



**EXAMINATION – MATTERS AND QUESTIONS  
MELTON LOCAL PLAN EXAMINATION  
STATEMENT ON BEHALF OF:  
DAVIDSONS DEVELOPMENTS LIMITED AND THE MELTON  
TOWN ESTATE**

**MATTER 2: Overall Spatial Strategy**

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## **MATTER 2: Overall Spatial Strategy**

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

- i) are the development strategy, settlement hierarchy and broad apportionment of growth (Policies SS2 and SS3) consistent with the Plan’s vision and strategic objectives?**
- ii) are they founded on robust evidence, consistent with national planning policy and deliverable *[Note: the soundness of the specific site allocations including the Melton Mowbray Sustainable Neighbourhoods will be considered under Matters 4 and 5]*?**
- iii) is the role of Table 4 in informing the detailed housing allocations and policies sufficiently clear? Is its evidential base sufficient for its purpose?**

2.1.1 Polich SS2 of the Submission Draft Plan sets out a development strategy to provide at least 6,125 dwellings over the plan period to 2036, with Melton Mowbray identified as the priority location for growth, accommodating 65% of the Borough’s housing need.

2.1.2 The plan’s vision is to facilitate a sustainable pattern of high quality development which, amongst other things, strengthens and enhances Melton Mowbray’s role as a historic market town and as the main social and economic focus for the Borough (para 3.1 page 17). A key strategic objective is to reduce traffic congestion in Melton Mowbray (Strategic Objective 10, page 20).

2.1.3 Focusing the largest proportion of development on Melton Mowbray will support the stated vision and objectives by strengthening and enhancing the town’s role as the main urban centre in the borough. The strategy to provide growth at Melton Mowbray directed to two large sustainable urban extensions will enable the provision of key new transport infrastructure to help tackle problems of traffic congestion, including the provision of a strategic road link connecting the A606 to the A607 in association with the South Melton Sustainable Neighbourhood.

2.1.4 The Sustainability Appraisal of the Pre-Submission Plan by Land Use Consultants, October 2016 (MBC/WP/2e), sets out a sustainability

appraisal of spatial strategic options at Table 4.8. This sets out the reasons for selecting the preferred 'reduced Melton Mowbray' focus. Benefits identified include the facilitation of sustainable travel whilst allowing for some development in villages.

2.1.5 The Sustainability Appraisal provides a robust assessment of the broad spatial strategic options and the reasons for the selection of preferred strategy of focusing 65% of the proposed development on Melton Mowbray.

2.1.6 Davidsons Developments was an active participant in stakeholder sessions through the preparation of the plan. These sessions included representatives from the development industry, parish councils and local community groups and local residents. Through these stakeholder sessions, there was a general consensus that a strategy to focus development on Melton Mowbray represented the most sustainable option for the Borough.

2.1.7 The strategy to focus development at Melton Mowbray on two Sustainable Neighbourhoods is supported and is a deliverable strategy. Davidsons has interests in a large part of the proposed Southern Sustainable Neighbourhood and can confirm that this is a deliverable development opportunity. Further discussions on the Sustainable Neighbourhoods will take place at Matter 4.

**2.2 Does Policy SS3 provide effective guidance for development proposals on unallocated sites in/on the edge of existing rural settlements? How will the risk of inconsistency with the development strategy from repeated application of the policy be assessed?**

2.2.1 No comment.