



For the attention of: Jim Worley
Head of Strategic Planning and Regulatory Services
Melton Borough Council
Council Offices
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

Date: 29th January 2018

GLD Ref: GLD18-01

Dear Mr Worley,

Re: Melton Local Plan Examination – Land South of Melton Mowbray, Leicestershire

Thank you for meeting this afternoon with Greenlight Developments Limited (Greenlight) and members of the Lomas family.

Following on from our meeting we thought it would be useful for the Council if Greenlight set out in writing our position.

The site comprises circa 120 acres / 49ha to south of Melton Mowbray, which forms an integral part of the proposed 'South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)'.

This land is within the ownership of the Lomas family. This letter is to inform the Council that the Lomas family have agreed terms with Greenlight for us to jointly deliver this land as part of the 'South Melton Mowbray Sustainable Neighbourhood'.

We note the representations already submitted under Matter 4 (Melton Mowbray Sustainable Neighbourhood) to the Local Plan Examination on-behalf of the Lomas family by Stephen Mair of Andrew Granger & Co.

To supplement these representations, Greenlight would like to add that it supports the promotion of this comprehensive mixed-use allocation under Policy SS4, and that we are a willing land promoter who will undertake the necessary technical and viability work to understand the level of development required to deliver the other half of the southern link road (Dalby Lane to Kirby Lane), the vast majority of which will be accommodated on land within the Lomas family's ownership. This being in the context that the proposals on the adjacent Davidsons Developments Ltd land (makes up in effect the other half of the 'South Melton Mowbray Sustainable Neighbourhood') appears to require some 1,500 dwellings in order to deliver their element of the link road; this being from Burton Road to Dalby Road and from Kirby Lane to Leicester Road.



We also note that planning permission has been granted to Gladmans to develop up to 520 dwellings to the north of Leicester Road (LPA Ref: 15/00910/OUT). The S106 agreement for this planning permission contains a 'Strategic Road Contribution' of £4,500,000, however this is towards the studies and construction work and delivery of infrastructure in-relation to the Melton Mowbray Outer Relief Road between Spinney Road Melton and the A606 Burton Road, this is to the east of Melton Mowbray and does not relate to the southern link road, which is not the strategic road link Policy SS4 is concerned with (link between the A606 to the A607 is the road link cited in the policy).

In this context, the housing figure stated in Policy SS4 could be said to be already met (2,000 dwellings); however, it is clear that further development will be required, as on the face of it, Policy SS4 as drafted will not generate a sufficient quantum of development to deliver the other half of the southern link road.

As such, Policy SS4 needs to be drafted with sufficient flexibility to allow the quantum of development and the line of the southern link road to be varied once the required technical and viability work has been undertaken by Greenlight, which may well not be concluded by Greenlight until the Local Plan has been adopted.

At this stage, given the size of the Lomas family's land holding (circa 120 acres / 49ha); fact that the Gladman planning permission does not provide for any financial contribution towards the southern link road; and that the Davidsons Development Ltd scheme provides for some 1,500 dwellings across circa 168 acres / 68ha; Greenlight anticipates that the housing numbers in Policy SS4 will need to be increased by at least a further 1,000 dwellings, to state a figure of at least 3,000 dwellings.

Greenlight would like to place on record that it intends to work closely with both the Melton Borough Council and Leicestershire County Council to develop proposals for the delivery of the Lomas family's land that makes up in effect the other half of the 'South Melton Mowbray Sustainable Neighbourhood', which in turn will inform the necessary information to submit an immediate planning application at the opportune time on the land (to complement the current planning application submitted by Davidsons Developments Ltd); allowing the development to proceed quickly following the adoption of the Local Plan. The intention of this information being to assist in confirming the deliverability of the 'South Melton Mowbray Sustainable Neighbourhood'.

We trust that the Council finds this letter of assistance prior the opening of the Local Plan Examination on Tuesday 30th January (tomorrow), and in-particular the Hearing session into Matter 4 (Melton Mowbray Sustainable Neighbourhood) to be held on Thursday 1st February.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Rawle'.

Philip Rawle BSc(Hons) MA DipTP MRTPI
Director

Cc Ian Kemp – Melton Local Plan Programme Officer