

For official use only	
Respondent Ref:	Representation Ref:
Name/Organisation: Davidsons Developments Limited	

**PART B: YOUR REPRESENTATION** (This section will need to be completed for each representation made. Please photocopy or download from the council's website Part B of the form as required.)

**3. Which part of the Melton Local Plan: Pre-Submission Draft does your representation relate to?** (Please enter the paragraph/policy number)

Paragraph:  Policy:  Policies Map:

**4. Do you consider that the Melton Local Plan: Pre-Submission Draft is?** (Please tick the appropriate box)

- |                                      |     |                                     |    |                                     |
|--------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| 1. Legally Compliant:                | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| 2. Sound:                            | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| 3. Complies with Duty to Co-operate: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

*\*The considerations in relation to the Local Plan being "sound" are explained in paragraph 182 of the National Planning Policy Framework. If you have entered "No" in relation to 4(2), please go to question 5. In all other circumstances, please go to question 6*

**5. Do you consider that the Melton Local Plan: Pre-Submission Draft is unsound because it is not any of the following?** (Please tick the appropriate box)

- |                        |                          |              |                                     |              |                                     |                                    |                          |
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| 1. Positively Prepared | <input type="checkbox"/> | 2. Justified | <input checked="" type="checkbox"/> | 3. Effective | <input checked="" type="checkbox"/> | 4. Consistent with National Policy | <input type="checkbox"/> |
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**6. Please give details of why you consider the Melton Local Plan: Pre-Submission Draft is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Melton Local Plan: Pre-Submission Draft or its compliance with the Duty to Co-operate, please use this box to set out your comments.** (Please continue onto a separate sheet if you require more space)

Policy IN2 sets out proposals for infrastructure contributions and the payment of a Community Infrastructure Levy. The policy makes reference to essential infrastructure including the Eastern Distributor Road. As worded the policy proposes that development that provides additional dwellings or employment premises will be expected to help deliver sustainable communities through the payment of a Community Infrastructure Levy (CIL) or by making developer contributions to local infrastructure in proportion to its scale.

The National Planning Policy Framework (NPPF) is clear that sites identified in a plan should not be subject to such as scale of obligations and policy burdens that their ability to be developed viably is threatened (para 173). The Local Plan and Community Infrastructure Levy Viability Study report by Cushman and Wakefield, October 2016, concludes that, given the scale of associated contributions related to the proposals for sustainable urban extensions to the north and south of Melton, these developments will not be able to support CIL contributions.

The policy should be amended to make it clear that CIL contributions, including contributions towards an eastern bypass will not be sought from the proposed sustainable neighbourhoods to the north and south of Melton, in accordance with the findings of the Cushman and Wakefield report.

The Eastern Distributor Road is referred to in Policy IN2 and is shown diagrammatically on the Key Diagram. It is also referred to in the Infrastructure Delivery Schedule at Appendix 4 to the plan. It is noted that Department of Transport in its Roads Funding Package, November 2016, has announced funding for the development of a business case for a Melton Mowbray Eastern Distributor Road. Given the apparent importance of this scheme for the wider strategy for Melton, it is considered that it should be the subject of a specific policy in the plan, with potentially the indication of a safeguarded route on the Proposals Map. For the northern and southern link roads, these are to be delivered as part of the

proposed sustainable neighbourhoods and are already referred to in the relevant policies for these proposed strategic developments.

**7. Please set out what change(s) you consider necessary to make the Melton Local Plan: Pre-Submission Draft legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this change will make the Melton Local Plan: Pre-Submission Draft legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Please continue onto a separate sheet if you require more space)**

Policy IN2 should be amended to make it clear that CIL contributions will not be sought from the proposed sustainable neighbourhoods to the north and south of Melton.

The Local Plan should include a specific policy in relation to the proposed Eastern Distributor Road with a safeguarded route shown on the Proposals Map.

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Written Representations ☐

Participate at the Oral Examination ☒

**9. If you wish to speak at the examination, please outline why you consider this to be necessary:**

Davidsons Developments has interests in land to the south of Melton Mowbray that forms part of the proposed Melton South Sustainable Neighbourhood and will therefore play a key role in delivering the local plan objectives. It is important therefore that they are represented at the examination sessions.

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## **PART C: WHO YOU REPRESENT**

**To help us collate the responses to this consultation, we would be grateful if you could tell us which category best describes who you are representing (Please tick the appropriate box)**

Melton Borough Resident	<input type="checkbox"/>	Planning Agent/Planning Consultant	<input type="checkbox"/>
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Other (Please state)	<input type="text"/>		

**Do you want to have further involvement in the Melton Local Plan? (Please tick the appropriate boxes)**

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Paragraphs 4.3.1 to 4.3.7 of the Submission Draft Plan explain the Council's approach to identification of two new large scale sustainable neighbourhoods to the north and south of the town as the preferred approach to meeting future housing needs. Reference is made to the Assessing Large Scale Developments Site Options paper and the Sustainability Appraisal of options.

The conclusion that the proposed Melton North and Melton South Urban Extensions offer the best opportunities to provide strategic scale growth delivering requirements for new housing and employment development is supported.

Reference is also made to the Melton Mowbray Transport Studies and the conclusion that an outer distributor road is the best long term deliverable solution. Paragraph 4.3.5 advises that additional traffic modelling and engineering solutions are being explored in conjunction with the Highway Authority to develop the Melton Mowbray Transport Strategy, including the identification of the 'preferred corridor' for the distributor road. The Submission Draft Plan notes that the full route of the distributor road will be delivered in a phased way and that development dependent on the road for access will provide or contribute towards the delivery of the distributor road.

The evidence supporting the Council's identification of a Melton South Sustainable Neighbourhood, along with the Melton North Sustainable Neighbourhood as the best options for delivering sustainable growth to the town is considered to be robust.

Since the withdrawal of the previous Core Strategy in April 2013, Davidsons Developments has worked proactively with officers and members at Melton Borough Council to develop proposals for the South Melton Sustainable Neighbourhood. This has included ongoing engagement with key stakeholders

including the Highway Authority and regular attendance at the Developer and Landowner Reference Group sessions arranged by the Council.

As part of this work, our highway consultants, ADC Infrastructure, have worked up detailed plans for a southern link road connecting the A607 Leicester Road with Burton Road. This route is shown on the Indicative Framework Plan submitted as part of our representations to the Emerging Options Local Plan Consultation in January 2016. From our ongoing discussions with the Highway Authority, we understand that they have no concerns with the proposed route alignment.

At the Extraordinary meeting of Full Council on the 27<sup>th</sup> July 2016, a report summarising representations with officer responses was considered. In response to our submissions that the Concept Plan in the Emerging Options paper (Figure 6) should be amended to be consistent with the Indicative Framework Plan, officers advised that the Concept Plan would be updated when the Publication Plan was prepared to identify a route that is technically deliverable and is acceptable to the Highway Authority and supported by evidence. We comment in more detail on the Concept Map at Figure 7 in the Submission Draft Plan in our separate response on Policy SS4.

The work undertaken on behalf of Davidsons Developments provides details of a suitable route for a southern link road that is technically deliverable. The Submission Draft Plan should show a preferred route for the southern link road reflecting the route identified in the Indicative Framework Plan prepared by Davidsons Developments. A copy of the Framework Plan is included as part of these submissions. The detailed design drawings prepared by ADC Infrastructure are included as Appendices to the Transport Assessment for Davidson's outline application for 1,500 homes and included on the CD accompanying these representations.

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The Submission Draft Plan should include a preferred route for the southern link road reflecting the route alignment shown on the Indicative Framework Plan prepared by Davidsons Developments Limited.

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Paragraph 3.3 sets out the strategic objectives for the plan to deliver the vision for the Borough over the plan period to 2036. Key objectives include providing a stock of accommodation to meet the needs of the community and reducing the need to travel by car and improve access to public transport and reducing traffic congestion in Melton Mowbray.

These objectives are supported. The South Melton Sustainable Neighbourhood will play a key role in helping to deliver these strategic objectives. The proposals for South Melton will make a significant contribution to delivering the housing requirement for the Borough over the period to 2028. Development of the Sustainable Neighbourhood will also deliver a new strategic link road connecting the A606 to the A607, forming a key component of the Melton Mowbray Distributor Road.

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Utility/Service Provider

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Government Organisation

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Amenity Group

☐

Other Organisation

☐

Residents Group

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Business

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Town/Parish Council

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The spatial strategy set out in the plan focuses strategic housing and economic growth on Melton Mowbray as the most sustainable option. This is predicated on the successful delivery of the town wide strategic transport infrastructure projects which are fundamental to the delivery of growth in Melton Mowbray.

Policy IN1 sets out the transport and infrastructure requirements associated with proposed new development. The policy advises that new development in Melton Mowbray will be expected to contribute towards and/or deliver parts of a number of town-wide strategic transport infrastructure projects including the South and North Melton Distributor Roads.

The proposed development of the South Melton Sustainable Neighbourhood will secure the delivery of a new link road between the A607 Leicester Road and the A606 Burton Road. The Indicative Framework Plan prepared by Davidsons Developments, and supported by the adjoining landowners at Issues and Option stage, includes a proposed route for the MMDR Southern Distributor Road.

The Local Plan proposes the allocation of other sites in Melton Mowbray to provide some 478 dwellings on 12 sites in and around the town (Policy C1 (A)). It is important that these developments make appropriate contributions towards the southern and northern link roads as these developments will derive benefits from the provision of this new transport infrastructure for the town and it is noted that Policy IN2 makes suitable provision for this. However, it is noted that the Infrastructure Delivery Schedule (Appendix 4) acknowledges that public funding as well as contributions from other development will be required to deliver the MMDR Eastern Distributor Road.

The MMDR as a whole should be explicitly identified as essential infrastructure and provision made to secure its effective and timely delivery during the plan period. It is considered that IN1 is deficient in

that it does not secure the delivery of the MMDR Northern and Southern Distributor Roads in the event of development not coming forward in a timely manner and does not recognise that the MMDR Eastern Distributor Road is an essential component of the whole.

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IN1 should be amended to include reference to the Council bring prepared to use its powers of compulsory purchase should this be required to secure the delivery of the essential transport infrastructure.

The following wording is suggested:

Melton Mowbray

In accordance with the Infrastructure Delivery Plan and the transport evidence base, new development in Melton Mowbray will be expected to contribute towards and/or deliver parts of a number of town-wide strategic transport infrastructure projects, including the MMDR, which comprises:

- (i) The South Melton Mowbray Distributor Road – a series of strategic road links which connect the A607 (Leicester Road) to the A606 (Burton Road);
- (ii) The North Melton Distributor Road – a strategic connection between the A606 (Nottingham Road), Scalford Road and Melton Spinney Road;
- (iii) The Eastern Melton Distributor Road – a strategic connection linking the A606, Burton Road, to Scalford Road and Melton Spinney Road.
- (iii) The Melton Country Park Greenway – a series of measures that improve accessibility and the attractiveness of walking and cycling connections through the Melton Country Park to the town centre and other town attractors such as employment, education and retail.

The Council will be prepared to secure the delivery of the Melton Mowbray Distributor Road through the use of its powers of compulsory purchase to ensure the effective delivery of the objectives of the Melton Local Plan.

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