

MELTON MOWBRAY DISTRIBUTOR ROAD (SOUTH) AND MELTON NORTHERN SUSTAINABLE NEIGHBOURHOOD DRAFT MASTERPLAN

It was agreed:

That notwithstanding the letter from the Leader of Melton Borough Council of 15th December, it is resolved:

- (a) That the outcome of work with Melton Borough Council and developers to progress the opportunity of the Housing Infrastructure Fund (HIF) grant, including the production of a revised development framework based on the illustrative development plan (as shown in Appendix A) with a view to that replacing the current masterplan for the Melton Southern Sustainable Neighbourhood (MSSN), be noted and supported;
- (b) That subject to recommendations (c) – (d) of this report, the forward programme for delivery of the HIF scheme for the southern section of the Melton Mowbray Distributor Road (MMDR) be approved;
- (c) That the Director of Corporate Resources be authorised, following consultation with the Directors of Law and Governance and Environment and Transport, and with the Cabinet Lead Members for Resources and Highways and Transportation, to:
 - i. enter, subject to confirmation by Melton Borough Council of the acceptance of the principle of a finance agreement with Leicestershire County Council, into a Grant Determination Agreement with Homes England;
 - ii. finalise and enter into the necessary agreements to facilitate the securing of appropriate risk mitigation with Melton Borough Council, in line with the principles set out in paragraphs 57 – 59 of this report;
 - iii. finalise and enter into the necessary agreements to facilitate the delivery of the scheme and to secure appropriate risk mitigation with relevant land owners and developers, in line with the required approach to Homes England HIF delivery;
- (d) That the Director of Environment and Transport be authorised, following consultation with the Director of Corporate Resources, the Director of Law and Governance and the Lead Members for Resources and Highways and Transportation, to enter into such contracts as are necessary to progress the HIF scheme delivery and make minor amendments to the delivery programme;
- (e) That the financial position of the County Council and the future pressures arising from growth outlined in paragraphs 19 – 23 of this report be noted, together with the emerging approach set out in paragraphs 60 – 65 of this report, which underpins the requirement for the risk-sharing agreement with

Melton Borough Council to mitigate risk for the County Council, whilst supporting sustainable planned growth arising from the current requirements of the Melton Local Plan;

- (f) That it be noted that the risk-sharing agreement reflects and understands the need to allow a substantial amount of the County Council's risk to be transferred to Melton Borough Council;
- (g) That it be noted that, following consultation, the County Council at its meeting in February 2021 will be asked to consider a policy which enables the County Council to support large infrastructure schemes in line with the Local Plans of district councils whilst mitigating the significant financial risks to the County Council;
- (h) That the current position with regard to the Melton North Sustainable Neighbourhood Masterplan be noted and that officers continue to engage with Melton Borough Council to support its delivery of a robust masterplan;
- (i) That the Cabinet is disappointed by the tone of the letter from the Leader of Melton Borough Council which misunderstands the County Council's position in that the issue is not what is affordable to Melton Borough Council but a request to carry out their role as local planning authority in a way which mitigates the financial risk to the County Council and should be seen in the context of the MSSN now being a financially viable development;
- (j) In the event of Melton Borough Council's Cabinet rejecting the County Council's request, the County Council would take no further action until the views of the developers were known, providing Homes England would allow a further extension of the grant acceptance deadline.