Melton South Sustainable Neighbourhood

MASTERPLAN

June 2020
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Chapter 1: Introduction

Introduction

1.1. This document has been prepared by One Creative Environments Ltd on behalf of Melton Borough Council. The development referred to in this document is the South Sustainable Neighbourhood (South SN).

1.2. This Masterplan document has been prepared to guide the future development of the Melton South Sustainable Neighbourhood. The development is identified as a key element of the strategy for the delivery of homes and employment land in the Melton Local Plan (adopted October 2018) as a strategic location for growth.

1.3. The Local Plan provides a long term Vision for Melton Borough that sets out that by the year 2036 the quality of life for people in the Borough will have been significantly improved and that it will have become a better place in which to live and work, and that key objectives relating to the housing provision, the local economy and preserving Melton’s enviable natural environment will have been met.

1.4. Melton Mowbray is identified as playing a key role in delivering this Vision as the foremost centre in the Borough providing good quality jobs and homes. To achieve this Vision, the Local Plan sets out how Melton Mowbray will accommodate significant growth supported by the requisite infrastructure.

1.5. The Local Plan identifies the location of two sustainable neighbourhoods to the town, extending it in both north and south directions. Whilst separate as a result of their location, they contribute together towards the growth of the town. This is through the provision of shared infrastructure, such as in the education sector where Melton Mowbray is regarded as a single catchment area and, critically, the provision of the Melton Mowbray Distributor Road (MMDR). This is the identified solution to long standing congestion and connectivity issues and which will be the catalyst for longer term, sustainable, growth.

Purpose of the Document

1.6. Local Plan Policy SS4 Melton Mowbray South Sustainable Neighbourhood sets out the key elements of the SN and this document has been written to guide the delivery in relation to planning applications that come forward within the Sustainable Neighbourhood area.

1.7. This Masterplan has been prepared to guide the future development of the Sustainable Neighbourhood (SN) at Melton South.

1.8. The masterplan will be a material consideration to be taken into account in all relevant planning applications to which the Council will assign significant weight, building upon, and additional to, the relevant Local Plan Policy (SS4 which forms part of the statutory Development Plan). Melton Borough Council expects all planning applications within the South SN boundary to pay due regard and strong adherence to the parameters set out within this document.

1.9. This Masterplan document provides:
- An understanding of the existing characteristics and context of the site;
- A vision and a set of development objectives to underpin future development;
- The principles of design, layout and infrastructure provision that the development is expected to deliver;
- An illustrative Masterplan that provides a visual representation of the aspirations of the development;
- Delivery strategy

1.10. It starts by providing an overview of the existing characteristics of the land and the surrounding environment and then illustrates how this combined with the aspirations and Vision of the Council will result in a development that is distinct from, but integrated with, the local area. It also sets out how it will make provision for infrastructure and provide for the delivery of the relevant part of the MMDR.

1.11. The document introduces the high level development principles and objectives for the SN which will underpin the more detailed design of the development.
South Sustainable Neighbourhood Boundary

Figure 1.2 - South Melton Sustainable Neighbourhood Boundary
Chapter 1: Introduction

Sustainable Neighbourhood Background

1.12. The two most significant proposals in the adopted Melton Local Plan are for the development of sustainable neighbourhoods on the northern and southern fringes of Melton Mowbray (identified on Figure 1.1) and are known as the North Sustainable Neighbourhood and the South Sustainable Neighbourhood. It is envisaged that together they will accommodate over 3700 new homes, 20 hectares of new employment land and all the physical, community and green infrastructure needed to create great places to live.

1.13. The South SN is a large swath of agricultural land that bounds the town to the south. The extents of the South SN was determined within the development and adoption process of the Local Plan. The South SN boundary is identified in Figure 1.2

1.14. The South SN Masterplan is a critical element in the delivery of strategic development in the Melton Local Plan period to 2036 and a Local Plan policy for the South SN has been drawn up to enable its delivery.

Local Plan Policy SS4 - Melton Mowbray South Sustainable Neighbourhood

1.15. This policy sets out criteria for delivering a minimum of 2000 dwellings, 20 hectares of employment land, community facilities, transport and the environment which is to be achieved through a comprehensive and coordinated masterplan, phasing and delivery plan for the whole of the South SN site and is to be prepared in advance of submission of planning applications for the South SN.

1.16. The land for the South SN is divided across a number of ownerships. Representatives of these land owners have consolidated the delivery of development into fewer parcels, and there are four key developers and land promoters now involved in its delivery (refer to Figure 1.3).

1.17. The T-shaped parcel of land between Leicester Road and Kirby Lane was granted outline planning permission for 520 dwellings prior to the adoption of the plan, and has since been subject to reserved matters and full planning applications.

1.18. The other land promoters have also commenced masterplanning work and one has developed a detailed vision for their land which has not yet been submitted as a planning application, but did form part of the bid to Homes England for Housing Infrastructure Forward Funding. All work undertaken by land promoters and developers and provided to Melton Borough Council has been taken into consideration in the development of the South SN Masterplan and this document.

1.19. Figure 1.4 shows the most recent Masterplans that have been brought forward by developers and land promoters.

Project Brief

1.20. To prepare comprehensive, consistent and coordinated masterplans for the South SN that delivers policy SS4 and promotes the characteristics of well-designed places set out in the National Design Guide (2019). The Masterplan is required to detail the structure and development concepts including the:

- The quantity, distribution and location of proposed land uses alongside a timetable for their delivery;
- Proposed key transport links, within and outside of the development, including those between the main housing and local centre, town centre and nearby employment uses, services & facilities;
- Important environmental features, including agricultural land, biodiversity sites and heritage assets that are to be protected;
- Areas of green infrastructure and green space (including important strategic green gaps to be protected);
- Areas of new landscaping: and
- Design which performs well against BfL12 and seeks to develop the principles of ‘Active Design’, in accordance with Policy D1.

1.21. One Creative Environments Ltd (ONE) were appointed by Melton Borough Council in January 2019 to provide an overarching and coordinated masterplan, design code and phasing alongside RCA Regeneration Ltd. who provided the delivery strategy.

1.22. Local Plan policy SS4 requires the preparation and agreement of a master plan, phasing and delivery plan in advance of planning applications for the Melton South Sustainable Neighbourhood. Also funding is required for the SN from Leicestershire County Council and the County Council have stated their requirement for an agreed masterplan. Additionally the masterplan is required to support the award of Homes England HIF funding for the southern section of the Melton Mowbray Distributor Road. The urgency of this document has now become critical to meet these objectives.

1.23. In April 2020 Melton Borough Council appointed ONE to undertake additional work to finalise the masterplan for the for the South SN and have it ratified by Cabinet on the 17th June 2020.

1.24. The purpose of the masterplan is to represent at a high level the context required for a Sustainable Neighbourhood to the south of Melton, to guide future planning applications and to aid future negotiations with developers and promoters on viability and content within the Neighbourhood overall and within each land parcel.

1.25. It is intended that the masterplan, if approved, will not be definitive in terms of exact location and scale of development but a tool in defining spatial principles for future pragmatic discussions in the delivery of the sustainable neighbourhood.
Chapter 1: Introduction

Consultation

1.26. Melton Borough Council have been working in partnership with developers and delivery partners to deliver the South SN. The masterplan has been prepared in consultation with these key stakeholders.

1.27. Early consultation was held on Wednesday 13th February 2019 with representatives of all main landowners, developers and key stakeholders. The purpose of this event was to:

- Explain how we are building upon and complementing any well-advanced masterplanning work that has already been undertaken and already submitted or approved
- Discuss their proposals and supporting information to ensure we are working from a consistent evidence base with the correct and most up to date baseline information
- Discuss and understand any other issues, concerns and background they may have that will inform the development of the Masterplans.

1.28. A second consultation event was held on 30th July 2019 with representatives of all landowners and developers and key statutory consultees (this included representative from LCC Highways and Education). The draft masterplan proposals were presented to the stakeholders for comment.

1.29. On-going engagement was held with Leicestershire County Council Highways during Spring and Summer 2019, and Officers of Melton Borough Council were in regular consultation with the Education Authority in respect of the strategy for the SNs which was emerging in response to planning applications in the town. A series of one to one meetings to agree road design strategies cross the SN were held in 2019. Leicestershire County Council Highways representatives were also invited to all stakeholder meetings, as were the Education Authority.

1.30. A final round of consultation was held in April and May 2020 with letters sent to all key stakeholders. The purpose of this consultation was to seek decisions relating to key aspects of the South SN that have been delaying completion of the masterplan.

1.31. All baseline studies and site specific data had been provided to the developers and key stakeholders in 2019 and have been reviewed and revised where necessary to inform the coordinated masterplans including surrounding development, transport and footpath network, existing vegetation and ecology, designations, topography and flood zones, views and heritage.

1.32. Applications coming forward for the South SN have also been reviewed, considered and coordinated within the final coordinated masterplan.

1.33. For a detailed list of consultation events and stakeholders refer to chapter 13.
Land Ownership and Land Representatives

KEY
South Sustainable Neighbourhood Boundary
Land Ownership areas

1. David Wilson Homes Limited
2. Leicestershire County Council
3. Statham Thomas Rowley
4. Opal Anthony Casey and Sharon Cox Casey
5. Rose Phillips, Grant Edmon Phillips, Sally Derby Taylor and Wendy Anne Tarry
6. Peter John Shaw in Rowland Hill, Thomas Rowland Hill, Pater and Rowland Hill and Margaret Davis Rowland and Randall
7. Martin Andrew Lomas
8. Melvyn Brian Jones and Emily Sarah Jones
9. Martin Andrew Lomas
10. Ross Philip Mason, Grant Edmund Mason, Sallie Denise Taylor and Wendy Alexa Leland Wood and Margaret Diana Rowland Randall
11. Martin Andrew Lomas and Joyce Lomas
12. Martin Andrew Lomas, Martin Andrew Lomas, Susan Margaret Lomas and Matthew Francis Lomas
13. James Anthony Lomas, Martin Andrew Lomas, Susan Margaret Lomas and Matthew Francis Lomas
14. The Official Custodian for Charles
15. Neil Phillips and Mark Shepherd
16. David William Wilson
17. Davison Developments Ltd.
18. Martin Andrew Lomas, James Anthony Lomas, Matthew Francis Lomas, and Sarah Anne Wood
19. Peter John Shaw in Rowland Hill, David William Rowland Hill and Ann Elizabeth Rowland and Rose
20. N/A KNOWN Split into Two - West = Matthew Lomas, East = Susan Lomas
21. Susan Lomas - 1 Property on site
22. Martin Lomas and Joyce Lomas

Figure 1.3 - South SN Land Ownership and Land Representatives

Land represented by Greenlight Developments
Land represented by Bellway Developments
Land represented by Barchest Homes
Land represented by Davison
Existing Developer Masterplans

Figure 1.4 - South SN Existing Developer Masterplans

Note:

• The T-shaped parcel of land between Leicester Road and Kirby Lane was granted outline planning permission for 520 dwellings prior to the adoption of the plan, and has since been subject to reserved matters and full planning applications. The proposals for this area are therefore show greyed out as they are not involved with the development of the South SN masterplan.

• Latest information provided to One Ltd. on 19/02/2020
Chapter 1: Introduction

Policy

1.1. This document and the South SN Masterplan have been prepared with consideration to policy.

National Policy


The National Planning Policy Framework (NPPF) sets out government’s planning policies for England and how these are expected to be applied.

The NPPF introduced the presumption in favour of sustainable development so that sustainable development is pursued in a positive way. It states “At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

This is to be met through three overarching objectives, which are interdependent. These are; economic objective - building a strong economy and supporting growth; social objective - supporting strong, vibrant and healthy communities and creating a high quality built environment; and environmental objective - protecting and enhancing our natural, built and historic environment.

- The South SN masterplan is to be planned and built to promote sustainable living and deliver on all three objectives set out in the NPPF. The masterplan will provide environmental, economic and social sustainability through a range of land uses and through well planned and considered design.

- The SN will provide community facilities such as a local shops and community buildings, schools, employment, social housing, extra care housing and a range of dwelling tenures that meet the existing and future needs of Melton. It will also provide a strong framework of green infrastructure that supports both the community uses as well as providing ecological benefits.

The NPPF requires councils to deliver a sufficient supply of homes “to support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”.

- The South SN provides a significant contribution towards the future housing provision in Melton Mowbray. It is an integral part of the delivery of future housing needs for Melton Mowbray up to 2036.

The NPPF also promotes healthy and safe communities, Sustainable transport, making efficient use of land, achieving well-designed places, meeting the challenge of climate change, conserving and enhancing the natural environment and conserving and enhancing the historic environment.

- The South SN Masterplan promotes and supports these values through masterplan ‘Vision’ and the ten characteristics of well-designed places, detailed in Chapter 3 of this report and to be implemented into the South SN through detailed design.


National Design Guide supports the aspirations of the NPPF of achieving high quality buildings and places. It is a design guide that illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

The national design guide sets out ten characteristics of well-designed places that work together to create its physical Character. These are:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

These ten characteristics have been brought into the Sustainable Neighbourhood “Vision” and have been built upon at a local level. These followed in the development of the Masterplan document and moving forward are to be followed by all parties involved in the design approach of the South SN.

County Council Policy

1.4. Leicestershire Highways Design Guide

The Leicestershire Highways Design Guide deals with highways and transportation infrastructure for new developments in areas for which Leicestershire County Council is the highway authority. Leicestershire Highway Design Guide is an interim guide however emerging documents were not available during the preparation of this document.

- This document has been prepared with due regard to the Highways Design Guide. Consultation and on-going dialogue with Leicestershire County Council Highways team have enabled this document to be prepared in accordance with the highways Design Guide and to the satisfaction of the Highways team.

- This document sets out design perimeters for the transport network, road hierarchy and materiality for adopted areas to guide developers and enable the delivery of a fully coordinated SN Masterplan.

1.5. Leicestershire Planning Obligations Policy (July 2019)

The County Council has an important role in its contribution to sustainable development, not only as a planning authority, but also as a provider of physical and social infrastructure that contributes to economic and social well-being.

The main types of infrastructure required for the County Council to deliver in the South SN include; Schools, Roads and transportation, Social care, Libraries and Waste management facilities.

A planning obligation is a legally enforceable commitment entered into to mitigate the impacts of development.

- Developers will be required to enter into planning obligations with the County Council. Each developer obligations will be negotiated separately and will be a suitable and fair contribution to the long term sustainability of the Melton Mowbray and the South SN.

1.6. Leicestershire Minerals and Waste Local Plan up to 2031

Leicestershire County Council is responsible for minerals and waste planning in the administrative area of Leicestershire (outside the City of Leicester). This policy requires Local Authorities to produce Plans that “address the spatial implications of economic, social and environmental change and set out the opportunities for development and clear policies on what will or will not be permitted and where.”

1.7. Policy M11: Safeguarding of Mineral Resources

An area of land to the west within the South SN boundary falls into Mineral Safeguarding for sand and gravel. This is identified on Figure M1: Areas of borough/district for mineral safeguarding in the Mineral and Waste Safeguarding (Melton Borough) Document S5/2015.

The policy states that “Planning permission will be granted for development that is incompatible with safeguarding mineral within a Mineral Safeguarding Area if - there is an overriding need for the incompatible development.”

- The South SN and delivery of employment land and dwellings within the plan period is high priority for Melton Borough Council. The area of land affected by policy M11 is relatively small and therefore the SN should be priorities and considered an overriding development need for the area.
Chapter 1: Introduction

1.1. Policy SS1 Presumption in favour of Sustainable Development

“Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

- The South Sustainable Neighbourhood area was identified as a sustainable location for expansion of the town to deliver the development required within the plan period.

1.12. Policy SS2 Development Strategy

“Provision will be made for the development of at least 6,125 homes and some 51 hectares of employment land between 2011 and 2036 in Melton Borough.”

- The delivery of a Masterplan for the South Sustainable Neighbourhood will support the delivery of a large portion of homes and employment land.

1.13. Policy SS4 South Melton Mowbray Sustainable Neighbourhood

Due to the importance of this policy in relation to the development of the South SN masterplan and this document, Policy SS4 is set out below in full (also refer to www.meltonplan.co.uk/ss4)

“Melton Borough Council will work in partnership with developers and delivery partners to deliver the South Melton Mowbray Sustainable Neighbourhood (SSN) identified as a strategic development location on the Policies Map. The Sustainable Neighbourhood will provide:

Housing
h1: 2,000 homes (of which 1,700 will be delivered before 2036), 15% of which should be affordable subject to viability;

h2: Homes of a range of tenures, types and sizes in accordance with Policy C2;

Extra care housing to meets the needs of our ageing population in accordance with Policies C2, C3 and C8.

Employment
em1: 20 hectares of employment land for B1 (business), B2 (general industrial) and B8 (storage and distribution) uses to expand and enhance the existing Leicester Road Business Park.

Community facilities
c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions towards secondary education, to meet the identified need for school places; and
c2: An accessible local centre to serve the needs of the residents of the development including:

- A: A parade of shops providing up to 400 sq.m (net) of A1 (retail)
- B: Up to 400 sq.m (net) of other ‘A2 – A5 class’ uses;
- C: Small-scale employment opportunities (including B1 (a) office uses); and
- D: A range of appropriate non-retail and community facilities and services (including community hall and medical services).

Transport
t1: A comprehensive package of transport improvements informed by an appropriate transport assessment including:

- A: A strategic road link connecting the A606 to the A607 forming part of the Melton Mowbray Distributor Road as part of a wider agreed scheme; and
- B: Measures to mitigate the short and medium term impacts of development on the existing transport network where adverse impacts are identified.
Chapter 1: Introduction

Policy

- C: New and enhanced bus services connecting the development with the Town Centre and local employment opportunities;
- t2: Measures that seek to achieve a modal shift away from private car use including:
  - A: frequent bus service from the site into Melton Mowbray Town Centre and local employment opportunities with accessible bus stops which are less than 400 metres walk from all new residents;
  - B: well-connected street patterns and walkable neighbourhoods providing high quality, safe and direct walking, cycling and public transport routes including links using the green infrastructure network;
  - C: the retention of existing and provision of new walking, cycling and road connections within Melton Mowbray, to town centre facilities, and to existing and new employment and education services; and
  - D: provision of a Travel Plan for new residents which includes measures to encourage the use of public transport, as part of a wider travel plan.

Environment

en1: Protection of the separate identities of Burton Lazars and Eye Kettleby in accordance with Policy EN4 and respond to settlement fringe sensitivity in accordance with Policy EN1 to create a locally distinctive development and an improved town edge, with particular regard to the ridgeline to the south of Melton Mowbray that separates the visual connection between Melton Mowbray and Burton Lazars;
en2: Protection and enhancement of important areas of bio-diversity (habitats and species), in accordance with Policy EN2, including:
  - A: Protection and enhancement to the existing wildlife corridors and, where appropriate, provide new corridors to create a coherent network of biodiversity and green infrastructure, specifically the River Wreake tributaries and the Edendale Brook; and
  - B: Establish a protection zone between the River Eye SSSI and any future development; and
en3: Protection and enhancement of historic and archaeological features in accordance with Policy EN13; high quality, sensitive design to mitigate the impact of the development including the Melton Mowbray Distributor Road on the setting of St Mary and St Lazarus Hospital Scheduled Ancient Monument, connecting green links within the development to the wider landscape setting of the monument, and contributions towards improvements in the public understanding of its value.

en4: Provide a network of new high quality multi-functional green spaces in accordance with the Council’s open space standards set out in policy EN7;

en5: Provision of, or contributions towards, sports pitches and indoor leisure facilities in the town, in accordance with the Playing Pitch Strategy and emerging Indoor Facilities Assessment (see Policy EN7);

en6: Encourage developers to provide a development that compiles with building regulations for energy efficiency and carbon emissions, and to seek 10% of houses that obtain energy from renewable sources;

en7: Buildings and spaces which are adaptable to future climatic conditions including extremes of temperature, drought and flooding;

en8: Development that provides appropriate SuDS and flood alleviation measures in accordance with the Melton South assessment in the Strategic Flood Risk Assessment. Areas of the MSSN that are at higher risk of flooding shall not be used for built development; and

en9: Protection and enhancement of water quality.

Master planning and delivery

A master plan, including a phasing and delivery plan, should be prepared and agreed in advance of, or as part of, submission of a planning application for the Melton South Sustainable Neighbourhood (SSN). In order to achieve a comprehensive approach, the master plan should be prepared for the whole SSN including the adjacent employment site. It will set out in detail the structure and development concepts of the SSN to include, amongst other things:

m1: The amount, distribution and location of proposed land uses alongside a timetable for their delivery;

m2: Important environmental features, including high grade agricultural land and biodiversity sites, and heritage assets that are to be protected;

m3: Areas of green infrastructure and green space (including important strategic green gaps to be protected); and,

m4: Areas of new landscaping;

m5: Design which performs well against Building for Life 12 and seeks to develop the principles of ‘Active Design’, in accordance with Policy D1.

The SSN master plan will be prepared in consultation with key stakeholders. Planning permission will not normally be granted for the SSN until a comprehensive master plan has been completed to the satisfaction of the Local Planning Authority.

The Local Planning Authority will monitor compliance of the delivery of the SSN in accordance with the agreed master plan and delivery timetable. Where slippage against the agreed delivery timetable in excess of 1 year is identified, the Local Planning Authority will review the master plan and delivery timetable with partners to ensure sustainable development is delivered in accordance with the Policy.

Subsequent development shall be in accordance with the master plan and agreed design codes."

- The Masterplan document is the response to policy SS4 - Preparing an agreed masterplan in advance of planning submissions for the South SN. It sets out the detail of how the requirement of policy SS4 should be met to deliver a high quality neighbourhood underpinned by principles of sustainability.

1.14. Policy C2 Housing Mix

“We will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer.”

- The housing mix within the South SN will accord with the information set out in Table 9

1.15. Policy C4 Affordable Housing Provision

“Melton Borough Council will seek to manage the delivery of around 1300 new affordable homes between 2011 and 2033”

- The Masterplan will deliver 15% affordable subject to viability housing as set out within this policy

1.16. Policy C8 Self Build and Custom Build Housing

“Developers will supply at least 5% of serviced dwelling plots, for sale, at an appropriate price, to self-builders or custom builders.”

- Each developer within the South SN to allocate 5% of proposed dwellings as self-build
Policy

1.17. Policy C9 Healthy Communities

- The Masterplan process for the South SN will take a site-wide strategic approach in delivering the elements of this policy.
- The Masterplan will produce a coordinated strategy for public open space and recreation facilities, ensuring an distribution and mix of open space types across the SN.
- A coordinated approach to vehicle, pedestrian and cycle movement across the whole neighbourhood.

1.18. Policy EC1 Employment Growth in Melton Mowbray

This policy allocates areas for the delivery of employment land. “20 hectares of employment land, located off Leicester Road, as part of the South Melton Mowbray Sustainable Neighbourhood.”

- The delivery of a Masterplan will demonstrate the general principals for the employment land and will assist in advance of planning submissions.

1.19. Policy EC4 Other Employment and Mixed-use Proposals

- The Masterplan will set principals for the employment land development to adhere with this policy such as defining the scale of buildings, mitigation and main access locations.

1.20. Policy EN1 Landscape

“The character of Melton Borough’s landscape and countryside will be conserved and, where possible, enhanced.”

- The Masterplan will respond to existing site conditions such as topography and existing vegetation. It will seek to retain and enhance the features that contribute to the Borough’s character.

1.21. Policy EN2 Biodiversity and Geodiversity

“It will protect and enhance biodiversity, ecological networks and geological conservation interests throughout the Borough.”

- The Masterplan will retain habitat and respond sensitively to ecological features. It will also seek to create a mix of habitat types across the SN.

1.22. Policy EN3 The Melton Green Infrastructure Network

“New development proposals will be supported where they retain and enhance important green infrastructure elements.”

- The Masterplan will retain existing features such as public rights of way, trees, hedgerows, ecologically protected sites and water course.

1.23. Policy EN7 Open Space, Sport and Recreation

- The South SN Masterplan seeks to create a coordinated approach to delivering the open space typologies and quantities set out in this policy.

1.24. Policy EN8 Climate Change

- The South SN Masterplan seeks a proposal that is beneficial in all aspects of sustainability.

1.25. Policy EN9 Ensuring Energy Efficient and Low Carbon Development

“Major development proposals will be required to demonstrate how the need to reduce carbon emissions has influenced the design, layout and energy source used.”

- The South SN Masterplan will provide a set principals across the development that support this policy. This will cover elements such as building materials, water storage, electrical car charging points, cycle storage and parking.

1.26. Policy EN11 Minimising the Risk of Flooding

“Melton Borough Council will ensure that development proposals do not increase flood risk and will seek to reduce flood risk to others.”

- All residential development will not be located within flood zones.
- The South SN Masterplan process will seek alternative proposals to commercial development within the Flood Zone 2 and 3a.

1.27. Policy EN12 Sustainable Drainage Systems

“Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns.”

- The Masterplan will ensure there is sufficient space provision for surface water drainage attenuation in appropriate location.

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Policy C2 - Table 8: Optimum Housing mix requirements for market and affordable housing

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Policy EN7 Open Space, Sport and Recreation - Open space typology requirements

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<tr>
<td>Allotments</td>
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<tr>
<td>Playing pitches</td>
<td>Requirement (ha/1000 population) 0.41</td>
</tr>
<tr>
<td>Football pitches</td>
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</tbody>
</table>
Chapter 1: Introduction

1.28. Policy IN1 Melton Mowbray Transport Strategy (MMTS)
“The Borough Council will work with Leicestershire County Council, landowners, developers and others to deliver a transport strategy for Melton Mowbray.”

• This Masterplan is to be used in support the Homes and Infrastructure Fund for a southern section of the Melton Mowbray Distributor Road, a strategic road link around the town.

1.29. Policy IN2 Transport, Accessibility and Parking
“support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods, reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.”
• The Masterplan will demonstrate an effective road network and promote sustainable forms of transport.

1.30. Policy D1 Raising the Standard of Design
“All new developments should be of high quality design.”
• The Masterplan will set out principles for promote design quality across the South Sustainable Neighbourhood.
“Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design.”
• The Masterplan will consider the local character and wider context and build upon this to establish high quality design.

1.31. Housing Mix and Affordable Housing SPD - July 2019
• The Masterplan will set out an approach to delivering a varied mix of housing and the provision of affordable housing.

Other References

1.33. This document has been prepared with consideration to Melton Borough Council evidence base and supportive documents:
• Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study (2015)
• Biodiversity and Geodiversity Study (2015 and 2016)
• A Green Infrastructure Strategy for Melton Mowbray (2011)
• Housing Needs Study (2016)
• Infrastructure Delivery Plan March 2017
• Issues and Options: Infrastructure Delivery Plan 2014
• Landscape Character Assessment update (2011)
• Melton Borough Retail Study (2015)
• North Sustainable Urban Expansion Stakeholder and Community Consultation report 2012
• Primary Green Infrastructure Plan 2016
• Strategic Flood Risk Assessment Maps 2015
• Strategic Flood Risk Assessment Addendum Report (2016)
• Sports Facilities Strategy 2016-2021
• Melton Borough Retail Study 2015
Analysis and Background

Chapter 2: Analysis

Figure 2.1 - South Sustainable Neighbourhood Site Analysis
Analysis and Background

Chapter 2: Analysis

Site Analysis

2.1. A site visit was carried out as part of the project inception meeting on the 7th January 2019.

2.2. A thorough review of all existing baseline information has been undertaken including Local Plan Policies and Local Plan Surveys and Assessments. This included: Green Infrastructure Strategy; Open Space Assessment; Playing Pitch Strategy; Biodiversity and Geodiversity Study; Landscape Character - Areas of Settlement Fringe Sensitivity and Local Green Space Study; Level 1 and 2 Flood Risk Assessment; Flood Zone and Climate Change Maps; Heritage Settings Technical Note etc.

2.3. Additionally a review of existing planning applications and their respective main supportive documents, surveys and assessments as well as consultation with the landowners and developers was carried out in May 2020. This identified missing information and added additional detailed understanding of the land within the South SN. This included Planning Status/reference, Proposal, Land budget, Access, Flood Drainage, Survey information, protected assets and constraints i.e. TPO’s, Habitats; Heritage; background history;

2.4. From this initial baseline information analysis plans were produced:
   • Figure 2.1 - South Sustainable Neighbourhood Site Analysis shows the South SN within its wider context including local policies, designation and other information for consideration.
   • Figure 2.2 - South Sustainable Neighbourhood Historic Designations
   • Figure 2.3 - South Sustainable Neighbourhood Existing Green Infrastructure, Topography and Drainage

2.5. This process has ensured a comprehensive and sound evidence base on which the South SN Masterplan has been developed.

Heritage

2.6. St Mary and St Lazarus Hospital Scheduled Monument lies on a ridge top to the south of the proposed south SN. It has extensive, low-profile earthwork remains and to its north, on the north-facing slope looking towards Melton Mowbray, is a small cluster of buildings including Burton Hall that are surrounded by trees. Despite its elevated position the monument is difficult to distinguish from its surroundings in views from any distance.

2.7. The South Sustainable Neighbourhood is not considered to directly affect the architectural or archaeological fabric of the monument. However, in the area between Sandy Lane and Burton Road the edge of development would breach a historic field boundary and entail the loss of hedgerow and ridge and furrow earthwork remains that lie in the field immediately to the north of the monument.

2.8. Taking into account the topography and landscape character of the area, the siting of the monument and its visible remains the detrimental impact on the significance of the monument would be limited. The monument would still be capable of being experienced in its urban fringe setting, albeit with a further reduction in separation from the developed edge of the town that has moved southwards over time.

2.9. Any harm to the significance of a scheduled monument should be avoided where possible. Policy SS4 requires high quality design for the Sustainable Neighbourhood as a whole, respecting existing landscape, wildlife and heritage assets and making a positive contribution to the appearance of the settlement edge. Criterion en1 of policy SS4 requires that the separate identities of these small settlements are protected and it identifies the importance of the ridge-line that separates Melton Mowbray from Burton Lazars.
Site Analysis

Chapter 2: Analysis

Melton South Sustainable Neighbourhood Masterplan

Figure 2.3 - South Sustainable Neighbourhood Existing Green Infrastructure, Topography and Drainage
Chapter 2: Analysis

The Melton Mowbray Distributor Road (MMDR)

2.10. To enable the significant development as envisaged by the adopted Local Plan, new, strategic road infrastructure is required. A new road around the north east of Melton to distribute traffic to relieve congestion in the town centre will open up land for development. This new road is referred to as the Melton Mowbray Distributor Road (MMDR).

- Funding for Phase 1 the north and east sections has been secured and construction is due to commence in 2021.
- A bid for £15 million Homes England Housing Infrastructure Forward Funding (HIF) was submitted by the County Council in collaboration with the developers and Borough Council for the southern section on 22nd March 2019. The bid was successful however the County Council have as yet not formally accepted the funding.
- AECOM working for Leicestershire County Council (LCC) are the delivery partner for the MMDR, Galliford Try have recently been award the contract to build the north and east sections of the road.

2.11. The southern section is a strategic road link connecting A606 Burton Road to A607 Leicester Road and forms part of policy SS4. The HIF award of funding (if accepted by LCC) and ‘forward funding’ investment from LCC and Melton Borough Council will ensure accelerated delivery of housing in the south of the town, removing the significant proportion of upfront costs of providing the link road from the developers and delivering major highways infrastructure early in the Plan.

2.12. The south MMDR is at an early stage of design development and the exact alignment of the road is under review. The last agreed alignment is the bid submission and this has been used to inform the South SN masterplan.

2.13. The MMDR road design is an evolving process and its design will change following completion of the South SN Masterplan. As such this document accepts the South SN Masterplan will need to adapt to account for this process and changes its layout to accommodate changes such as amended road alignment, number or location of roundabouts and other design changes that may arise throughout the development of the road.

2.14. This also provides an opportunity to coordinate the road design, enhanced walking and cycling routes, sustainable drainage and planting strategy with the South SN Masterplan.

2.15. The speed limit for this section of the MMDR is to be 40 miles per hour.

2.16. There are a number of design elements that could be coordinated with the South MMDR to enhance the South SN Masterplan:
- Pedestrian crossing points at key locations and existing Public Rights of Way
- Planting and ecological enhancements that interface between the MMDR and the proposed built form
- Sustainable drainage for the MMDR and access points for their maintenance
- Vehicle access points to the MMDR are limited the those proposed by the planning applications and are located at MMDR roundabouts

2.17. The MMDR could form the southern boundary of the site however the current alignment of the MMDR leaves a slither of land to the south new road. As such this document will explore options for using the land to the south of the MMDR to ensure development is viable.

Figure 2.4 - The Melton Mowbray Distributor Road

Note: Latest information provided to One Ltd. on 04/05/2020
Opportunities and Constraints
Chapter 2: Analysis

Townscape and Built Character

Melton Mowbray Townscape Character and Built Form

2.18. Local Plan Policy D1 requires that buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design. A review of the surrounding character and key buildings within Melton Mowbray and nearby Burton Lazars was undertaken to establish an understanding of the local character.

2.19. The existing character of the built form adjacent to the South SN consists of a range of housing developments built over the last 40 years that vary in style, size and design.

2.20. The surrounding character to the South SN is typically 2 storey with the occasional 2.5 and 3 storey buildings. There is a mix of semi-detached and detached dwellings with a few examples of short runs of terraces to a maximum of four dwellings. Predominantly red brick with some buff brick and occasional use of white render. Brick detailing used as a horizontal division and to window surrounds. Roofs grey and brown tile. Generous front gardens that provide off road parking.

2.21. Existing built interface with Kirby Lane. The commercial development is screened from view by a dense buffer of vegetation. The first residential built form to the south of Kirby Fields Park is a newly completed (2019) residential development of 2 storey red brick properties facing the road with no hedgerow, breaking the rural character of the road. Development between Kirby Fields Park and Camomile Road, properties front or side on to Kirby Lane however a native hedgerow screens views between the road and the houses. The east section of Kirby Lane from Camomile Road eastwards, dwellings back onto the road with 1.8m high timber boundary fences, trees and hedges as an interface to Kirby Lane.

2.22. East of Sandy Lane, Kirby Lane becomes more rural in nature but with less dense urban form to the north and to the east section of the lane. The lane is used by walkers and cyclists only (no motor vehicles allowed). The rear of the dwellings to the north have mature hedgerows along this boundary, and they are a mix of bungalows and two storey dwellings. Further to the east, there are large, two storey detached residential dwellings facing Kirby Lane with significant, mature front and rear gardens, detached outbuildings and often gated entrances. A more sensitive approach to development to the south of this area will be required as it is lacking in urban character at present.

2.23. Existing commercial development to the south west of Melton Mowbray is of no merit and is generally screened from view along roads with dense tree planting and vegetation.
Townscape and Built Character

South Sustainable Neighbourhood Typical surrounding built form

South Sustainable Neighbourhood Buildings of Note

Saint James Church at Burton Lazars - Use of local Melton sandstone

Burton Lazars - Agricultural buildings converted to residential dwelling on Melton Road. Steep pitches, red tile roof and timber cladding.

Melton Vale Sixth Form College - 2 storey flat roof in timber cladding, grey cladding and white render.
Chapter 3: Vision

The Vision

“The masterplans will help ensure the delivery of all of the development and infrastructure that is needed in each sustainable neighbourhood, and help ensure that they are well designed and laid out, and integrated into the existing urban fabric.”

Melton Borough Council Local Plan 2011 - 2018

The Vision

3.1. The vision is for a comprehensive and coordinated Sustainable Neighbourhood that will contribute towards the housing and jobs needed for the current and future population of Melton Mowbray.

3.2. The South Melton Sustainable Neighbourhood will create a distinctive, high quality place which maintains and enhances the qualities and character of Melton Mowbray linking with and existing development to the north and providing a new gateway to the town on key arterial routes, the A607 Leicester Rd, A606 Burton Rd and B6047 Dalby Road. It will be an attractive and high quality environment that instils a sense of pride in the community and is a desirable place to live.

- Local distinctiveness will be achieved by building and improving upon the style of older neighbourhoods and embracing contemporary approaches to high quality design and environment. It will represent a new benchmark in design quality and will have a landscape framework and network of public spaces that create a pleasant setting, encourage active and healthy lifestyle, and enable communities to gather.

- The MMDR (south link) will enable a revised road hierarchy and traffic patterns in the area, the MMDR re-routing traffic away from the town centre and taking unnecessary traffic off Kirby Lane and several ‘rat runs’ in the immediate suburban area.

- It will provide the facilities and functions that meet the needs of the residents and workers within the neighbourhood and make a wider contribution to the growth of Melton Mowbray and the surrounding Borough.

- It will promote the use of sustainable transport, promote walkable neighbourhoods and sustainable travel links to the town and countryside beyond. It will be an area that promotes health, well being and social cohesion for new residents and businesses to thrive and will deliver a prestigiously located employment area on the western periphery of the town at Leicester Road (A607).

Delivering the Vision

3.3. Drawing on national and international research, there are key characteristics that contribute to the success of a new sustainable neighbourhood and what makes it a great place to live.

3.4. In order to deliver the vision for the South SN these key structuring and spatial design principles have been set out as a series of ten characteristics to guide the design process of the Masterplan. These are key principles, aspirations, and design considerations have been followed in the development of the Masterplan document and are to be followed by all parties involved in the design approach of the South SN.

3.5. Detail for each characteristic is set out in the following pages. The ten characteristics are:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

3.6. This report has been produced to support the Masterplan and sets out how the detailed design of the Sustainable Neighbourhood should be developed and will ensure that the South SN is coordinated where application have not already been approved. The following pages of this report are to be used by developers to inform their approach to the detailed design.

3.7. The response to the landscape, its natural topography, views and landscape character are important in terms of how the built form sits within its setting and the visual connections made with the surrounding countryside.

3.8. A focal point, or series of features, be it a church, pub, shops and school, green, common or square are also important in terms of providing a social gathering point and memorable way markers.

3.9. Another notable feature is how safe the place feels and that all streets, lanes, footpaths/ cycleways and green spaces are overlooked for good natural surveillance. This very much contributes to the sense of a well-connected, walkable neighbourhood where the shared use of streets and lanes encourages slow vehicle speeds.

3.10. Creating a distinct character is also highly important where building vernacular, use of local materials and a high quality of design plays a significant role.

3.11. Finally, sustainability is a common theme actively promoting energy efficient buildings, a healthy lifestyle, enhanced wildlife habitats and sustainable movement and drainage to support the environment.

Design Quality through Best Practice

3.12. In developing the SN Masterplan, best practise approaches have been followed. These publications include:

- Building for Life 12 (BfL12): The sign of a good place to live
- Manual for Streets Guidance 2010 - Department for Transport
- Active Design (2015) - Sports England
- Lifetime Homes
- Lifetime Neighbourhoods
- Secure by Design
- Technical Housing Standards - Nationally Described Space Standard

3.13. These best practice guidance and publications should continue to be fused as guidance to achieve best practise design within all planning applications for the Sustainable Neighbourhoods.

3.14. The design approach within the Sustainable Neighbourhood should also embrace emerging or replacement design guidance such as Melton Borough Council’s Design of Development SPD which is currently work in progress.
## Ten Characteristics That Make a Great Place to Live

<table>
<thead>
<tr>
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<tr>
<td>1</td>
<td><strong>Context</strong> enhances the surroundings.</td>
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<td>2</td>
<td><strong>Identity</strong> attractive and distinctive.</td>
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<tr>
<td>3</td>
<td><strong>Built form</strong> a coherent pattern of development.</td>
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<tr>
<td>4</td>
<td><strong>Movement</strong> accessible and easy to move around.</td>
</tr>
<tr>
<td>5</td>
<td><strong>Nature</strong> enhanced and optimised.</td>
</tr>
<tr>
<td>6</td>
<td><strong>Public spaces</strong> safe, social and inclusive.</td>
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<tr>
<td>7</td>
<td><strong>Uses</strong> mixed and integrated.</td>
</tr>
<tr>
<td>8</td>
<td><strong>Homes and buildings</strong> functional, healthy and sustainable.</td>
</tr>
<tr>
<td>9</td>
<td><strong>Resources</strong> efficient and resilient.</td>
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<tr>
<td>10</td>
<td><strong>Lifespan</strong> made to last.</td>
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**Chapter 3: Vision**
Chapter 3: Vision

Context – enhances the surroundings.

Understand and relate well to the site, its local and wider context

3.15. The masterplans will respond to the existing features of the site by enhancing positive qualities and improving negative ones.

3.16. The SN works with the existing undulating topography with a layout that responds and works with the contours to avoid unnecessary retention and utilise the natural falls for the sustainable drainage strategy. It retains and enhances existing water courses, integrating them into public spaces.

3.17. Public open space is to be focused on and seeks to retain existing trees, hedgerows and water courses such as the River Wreak Tributary to the west of the SN.

3.18. A network of movement routes through the SN will provide permeability and good connection with Melton Mowbray, linking into existing roads, footpaths and cycleways. Existing roads that cut through the SN such as Dalby Road and Sandy Land will be integrated into and become part of the SN through good design.

3.19. Views from the South SN to Melton Mowbray and its surrounding countryside are important. The SN will make best use of areas of undulating land to enable strong visual connections to the surrounding landscape and townscape.

3.20. The masterplans will also respond to its surrounding context beyond the site boundary, considering the surrounding buildings, landscape character, areas of sensitivity and protected wildlife, landscape and cultural aspect of the area.

3.21. The SN will reflect upon the wider character of Melton Mowbray, taking into consideration local materials and good examples of architecture to influence the design of the built form in the SN.

3.22. Green infrastructure will be designed to soften and frame views into the Sustainable Neighbourhood. Additionally a well designed green infrastructure framework throughout the SN will greatly improve the character of Melton when viewed from the surrounding landscape.

3.23. The interface between the SN, the MMDR and the countryside will be designed as a sympathetic transition between the built form and countryside. Softened with feature that provide the ‘Melton Farmland Fringe’ Landscape Character type such as low hedgerows and lines of mature trees along lanes and water courses.

3.24. The masterplan considers areas of sensitivity such as the relationship of the SN to Kirby Lane and the near by villages of Burton Lazars and Eye Kettleby Areas of Separation. It will respect and enhance the natural characteristics of these areas by using design-led solution as opposed to a standard width ‘buffer’.

Value heritage, local history and culture

3.25. The masterplan will acknowledge the history of Melton Mowbray and it will protect and enhance historic assets and their settings.

3.26. A sensitive approach has been taken to minimise impact on the setting of St Mary and St Lazarus Hospital Scheduled Ancient Monument. Connecting green links within the SN to the wider landscape setting of the monument will contribute towards improvements in the public understanding of its value will enhance this historic feature.
Chapter 3: Vision

Identity – attractive and distinctive.

Respond to existing local character and identity

3.27. Melton Mowbray’s local identity is made up of the pattern of housing and special features through the town such as St Mary’s church, other historic buildings in the town centre. The masterplan will respond to the local vernacular with a focus on features that make it distinct to the area.

3.28. Buildings will be designed to reflect the wider context including taking reference from good design throughout Melton Mowbray such as listed buildings and red brick Victorian housing within the town centre. Built form will reference materiality such as the local limestone, the extensive use of red brick and features such as brick detailing found on the brick buildings in the town centre.

3.29. Built form will be consistent with the town in scale and proportion, predominantly delivering 2 storey dwellings.

3.30. The town is also known as the ‘Rural Capital of Food’ and is famous for its Pork Pies and Stilton Cheese. The masterplan seeks to build upon the identity of the town by providing employment land that support the local food manufacturing and through the provision of community allotments.

Create character and identity

3.34. The approach to the South SN masterplan has been determined by the siting of development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It has continued to be developed by the form, scale, design, materials and details of buildings and landscape that form its local identity.

3.35. The built form will apply a range of desensitises across the neighbourhood that ties in with the existing built form in the south of Melton Mowbray. Employment land responds to adjacent land uses and sits next to other

3.36. Developers will be encouraged to introduce new positive qualities to the SN that offer high quality design. This could be a response to changing technologies and lifestyles or new and sustainable construction techniques.

Well-designed, high quality and attractive

3.31. The SN will be visually attractive with an aim of delighting its occupants and passers-by. It will cater for a diverse range of residents and other users.

3.32. The design of the SN will be of high quality with elements of consistency between development parcels that tie the neighbourhood together. This will be achieved through the setting out of principals for key aspects of the masterplan such as road design and materiality within public spaces while leaving other elements to the digression of developers.

3.33. Green infrastructure will be used throughout the SN to enhance the visual appearance and create a welcoming and attractive environment. Street tree planting along the main road and residential street will provide environmental benefits and enhance the character. Planting will be introduced into public spaces and within front gardens to contribute towards an attractive neighbourhood.
Chapter 3: Vision

**Built form – a coherent pattern of development.**

**Compact form of development**

3.37. The South SN is concentrated to the southern fringe of Melton Mowbray. Its boundary has been determined through the process of developing the adopted Local Plan and its location benefits from the existing land uses and infrastructure of the town.

3.38. The masterplan makes efficient use of land by concentrating new development in one areas and preventing urban sprawl. It has a mix of development types and open space across the masterplan that optimise density.

3.39. The layout, form and scale of the buildings responds to the context reflecting surrounding building densities and layout.

3.40. The SN makes use of the existing surrounding transport network into which is feeds while new development is designed around a clear street hierarchy that are structured to respond to existing feature such as hedgerows.

**Appropriate building types and forms**

3.41. The average housing density has been calculated at 35dph with lower limits of 25dhi and upper limits of 45dpi. Higher density will be focussed along primary routes; Medium density to the central areas and adjacent to the MMDR, and; Low density adjacent to public green spaces and sensitive areas (wildlife corridors).

3.42. The masterplan seeks to delivery a mix of house types and sizes to balance the current housing offer. The variety of building types and sizes is informed by local need and set out Policy C2 Housing Mix (Table 8) and Housing Mix and Affordable Housing Supplementary Planning Document.

3.43. The masterplan will deliver up to 15% affordable housing within the Sustainable Neighbourhood.

3.44. Key buildings will help people find their way around and feel a sense of identity within the SN. They will be distinct from other buildings and will be located at entry points and on junctions and will use a range of techniques including a change in height, materiality or building set backs. These will also be used to enhance the attractive quality of the street scene and strengthen the local character.

**Destinations**

3.45. The Local Centre and community facilities will provide services which improve community cohesion and well-being and will support accessibility and sustainable transport. It will be a destinations that provides opportunities for people to meet, share experiences and come together as a community.

3.46. A concentration of facilities will be created to form this community hub. They including the Local Centre which contains local shops and community buildings, the secondary, a primary school and areas public open space. The neighbourhood will be connected to this area through a strong network of footpaths and cycle ways.

3.47. The Local Centre will be positioned in an accessible area that is central to the SN, within 10 minutes walk (800m radius) of the majority of residential areas within the SN. It will be a focal point with the building designed to stand out and reflecting its community status.
Movement - Accessible and easy to move around

An integrated network of routes for all modes of transport

3.48. The movement network will give people the maximum choice on how to make their journeys. This includes by public transport, walking, cycling and by car. Developers are to prepare a Travel Plan to explain the detail of how this will be delivered for each land parcel.

3.49. Priority is given to pedestrian and cycle movements through a Linear Park with safe, direct and convenient routes that connect key destinations within the SN such as the Local centre, schools, public open space and employment land.

3.50. Routes also connect into the existing footpath network and destinations within Melton Mowbray. Additional permeability is created into Kirby Fields park, PROW E9 also connects with Kirby Fields Park and there are links to nearby play areas and toward Melton Sports Village. Cycle ways join the National Cycle Route 64 along Sandy Lane.

3.51. A dedicated shared pedestrian and cycle route along the Major Residential Access Road separates pedestrians and cyclists from vehicles. Additionally a network of quiet routes away from vehicles will be used to connect key destinations within the SN and link into Melton Mowbray.

3.52. A bus service will connect the neighbourhood to the town centre and local employment opportunities. Accessible bus stops to be located within a 5 minute (400 metre) walk from new residential areas on the Major Residential Access Road. Indicative bus stops are shown on the Transport Network parameter plan. To establish a properly funded bus service for the SN there will be a co-ordinated approach to S106 funding.

3.53. The neighbourhood should be served by an appropriate form of passenger transport, a solution that is likely to be commercially sustainable (over time) so as to provide a reliable long-term alternative to travel by private car. The layout of the neighbourhood should be designed as appropriate to accommodate passenger transport services and any necessary supporting infrastructure.

3.54. Streets are positively designed into the built form and integrated into public spaces with character that people enjoy using. Each street will provide an attractive place to live, pass through or enjoy and each category of street will have a defined character and role within the development.

A clear structure and hierarchy of connected streets

3.55. Streets provide a major part of the public realm. A distinctive hierarchy of street types is proposed for the development based on the principles of Manual for Streets and approved through a consultation process by Leicestershire County Council Highways.

3.56. The South SN will have a well-connected street pattern and walkable neighbourhood providing high quality, safe and direct walking, cycling and public transport routes including links using the green infrastructure network.

3.57. Well considered and clear road hierarchy has been developed for the South SN that follows the LCC Highways Design Guide and contributes to the character and sense of place of the neighbourhood.

- The MMDR linking A607 Leicester Road to the A606 Burton Road is a distributor road for taking traffic out of the centre of Melton.
- The primary road is a generous width with street tree planting. It connects the whole SN and has a bus route, wide pedestrian footpaths and cycle route.
- Secondary streets have low levels of traffic and provide a community.
- Periphery lanes are quiet residential cul-de-sacs with shared surface finishes.

3.58. The proposed street hierarchy fulfils a number of overlapping functions:
- It helps to provide legibility and way finding;
- It considers the volume and type of traffic;
- It responds to the scale, types of uses and activities that occur along the routes;
- It reflects defined and different character areas;
- It creates a safe and attractive environment;
- It provides a permeable network which provides options and choices for movement;
- It makes efficient use of land.

Well-considered parking, servicing and utilities infrastructure for all users

3.59. How parking is arranged has a fundamental effect on the quality of a place or development. Sufficient and well-designed car and cycle parking will be provided at dwellings, schools, the Local Centre and employment land.

3.60. Parking within the South SN will comply with the Leicestershire Highway Design Guide for quantities and Electric vehicle spaces and charging points will be considered. The parking strategy will use both on street and off street parking and will be integrated into the built form so that it does not dominate the street scene.

3.61. Access for service vehicles is incorporated into road design.

3.62. Bins are to be stored in rear gardens where possible or in an encloses so they are not visible from the street.
Chapter 3: Vision

Nature - Enhanced and optimised

Provide high quality, green open spaces with a variety of landscapes and activities, including play

3.63. The South SN will provide a network of high quality usable green spaces that work with and integrate existing topography, retain existing features such as water courses, hedgerows and trees and retain the enhance areas of high ecological importance.

3.64. A range of public open space types of various sizes and locations across the SN will be of high quality, robust and designed to be adaptable over time.

3.65. Public open space will integrate both natural environments and designed landscapes, formal and informal play, exercise and places for rest. They will cater for everyone with a range of functions to suit a diverse needs such as seating, play areas, education opportunities, picnic areas, sports pitches and quiet spaces.

3.66. Public spaces will provide opportunities for interaction with the natural environment such as board walks, wildlife ponds and pond-dipping platforms.

Improve and enhance water management

3.67. A coordinated drainage strategy across the SN that capitalises on the natural topography and existing water courses to establish.

3.68. SuDS to be integrated within the green spaces of the SN which will be managed and maintained as part of the green infrastructure by a Management Company. It is unfortunate that SuDS cannot be integrated with the highways network as the Highways Authority have confirmed that they do not adopt SuDS.

3.69. The SuDS proposed are to mimic the natural water cycle and follow the ‘treatment train’ to protect and enhance water quality and minimise surface water run-off and the risk of flooding. Using a whole range of features such as permeable paving, storm planters, rain gardens, swales and naturalised attenuation basins.

3.70. Innovative SuDS that provide a range of attractive and multi-functional use spaces that also provide amenity and wildlife benefits.

Support rich and varied biodiversity

3.71. Biodiversity Net Gain is development that leaves biodiversity in a better state than before. It is also an approach where developers work with local governments, wildlife groups, land owners and other stakeholders in order to support their priorities for nature conservation.

3.72. The South SN will embrace the National Planning Policy Framework Biodiversity Net Gain principles with an aim of achieving 10% biodiversity net gain that is maintained for a period of at least 30 years.

3.73. The SN will retain and mitigate any potential harm to notable areas identified in biodiversity studies with an approach of leaving biodiversity in a better state than before. For example Great Crested Newts are to be translocated to a site with appropriate habitat. Enhancements will be made for bat habitat and foraging.

3.74. Additionally where possible existing green infrastructure will be retained and the wildlife corridors identified in Melton Local Plan will be enhanced.

3.75. Where appropriate, new wildlife corridors will be created for a coherent network that links the existing and proposed green infrastructure within the SN to the countryside, specifically the River Wreake tributaries and the Edendale Brook.

3.76. The SN will retain and enhance important Green Infrastructure features such as:

- Watercourses (including ditches) and their riparian zones with buffers (free from development or formal landscaping) extending beyond the top of the bank (on both banks) of any given watercourse;
- Woodland, orchard, mature trees, hedgerows;
- Access routes (public rights of way and permitted routes);
- Areas of geological and archaeological interest;
- Green infrastructure identified in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study; and

3.77. Creation of green buffer to edges to provide appropriate transitional spaces from urban to natural and to soften any current block woodland edge.

3.78. Integrate ecological features into all new built form and landscape development. Such measure to include, but not be limited to; bird boxes, bat boxes, hibernaculum, bug hotels and wildflower seeding.
Create well-located, high quality and attractive public spaces

3.79. Public spaces and streets support an active life for everyone and are design to include for everyone who may wish to use them for activities such as socialising, informal doorstep play, resting and movement.

3.80. The street design in the South SN considers access for all and will be inclusive. Main paths are to be 2 meters wide to accommodate wheelchairs and buggies passing. Gradients across the site are to be kept to a minimum and steps in public space are to be avoided.

3.81. The street hierarchy responds to the types of uses and activities that could occur across the neighbourhood. They are designed instil a sense of pride and ownership by creating an attractive and multi-functional environment. Street trees, wide pavements, shared spaces and street furniture contribute to a sense of pride.

3.82. The South SN will deliver a comprehensive network of high quality green infrastructure that is multi-functional - providing attenuation; incorporation of existing natural assets and vegetation; additional and enhanced planting, habitats and biodiversity; Public rights of way, new footpaths and cycleways and a range of play opportunities - all well-connected and permeable.

3.83. Public open spaces will be attractive and include play areas designed for a wide range of ages with inclusive play elements; areas for sports and exercise; community allotments; seating and accessible paths; dog walking routes; areas for relaxing; large areas for community gatherings and small local parks.

3.84. Good permeability through the SN connects key areas of public open space, community facilities and surrounding destinations and linking into existing routes will support active life choices. Public amenities such as the schools and Local Centre are to provide accessible parking spaces.

Provide well-designed spaces that are safe

3.85. All streets and green spaces are designed as social spaces that feel safe for residents, visitors and passers-by. Dwellings to provide positive frontages and good natural surveillance to all public spaces.

3.86. Public spaces to have buildings to their perimeter and are to be on a natural line of travel and designed to have a range of functions and attract people to enter the space.

Make sure public spaces support social interaction

3.87. The South SN public spaces provide opportunities for comfort, relaxation and stimulation for all, accommodating people with different needs to can help combat social isolation and loneliness.

3.88. The SN will invite people from all walks of life to meet and spend time together. Multiple functions will be located near each other such as park benches, the Local Centre, allotments and play areas. Parks will be designed for good use, increasing the length of time people spend in them.

3.89. Streets design includes areas where residents will pass each other and front gardens provide an opportunity for passers by to interact with their neighbours.
Chapter 3: Vision

Uses - Mixed and integrated

A mix of uses

3.90. To be successful the South SN needs to provide a range of local services and facilities including schools, healthcare, recreational and employment uses. These uses and have been established to fulfil the short term and future needs of the SN through reports and studies commissioned by Melton Borough Council as evidence base to support the Local Plan.

3.91. The South SN groups some of the key facilities together (Local centre, extra care housing, public open space and schools) that support and compliment each other and create a hub and focus for the SN community. This hub will be an active and vibrant space that is accessible, combines and shares uses where possible and makes efficient use of space.

3.92. The Local Centre, schools and recreational spaces support the day to day lives of residents. Having these at the heart of the community provides a destination, encourage an active lifestyle and sense of community.

3.93. Employment land is proposed to the west of the South SN. This use sits within the context of the existing employment buildings of Beler Estate and businesses to the north of the A607. The employment land offers long term economic benefits to Melton Mowbray including the South SN and will provide employment opportunities within easy reach of new residential areas.

A mix of home tenures, types and sizes

3.94. The South SN will provide a variety and choice of homes to suit all needs and ages. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs.

3.95. The housing mix for the SN is led by Melton Local Plan Policy C2 and the housing need assessments undertaken to establish the housing provision required now for the future of Melton.

3.96. The optimum housing mix requirements for market and affordable housing are set out in Table 8 of the Local Plan and the South SN will follow this as closely as possible but with due regard to market conditions, housing needs and economic viability and taking account of site specific circumstances.

3.97. The SN aspires to deliver up to 15% affordable housing subject to viability to meet the needs of the Borough. A mix of tenures will be well-integrated throughout the development and designed to the same high quality to create tenure neutral homes and spaces, where no tenure is disadvantaged.

3.98. To meet the needs of older people, extra care housing and independent living accommodation is proposed adjacent to the Local Centre where it has good access to all the community facilities.

3.99. To support diversity and a variety of homes, up to 5% of plots are to be for self-builders and custom builders. These plots will confirm to Local Plan Policy C8 and parcels will be agreed as land parcels are brought forward to planning.

Socially inclusive

3.100. The Sustainable Neighbourhood promotes social inclusion by creating balanced and mixed neighbourhoods with a range of community facilities focused at the heart of the development to maximise the potential for social interaction and integration.

3.101. The primary and secondary schools proposed within the SN will contribute to a sustainable community, supporting families, helping to improve outcomes and life chances for children and young people, and promoting good progression routes to further or higher education and employment.
Homes & buildings - Functional, healthy and sustainable

Healthy, comfortable and safe internal and external environment

3.102. Buildings in the South SN will be functional, easy to use, comfortable, safe, secure, have amenity space, are accessible and adaptable so that they provide a good quality of life for the occupants and users of buildings.

3.103. Where possible, dwellings will incorporate technologies, features or design techniques that provide energy efficiencies, are cost effective to run and help to reduce greenhouse gas emissions such as appropriate insulation, efficient heating systems and rain water harvesting.

3.104. Dwellings within the SN should be well design and provide a good standard and quality of internal space. Dwellings are to meet National Space Standards for homes with up to and including 3 bedrooms while affordable housing should follow the Housing Quality Indicators standards.

3.105. Developers will be encouraged to follow Lifetime Homes criteria, designing homes that are comfortable and convenient and support the changing needs of individuals and families at different stages of life.

3.106. Street trees and tree planting within gardens will be used influence the micro-climate, reducing energy costs for heating and cooling buildings. They will also remove pollution from the air and reduce urban heat island effect.

Well-related to external amenity and public spaces

3.107. Buildings within the SN will be carefully integrated with their private, shared and public surrounding external spaces to provide a reasonable degree of privacy for amenity spaces and to respond to the local character.

3.108. All areas of the development are to have quality street surface and plot frontages, consistent boundary treatments, well considered movement routes and access to outdoor public open spaces for informal recreation.

3.109. Green front gardens with garages set back behind the house line allow for a useable front gardens that contribute to an attractive street scene and encourages neighbour to chat.

3.110. Private amenity space will be to the rear or side of dwellings and have a reasonable degree of privacy provided by garden boundaries.

3.111. To create positive streets, open space will be designed with clear definition and enclosure between public and private space. Front gardens will be defined with a barrier such as a low fence or hedge and the location of parking areas set back from the public footpath will define them as private. Planting will be included in private front gardens to contribute to the street-scape where possible.

3.112. External spaces are to be designed with robust materials, fit for purpose. Adopted roads will conform in materiality to the LCC Highways Design Guide.

3.113. All areas of development are to have active frontages. Buildings should front onto streets and spaces to create lively, active and well-supervised streets and public open spaces that provide natural surveillance and create an environment that feels safe.

Attention to detail: storage, waste, servicing and utilities

3.114. The exterior of dwellings in the SN will pay attention to detail with a consistent approach to the appearance of items such as drainpipes, gutters and meter boxes.

3.115. Brick detailing, window surrounds, doors, porches and chimneys are to be used to provide design quality, variety, detail and interest across the SN.

3.116. A discreet locations for bin storage that is accessible and well-integrated into the design of streets and that does not clutter the street frontage. Storage sufficient for a ‘black bin’, ‘brown bin’ garden waste bin that are used by Melton Mowbray refuse collection service. The adoptable streets have been designed to accommodate bin lorries.

3.117. Where dwellings have garages these will also accommodate cycle storage. Where a house does not have a garage, rear garden sheds are to be design with a secure anchors for cycle storage. Other houses are to integrate cycle storage internally into the dwelling.
Follow the energy hierarchy

3.118. To achieve a sustainable development an approach will be implemented based on the Central Government preferred energy hierarchy. In the first instance the most effective way of reducing carbon emissions is to reduce energy demand.

3.119. The development will promote energy efficient homes - with a fabric first approach where homes benefit from high levels of insulation, air tight construction, together with energy capture technology such as photovoltaics - thus reducing carbon emissions and contributing towards low cost living.

3.120. A whole systems approach to energy efficiency in the SN includes - the ability for local food production with the provision of allotments; integrated approach to energy; sustainable travel; SuDS drainage.

Maximise resilience

3.123. Encourage developers to provide a development that complies with building regulations for energy efficiency and carbon emissions, and to seek 10% of houses that obtain energy from renewable sources.

Selection of materials and construction techniques

3.121. Sourcing materials and products from around the world contributes significantly to air pollution and environmental damage. Some modern materials require large amounts of energy to be used (‘embodied energy’) in their extraction, processing, manufacture and transportation.

3.122. The South SN will follow these principles wherever possible to encourage sustainable use of materials:

- Use of recycled materials and products, including aggregates, where appropriate.
- Buy materials and products locally.
- Minimise use of non-renewable resources. Maximise resilience
- Avoid products whose manufacture, use or disposal causes harmful by-products.
- Choose materials with low embodied energy.
- Specify timber from independently certified, well managed forests bearing the Forest Stewardship Council (FSC) logo.
Lifespan – made to last

Well-managed and maintained

3.124. The South SN masterplan will be designed so management and maintenance responsibilities are clearly defined for all parts of a development to retain the resilience, attractiveness and quality of the neighbourhood.

3.125. To achieve this, clear definition between private and public space will be implemented through a boundary treatment or a clear change in materiality.

3.126. Soft landscape should be chosen that will thrive without excessive maintenance. Finishes such as wildflower meadow can be used in appropriate locations that require minimal maintenance and also contribute to wildlife and ecological enhancements. Areas should be accessible for maintenance vehicles.

3.127. Small areas of land such as shrub beds in public streets that require frequent maintenance will be kept to a minimum.

3.128. Both public and private areas will be designed with robust materials, suitable for their use and that are easily replaced.

3.129. To sustain the quality of the public realm and open spaces a management strategy for the initial establishment of landscape and the on-going management of both hard and soft landscape in public space should be set out by developers for a minimum period of five years.

Adaptable to changing needs and evolving technologies

3.130. The South SN will provide the amenities and public services required to support its population and provides for future needs. For example primary and secondary schools are to cater for the immediate population with capacity to take on more pupils or expand in the future. The local centre is to be positioned where it can adapt and change in the services it provides or the size of facilities as the needs of the SN community change.

3.131. All public open spaces are to be inclusive and accessible providing a range of activities and functions for all.

3.132. Private gardens are to be design so that they can be adapted to support the changing needs of individuals and families at different stages of life.

3.133. Where possible each dwelling is to be future proofed, installing the latest in sustainable and energy efficient technology. Dwellings are to be provided with the infrastructure to install an electrical car charging point.

A sense of ownership

3.134. All buildings should front onto streets and spaces to create lively, active and well-supervised streets and public open spaces. Quality street surface and plot frontages - both contribute to a pedestrian friendly and attractive street scape together with a well-considered design approach of street trees.

3.135. Each street will provide an attractive place to live, pass through or enjoy and each category of street will have a defined character and role within the development. All streets and green spaces are designed as social spaces with good natural surveillance.
Chapter 3: Vision

Principles of ‘Active Design’

Design to support active lifestyles

3.136. The National Design Guide puts an emphasis on active travel and the design of public realm and public open space to support an active lifestyle. The guide states “well-designed public spaces, particularly streets, are designed to support an active life for everyone”.

3.137. Sport England have published a document ‘Active Design - Planning for health and wellbeing through sport and physical activity (Oct 2015)’. This document goes into detail about designing the environment to encourage active lifestyles.

3.138. Melton Borough Council promotes the ‘Active Design’ principals from this document and these are supported within the Local Plan policy.

Key Principles of ‘Active Design’

“Active Design takes a fresh look at the opportunities to encourage and promote sport and physical activity through the design and layout of our built environment to support a step change towards healthier and more active lifestyles.”

3.139. The Ten Principles of Active Design are identified by drawing from urban design practice and practical examples to promote environments that offer individuals and communities the greatest potential to lead active and healthy lifestyles.

3.140. The Active Design Principles can be applied to many different forms of development across many different settings and apply equally to the design of new places and the enhancement of existing places. While not all the Active Design Principles will be relevant or appropriate to all scenarios and settings, achieving as many of the Active Design Principles as possible will assist in optimising opportunities for active and healthy lifestyles.
Principles of ‘Active Design’

Examples of the application of ‘Active Design’

3.141. Are the routes provided, where feasible, shorter and more direct than vehicle routes?
• Where feasible walking and cycling routes to be shorted and more direct than vehicle routes.
• Segregation some walking and cycling from traffic, but also ensuring those routes which are segregated provide a sense of safety.
• Routes should benefit from prominent positions, wayfinding and natural surveillance to encourage use.
• Connected and overlooked footpaths
• Use of continuous footways and parallel crossings are encouraged

Delivering ‘Active Design’

3.142. To deliver on these principals with a comprehensive approach that is tailored to local need, engagement should be sort with Leicestershire County Council Public Health required and Leicestershire and Rutland Sport.

3.143. Within the South SN homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

3.144. The co-location and concentration of retail, community and associated uses to support linked trips should be promoted.

3.145. The development should seek to concentrate key uses (schools, shops, workplaces, homes etc.) to encourage linked trips and create varied and active centres.

3.146. A diverse mix of land uses such as homes, schools, shops, jobs, relevant community facilities and open space should all be provided within a comfortable walking distance, generally within 800 meters.

Example of poor footpath design - The path provides connection but is enclosed and not overlooked

Example of good footpath design - A connected and overlook route
Chapter 4: Masterplan

Figure 4.1 - South Sustainable Neighbourhood Masterplan Option 1

Note:
- The Framework Masterplan is not fixed but shows the principles of the site wide spatial arrangement for the Sustainable Neighbourhood. Each land parcel should use the Framework Masterplan as a guidance tool.
- Framework Masterplan design based on information/stakeholder input freeze on 31/05/2020.
Masterplan Option 1

South Melton Sustainable Neighbourhood

- Site area - 142.764 hectares
- Predicted population size of 4857 people based on delivery of 2159 dwellings (figure based upon 2.25 people per dwelling as used in the ‘Melton Borough Council Infrastructure Delivery Plan, March 2017’ calculations).
- This Masterplan delivers the requirements of Policy SS4 with some elements located outside the South Melton Mowbray Sustainable Neighbourhood.
- Leicestershire County Council confirmed Secondary School provision is required for 650 places.
- Secondary School has been located partly outside the SN Boundary to the south of the MMDR. This will benefit the SN by reducing the housing density and providing more public and private outdoor space.
- Schools have been located to enable phased delivery.
- Employment land meets area requirement for policy SS4 however this areas shown are over developed and will fall short of other policy areas such as green infrastructure and sustainable drainage.
- Where employment land within Flood Zone, development will be subject to a sequential test and provision for flood zone offset will need to be made.
- Developers to make off-site contribution for provision at Melton Sports Village for Playing Pitches.
- Sustainable drainage features to be incorporated into public open space across the Sustainable Neighbourhood.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Required delivery</th>
<th>Masterplan Option 1 delivery (hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
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<td>142.764</td>
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<tr>
<td>Market Housing</td>
<td>85% of housing</td>
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<tr>
<td>Affordable Housing</td>
<td>15% of housing</td>
<td>9.26</td>
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<td>Total Housing</td>
<td>Minimum 2000 dwellings</td>
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<tr>
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<td>80 units</td>
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<td>1 Form Primary School</td>
<td>1 hectares</td>
<td>1</td>
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<tr>
<td>2 Form Primary School</td>
<td>2 hectares</td>
<td>2</td>
</tr>
<tr>
<td>Secondary School (650 places)</td>
<td>5 hectares</td>
<td>5.4</td>
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<tr>
<td>Total Education</td>
<td>8 hectares</td>
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<td>Local Centre</td>
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<td>Employment Land</td>
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<tr>
<td>Parks and Gardens</td>
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<tr>
<td>Natural and semi-natural green space</td>
<td>6.70ha (1.38ha/1000 population)</td>
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<td>Amenity green space</td>
<td>3.74ha (0.77ha/1000 population)</td>
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<td>Provision for children and young people</td>
<td>0.63ha (0.13ha/1000 population)</td>
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<tr>
<td>Allotments</td>
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<td>Total Transport Network</td>
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Table 4.1 - Framework Masterplan Option 1 Land Budget
Masterplan Option 2

Chapter 4: Masterplan

Figure 4.2 - South Sustainable Neighbourhood Masterplan Option 2

Note:
- The Framework Masterplan is not fixed but shows the principles of the site wide spatial arrangement for the Sustainable Neighbourhood. Each land parcel should use the Framework Masterplan as a guidance tool.
- Framework Masterplan design based on information/stakeholder input freeze on 31/05/2020
Masterplan Option 2

South Melton Sustainable Neighbourhood

- Site area - 142.764 hectares
- Predicted population size of 4932 people based on a minimum of 2192 dwellings (figure based upon 2.25 people per dwelling as used in the ‘Melton Borough Council Infrastructure Delivery Plan, March 2017’ calculations).
- This Masterplan delivers the requirements of Policy SS4 with some elements located outside the South Melton Mowbray Sustainable Neighbourhood.
- Leicestershire County Council confirmed Secondary School provision is required for 650 places.
- Secondary School has been located partly outside the SN Boundary to the south of the MMDR. This will benefit the SN by reducing the housing density and providing more public and private outdoor space.
- Schools have been located to enable phased delivery.
- Employment land meets and exceeds area requirement for policy SS4 however some of the development is outside Sustainable Neighbourhood boundary.
- Where employment land is within Flood Zone, development will be subject to a sequential test and provision for flood zone offset will need to be made.
- Developers to make off-site contribution for provision at Melton Sports Village for Playing Pitches
- Sustainable drainage features to be incorporated into public open space across the Sustainable Neighbourhood.

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<th>Land Use</th>
<th>Required delivery</th>
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<td>Gross Site Area</td>
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<td>Market Housing</td>
<td>85% of housing</td>
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<td>1 Form Primary School</td>
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<tr>
<td>Secondary School (650 places)</td>
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<tr>
<td>Total Education</td>
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<td>Local Centre</td>
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<td>Amenity green space</td>
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<td>Provision for children and young people</td>
<td>0.64ha (0.13ha/1000 population)</td>
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Table 4.2 - Framework Masterplan Option 2 Land Budget
Masterplan Option 3

Chapter 4: Masterplan

Figure 4.3 - South Sustainable Neighbourhood Masterplan Option 3

Note:

- The Framework Masterplan is not fixed but shows the principles of the site wide spatial arrangement for the Sustainable Neighbourhood. Each land parcel should use the Framework Masterplan as a guidance tool.
- Framework Masterplan design based on information/ stakeholder input freeze on 31/05/2020
Masterplan Option 3

South Melton Sustainable Neighbourhood

- Site area - 142.764 hectares
- Predicted population size of 4707 people based on 2092 dwellings (figure based upon 2.25 people per dwelling as used in the 'Melton Borough Council Infrastructure Delivery Plan, March 2017' calculations).
- This Masterplan delivers the requirements of Policy SS4 with some elements located outside the South Melton Mowbray Sustainable Neighbourhood.
- Leicestershire County Council confirmed Secondary School provision is required for 650 places.
- Schools have been located to enable phased delivery.
- The Local Centre and extra care housing are located to the south of the MMDR. This will benefit the Sustainable Neighbourhood by reducing the housing density and providing more public and private outdoor space.
- Employment land meets and exceeds area requirement for policy SS4 however some of the development is outside Sustainable Neighbourhood boundary.
- Where employment land is within Flood Zone, development will be subject to a sequential test and provision for flood zone offset will need to be made.
- Developers to make off-site contribution for provision at Melton Sports Village for Playing Pitches
- Sustainable drainage features to be incorporated into public open space across the Sustainable Neighbourhood.
- Due to the location of the local centre and extra care housing to the south of the MMDR, the design of the road should ensure that walking and cycling connectivity are part of its design.

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<td>Provision for children and young people</td>
<td>0.61ha (0.13ha/1000 population)</td>
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<tr>
<td>Allotments</td>
<td>1.79ha (0.38ha/1000 population)</td>
<td>1.9</td>
</tr>
<tr>
<td>Playing pitches</td>
<td>1.92ha (0.41ha/1000 population)</td>
<td>-</td>
</tr>
<tr>
<td>Total Open Space, Sport and Recreation</td>
<td>23.43 hectares</td>
<td>36.9</td>
</tr>
<tr>
<td>Primary Road (Residential Access Road)</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>MMDR</td>
<td>tbc</td>
<td>20.36</td>
</tr>
<tr>
<td>Total Transport Network</td>
<td>TBC</td>
<td></td>
</tr>
</tbody>
</table>

Table 4.3 - Framework Masterplan Option 3 Land Budget


Chapter 4: Masterplan

Framework Masterplan Option 1

4.1. Pro's

- Broadly policy SS4 compliant, given changes since Melton Local Plan (MLP) adoption in October 2018;
- Provides primary schools in accordance with revised Leicestershire County Council strategy (LCC) (post Melton Local Plan adoption) – 1x2FE, 1x1FE. (MLP requirement, 1x2FE);
- Provides Local Centre and Extra Care housing in a central location, as required in the MLP policy SS4, and roughly in agreement with Davidsons submitted masterplan;
- Provides 1x650 place secondary school in accordance with revised LCC strategy, partially within the SS4 allocation (no requirement in MLP);
- Secondary school siting allows for expansion in future years as only constrained to the north;
- Makes use of land within the allocation that has been severed from the allocation by the road being located further north than originally considered;
- Provides 20.11ha of employment land in accordance with MLP;
- Considers delivery of infrastructure based on land ownership / control to ensure timely delivery.

4.2. Con's

- Secondary school is located to the south of MMDR, accessibility will need to be considered in designing the road (pedestrian crossings etc.);
- Potential issues of delivering western section of South MMDR with only land included that has been allocated within the adopted policy SS4 (issues of flood risk);
- Not strictly compliant with LP policy SS4 due to the presence of 2 primary schools and a secondary school; therefore difficult to progress as SPD.

Framework Masterplan Option 2

4.3. Pro's

- Broadly policy compliant, with additional potential employment land included to the west to aid delivery of the South MMDR (takes road out of flood plain);
- Additional employment land allows for flexibility in delivering the western stretch of the South MMDR;
- Provides primary schools in accordance with revised LCC strategy (post Melton Local Plan adoption) – 1x2FE, 1x1FE. (MLP requirement, 1x2FE);
- Provides 1x650 place secondary school in accordance with revised LCC strategy, within the SS4 allocation (no requirement in MLP);
- Secondary school siting allows for expansion in future years as only constrained to the north;
- Provides Local Centre and Extra Care housing in a central location, as required in the MLP policy SS4, and roughly in agreement with Davidsons submitted masterplan;
- Allows a little more flexibility in the local centre due to its linear nature;
- Makes use of land within the allocation that has been severed from the allocation by the MMDR located further north than originally considered;
- Local centre and extra care housing, required to be accessible by policy SS4 would be located on the south of the South MMDR, functionally separate from the Sustainable Neighbourhood, contrary to policy.

4.4. Con's

- Secondary school is located to the south of MMDR, accessibility will need to be considered in designing the road (pedestrian crossings etc.);
- Not strictly compliant with LP policy SS4 due to the presence of 2 primary schools and a secondary school; therefore difficult to progress as SPD.

Framework Masterplan Option 3

4.5. Pro's

- All proposed housing and enabling development within the allocation;
- Additional employment land allows for flexibility in delivering the western stretch of the South MMDR;
- Provides primary schools in accordance with revised LCC strategy (post Melton Local Plan adoption) – 1x2FE, 1x1FE. (MLP requirement, 1x2FE);
- Provides 1x650 place secondary school in accordance with revised LCC strategy, within the SS4 allocation (no requirement in MLP);
- Makes use of land within the allocation that has been severed from the allocation by the MMDR located further north than originally considered;
- Likely delivery issues relating to the location of the secondary school which would require additional forward funding due to the cost of the land being deducted from developer contributions;
- Secondary school located on land which is not allocated for that use within the adopted MLP – the land is owned by the Melton Mowbray Town Estate, a registered charity. Under the Charities Act 2011 they must achieve best value for the land / charity (Section 117). Allowing for it to be disposed of for a use not within the adopted MLP means that the Trustees cannot meet their legal obligations under the Charities Act. For them to do so they would need to achieve residual values for the land, which the developer believes to be in the region of £1.55-£1.6 million per hectare (£7.75m for 5ha) for fully cleared and serviced land. Further evidence is currently being obtained;
- No ability for the secondary school to be extended in future years due to being constrained by roads and housing developments;
- Local centre and extra care housing, required to be accessible by policy SS4 would be located on the south of the South MMDR, functionally separate from the Sustainable Neighbourhood, contrary to policy.

4.6. Con's

- On balance, not considered to be policy SS4 compliant;
- The site does not have any planning status for development of a secondary school in this location and would be contrary to the Melton Local Plan.
- Secondary school located on land which is not allocated for that use within the adopted MLP – the land is owned by the Melton Mowbray Town Estate, a registered charity. Under the Charities Act 2011 they must achieve best value for the land / charity (Section 117). Allowing for it to be disposed of for a use not within the adopted MLP means that the Trustees cannot meet their legal obligations under the Charities Act. For them to do so they would need to achieve residual values for the land, which the developer believes to be in the region of £1.55-£1.6 million per hectare (£7.75m for 5ha) for fully cleared and serviced land. Further evidence is currently being obtained;
Preferred Masterplan Option

Feedback from Key Stakeholders & Preferred Option

4.7. Following consultation with the County Council in May 2020 it was made clear that the only location acceptable to the Local Education Authority for the secondary school is north of the proposed MMDR, adjacent to Dalby Road (B6047) as per Masterplan Option 3. The County Council also objected to the Local Centre being located to the South of the MMDR.

4.8. Further consultation with other key Stakeholders identified that it was preferable for the Local Centre to remain within the land north of the MMDR. It was highlighted that having the secondary school and primary school opposite each other would likely create traffic problems at drop off / pick up times, and that this amount of development of this type in the centre of the development would create severance at the heart of the SN, impacting adversely on connectivity. Consequently, the Council’s preferred Option (3A) moves the primary school further east, adjacent Sandy Lane, enabling the Local Centre to be relocated to the heart of the development, meeting the needs of all Stakeholders.

4.9. Geographically, locating the primary school further east does not cause concerns in terms of access and catchment, and it fits well with the location of existing primary schools in the wider town. It would be easily accessible, adjacent the primary road running through the development.

4.10. As the route of the MMDR is located north of the boundary of the allocation, development will be accommodated to the south of the MMDR where the allocation is beyond the line of the road. Development south of its route has become necessary to ensure housing and infrastructure delivery in accordance with the policy.

4.11. The emphasis provided by this masterplan on walking and cycling routes throughout the development will ensure that the facilities are accessible to residents. Furthermore, they are in the allocation that will serve a wider catchment very effectively.

4.12. The inclusion of further land to the west of the SN will further ensure the delivery of the MMDR between Kirby Lane and Leicester Road (A607), allowing for the road to take the most appropriate route as further investigative work is undertaken relating to its design.

4.13. Although the provision of the secondary school is not part of Policy SS4, any site chosen must satisfy the requirements of the Local Education Authority in order that it is provided when required. Residential land values will be discounted from the aggregate developer contributions per house ‘tariff’ for those phases of the development that include the transfer of land for such provision, i.e. the 5ha site for the secondary school, along with the primary school allocations, as per the practice for education contributions with the Local Education Authority.
Preferred Masterplan Option

Chapter 4: Masterplan

Figure 4.4 - South Sustainable Neighbourhood Masterplan Option 3A

Note:

- The Masterplan is not fixed but shows the principles of the site wide spatial arrangement for the Sustainable Neighbourhood. Each land parcel should use the Framework Masterplan as a guidance tool.

- The Masterplan design is based on information/stakeholder input freeze on 31/05/2020.
### South Melton Sustainable Neighbourhood

- **Site area** - 142.764 hectares
- Predicted population size of 4756 people based on 2114 dwellings (figure based upon 2.25 people per dwelling as used in the ‘Melton Borough Council Infrastructure Delivery Plan, March 2017’ calculations).
- This Masterplan delivers the requirements of Policy SS4 with some elements located outside the South Melton Mowbray Sustainable Neighbourhood.
- Leicestershire County Council confirmed Secondary School provision is required for 650 places.
- Schools have been located to enable phased delivery.
- Extra Care Housing and residential development have been located to the south of the MMDR. This will benefit the Sustainable Neighbourhood by reducing the housing density and providing more public and private outdoor space.
- Employment land meets and exceeds area requirement for policy SS4 however some of the development is outside Sustainable Neighbourhood boundary.
- Where employment land is within Flood Zone, development will be subject to a sequential test and provision for flood zone offset will need to be made.
- Developers to make off-site contribution for provision at Melton Sports Village for Playing Pitches
- Sustainable drainage features to be incorporated into public open space across the Sustainable Neighbourhood.
- Due to the location of the local centre and extra care housing to the south of the MMDR, the design of the road should ensure that walking and cycling connectivity are part of its design.

### Table 4.4 - Framework Masterplan Option 3A Land Budget

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Required delivery</th>
<th>Masterplan Option 3A delivery (hectares)</th>
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</thead>
<tbody>
<tr>
<td>Gross Site Area</td>
<td>-</td>
<td>142.764</td>
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<tr>
<td>Market Housing</td>
<td>85% of housing</td>
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<tr>
<td>Affordable Housing</td>
<td>15% of housing</td>
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<td>Total Housing</td>
<td>Minimum 2000 dwellings</td>
<td>60.42 (2114 dwellings)</td>
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<td>Extra Care Housing</td>
<td>80 units</td>
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<td>1 Form Primary School</td>
<td>1 hectare</td>
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</tr>
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<td>2 Form Primary School</td>
<td>2 hectares</td>
<td>2</td>
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<tr>
<td>Secondary School (650 places)</td>
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<tr>
<td>Total Education</td>
<td>8 hectares</td>
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<td>Local Centre</td>
<td>2.5 hectares</td>
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<td>Employment Land</td>
<td>20 hectares</td>
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</tr>
<tr>
<td>Parks and Gardens</td>
<td>9.12ha (1.92ha/1000 population)</td>
<td></td>
</tr>
<tr>
<td>Natural and semi-natural green space</td>
<td>6.55ha (1.38ha/1000 population)</td>
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<tr>
<td>Amenity green space</td>
<td>3.65ha (0.77ha/1000 population)</td>
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<tr>
<td>Provision for children and young people</td>
<td>0.61ha (0.13ha/1000 population)</td>
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</tr>
<tr>
<td>Allotments</td>
<td>1.80ha (0.38ha/1000 population)</td>
<td>1.9</td>
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<tr>
<td>Playing pitches</td>
<td>1.94ha (0.41ha/1000 population)</td>
<td>-</td>
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<tr>
<td>Total Open Space, Sport and Recreation</td>
<td>23.67 hectares</td>
<td>34.54</td>
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<td>Primary Road (Residential Access Road)</td>
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</tr>
<tr>
<td>MMDR</td>
<td>tbc</td>
<td>20.36</td>
</tr>
<tr>
<td>Total Transport Network</td>
<td></td>
<td>TBC</td>
</tr>
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