

# Technical Note

**Project:** Melton North, Melton Mowbray

**Subject:** Statement of Common Ground between Melton North Landowner Consortium, Leicestershire County Council Highways Department and Melton Borough Council

<b>Client:</b>	Melton North Landowner Consortium	<b>Version:</b>	3
<b>Project No:</b>	2094	<b>Author:</b>	SB
<b>Date:</b>	30.01.18	<b>Approved:</b>	NM

## I Introduction

- 1.1.1 This Statement of Common Ground (SoCG) identifies the areas of common ground between the Melton North Landowner Consortium, hereafter referred to as “The Consortium”, Leicestershire County Council (LCC) as the Local Highway Authority and Melton Borough Council (MBC) as the Local Planning Authority, in respect of the delivery of development in Melton prior to the implementation of the Melton Mowbray Distributor Road (MMDR).
- 1.1.2 This SoCG should be read alongside the GVA Hearing Statement (dated January 2018) submitted on behalf of The Consortium in advance of the Melton Borough Plan Examination.

## 2 Background

- 2.1.1 The Consortium forms a group of developers with land interests forming the North Melton Sustainable Neighbourhood (NMSN). The Consortium consists of the following parties:
- Richborough Estates;
  - Leicestershire County Council Estates;
  - Barwood;
  - Taylor Wimpey; and
  - William Davis.
- 2.1.2 The Consortium is working closely with Melton Borough Council and LCC through the development of policy supporting the MNSN. Furthermore the Consortium is engaged with LCC Highways in terms of seeking agreement to the mechanism for delivery and alignment of the

MMDR. Whilst these discussions are ongoing, the Consortium has expressed support for the bid made by LCC for DfT funding to secure delivery of the MMDR alongside the MNSN.

## **2.2 Melton Mowbray Distributor Road**

2.2.1 The proposed MMDR consists of three sections:

- A 'Northern Distributor Road' (NDR) linking the A606 Nottingham Road to Melton Spinney Road.
- An 'Eastern Distributor Road' (EDR) linking Melton Spinney Road to the A606 Burton Road.
- A 'Southern Distributor Road' (SDR) linking the A606 Burton Road to the A607 Leicester Road.

2.2.2 In November 2016 the Government announced that Melton Borough Council and Leicestershire County Council would receive £2.8m to fund the creation of an outline business case for the Northern and Eastern Distributor roads.

2.2.3 At the time of writing, the MMDR design continues to be developed in consultation with the Consortium to develop a scheme that satisfies the need to accommodate housing and the requirement for a road that is fit for purpose. That work is progressing and whilst detailed design changes are inevitable, the principle of the MMDR is fully supported, provided that where the alignment of the MMDR cannot be delivered on the northern most boundary of the proposed allocation, due to geometry and landownership constraints resulting in a severing of the development parcels, that housing development north of the MMDR in these locations is accepted.

2.2.4 LCC has stated that the current forecast year for the delivery of the MMDR is 2021-2022, subject to land ownership issues, site and technical issues and the success of the funding bid

## **3 Permitted Sites**

3.1.1 There are a number of permitted development sites in Melton Mowbray (listed in Table 2 below) where an agreement has been reached with LCC to enable delivery of dwellings prior to the implemented of the MMDR, with agreed 'interim' mitigation schemes or developer contributions.

**Table 1: Permitted Sites and Status**

Applicant	Appn No	Level of development	Statutory expiry date
Gladman	15/00082/OUT	520 dwellings plus convenience retail	Appeal held in abeyance
Gladman	15/0910/OUT	520 dwellings plus convenience retail	Approved 13/10/16
Persimmon	15/00178/FUL	77 dwellings	Approved 30/3/16
Taylor Wimpey	14/00808/OUT	200 dwellings	Planning Committee 1/2/18
Westleigh Partnership	16/00290/FUL	Mixed use development - B1a and 97 dwellings	Approved 06/02/17

3.1.2 In reference to the Taylor Wimpey application for 200 dwellings (application number 14/00808/OUT), LCC Highways response states that:

*"As options for improvements within the town centre at the above locations are limited, the CHA (County Highways Authority) considers it more appropriate that mitigation for this proposed development is sought through securing a wider scheme in the form of new highway infrastructure which can mitigate the impact at those junctions through the redistribution of traffic. The CHA considers that this can be addressed through the delivery of the Melton Mowbray Transport Strategy including a Melton Mowbray Distributor Road, on the basis of work undertaken to secure the £2.8m funding towards the business case for the scheme. Until such time as this infrastructure is provided, the impact of this development is considered to be severe.*

*However notwithstanding the comments above the CHA has identified some measures which will help alleviate some of the impact of the proposed development in the short term. The SCOOT3 system coordinates the operation of traffic signals in an area and provides a proactive approach to managing fluctuations in traffic throughout the day including the AM and PM peak hours. Whilst this would not, in itself, bring the impact of development to a level below 'severe' it would contribute positively to reducing the full impact of development.*

*The requirement for contributions to SCOOT validation at the junctions mentioned above is set out below in the section titled contributions/obligations. Subject to the specific mitigation and contribution to the wider infrastructure the proposed mitigation at these junctions is considered acceptable in the context of NPPF paragraph 32."*

3.1.3 The above demonstrates that LCC Highways supports the principle of delivering development in advance of the implementation of the MMDR where this is considered to facilitate the timely and efficient delivery of both housing and associated infrastructure within the MMNSN in

accordance with the local plan housing objectives, subject to appropriate trigger testing and agreement of mitigation where necessary.

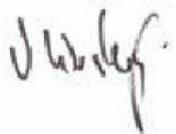
## **4 Delivery of Development**

4.1.1 It is agreed with LCC and MBC that, whilst the MMDR is required to facilitate the full MNSN, the principle of delivering dwellings in parallel with the construction of the MMDR could be acceptable, subject to the following:

- Appropriate trigger point testing to allow development to occur;
- Agreement of appropriate developer contributions;
- Agreement of any necessary 'interim' mitigation in the absence of the MMDR; and
- Required Grampian conditions.

4.1.2 The Melton North Landowner Consortium is committed to working with Leicestershire County Council Highways to undertake the necessary trigger point testing as part of the Transport Assessment process, to facilitate early delivery of development.



Signed	On behalf of	Date
	<b>Richborough Estates</b>	
GVA / PJA		
	<b>Leicestershire County Council Estates</b>	
GVA / PJA		
	<b>Barwood</b>	
GVA / PJA		
	<b>Taylor Wimpey</b>	
GVA / PJA		
	<b>William Davis</b>	
GVA / PJA		
	<b>Leicestershire County Council Highways</b>	29/01/18
Andrew Yeomanson		
	<b>Melton Borough Council</b>	30 <sup>th</sup> Jan 2018
Jim Worley		