

Supplementary Agenda



Meeting name	Meeting of the Planning Committee
Date	Tuesday, 10 December 2024
Start time	6.00 pm
Venue	Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH
Other information	This meeting is open to the public

Meeting enquiries	Democratic Services
Email	democracy@melton.gov.uk

No.	Item	Page No.
	<p>3.1 MELTON NSN MASTERPLAN OVERARCHING REPORT</p> <p>To receive a report from the Assistant Director for Planning that provides the overarching context in respect of the MNSN as defined within policy SS5 of the adopted Melton Local Plan and the approved Masterplan</p>	115 - 118

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Melton North Sustainable Neighbourhood – Frequently Asked Questions

1) How will surface water be managed as part of the proposals?

An outline drainage strategy has been prepared for each site and forms part of the planning applications.

The surface water drainage is proposed to be restricted to the existing greenfield run off rates as per current legislation. The surface water will be attenuated in a series of balancing ponds, which ensures adequate storage for storms up to and including the 1:100 year + 40% climate change. The outfalls from these ponds will benefit from a flow control chamber limiting flows, this ensures that the developed catchment discharges no more than that of the original pre-development flows for all storm return periods and durations. No development is proposed in areas of High or Medium surface water flood risk.

Each of the drainage strategies have been reviewed by the Local Lead Flood Authority (LLFA), who are happy with the proposals, subject to the imposition of planning conditions to agree the detailed design with the LLFA prior to commencement of development. The conditions recommended by the LLFA are contained within Section 10 of the planning committee report for each application.

2) How will foul water drainage be managed? Have Severn Trent Water raised any issues regarding the capacity of the foul drainage network or the requirement for reinforcement works?

As set out above outline drainage strategy has been prepared for each site, which includes a strategy for how foul water will be managed.

As part of the work to prepare the planning applications developer enquiries were submitted to Severn Trent Water. At that point no fundamental concerns were raised regarding the capacity of the existing foul sewage network.

All new connections are subject to the approval of Severn Trent Water under Section 106 of the Water Industry Act (this is separate and different to Section 106 agreements for developer contributions).

3) Have the main utility providers been contacted with regards to the proposals in terms of electricity, broadband etc. Have any capacity issues been raised?

As part of the preparation of the planning applications developer enquiries have been submitted to the main utilities providers to establish likely points of connection and any requirement for network reinforcements. At the time no major capacity issues were raised.

4) How are the County Council ensuring adequate secondary school provision now that they tell us that they don't need a new secondary school in Melton South?

The local education authority has advised that at the present time there are 170 children in secondary schools in Melton Mowbray (John Ferneley College and Long Field Academy) that are 'out of catchment' (i.e. they are being accommodated at schools in Melton even though they don't live in Melton).

The County Council now has a policy of not allowing 'out of catchment' places at secondary schools in Melton Mowbray, so as those 170 children leave school their places will be filled with those who live 'in catchment'.

Melton Mowbray is a single catchment area, so both John Ferneley College and Long Field Academy are catchment schools for all of Melton Mowbray. Last year 1 child who lived out of catchment could not get a place. All children who were in catchment were allocated a place at either John Ferneley College or Long Field Academy.

Going forwards, 200 additional places have been built since 2021 at John Ferneley College. This was built on existing land, and did not rely on the land that has been dedicated to the school by the Bloor development to the west of Scalford Road. That land remains and can provide future expansion should it be required.

A further 300 places can be created at Long Field Academy, and there is potential for additional places in future.

The County Council has therefore advised that they are confident that there are sufficient secondary school places to accommodate children in the catchment area, and sufficient to deal with the development coming forwards with 'headroom'.

Therefore, there are approximately 670 places planned / existing and potential for further should they be needed. The new secondary school was proposed to accommodate 650 pupils, and the above explains why it is no longer needed.

5) How are residents who will live north of the Melton Mowbray Distributor Road on the Taylor Wimpey land safely cross the road to get to school, the country park etc.?

MBC Officers and the Taylor Wimpey team have been in direct contact with, and have had detailed discussions with the Leicestershire County Council project team (leading on the MMDR construction) and the highways development management team.

Whilst the highway authority remains content that the proposed pedestrian refuge is an appropriate and safe way to cross the road, they do agree in the interests of promoting active travel and improved amenity that it would be appropriate to install a light controlled pedestrian crossing.

The committee report details the cost of this which would need to be met by the developer. The layout of the MMDR will also need to be changed prior to its construction in this location to remove the pedestrian refuge, which the County Council have agreed to in principle should the application reference 21/01198/OUT be approved with this requirement (the requirement is detailed in the report).

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