



## Melton North Sustainable Neighbourhood

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<b>Corporate Priority:</b>	Delivering sustainable and inclusive growth in Melton
<b>Relevant Ward Member(s):</b>	Cllr Margaret Glancy, Cllr Simon Lumley, Cllr Tim Webster
<b>Date of consultation with Ward Member(s):</b>	Autumn 2021
<b>Exempt Information:</b>	No

### 1 Summary

- 1.1 At the Special Planning Committee meeting of 10<sup>th</sup> December 2024, Members will be asked to determine three planning applications relating to the Melton North Sustainable Neighbourhood (MNSN) allocated sites. There is a clear, important and unambiguous interaction between the three planning applications (references 21/00989/OUT, 21/00973/OUT and 21/01198/OUT), and they all draw their content from the approved Masterplan.
- 1.2 This report provides the overarching context in respect of the MNSN as defined within policy SS5 of the adopted Melton Local Plan and the approved Masterplan. It also sets out the housing land supply position and the reliance upon the sustainable neighbourhoods to deliver from now until the end of the Plan Period and beyond. This will ensure that the Council can demonstrate at least a 5 year housing land supply and pass the Housing Delivery Test, ensuring that the Local Plan is delivering as planned.
- 1.3 The MNSN is allocated within the adopted Melton Local Plan, and the Masterplan was approved by Melton Borough Council’s Cabinet on 13<sup>th</sup> October 2021. This followed a period of consultation with ward members and Leicestershire County Council which commenced on 25<sup>th</sup> August 2021.
- 1.4 The Masterplan is a non-statutory document which provides guidance on the implementation and application of the Local Plan in the MNSN area, and is a material consideration in the determination of planning applications in the allocated Melton North Sustainable Neighbourhood. The Masterplan builds upon the policy SS5 and should be

read alongside it. All planning applications in the MNSN are expected to demonstrate due regard and strong adherence to the Masterplan as set out within the document.

## 2 Recommendations

That Planning Committee:

- 2.1 Notes the detail of this report, the Local Plan Strategy, and the approved Masterplan, in order to proceed to determine the three outline planning applications on land between Scalford Road and Melton Spinney Road, on land forming part of the Melton North Sustainable Neighbourhood as defined in the adopted Melton Local Plan.

## 3 Reason for Recommendations

- 3.1 The Masterplan is a material consideration in determining all relevant planning applications in the MNSN. Whilst there are three separate planning applications presented to committee on 10<sup>th</sup> December 2024, it is important for Members to note that the Masterplan provides the framework that the applications have been prepared within.
- 3.2 The adopted Local Plan Strategy includes the delivery of the two Sustainable Neighbourhoods in Melton Mowbray which together provide almost two thirds of the housing supply for the Borough in the Plan Period (2011-2036).

## 4 Background

- 4.1 The Melton Local Plan was adopted in October 2018, setting the housing and employment land allocations across the Borough to ensure sufficient land supply over the period in addition to the vision and overall strategy. The Plan sets out the overarching strategy for the Borough over the period 2011-2036, including adopted housing numbers.
- 4.2 The overarching housing strategy for the Borough includes the delivery of two Sustainable Neighbourhoods (SN), one to the north and one to the south of Melton Mowbray. The concept of the Sustainable Neighbourhoods came about to ensure that the substantial growth required in the Borough is focussed on the most sustainable location: Melton Mowbray. They also represented the most sustainable way of growing the town, underpinned by the evidence base examined by the Planning Inspectorate. Additionally, the allocation of the Sustainable Neighbourhoods ensured that significant investment could be levered in – namely the Melton Mowbray Distributor Road (MMDR). Alone, the MMDR has meant that Melton has benefited from £50m investment from Department for Transport, in addition to substantial investment from Leicestershire County Council and others.
- 4.3 At the present time, Melton Borough Council can demonstrate that it is meeting its housing targets under the Housing Delivery Test, and has a relatively comfortable 7.6 years housing land supply (against a 5 year requirement). This housing land supply position is almost wholly reliant upon the two sustainable neighbourhoods delivering substantial housing from now until the end of the Plan Period and beyond.
- 4.4 The Melton Local Plan establishes the policy basis for a Masterplan for the MNSN to coordinate its content and delivery. The MNSN comprises a swathe of land that bounds the northern extents of Melton Mowbray, stretching from Nottingham Road in the west, to Melton Spinney Road in the east. The area of the MNSN was determined during the

development, consultation, examination and adoption process of the Melton Local Plan. This comprised various statutory consultations, the production of substantial evidence base, sustainability appraisal and ultimately an examination in public by the Planning Inspectorate.

- 4.5 Melton Borough Council commenced work on a Masterplan for the site in early 2019, and following the determination of the sites to the west of Scalford Road in August 2019, the scope of the Masterplan was expanded to encompass the whole Sustainable Neighbourhood, incorporating the area already permitted to the west of Scalford Road. The Masterplan therefore includes all of the allocated MNSN area.
- 4.6 Following the determination of the planning applications to the west of Scalford Road in August 2019, the remaining developers to the east of Scalford Road (William Davis, Barwood Land and Taylor Wimpey) agreed to work together and with the Council to create a Masterplan to ensure a comprehensive, cohesive development for the remaining part of the MNSN. Sites to the west of Scalford Road (already permitted) were then incorporated into the Masterplan.
- 4.7 The Masterplan was developed by both officers of the Council and the developers in a collaborative manner, following an iterative approach. It was a positive undertaking and commitment from all parties which has considered during the determination of the planning applications. Part 1 of the Masterplan covers the whole MNSN area, Part 2 focuses on the sites to the east of Scalford Road (which the three planning applications to be determined at the meeting of the Planning Committee on 10<sup>th</sup> December 2024 cover), and Part 3 focuses on the sites to the west of Scalford Road.
- 4.8 The Masterplan provides the background to the evolution of the MMDR, the Masterplan and the development approach, and demonstrates that the document evolved over a period of time, ensuring its quality in addition to the important buy-in from the developers in the area. The document guides delivery of the Local Plan Policy SS5, within which the ideas and aspirations have been fine tuned.

## **5 Main Considerations**

- 5.1 The Masterplan covers the following:
  - Context and background, site analysis and vision, the role of the Masterplan for delivery of the MNSN and the wider strategy for the area;
  - The status of the document as a material consideration for applications, and the weight the Council applies to it;
  - A development framework setting out the MNSN in terms of land uses, residential, community facilities, schools, playing fields and the Melton Mowbray Distributor Road (MMDR);
  - The necessity for development contributions to pay for the critical infrastructure such as the MMDR and schools, including the recovery of funding 'forward funded' by the County Council;
  - A detailed history of the development of the Masterplan, and how the concept Masterplan was formed;
  - Detailed information relating to street hierarchy to ensure consistency and legibility between different parts / phases of the site;

- Critical design criteria in relation to the layout, provision of open spaces, legibility and permeability, and building scale.

5.2 The three planning applications for consideration at the Special Planning Committee meeting of 10<sup>th</sup> December 2024 are submitted in accordance with the overarching aims and objectives of the Masterplan. They are linked by virtue of both their location (neighbouring sites within the MNSN), in addition to the reliance upon each other for the various forms of infrastructure that form the Sustainable Neighbourhood. Whilst all three sites are residential-led development, each contributes towards the wider on-site provision of infrastructure including (but not limited to) the primary school, allotments, sports pitches and pavilion etc.

5.3 An extract of the main ‘Concept Masterplan’ is shown below to illustrate the comprehensive planned approach and the interdependencies between the sites to ensure a coherent Sustainable Neighbourhood approach:



## 6 Options Considered

6.1 The Council undertook to ensure that a Masterplan was produced for the MNSN for a number of reasons:

- Whilst not explicitly required by policy SS5, it is encouraged, and a specification for the Masterplan is included within the policy regarding its content and scope. The Masterplan approved by the Council in October 2021 satisfies the requirements of the policy.
- A more formal approach (such as a Supplementary Planning Document) was considered inappropriate given the policy context already provided by the Local Plan;

- iii) The Masterplan assisted the County Council, giving assurance regarding the significant and important infrastructure investments (particularly the MMDR) that the County Council is making in Melton Mowbray.

## **7 Consultation**

- 7.1 The Melton North Sustainable Neighbourhood (MNSN) was formulated by the Melton Local Plan (2011-2036), and was subject to significant engagement with statutory consultees and interested parties (including the public) at its various stages of development, in accordance with statutory requirements over the period 2014 – 2018.
- 7.2 The Masterplan was not subject to public consultation owing to its status as non-statutory guidance; however the County Council was consulted on its content in August 2021, and their responses were considered and incorporated within the document as appropriate. Melton Borough Council Members were provided with a draft version of the Masterplan on 23<sup>rd</sup> August 2021, followed by a formal briefing on 25<sup>th</sup> August. The Masterplan was approved by the Council's Cabinet on 13<sup>th</sup> October 2021.

## **8 Financial Implications**

- 8.1 None

**Financial Implications reviewed by: N/A**

## **9 Legal and Governance Implications**

- 9.1 The Masterplan is a non-statutory document and is a material consideration in the determination of planning applications in the Melton North Sustainable Neighbourhood. It assists supporting the delivery of allocated sites in the adopted Melton Local Plan, and the weight to be attached to the document is a matter for the decision maker.

**Legal Implications reviewed by: Deputy Monitoring Officer**

## **10 Equality and Safeguarding Implications**

- 10.1 N/A

## **11 Environmental and Climate Change Implications**

- 11.1 The Melton North Sustainable Neighbourhood and Melton Mowbray Distributor Road are both important elements of the approach to sustainable development particularly in terms of travel patterns and traffic flow. The Local Plan, and the allocation of the Sustainable Neighbourhoods has been sustainability appraised prior to the adoption of the Local Plan, and the Development Plan has been considered to be the most sustainable approach to development in the Borough.

## **12 Other Implications (where significant)**

12.1 None

### **13 Background Papers**

13.1 [Melton North Sustainable Neighbourhood Masterplan](#)

13.2 [Melton Borough Council Cabinet Meeting 13<sup>th</sup> October 2021 \(Item 201: Melton North Sustainable Neighbourhood Masterplan\)](#)