

APPENDIX 2

Focused Change 2 –Policy SS4, Section 4.5 and Policy SS5: South and North Melton Sustainable Neighbourhoods

Policy SS4 – South Melton Mowbray Sustainable Neighbourhood (Strategic Development Location)

A change to the following clauses

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), 37% 15% of which should be affordable, ~~subject to viability~~;

Transport

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

A: ~~a minimum of 20 minute frequency~~ 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;

Deletion of Figure 7 (this information all appears on the Policies Map)

4.5 Melton Mowbray North Sustainable Neighbourhood

A change to the following paragraphs:

4.5.4 Walking and cycle connectivity to the town centre will be significantly improved, including the provision of a greenway through the Melton Country Park. The development will also provide a new link road connecting the Scafford Road with Nottingham Road and upgrades to Bartholomew's Way and Welby Road linking to the A6006 Asfordby Road, as part of the wider Melton Mowbray Distributor Road.

4.5.7 The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geo-diversity Study (2015) should be used to develop a comprehensive master-plan and set of design codes to guide the on-going development of the site to ensure that development integrates successfully with the Country Park and

the surrounding landscape and respects the setting ,dark skies ,existing wildlife and heritage assets and makes a positive contribution to appearance of the settlement edge in this location.

Deletion of Figure 8 (this information all appears on the Policies Map)

Policy SS5 – Melton Mowbray North Sustainable Neighbourhood

Changes to the following clauses, and the insertion of a new clause:

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), ~~37%~~ 15% of which should be affordable, ~~subject to viability~~;

Transport

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

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 minimum 20 minute frequency 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;

Environment

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.

KEY EVIDENCE

2011 Census

Leicester and Leicestershire Strategic Housing Market Assessment, GL Hearn 2014

The Melton Strategic Housing Land Availability Assessment, Melton Borough Council, 2015

The Melton Settlement Roles and Relationships Study, Melton Borough Council, 2015

The Melton Alternative Large Scale Development Sites Assessment Report, Melton Borough Council, 2015

The Melton Employment Land Study, BE Group, 2015

The Melton Mowbray North Sustainable Neighborhood Topic Paper, Melton Borough Council and the Developer Consortium, 2015

The Melton Mowbray South Sustainable Neighborhood Topic Paper, Melton Borough Council and the Developer Consortium, 2015

The Melton Mowbray Transport Study

Land South of Kirby Lane ,Melton Mowbray , Heritage Settings Technical Note, Cotswold Archaeology, 2017

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 distribution and location of proposed land uses;

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.

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