s106 agreement, and will be calculated on a case-by-case basis recognising their diverse nature. The trigger point is intended to be 'prior to the commencement of the development' particularly as monitoring occurs from the date that the Section 106 agreement is signed.

4.7.3 The cost may be higher if the contributions require the Council to communicate with third parties adding to the administrative process required for transferring funds and monitoring implementation.

4.7.4 The Council will use the [Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#) Part 10A to inform the costs of the monitoring contribution.

4.8 Local Infrastructure

4.8.1 Contained within Priority 3 of Table 1 are the local infrastructure priority lists. These lists represent the outcome of collaborative engagement between Borough Council Ward Members, Parish Councils and Officers (where appropriate). Through a series of engagements, a short list of infrastructure priorities have been devised to focus the efforts of planning officers when negotiating developer contributions.

4.8.2 The lists which can be found in the appendices of this document (Appendix A to T) provide a brief overview of the parishes and wards, then specific infrastructure priorities for that parish/area as advised by Ward Members and/or Parish Councils.

4.8.3 These lists should be used by developers to enable them to understand what developer contributions requests may be submitted from the local area. Although these lists form part of this document, items will still need to be requested on a case-by-case basis in response to the submission of planning applications. These requests are required to be supported by evidence illustrating they are CIL compliant, transparent and not seek to address existing deficiencies

4.8.4 Infrastructure that is included within the lists includes, but is not limited to: local play areas, village hall improvements, footpath enhancements, open space enhancements, bus shelters etc.

4.8.5 Please note that some Parishes have administrative boundaries that are in neighbouring district councils. Therefore, we will need to work with that authority to co-ordinate a proportionate response in relation to planning obligations.

Appendices

Appendix A – Ab Kettleby Parish

Councillor J Orson

Parish villages comprise Ab Kettleby, Holwell and Wartnaby together with the linear settlement at Potter Hill. The Parish has an estimated total population of 529, dispersed across 1,269 hectares, making it a low-density rural parish.

Ab Kettleby is the largest settlement, having a church, primary school and public house, and has seen a significant number of new build developments since the 1980's.

In November 2019, the [Ab Kettleby Parish Neighbourhood Plan](#) was adopted. It sets out the development policies for the Parish.



Dwellings in parish (2018) – 252 Dwellings

Infrastructure Priorities

1. **Pedestrian refuge** – to ensure that residents are able to use the services within the Parish a refuge near the junction of Wartnaby Road with the A606 to the Sugar Loaf public house would be preferable.
2. **Community Facilities** – Assistance with replacement of community facilities lost as result of current pandemic.
3. **Open Space Enhancements** – Work to renovate and make safe the Village pond and its fencing and re-establish the associated entrance and surface to Well Lane which is currently blocked by vegetation.

Appendix B – Asfordby Parish

Councillor R De Burle & Councillor S Carter

Asfordby Parish contains four communities; Asfordby (in this document referred to as Asfordby Village), Asfordby Valley, Asfordby Hill and Welby Village, all are situated to the north of the River Wreake. Most of the population live in Asfordby Village which has a good range of services and facilities. Asfordby Valley is a small community of about 50 houses to the east of the main village. Asfordby Hill lies on the eastern edge of the parish to the south of the ancient village of Welby.

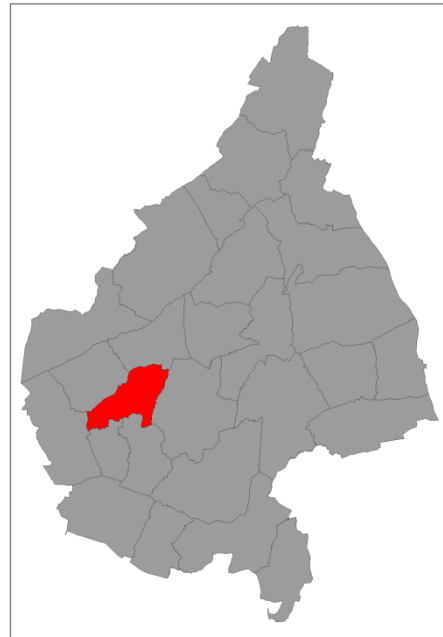
Asfordby is a mainly rural parish and although urban and industrial influences are rarely far away, there remain substantial areas of open, mainly arable, farmland.

Due to the extent of development within the Parish; over recent years, improvements and enhancements of services, facilities and amenities are needed to support the increasing growth in population.

Dwellings in parish (2018) – 1591 Dwellings

Infrastructure Priorities

- 1. Village Hall Improvements** – an extension to the Asfordby Village Hall to provide a cloakroom, toilet facilities and administration to serve present and future population of the Parish.
- 2. Footpath Improvements** – re-Instatement and refurbishment of recreational footpaths around the Asfordby Village providing health benefits to the population.
- 3. Play Area Improvements** – re-furbish and enhancement of the Asfordby Valley Children’s Play Area & Asfordby Hills play area as a secondary.
- 4. Community Building** – a new community building in Asfordby Hill, which could be used by the local Guides / Brownies / Scouts.



Appendix C – Bottesford Parish

Cllr D Pritchett & Cllr P Chandler

Bottesford Parish is located in the northern tip of the Borough of Melton Mowbray. In addition to the village of Bottesford, the Parish includes the village of Muston, and the hamlets of Normanton to the north and Easthorpe.

Bottesford as a service centre has an array of community facilities and services including a high school, primary school, shops and restaurants.

Public transport facilities consist of a railway station with services to Nottingham and beyond or to Grantham and beyond. Buses run to Grantham and Melton.

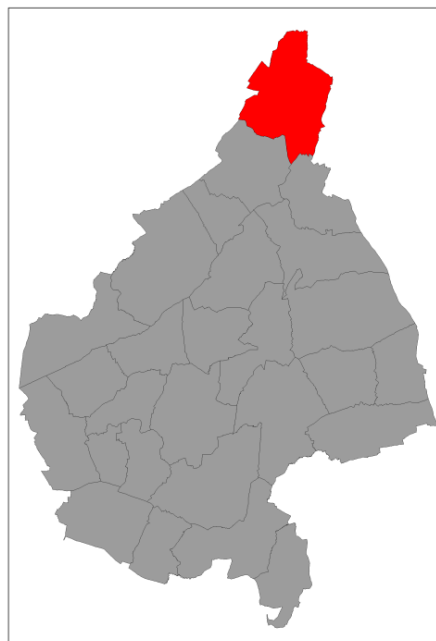
Due to the size and scale of the Village it has been deemed appropriate for the infrastructure list to be extended to seven items.

Bottesford is currently in the process of creating its [Neighbourhood Plan](#) and is at the referendum stage.

Dwellings in parish (2018) – 1662 Dwellings

Infrastructure Priorities

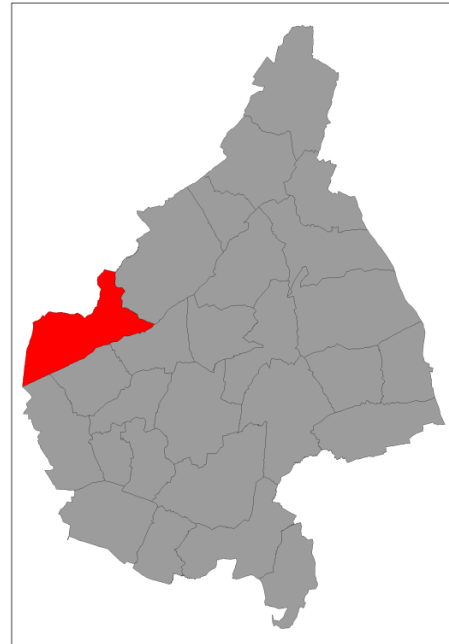
1. **3G Multi-use playing pitch** – in order to support Bottesford Football Club to expand its offerings to meet the needs of the local community, a new playing pitch will bring health and wellbeing benefits to all age groups.
2. **Traffic Calming** – the centre of the Bottesford can be very congested and unsafe at times, therefore traffic calming measures will help reduce the increased issue as the population grows.
3. **Muston & Easthorpe Connection** – the creation of a bridge or tunnel connecting Easthorpe Lane and Muston Lane across the A52 to link Muston and the remainder of the Parish, it is mostly likely this delivered by Sustrans.
4. **Extension of Car Park** – the MBC car park located in the centre of Bottesford is needed to expand on pro rata basis to match the increase in population; this will make the amenities located in Bottesford more accessible.
5. **Enhancements of Bottesford Cricket Club** - in order to meet the demand generated by the growth of Bottesford and the surrounding areas, enhancements to the facilities at the cricket club.
6. **New Play Area** – in order to support families within the area a new play area to the east of Bottesford Village Hall playing field is needed.
7. **Allotment Enhancements** – the Grantham Road Allotments need various enhancements to support the additional demand generated by the growth.



Appendix D – Broughton & Old Dalby Parish Councillor J Orson

The Parish of Broughton and Old Dalby lies on the northern edge of the Leicestershire Wolds. Set in the rural countryside it has a population of c.1,500. Old Dalby has been classified as a service centre along with Nether Broughton and Queensway as rural settlements. The parish incorporates some key employment areas for the whole Borough, including a railway test track as a unique feature. In addition, the parish has substantial arable and pasture land.

Old Dalby & Nether Broughton provide various community services including a primary school, pre-school, Churches and public houses etc. once the parish population has grown due to the below development demand for these services will increase.



In 2018 the parish adopted the [Broughton and Old Dalby Parish Neighbourhood Plan](#) which sets out the development policies for the area.

Dwellings in parish (2018) – 609 dwellings

Infrastructure Priorities

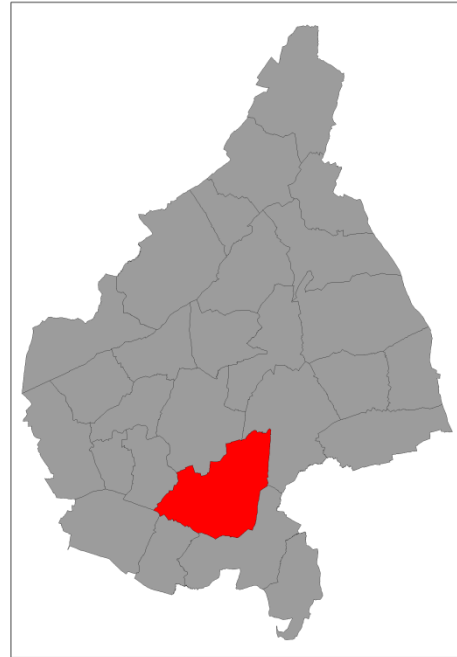
- 1. Bus shelter Improvements** – the bus shelters around the parish have significantly aged and are in need of replacement.
- 2. Improvements of Village Halls** – major refurbishment projects at both Old Dalby and Nether Broughton Village Halls, changes required on health and safety grounds, provision of IT facilities.
- 3. Play Parks / Playing Fields** – New play equipment and benches needed at parks and playing fields in Old Dalby.

Appendix E – Burton & Dalby Parish

Councillor Robert Child

This Parish consists of Burton Lazars, Great Dalby and Little Dalby. The area is typically rural with limited opportunities for small local employment, other than the farming community. Being a very rural Parish means the inclusion of a small number of green spaces within the conservation area. Moderate growth of this Parish is anticipated.

Dwellings in parish (2018) – 434 Dwellings



Infrastructure Priorities

1. **Public Transport Provision** – in the form of an efficient bus services that meets the needs of the local community.
2. **Improvement of Great Dalby Village Hall**– improve local recreation and leisure facilities encouraging healthy lifestyles and a more inclusive community.
3. **Bus Shelters** – make sustainable travel a more attractive option for new residents.

Appendix F – Clawson, Hose & Harby Parish **Cllr Mel Steadman & Cllr Christopher Evans**

Long Clawson, Hose and Harby is a rural Parish comprising mostly of farmland with three separate villages nestling in highly attractive, tranquil open countryside. It lies towards the south-western end of the Vale of Belvoir. Remote from urban areas and main roads, the villages are to the north-west of the Leicestershire Wolds escarpment where they can be viewed in their historical, agricultural context.

The landscape has been settled and farmed for more than 2000 years; the remnants of which are still visible in the landscape today. Due to the nature of the three villages we have separated priorities into 3 sections and provided priorities for each village.

The Parish adopted its [Neighbourhood Plan](#) in June 2018, setting out the development policies for the Parish and 3 villages.

Dwellings in parish (2018) – 1141 Dwellings

Long Clawson Village Priorities

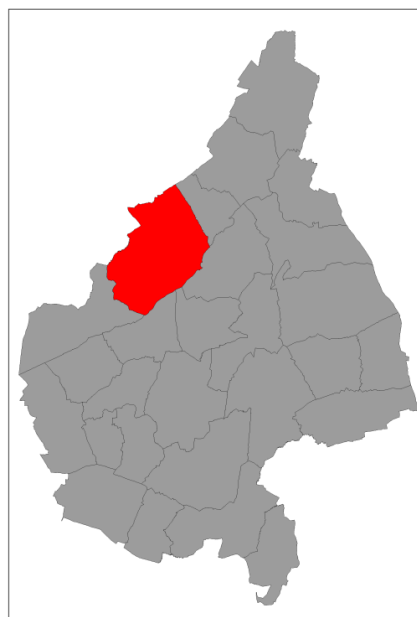
- 1. Flood Prevention Schemes** – reduce the likelihood of future flooding at the Sands and at Claxton Rise.
- 2. Ambulance Bay** – layby outside Long Clawson Medical practice to allow parking for ambulances and for setting down and picking up of mobility impaired visitors to the surgery.
- 3. Long Clawson Village Hall Improvements** – car park surfacing at Long Clawson Village Hall to enhance community facilities.

Hose Village Priorities

- 1. Play Area** – replacement of equipment in The Park.
- 2. Bus Shelter & Improvements** – installation of new bus shelter on the village side of Harby Lane at the Dairy Lane stop where the school bus stops.
- 3. Hose Village Hall Improvements** – due to expected increased use of the village hall;
 - a. Improvements of the toilet and changing facilities are needed.
 - b. An outdoor table tennis table on village hall land.
 - c. Proposed patio to the rear of the village hall.
 - d. Road crossing to the village hall.

Harby Village Priorities

- 1. New Village Hall** – a contribution towards the purchase of land for a new village hall /building of a new village hall.

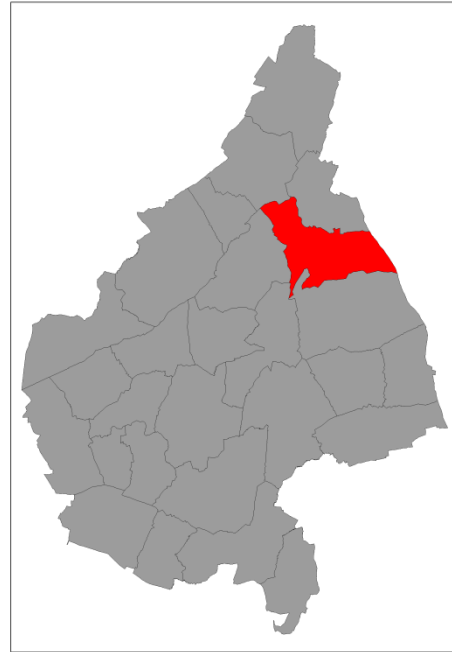


2. **Recycling Facilities** – provision of recycling facilities at The Leys.
3. **Play Area** – continued improvements to the Leys play area and skate park.

Appendix G – Croxton Kerrial Parish Councillor A Hewson

This area is traditional rural parish with two distinct village communities, Croxton Kerrial and Branston with a total population of 530. Both villages have designated conservation areas due to the rurality and historic nature of the villages. Currently both villages have a Church as well as a Pub. In addition, Croxton Kerrial has a Village Hall, Primary School, Doctor's Surgery and Playing field, including a Children's play area. As of August 2020, the [Neighbourhood Plan](#) was at Regulation 14.

Dwellings in parish (2018) – 251 Dwellings



Infrastructure Priorities

- 1. Play Area Improvement** – to support the growth of families in the Parish, enhancements are needed to the existing children's play equipment in Croxton Kerrial playing field.
- 2. Provision of facilities for older children** – currently the Parish has very little amenities that are suitable for teenagers therefore to support their health and wellbeing there is need to create a space for them.
- 3. Provision of Allotments** – due to the current capacity at the Parish's allotments more are needed to support the allocated growth.

Appendix H – Frisby on the Wreake Parish

Councillor R Browne

The Parish consists of the tradition rural village of Frisby with a small population of around 600 people. The Parish is serviced by a primary school, 2 churches, post office, cricket ground, village hall, pre-school and village pub. All of which will be placed under greater demand once all housing allocations have been built within the Parish.

In August 2018, [The Frisby on the Wreake Neighbourhood Plan](#) was adopted and sets out Parish's development policies.

Dwellings in parish (2018) – 252 Dwellings



Infrastructure Priorities

1. Open Space and Biodiversity Enhancements

- a. Preserve important open spaces within the village, enhanced by the provision of a green buffer zone of trees, planting and community woodlands within the village envelope. Through the inclusion of community orchards.
- b. The River Wreake enhancements by using funds to work with landowners in planting trees, to enhance riverbank sections of the River Wreake green corridor.
- c. Use funding for hedge gap filling around the village, especially where hedges have been damaged; would benefit the overall appearance of the village.

2. Footpath Enhancements

- a. Creation of a new footpath from the land at the South of Frisby Development on Gaddesby Lane to the bus stop on the A607.
- b. Enhance the existing footpaths and bridleways in and around the village, to improve this facility for the benefit of all.
- c. Provision of new footpaths and street lighting, facilitating pedestrian, wheelchair and pram access to the existing village amenities from new developments.
- d. To provide new pavements and street lighting provision up to the A607 being a necessity.

3. **Community Facility Improvements** – building improvement to the existing Frisby, Hobby and Rotherby Cricket Club house, to facilitate the necessary connection to supply running water, roof repairs and interior re-decoration, to continue to maintain required standards, to meet the projected increase in usage.

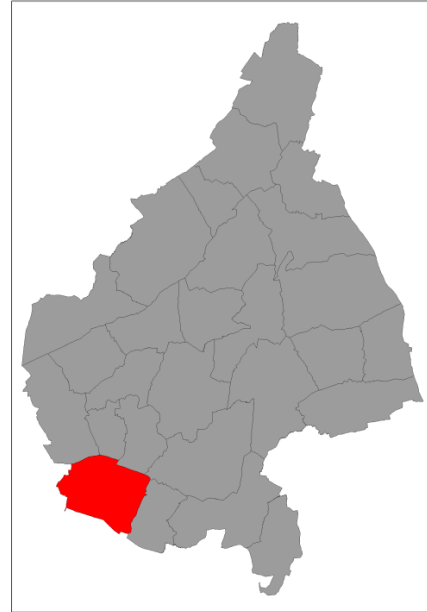
Appendix I – Gaddesby Parish

Councillor Robert Child

The Parish includes the villages of Gaddesby, Ashby Folville and Barsby. The area is typically rural with little local employment other than with the farming community. Being a very rural Parish means the inclusion of numerous green spaces and conservation areas. Therefore, moderate growth of the Parish is expected.

The [Gaddesby Neighbourhood Plan](#) was made on the 23rd June 2021 and sets out Parish's development policies.

Dwellings in parish (2018) – 320 Dwellings



Infrastructure Priorities

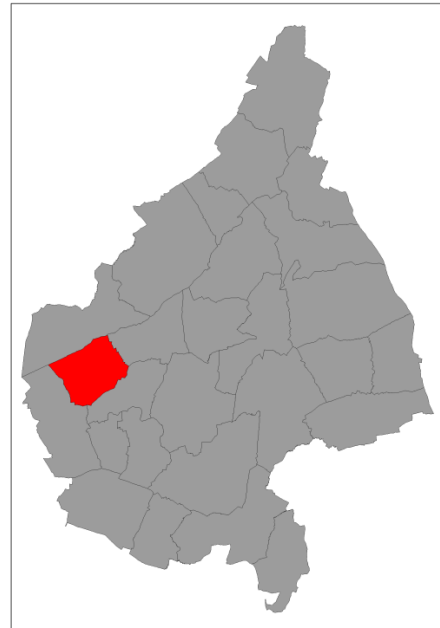
- 1. Public Transport Provision** – in the form of an efficient bus services that meets the needs of the local community, especially as no current service.
- 2. Car parking point** – A drop off / pick up car park point on the same side of the road as the school. It would be dangerous for children to have to cross the busy and congested road without parental supervision.
- 3. Village hall extensions** – provide more community space for growth within the Parish at either of Ashby Folville or Gaddesby Village Halls.

Appendix J – Grimston, Saxelby and Shoby Parish
Councillor R Browne

The parish consists of three small villages; Grimston, Saxelby and Shoby along with outlying farms. Due to the very rural nature of the Parish, farming and agriculture is a large way of life for many residents who live here.

The Parish is very low density with a population of circa 350 covering 3000 acres.

Dwellings in parish (2018) – 119 Dwellings



Infrastructure Priorities

- 1. Village Hall Improvements – to Grimston**
Village Hall including surfacing of car park to accommodate the increased use of the facilities.
- 2. Village Hall Improvements – to Saxelby Village Hall**
- 3. Play Area Improvements – overhaul of Grimston Play area and replacement or tired equipment and extension of play area, allowing more families to use the outdoor space.**

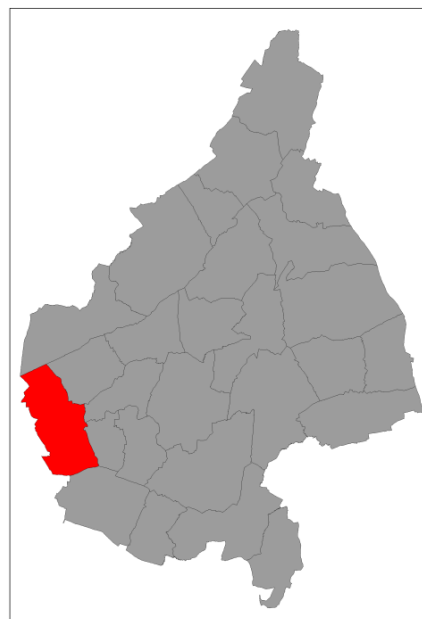
Appendix K – Hoby with Rotherby Parish

Councillor R Browne

The Parish has four historic villages Hoby, Rotherby, Brooksby and Ragdale. These rural communities have each evolved their particular place in predominantly agricultural settings.

The total population of the Parish was 556 according to the 2011 census. The largest age group was age 45-59. The number of younger people in the area is similar to other rural communities, but lower than the national average.

The villages act as “commuter villages”, providing a higher quality of life for residents who commute to urban areas for work such as Melton Mowbray, Loughborough, Nottingham and Leicester.



The Parish’s [neighbourhood plan](#) was made on the 23rd June 2021 and sets out Parish’s development policies.

Dwellings in parish (2018) – 237 Dwellings

Infrastructure Priorities

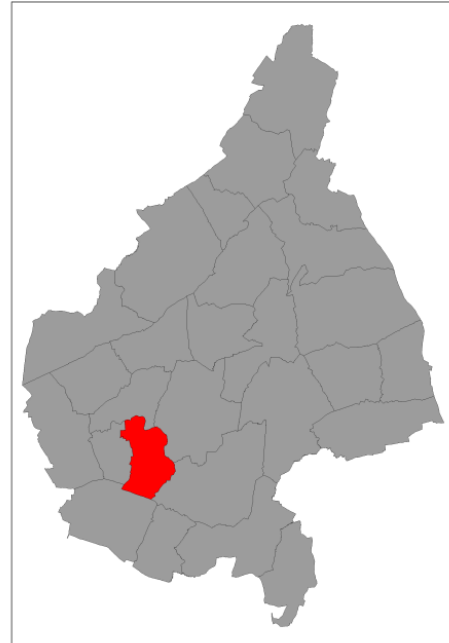
- 1. Flood alleviation projects** – due to the proximity to the River Wreake the Villages of Hoby, Rotherby and Brooksby are at risk of flooding therefore measures need to be put in place to reduce this risk.
- 2. Play Area** – improvements to the current play areas or if the need arises a new play area to ensure families have places to go outdoors.
- 3. Community Facilities** – funds may be needed to ensure the protection of a key community Asset of Hoby Methodist Centre which is used by are large section of the Parish’s population.

Appendix L – Kirby Bellars Parish

Councillor R Browne

This rural low-density Parish is a typical country area with the main settlement being Kirby Bellars where the majority of residents reside. Apart from this there are some outlying farms to the south. The Parish's proximity to Melton Mowbray means many of the residents use the town centre for services.

Dwellings in parish (2018) – 149 Dwellings



Infrastructure Priorities

- 1. New Footpath** – due employment opportunities the creation of a new footpath on the A607 from Kirby Bellars to Samworth Brothers factory on Leicester Road would benefit future employees.
- 2. Village Hall Improvements** – the use of Kirby Bellars Village Hall will be increased due the villages close proximity to Melton Mowbray and its significant growth.
- 3. Biodiversity Net Gains** – the planting of trees and wildflowers around the parish would benefit the environment greatly by reducing CO2 emissions.

Appendix M – Knossington & Cold Overton Parish

Councillor L Higgins

This rural low-density Parish is a typical country area with two distinct villages of Cold Overton and Knossington.

The villages are both historic and rural in nature with Cold Overton listed in the Domesday Book.

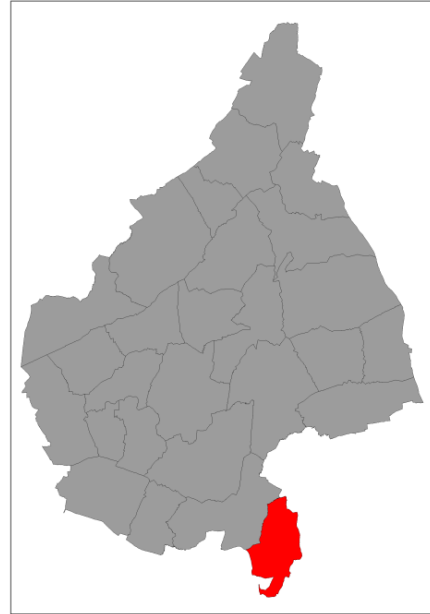
Neither Village has a primary school, however within the Parish a number of community facilities are present including St Peters Church and Village hall in Knossington.

A key asset within the Parish is Gates Garden Centre which provides an array of amenities to Local residents and visitors including a farm shop. In addition, it is also a key source of employment for the Parish residents.

Dwellings in parish (2018) – 140 Dwellings

Infrastructure Priorities

- 1. Recreational improvements** – the village’s current recreational areas are in need of refurbishment to ensure they are able to support future usage.
- 2. Village Halls** - to allow the village hall to be used by more of the community especially young people, improvements are needed.

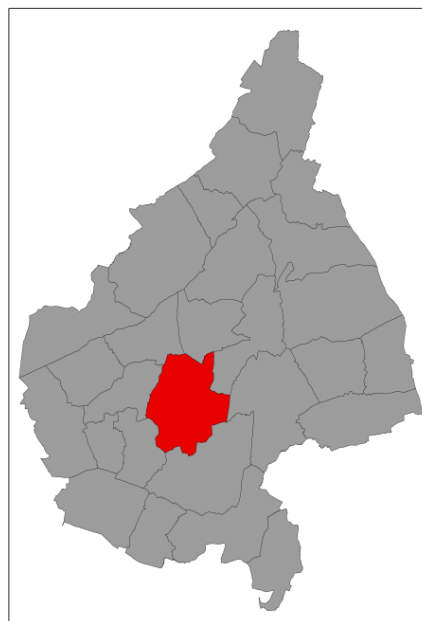


Appendix N – Melton Mowbray

Melton Mowbray is defined as a main town in the Local Plan and is the highest ranked Settlement. The town has a wide range of services and facilities including retail, education, leisure and health services, and extensive employment opportunities.

The town has good transport choice including a train station with services to Leicester and Peterborough and regular bus services to Leicester, Nottingham, Loughborough and Grantham.

Melton Mowbray's population currently stands at an estimated 27,000, however as illustrated within the Local Plan this will substantially increase over the course of the plan period due to the addition of 3,980 homes. In addition, up to 31 hectares of additional employment land will be created within Melton Mowbray. In order to support this growth, a significant amount of infrastructure is needed to ensure development is sustainable.



Due to the nature of Melton Mowbray the below infrastructure list has been constructed with Ward Members from each of the Melton Wards. The priorities are relevant across all wards and should be looked at when assessing Melton Mowbray planning applications.

Dwellings in Melton Mowbray (2018) – 12,363

Infrastructure Priorities

1. Open Space Provision and Enhancements –

- a. Enhancing open space areas throughout the town making them more accessible to all residents along with the use of benches will promote exercise and wellbeing.
- b. The creation of wildlife habitats throughout the town, showing a greater consideration for endangered species, such as Hedgehogs. By setting aside land for re-wilding projects and wild meadows.
- c. Melton Country Park Improvements – to accommodate the growth in population and to support their health and wellbeing improvements need to be made such as;
 - i. including a 'path for all' from the Visitors Centre to steppingstones, new footpath in Redwood Ave area of park,
 - ii. Visitors Centre extension to include composting toilets
 - iii. centralised outdoor gym in Redwood Ave area,
 - iv. new Visitors Centre car park with durable surface,
 - v. natural scientific play exploration area for younger children utilising wood and other natural materials,

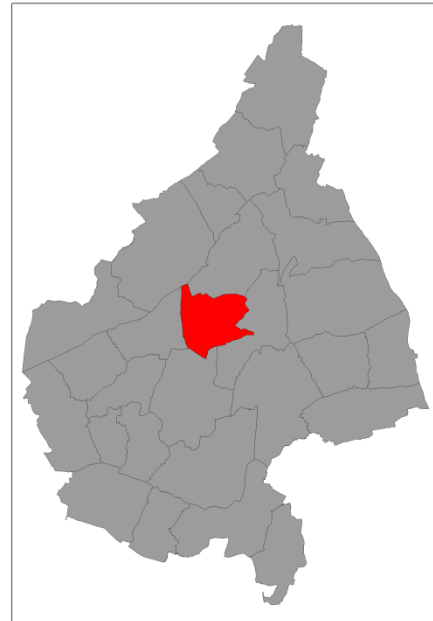
- vi. wildlife/bird information signs and an additional bird hide
 - d. Biodiversity Measures – to support wildlife and biodiversity net gains within the area measures need to implemented such as;
 - i. Provision planted buffer areas around the Country park plus further wildlife corridors with suitable boundary fences and replanted hedges, wildflowers and trees including maintenance
 - ii. Wildlife Corridors to ensure connectivity with Country park and surrounding land
 - iii. Extensive tree planting to combat Climate Change
 - e. The creation of a new park or woodland area that should be seen as a ‘Southern Country Park’, this will allow residents in the south of Melton Mowbray to have easy access to a well-established open space.
- 2. Community Centres** – the creation of community centres across the Town, which are purpose built for community use, this would benefit the future growth of residents’ ability to interact with one another.
- 3. Footpath Provision and Enhancements** – increasing pedestrian connectivity between the various parts of the Town as well as improvements to existing walkways such as lighting along alleyways. This will contribute to the improvement of resident’s health, wellbeing and safety.

Appendix O – Salford Parish

Councillor E Holmes

The Parish encompasses the settlements of Salford, Chadwell and Wycomb. Historically known having been recorded in the Domesday Book, the Parish contains many graded buildings and traditional layouts of its villages. Land usage is very much steeped in agriculture and farming.

Looking towards the present day the Salford Parish had an estimated population of 608 residents dispersed across 1,333 hectares. Salford is classified as a service centre in the Local Plan as it offers sufficient services such a primary school, public transport, a public house etc.



The Parish's [Neighbourhood Plan](#) was made on the 23rd June 2021 and sets out Parish's development policies.

Dwellings in parish (2018) – 269 dwellings

Infrastructure Priorities

- 1. Village Hall extensions** – to accommodate the future needs of the Parish the village needs to increase in size for the benefit of the residents and the school who use it regularly.
- 2. Play equipment** – the improvement and enhancements of the current play equipment outside the Village hall in Salford.
- 3. Parking Spaces** – the connection between New Street and Queens Close has produced a prominent parking issue for the resident's, measures such as street widening, or off-street car park needs to be provided.

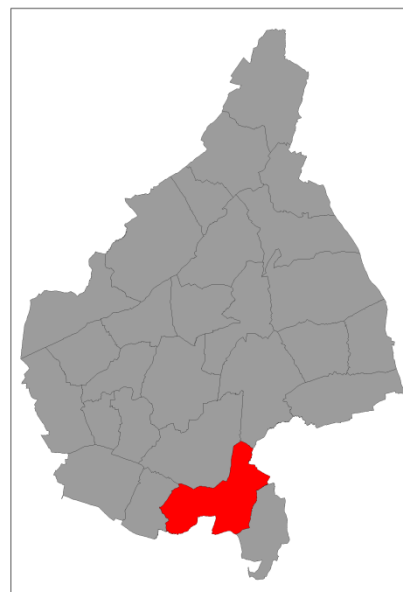
Appendix P – Somerby Parish

Councillor L Higgins

Somerby is an attractive rural parish in the area known as High East Leicestershire. It contains the villages of Somerby (service centre), Pickwell and Burrough on the Hill (rural settlements) and the hamlet of Leesthorpe. All but Leesthorpe have a conservation area.

Burrough Hill Country Park is a scheduled ancient monument, and the Leicestershire Round long-distance walk crosses the parish.

At the 2011 census population was 812. Average age is higher than the UK or Borough, but the percentage of working age (16-64) is higher, as is the percentage who are 'economically active' (74.5%). Self-employment is high at about 17%.



The Parish's [Neighbourhood Plan](#) was made on the 23rd June 2021 and sets out Parish's development policies.

Dwellings in parish (2018) – 400 Dwellings

Infrastructure Priorities

- 1. Village Hall Improvements** – the Somerby Memorial Hall and Pickwell Village Hall are in need of extensions and refurbishment to support the growth in residents from future developments. Alternatively, the creation of a community facilitate in Burrough on the hill could accommodate some of this growth.
- 2. Recreation spaces** –the current play areas and green amenity spaces in all 3 villages are in need of improvement to ensure it is an amenity that is there for future generations.
- 3. Open Spaces maintenance** – the Parish council would like to take on the role of maintaining more of the open spaces within the Parish however funds are needed to support this.

Appendix Q –Stathern Parish

Cllr Mel Steadman & Cllr Christopher Evans

Stathern is a beautiful little village, sat at the foot of the Belvoir Escarpment, in the Vale of Belvoir. A crossing point for the Jubilee Way and Cross Britain National Trail it is popular with all byway users.

Stathern currently has a [primary school](#), a public house ([The Plough](#)), a [coffee shop and village store](#), [garage](#), and a children's playpark.

[The War Memorial Institute](#) provides the setting for local events and activities, and the beautiful 11th Century St. Guthlac's Church provides regular services.

Within the Parish boundary, although about 1.5 miles from the village, is [Dove Cottage Tearooms and Charity Shop](#) raising money to support the Dove Cottage Day Hospice.

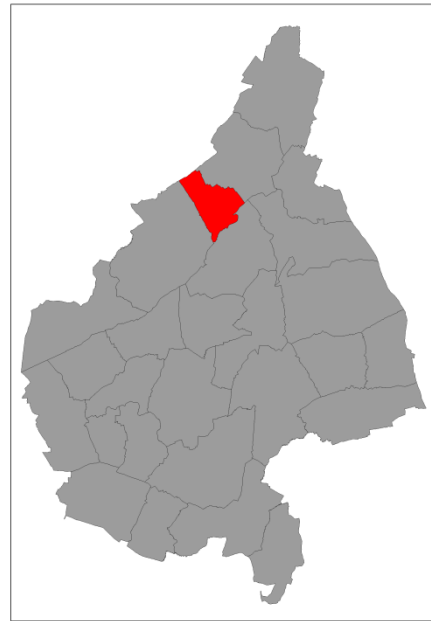
Although the village no longer has a post office, there are currently post-office services available in the Plough Inn during the mornings of Monday, Thursday and Friday.

Stathern Parish Council is currently in the process of creating their [neighbourhood plan](#), which is currently at the examination stage.

Dwellings in parish (2018) – 312 Dwellings

Infrastructure Priorities

- 1. Village Hall Extensions** – the War Memorial Institute in Stathern needs extensions and equipment to accommodate growth in community.
- 2. Play Equipment** – additional play equipment will be needed at the Play Park on Water Lane to meet future growth of the village's younger population.
- 3. Parking Provision** – the growth in population will generate parking demands therefore the creation of new car park spaces is needed.



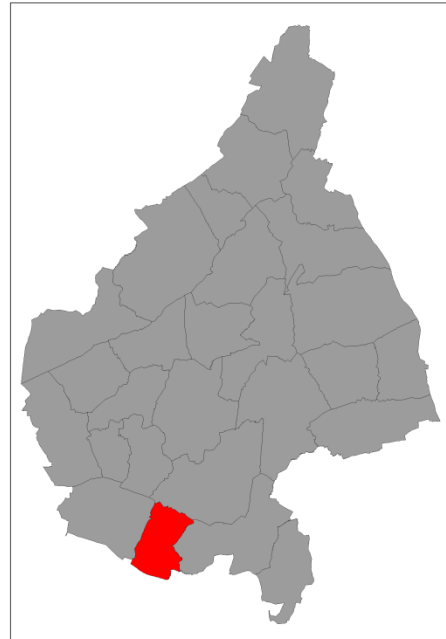
Appendix R – Twyford & Thorpe Satchville Parish

Councillor L Higgins

Twyford and Thorpe comprises of the villages of Twyford and Thorpe Satchville, and the hamlet of John O' Gaunt.

Twyford is in the south of the parish, there are two churches in the village; St Andrew (Church of England), which is a Grade I listed building with some parts dated from the 12th century, and a Methodist church. Other services include a pub, a shop and a village hall.

Thorpe Satchville is situated on a hill north of Twyford and is on the B6047 road. St Michael and All Angels (Church of England) is Grade II listed. John O' Gaunt is east of Twyford, on a minor road, and contains a number of dwellings and large industrial complex.



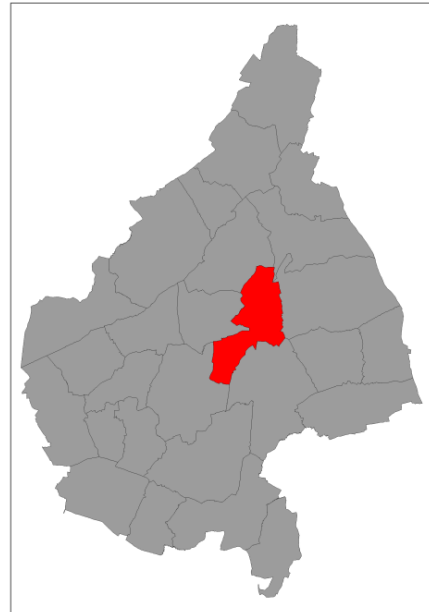
Dwellings in parish (2018) – 268 Dwellings

Infrastructure Priorities

- 1. Community Open Space** – the need for an additional open space for community use that could include play facilities is needed to support parish families.
- 2. Twyford pavilion & Storage** – the community space at Lowesby Lane is in need of a pavilion with storage space that would be open to all members of the community.
- 3. Village hall** – to ensure both Twyford's and Thorpe Satchville's village halls are able to provide services for future generations improvements need to be made specifically around disabled access.

Appendix S – Waltham & Thorpe Arnold Parish Councillor E Holmes

Waltham on the Wolds and Thorpe Arnold have a long history of tradition and heritage, making the Parish a very attractive and popular place to live and work. Concentrating on Waltham there are a range of facilities in the village including a pub, village shop and Post Office, delicatessen, hairdressers, garage, pre-school and primary school, a medical practice and St Mary Magdalene Church. The Village Hall, rebuilt in 2003, offers a superb facility for the community, with an adjacent Youth Wing and Play Fields with sports pitches, pavilion and children's Play Park. It is the enhancement of the area around the Village Hall that the Parish Council are very keen to develop for the local community.



There is a slightly higher than average older population (information from 2011 from the Neighbourhood Plan). However, as can be seen below, there are 131 dwellings under construction or about to be started which will bring a significant increase of residents into the village and a demand for improved amenities.

In January 2018, the Parish adopted their [Neighbourhood Plan](#), which sets out the development policies for the area.

Dwellings in parish (2018) – 456 dwellings

Infrastructure Priorities

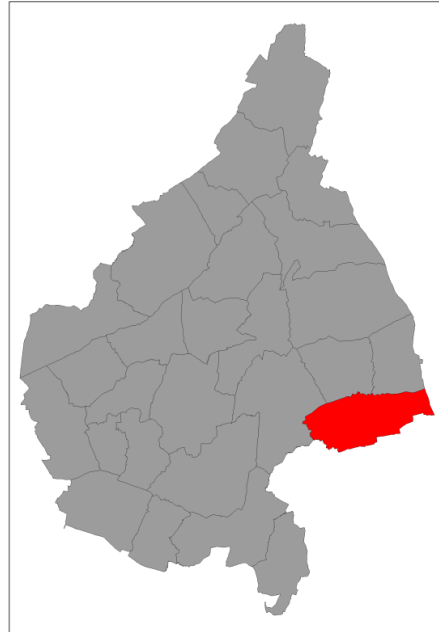
- 1. Improvements to Play Park** – The Play Park at Waltham on the Wolds Village Hall needs extensive refurbishment made to it to be appropriate for further use.
- 2. Multi-Games Area** – this area is needed by the whole community and can be located on the Playfield by Waltham on the Wolds Village Hall. It would serve differing demographics of the Parish and increase health and wellbeing.
- 3. Green Spaces** – the creation of new green spaces or play area to support the increase of families in new developments.

Appendix T – Wymondham & Edmondthorpe Parish

Councillor Malise Graham MBE

The Parish is made up of two rural villages, Wymondham and Edmondthorpe, with a population of approximately 650 and with a higher proportion of people in the older age bands. There is a series of conservation areas and rural open spaces that are spread across the Parish. Within the Parish currently are a primary school, village hall and church to name a few of its facilities. The parish adopted their [neighbourhood plan](#) in November 2017.

Dwellings in parish (2018) – 313 Dwellings



Infrastructure Priorities

- 1. Improvement and provision of footpaths** – to create an accessible network of footpaths around the Parish enhancements need to be made.
- 2. Protection and Improvement of Wymondham Village Hall** – increasing range of multi-use and often IT related services possibly mixed with health and wellbeing related facilities
- 3. Play area equipment** – the improvement and increase of outdoor play equipment to ensure it accommodates the growth in families.