



Melton
Borough
Council



Melton Sustainable Neighbourhoods Supplementary Planning Document

Scoping Report
June 2019



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Melton Sustainable Neighbourhoods Supplementary Planning Document

Scoping Report

June 2019

1. INTRODUCTION

- 1.1 Significant new housing, employment and associated new infrastructure are planned in the form of two sustainable neighbourhoods on the southern and northern edge of Melton Mowbray. Following the adoption of the Melton Local Plan in October 2018 and initial engagement with stakeholders, the Council has decided to prepare masterplans for the two sustainable neighbourhoods, Melton North and Melton South, through a Melton Sustainable Neighbourhoods Supplementary Planning Document (SPD). The local plan policies require agreed masterplans to be in place for each sustainable neighbourhood.
- 1.2 The purpose of the SPD is to interpret and provide further guidance to developers, stakeholders and other interested parties about how the policies of the local plan should be applied in each of the sustainable neighbourhoods. It does not set out new policy. Once finalised, the adopted SPD can be given significant weight in determining planning applications in each of the sustainable neighbourhoods. The location and areas to which this SPD relates are illustrated in **Figure 1**.
- 1.3 The Council considered preparing the masterplans as non statutory documents but their preparation as a SPD enhances the prospects of all aspects of the development being delivered as intended. It also provides better opportunities to establish good dialogue and engagement with all stakeholders and interested parties, including local people, and can form the basis of continued collaboration between the Council, land promoters, developers and infrastructure providers.
- 1.4 The Council has appointed consultants, One Creative Environments Ltd, to help prepare the masterplans, and significant work on the preparatory stages of this has been completed.

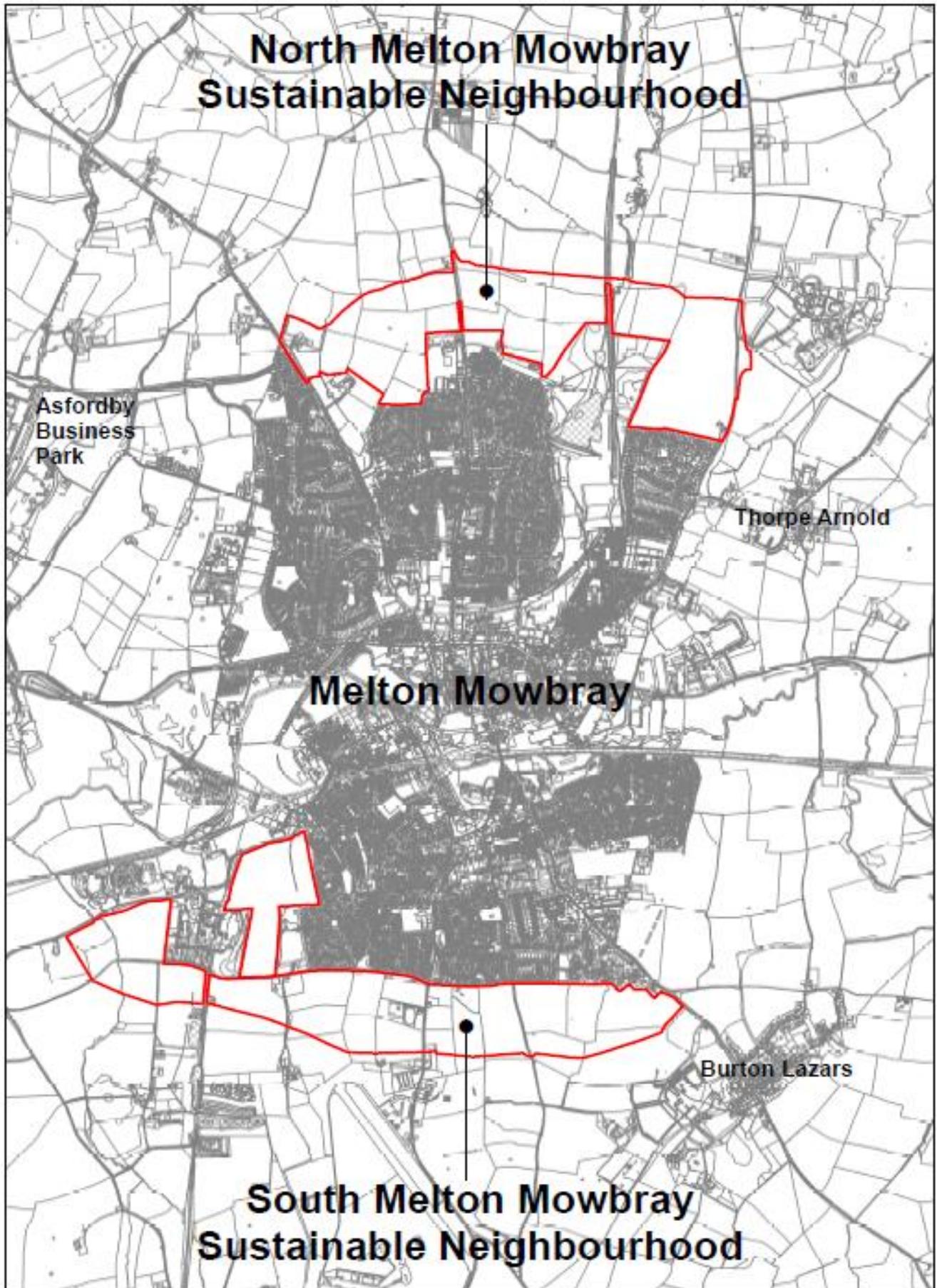
Q1: *Do you support the proposal to prepare the masterplans as SPD?*

Q2: *Are there any reasons why the masterplans should not be prepared as SPD?*

2. PREPARING THE MASTERPLANS SUPPLEMENTARY PLANNING DOCUMENT

- 2.1 The first stage in preparing a SPD is to prepare and consult on a SPD Scoping Report and an accompanying Sustainability Appraisal Scoping Report. This report is the SPD Scoping Report. The SA Scoping Report can be found at www.meltonplan.co.uk/sns.
- 2.2 The consultation on this SPD Scoping Report and the accompanying SA Scoping Report runs from **Friday 7th June to Wednesday 11th July inclusive**. You can submit comments in writing to planningpolicy@melton.gov.uk. There is a comments form available to download at www.meltonplan.co.uk/sns to guide you and to make sure that we have all the information we need, though you can write a letter if you prefer.
- 2.3 All the documents associated with this consultation are also published on our website www.meltonplan.co.uk/sns and are available to view in paper form at the Council Offices, and at Melton Library during normal office hours, where you can also pick up a paper comments form, should you need one. All the background evidence documents can be viewed on meltonplan.co.uk/sns.

Figure 1: Sites and situation of the Melton North and Melton South Sustainable Neighbourhoods



2.4 Once the consultation has closed, the Council will consider the comments received and take them into account in preparing the draft SPD. The draft SPD is expected to be completed in August 2019. Consultations will then be undertaken on it, including specific engagement with local people, key infrastructure providers and utilities, and with the landowner and developer interests within each affected area.

2.5 All comments received on the draft SPD will be considered in finalising the SPD. It will be for the Council’s Cabinet to consider the outcome of the consultation and to formally adopt the SPD at one of its meetings in Autumn 2019.

3. BACKGROUND

3.1 Policies SS4 and SS5 of the local plan set out in broad terms the framework for determining planning applications within Melton South and for Melton North. Both policies include a clause that indicates that a masterplan, including a phasing and delivery plan, should be prepared and agreed in advance of, or as part of the submission of a planning application for each sustainable neighbourhood, and that there is an agreed masterplan, delivery timetable and design code.

3.2 Other policies of the local plan are also relevant to the development of the sustainable neighbourhoods, e.g. Policy C8: Self Build and Custom Build Housing, and any relevant more up to date national planning policy and practice guidance will also be taken into consideration in preparing the SPD.

3.3 Policies SS4 and SS5 are reproduced in full at **Appendix 1**, and hyperlinks are provided to all other relevant local plan policies.

4. PROPOSED SCOPE

4.1 The purpose of this SPD is to help facilitate the delivery of high quality new development according to robust and comprehensive masterplans for Melton North and Melton South Sustainable Neighbourhoods, so that significant new housing and associated development and land uses can be delivered to the timetable envisaged in the local plan. The two masterplans in this SPD will ensure that development across each sustainable neighbourhood occurs in a cohesive manner and that all the supporting infrastructure that will make these areas great places to live and work is delivered when it is needed. The purpose of the design code is to unify and provide coherence and distinctiveness across each sustainable neighbourhood.

4.2 The ambition is that the masterplans that are included in this SPD will be agreed by all the public and private sector partners with an interest in bringing forward each sustainable neighbourhood. It is proposed that each masterplan is built in the consideration and analysis of the following key elements:

Amount of Development + land budget		
Housing (including self/custom build)	Employment	Green Infrastructure
Physical infrastructure		
Distributor Road	Estate Roads	Parking
Footpaths/cycle links/rights of way	Street design	
Power supply	Broadband	Sustainable Drainage
Community Infrastructure		
New/extended schools	New/extended health facilities	Local centres (shops/services/employment)
Sports pitches/indoor provision	Housing Mix and Affordable Housing	Extra Care Housing
Green Infrastructure		
Amenity greenspace	Children’s play space	Allotments
Design Considerations		

Relationship with surroundings, e.g. Melton Country Park, heritage assets	Landscape, topography, views	Design Codes, reflecting Building for Life and Active Design
Movement	Heritage/natural assets	Townscape

Q3: Are there any matters outlined in para. 4.2 above that you don't think should be included, and why?

Q4: Are there any matters missing from para. 4.2 above that you think should be included, and why?

Q5: Which matters outlined in para 4.2 above do you think are most important, and why?

5. KEY ISSUES FOR THE MASTERPLANS SPD

5.1 As well as addressing the issues arising from consideration of the elements identified in paragraph 4.2 above, it is suggested that additional key issues that the SPD needs to consider are:

a) how to accommodate the current uncertainty around the delivery of the southern section of the Melton Mowbray Distributor Road for Melton South. A bid for Housing Infrastructure Funding (HIF) to support its delivery is currently being considered by the Government, and a decision may be announced whilst this SPD is being prepared. Until then, the SPD will consider with HIF and without HIF highway and delivery scenarios.

b) how to ensure that all the parcels of land which are in the control of different parties, be they land promoters or housebuilders, are capable of and viable to bring forward, taking into account the costs and land take of infrastructure that will be needed for the benefit of the neighbourhood overall.

c) how to ensure that the masterplans do not stall delivery in any part of each sustainable neighbourhood as a consequence of insufficient supporting infrastructure at the point in time that it is needed.

d) the approach for areas of the sustainable neighbourhoods that have already been granted planning permission, and for which Section 106 agreements setting out developer contributions have already been agreed. Parts of each sustainable neighbourhood received planning permission before the Local Plan was adopted: an area for 520 new homes off Leicester Road in Melton South (15/00082/OUT and 15/00910/OUT) and an area for 200 new homes off Melton Spinney Road in Melton North (14/00808/OUT). Other parts are subject to current planning applications which may be determined before this SPD is finalised, e.g. (18/00359/OUT and 18/00769/OUT in Melton North and 15/00127/OUT and 16/00515/OUT in Melton South. All these areas can be identified on the plans at **Appendix 2**.

Q6: Are there any other key issues that you think the SPD should consider? Please tell us what they are and whether they are relevant to Melton North, Melton South or both sustainable neighbourhoods.

5.2 Also, it is not intended that the preparation of this SPD should hold up determining any planning applications pending within these areas. However, any new information arising from the work being undertaken to prepare the masterplans and any public draft SPD can be material considerations in determining planning applications, and the Council will want to be satisfied that they do not undermine achievement of the overall masterplan objectives for each neighbourhood.

6. PROPOSED STRUCTURE OF THE SPD

6.1 It is proposed that the SPD is set out as follows:

Chapter 1: Introduction - including scope, policy context, site location plan, plans showing land ownerships and planning applications, and consultations undertaken.

Chapter 2: Background + Site Analysis – to reference all the sources of information relied upon, and how this was collected. This section is to include key amounts of land and types of infrastructure that are needed, e.g. for new schools, and relationships with surrounding uses and features, such as footpaths and for Melton North, the Melton Country Park. The analysis will also consider issues associated with the delivery of the

related Melton Mowbray Distributor Road. The section will include plans for each sustainable neighbourhood area showing the matters that are being taken into account, e.g. rights of way, heritage assets, existing and proposed development, landscape, topography and drainage within and in the areas adjoining each sustainable neighbourhood.

Chapter 3: The Masterplanning approach – this chapter will set out the principles and justifications underpinning the masterplanning approach. It will set out a vision and development objectives for each neighbourhood, taking account of the Local Plan’s focus on Active Design, for example, to guide layouts.

Chapter 4: Design Framework – this chapter will set out the guiding principles underpinning the masterplans under themes such as:

- Landscape, green infrastructure, topography, views and drainage
- Movement and connections, including details of proposed street design
- Townscape and character

Chapter 5: The sustainable neighbourhood masterplans - resultant illustrative masterplans and associated land budgets, transport and open space network plans will appear in this chapter, illustrating how a solution has been arrived at that best reflects the consideration of constraints, infrastructure needs and other issues and priorities identified. This chapter will also set out any options or variants where these are possible. As a minimum, the plans in this section will show the location of housing development areas, other facilities, green infrastructure and ecology requirements, recreational facilities, community facilities, main linkages and access points, boundary treatments, footpaths and cycle routes, and the location of any local centres.

Chapter 6: The Design Codes – this chapter will provide locally distinctive guidance to developers on the Council’s expectations for design, e.g. open space, scale, massing, density, parking strategy and appropriate materials within each sustainable neighbourhood. This will be provided as text and illustrations.

Chapter 7: Delivery, Monitoring and Review – this chapter will set out the proposed arrangements for driving forward delivery of the development of each of the sustainable neighbourhoods, how we will keep track of progress and what we will do if things are not progressing as fast or in the manner desired. Policies SS4 and SS5 both include clauses that commit the Council to monitoring compliance of the delivery of the sustainable neighbourhoods in accordance with agreed master plans and delivery timetables. Where slippage against the agreed delivery timetable in excess of 1 year is identified, the policies commit the Council to reviewing the master plan and delivery timetable with partners to ensure sustainable development is delivered in accordance with the Policy.

Q7 Would it help users if information relating to each neighbourhood was in separate Chapters?
Q8 Is there anything else that you would expect to be covered in this SPD? If so, please tell us what and why.

6.2 It is vital that the masterplans that are included in the finalised SPD are genuinely deliverable in the timescales envisaged. This means that it must be viable for each party to bring their land forward for development and the infrastructure that is needed must be capable of being funded and brought forward at or before the time when the development needs it. Alongside preparation of this SPD, work will therefore be undertaken on the viability and deliverability of emerging proposals and infrastructure requirements, to demonstrate that the proposals are viable and how they can be delivered. It is not intended that the resultant phasing and delivery plan will be part of this SPD, but will be complementary to it, and it is intended that a draft will be published to coincide with consultation on the draft SPD. The intention is to seek the agreement of all parties to this delivery plan, so that it can be used as a basis for managing and monitoring progress on delivering the sustainable neighbourhoods, and identifying where and when further interventions or problem solving is needed, or if the SPD needs to be reviewed.

7. NEXT STEPS

7.1 The feedback from this scoping consultation will help inform the contents of a draft Melton Sustainable Neighbourhoods SPD which will be subject to a full consultation exercise later in the summer.

APPENDIX 1: Adopted Local Plan Policies Relevant to this SPD

The key policies, SS4 and SS5 are reproduced in full in this appendix. Hyperlinks to meltonplan.co.uk website documents are provided to all other relevant policies, which are listed below:

[Policy C2: Housing Mix](#)

[Policy C3: National Space Standard and Smaller Dwellings](#)

[Policy C4: Affordable Housing Provision](#)

[Policy C8: Self Build and Custom Build Housing](#)

[Policy C9: Healthy Communities](#)

[Policy EN1 : Landscape](#)

[Policy EN2: Biodiversity and Geodiversity](#)

[Policy EN3: The Melton Green Infrastructure Network](#)

[Policy EN4: Areas of Separation](#)

[Policy EN7: Open Space, Sport and Recreation](#)

[Policy EN8: Climate Change](#)

[Policy EN9: Ensuring Energy Efficient and Low Carbon Development](#)

[Policy EN11: Minimising the Risk of Flooding](#)

[Policy EN12: Sustainable Drainage Systems](#)

[Policy EN13: Heritage Assets](#)

[Policy IN1: Melton Mowbray Transport Strategy](#)

[Policy IN2: Transport, Accessibility and Parking](#)

[Policy IN3: Infrastructure Contributions and Community Infrastructure Levy](#)

[Policy IN4: Broadband](#)

[Policy D1: Raising the Standard of Design](#)

Policy SS4: Melton South Sustainable Neighbourhood (Strategic Development Location)

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 meet 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.

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 complies 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.

Policy SS5 – Melton North Sustainable Neighbourhood

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

Housing

h1: 1,700 houses (of which 1500 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 meet the needs of our ageing population in accordance with Policies C2, C3 and C8; and

Employment

em1: Small scale employment uses as part of a new local centre. Employment uses will mainly be for B1(a) offices. Other employment uses will be acceptable where they could be satisfactorily accessed and activities undertaken without adversely affecting the amenities of the residents of nearby houses.

Community facilities

c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions or additional land provision towards secondary education to meet the identified need for school places;

c2: An accessible local centre that will incorporate a mix of uses including 'small-scale' retail uses (up to 200 square metres), office based employment uses and a range of community facilities & services, including healthcare facilities as necessary.

Transport

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

A: A strategic road link connecting A606 Nottingham Road to Melton Spinney Road forming part of the Melton Mowbray Distributor Road as part of a wider agreed scheme;

B: Securing a route that allows north/south connectivity as part of the Melton Mowbray Distributor Road;

C: Measures to mitigate the impact of development on the existing transport network where adverse impacts are identified;

D: New and enhanced bus services connecting the development with the town centre and local employment opportunities; and

E: Provision of new walking and cycle links as part of the proposed development.

F: The Melton 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.

t2: Measures that seek to achieve a modal shift away from private car use including:

A: 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 to the separate identities of Scalford and Thorpe Arnold 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;

en2: Protection and enhancement of historic assets and their settings;

en3: Seek to retain and mitigate any potential harm to notable areas identified in the biodiversity study, in accordance with Policy EN2, including:

A: Protection and enhancement to the existing green infrastructure, local wildlife sites, wildlife corridors and, where appropriate, provide new corridors to create a coherent network of biodiversity and green infrastructure providing links from existing green infrastructure to the countryside, specifically Melton Country Park, Scalford Brook and Welby Brook and the disused railway line;

B: Establish a protection zone between Melton Country Park and any future development. Development should respond to the local topography and utilise it to define the protection zone. This zone should also include the provision of an undeveloped area of land between part of the existing northern boundary of the park and the proposed distributor road.

C: Establish a protection zone between areas of high ecological importance identified around Scalford Brook in the biodiversity study and any future development;

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

en5: Provision, or facilitation, of sports pitches in the immediate vicinity, and contribute towards indoor built leisure facilities within Melton Mowbray, in accordance with the Playing Pitch Strategy and emerging Indoor Facilities Assessment (see Policy EN7);

en6: A development that complies with exceeds building regulations for energy efficiency and carbon emissions, where viable;

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 North 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 North Sustainable Neighbourhood (NSN). In order to achieve a comprehensive approach, the master plan should be prepared for the whole NSN. It will set out in detail the structure and development concepts of the NSN to include:

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

m2: 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;

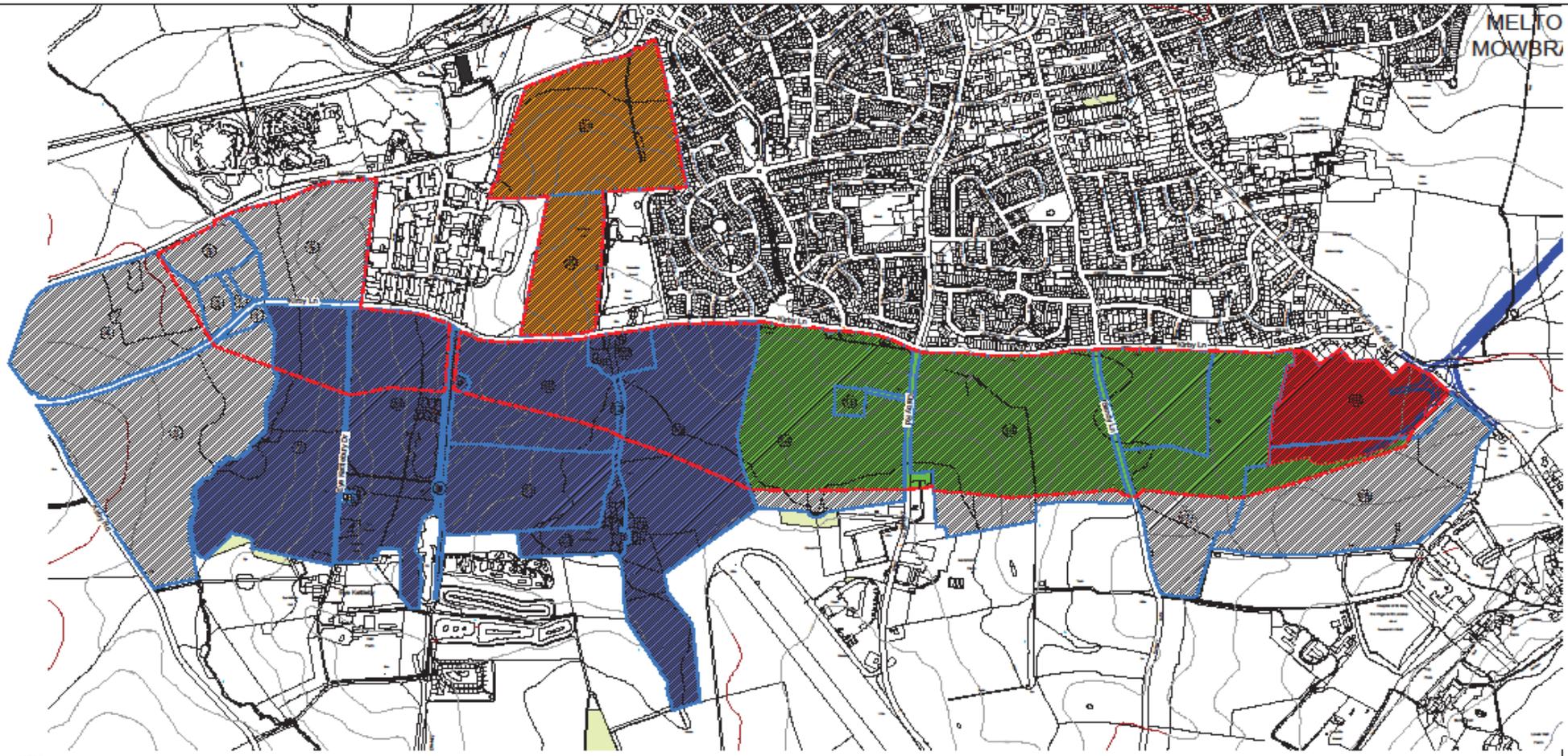
m3: Important environmental features, including high grade agricultural land, biodiversity sites and heritage assets that are to be protected;

m4: Areas of green infrastructure and green space (including important strategic green gaps to be protected);
m5: Areas of new landscaping; and
m6: Design which performs well against BfL12 and seeks to develop the principles of 'Active Design', in accordance with Policy D1.

The NSN master plan will be prepared in consultation with key stakeholders. Planning permission will not normally be granted for the NSN 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.



KEY

South Sustainable Neighbourhood Boundary
(Taken from Local Development Plan)

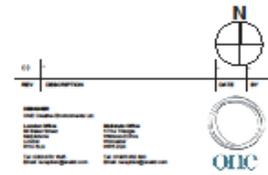
Land Ownership areas

- 1 David Wilson Homes Limited
- 2 Leicestershire County Council
- 3 Siobhan Theresa Bow ley
- 4 Daniel Anthony Carey and Sharon Dora Carey
- 5 Ross Philip Mason, Grant Edmun Mason, Sallie Denise Taylor and Wendy Anne Terry
- 6 Peter John Sherw in Row land Hill, Thomas Row land Hill, Peter Ian Alexander Row land Wood and Margaret Diana Row land Randall
- 7 Martin Andrew Lomas
- 8 Melvyn Brian Jones and Emily Sarah Jones
- 9 Martin Andrew Lomas
- 10 Matthew Francis Lomas
- 11 Martin Andrew Lomas and Joyce Lomas
- 12 James Anthony Lomas, Martin Andrew Lomas, Susan Margaret Lomas

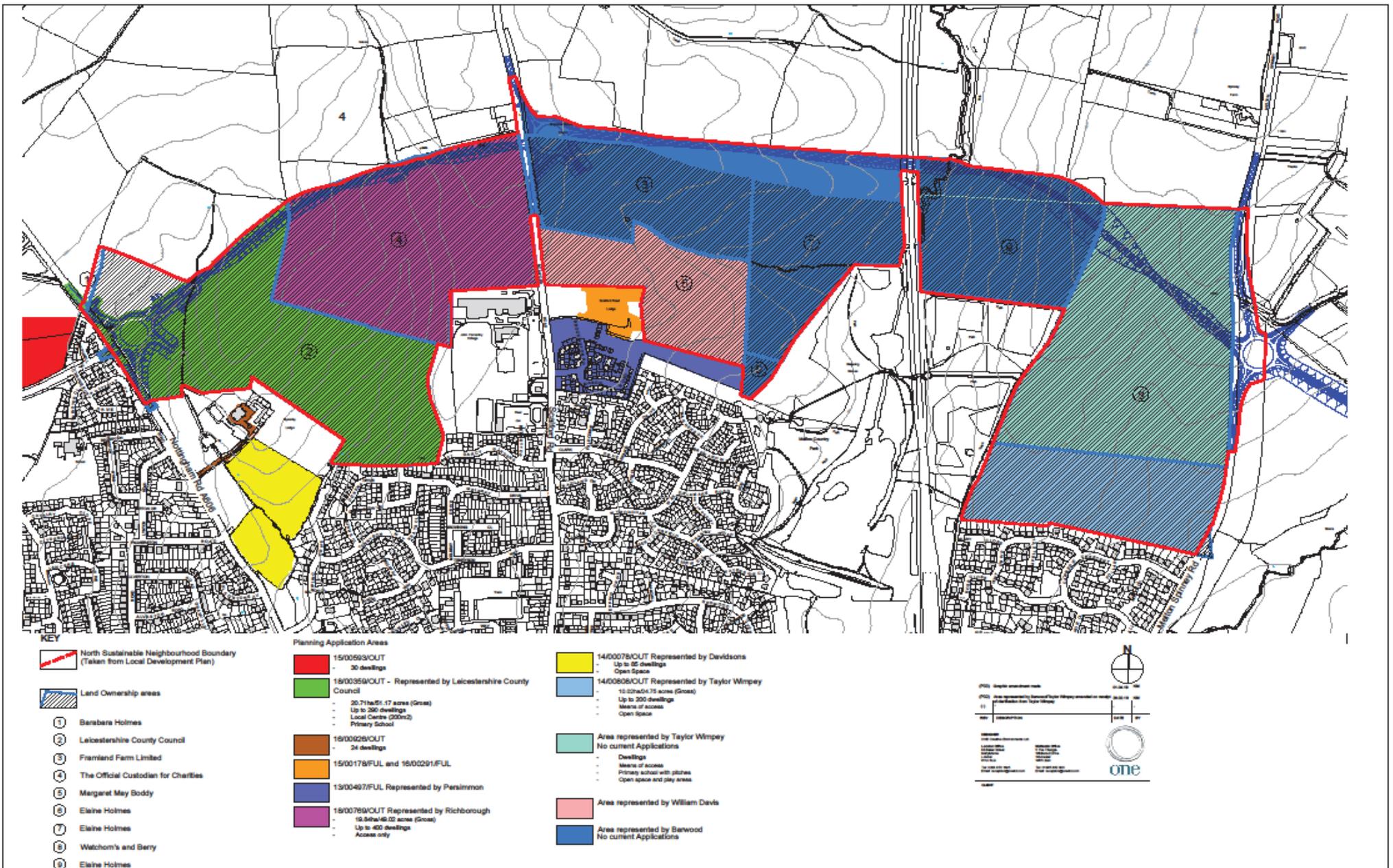
- and Matthew Francis Lomas
- 13 James Anthony Lomas, Martin Andrew Lomas, Susan Margaret Lomas and Matthew Francis Lomas
- 14 The Official Custodian for Charities
- 15 Leicestershire County Council
- 16 The Official Custodian for Charities
- 17 Neil Pidgeon and Mark Shepherd
- 18 David William Wilson
- 19 L Western Range Limited
- 20 Martin Andrew Lomas, James Anthony Lomas, Matthew Francis Lomas and Susan Margaret Lomas
- 21 Peter John Sherw in Row land Hill, David William Row land Hill and Ann Rosalind Row land Wood
- 22 NIA KNOWN Split into Two - West = Matthew Lomas, East = Susan Lomas
- 23 Susan Lomas - 1 Property on site
- 24 Martin Lomas and Joyce Lomas

Planning Application Areas

- 15/00127/OUT - Represented by Davidsons
 - 11.27ha / 27.84 acres (Gross)
 - Up to 175 dwellings
 - new cycle/pedestrian links
 - Open Space and Play areas
 - Surface Water management
- 16/00515/OUT- Represented by Davidsons
 - 72.4ha / 178.00 acres (Gross)
 - Up to 1500 dwellings
 - Local Centre
 - Primary School
 - Open Space and Play areas
 - New link roads
- 15/00082/OUT and 15/00910/OUT and 17/00717/VAC
- Area owned by Lomas family - Represented by Greenlight Developments



South Melton Mowbray Sustainable Neighbourhood - Land Ownership and Planning Applications



North Melton Mowbray Sustainable Neighbourhood - Land Ownership and Planning Applications

