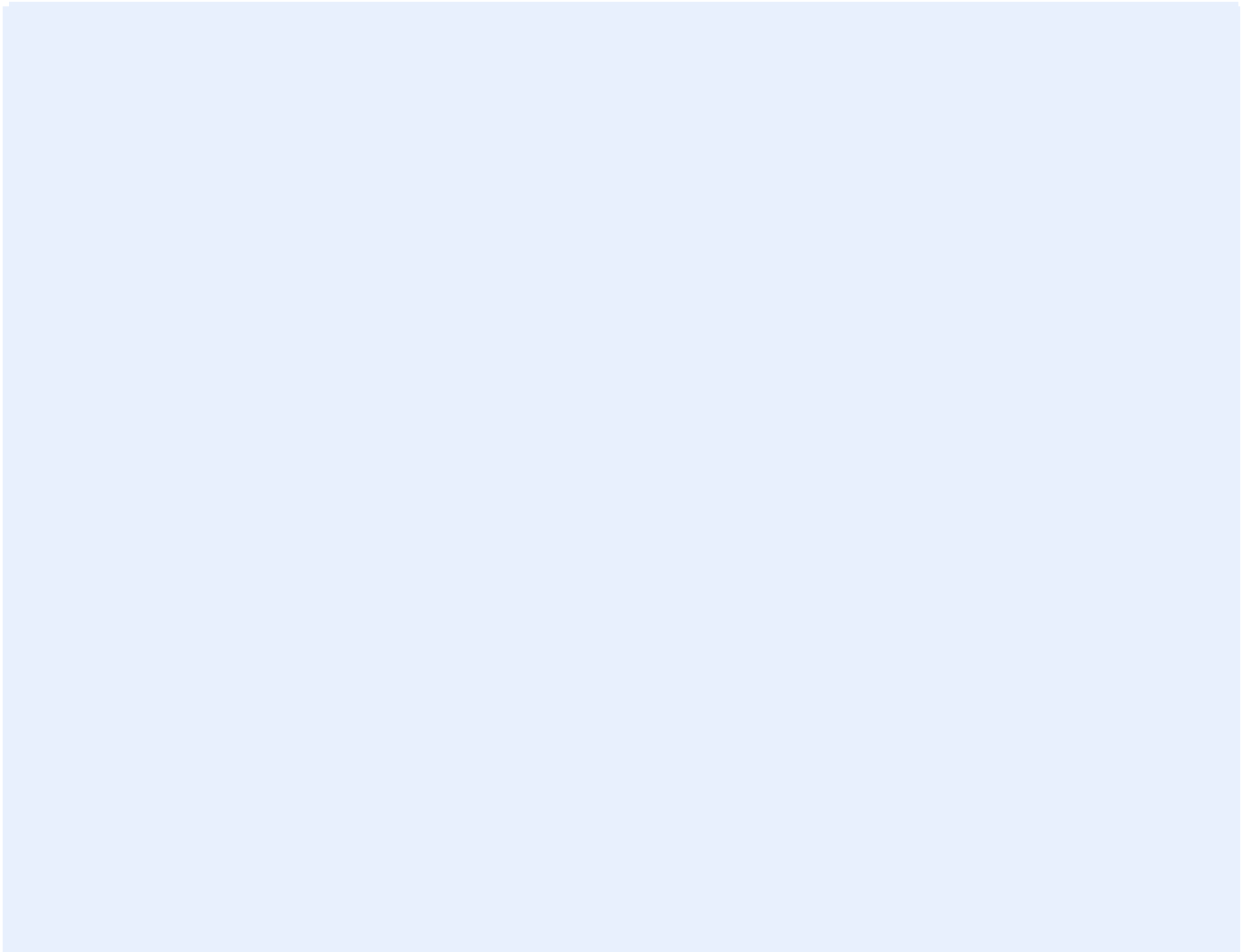
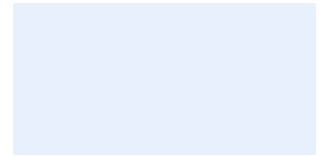


GVA

An **APLEONA** company



Melton Borough Plan Examination

Inspector's Matters 2, 4 and 6

Hearing Statement on behalf of
North Melton Consortium

January 2018

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Appendices

Appendix I	MNSN Development Framework Plan
Appendix II	Letter dated December 2016 on behalf of Consortium in support of MMDR

Prepared By: Jon Kirby

Date: January 2018

For and on behalf of GVA Grimley Limited

1. Introduction

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

4. Matter 6: Housing Land Supply

4.1 The following questions have been raised under Matter 6 and which are relevant to the site at MNSN;

6.2 Is there robust evidence underpinning the calculation of the land supply for the Plan period? In particular:

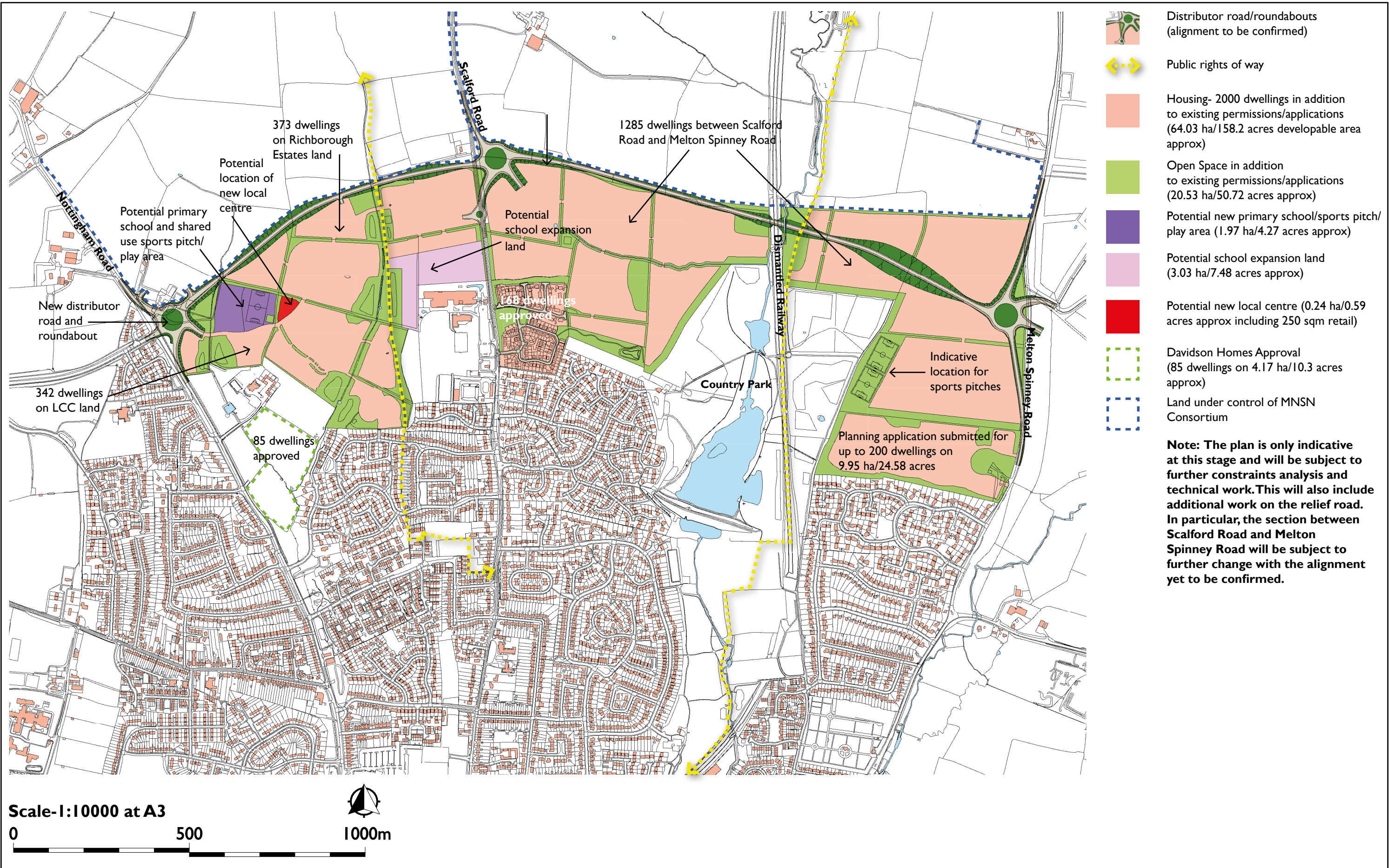
iv) does the evidence indicate that reasonable conclusions have been drawn about site capacities, having regard to any specific viability, infrastructure or other barriers to delivery?

6.3 Is the housing trajectory as set out in MBC/HS1 (dated 30 May 2017) based on robust evidence about deliverability and achievability of development of the sites over the Plan period?

4.2 A detailed response to site capacity and delivery in respect of the MNSN has been provide under Matter 4 above and which demonstrates that the capacity of the MNSN would be up to 2200 dwellings and that this is fully deliverable within the plan period.

Appendix I

MNSN Development Framework Plan



Scale-1:10000 at A3



PROJECT	CLIENT
Melton Mowbray North Sustainable Neighbourhood	Melton North Consortium

ILLUSTRATIVE MNSN FRAMEWORK

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

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



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Our Ref: Ref
Your Ref: Ref

19 December 2017

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

Dear Andy

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

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

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

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

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

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**Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle**

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

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

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

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

Yours faithfully,

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

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