



## WELCOME

**Thank you for taking the time to visit our public exhibition today to find out more about Bloor Homes’ emerging plans for new homes on land to the south of Kirby Lane in Melton Mowbray.**

Bloor Homes is looking to develop its site to support the delivery of the western area of the planned Melton South Sustainable Neighbourhood (MSSN), which is allocated as part of the Melton Development Plan (Policy SS4).


Bloor Homes is at an early stage in the process of preparing plans for the site. We expect them to include:



**Up to 1,000 new homes, including affordable homes**



**Public open spaces and new landscape**



**Improvements to existing travel routes**



**The enhancement of the existing Public Rights of Way**

We are keen to begin discussing the emerging plans with you. We want to work with you to create a community that people are proud to be a part of, and collecting your ideas now is going to help us achieve that.

### Our Team

Bloor Homes has over 50 years’ experience in building high quality new homes, in developments which create attractive places to live and respect surrounding existing communities and landscapes. A key part of designing a successful scheme is ensuring there are opportunities for the existing community to consider and provide feedback on early-stage designs.

Bloor Homes has appointed a team of masterplanners and technical experts to prepare and submit an Outline Planning Application to Melton Borough Council in the coming months.

### Please let us know what you think!

Please take your time to consider the information presented and discuss your thoughts and ideas with the hosting team.

After looking through the information on display, we would encourage you to please complete a feedback form to let us know what you think about the initial plans and to provide any other comments.

Your local knowledge, thoughts and suggestions are very important to us and will help us to ensure that the very best scheme can be brought forward.

If you do not have time today, you can complete the feedback form on our website or return the form via post. Please ask a member of the project team for a stamped addressed envelope.

**Scan the QR code to visit our website**



## THE MELTON SOUTH SUSTAINABLE NEIGHBOURHOOD (MSSN)

### The Melton South Sustainable Neighbourhood (MSSN) is an allocation of land in the adopted Melton Development Plan.

The ambition for the whole Neighbourhood is to deliver up to 2,000 new homes and supporting infrastructure across around 120 hectares of land.

Land to the south of Kirby Lane in Melton Mowbray has been identified by Melton Borough Council (MBC) for development (Policy SS4). MBC has allocated it for new homes, facilities and spaces to serve the needs of existing and future residents.

Bloor Homes' Outline Planning Application will be a response to this and will support the delivery of homes, including affordable homes.

### MSSN Local Plan Allocation

Policy SS4 of the adopted Melton Development Plan sets out a series of requirements for the development of the full site allocation as follows:

- A site for primary school
- A site for local centre
- A connection between the A606 and A607, forming part of the Melton Mowbray Distributor Road
- Mitigation of impacts on the transport network
- Enhanced bus services
- Measures to encourage modal shift from driving
- Protection of sensitive identities of Eye Kettleby
- Biodiversity protection and enhancement
- Protection of historic and archaeological features
- Provision of GI and POS
- Provision of adaptable, energy efficient buildings
- Provision of SuDS.

The requirements of Policy SS4 are to be given due consideration in preparing a proposal for Bloor Homes – South Melton, in conjunction with the requirements of the MSSN Strategic Masterplan Document.

### MBC's Strategic Masterplan

A MSSN Strategic Masterplan Document, to guide the delivery of the provisions of Policy SS4, was approved by MBC's Cabinet in December 2021. We have a copy of the full document here today if you would like to view it. The Masterplan provides an overarching strategy for the full site's development, and the principles that any developer wishing to bring forward a proposal for the land should use as guidelines.

Bloor Homes is aware of the need to consider the masterplan 'vision' when preparing development proposals and the importance of drawing upon the principles relevant to the western area of the allocation in preparing an Outline Planning Application.



### Melton Local Plan Review

MBC has begun a partial review of the current adopted Local Plan and is looking to update Policy SS4 as part of this. A consultation document, published by MBC in January 2024, proposes that the MSSN is maintained in a future development plan as a key development site for meeting local housing needs in Melton Mowbray. MBC also indicated its intention to formally include an updated Masterplan within the provisions of policy.

Bloor Homes is participating in the partial review of the Local Plan through representations and is engaging with MBC in formal pre-application discussions, to agree on the requirements for the Site's development and align plans with emerging Local Plan policy.

## BLOOR HOMES - SOUTH MELTON

**The Local Plan allocation for Bloor Homes’ land is to develop new homes, including affordable homes, to help meet the identified local housing needs for Melton Mowbray.**

Bloor Homes’ site comprises approximately 42 hectares of land to the south of Kirby Lane in Melton Mowbray. Bloor Homes is now working with the landowners to bring the site forward and has begun discussing plans with Melton Borough Council (MBC).

It is the intention that an Outline Planning Application, with all matters reserved including access, is prepared, which would enable a phased approach to the delivery of this residential-led development, alongside supporting infrastructure and community facilities.

### Developments in South Melton



### Bloor Homes’ Development Site

Bloor Homes is preparing plans for the western section of the MSSN allocation highlighted by the red line below.



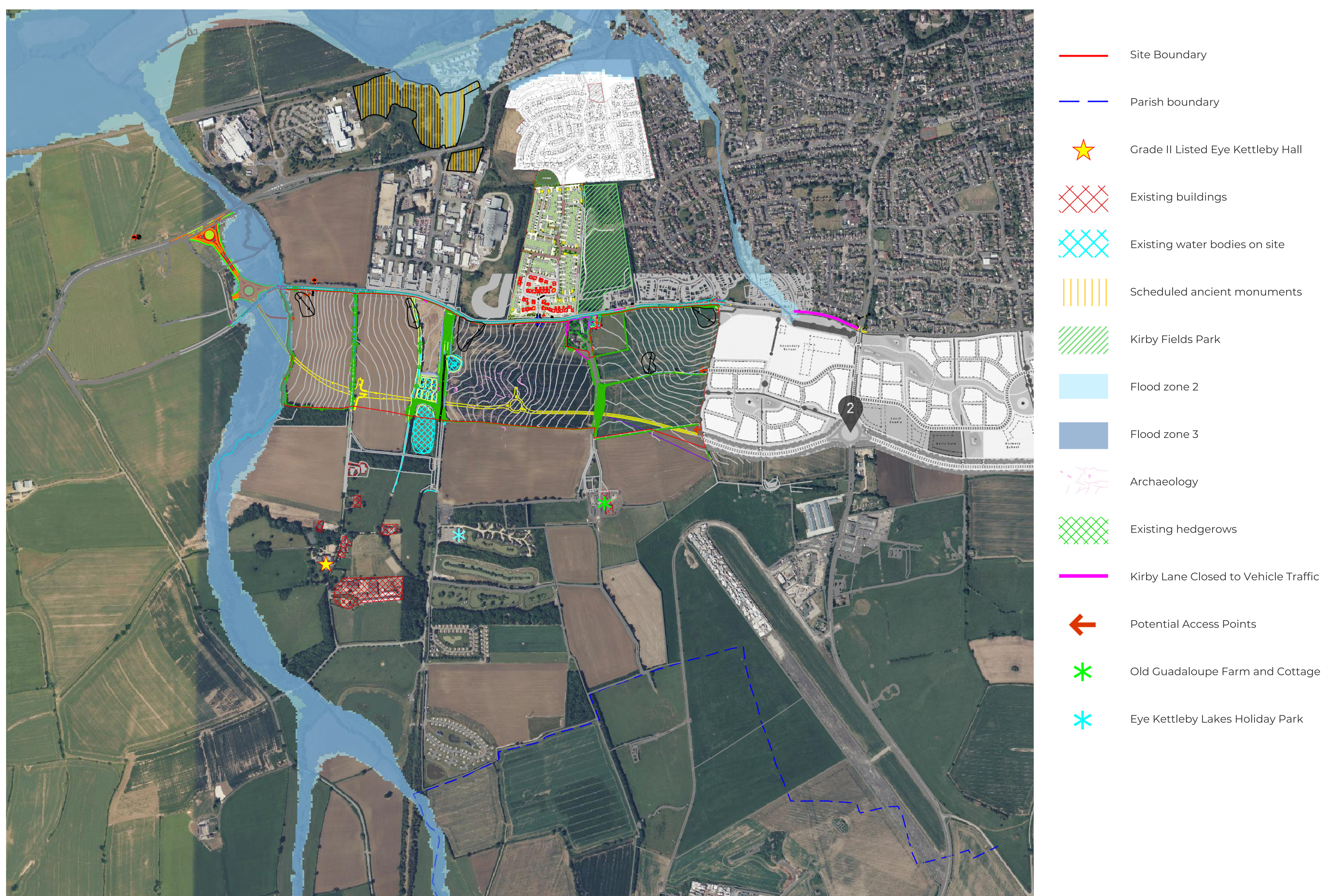


## BLOOR HOMES' VISION FOR SOUTH MELTON

Considering the Site's constraints and opportunities, the team has started to look at how the masterplan could come together. We are at an early stage in this process and are keen to hear your thoughts on how we can shape the plans. The plan below shows where we have got to so far.

### Key considerations for any future proposal

- New homes built to high energy conservation standards
- Affordable provision
- Mix of tenures and housing types
- Quality design and placemaking that generates a sense of responsibility and ownership
- Strong connection to surrounding routes, and improved connectivity to Melton Mowbray town centre
- The positioning of a link road connecting the A606 and A607, which will be part of the MMDR
- Site access points
- Bus links, cycle links, pedestrian movement
- Trees and landscaping
- Outdoor spaces and communal areas that are easily accessible to build a thriving local community
- Limited impact on neighbouring properties
- Benefits/ideas for wider context





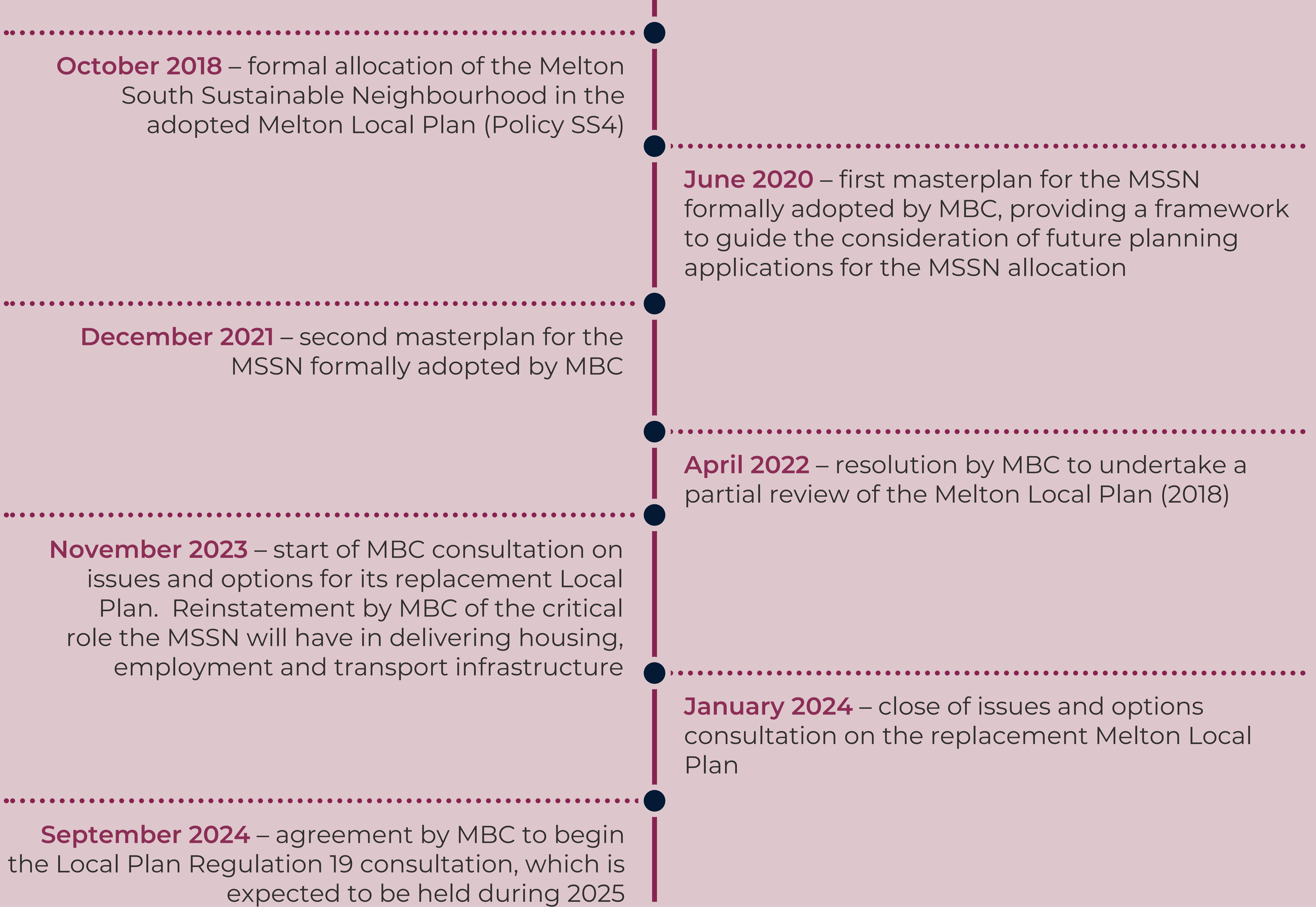
## BLOOR HOMES' VISION FOR SOUTH MELTON

**Bloor Homes' has appointed a full technical team to begin to prepare baseline assessments to guide future development proposals. The team is currently looking at:**

### Technical Work Prepared to Date

- **Highways:** looking at capacity issues in the existing highways network, considering site access point options and assessing the likely delivery of the MMDRS.
- **Urban design and masterplanning:** examining all matters that will shape the form and layout of future development.
- **Green Infrastructure:** ecologists, arboriculturalists, landscape planners and urban designers are all working together to prepare a strategy for the site, which reinforces and enhances the site's existing green infrastructure.
- **Heritage:** working with the urban designers, a heritage consultant is considering the site's relationship to on the Grade II Listed Eye Kettleby Hall and the Eye Kettleby Conservation Area.
- **Ground conditions:** geophysical surveys have already been undertaken and work is underway to consider the potential for archaeological investigation. Heritage and archaeology consultants are working closely with utilities and ground conditions specialist.
- **Ecology:** various habitat surveys are being prepared by the team's ecologist, to inform urban design and masterplanning work.
- **Amenity:** air quality and noise consultants are carrying out assessments, particularly in light of the site's requirement to incorporate a section of the MMDRS.

### The Story So Far



## LANDSCAPE VISION

- 1** Development within the site is sensitively located away from higher ground to the south and from existing mature landscape features.
- 2** Conservation and enhancement of the existing mature vegetation as part of the site wide green infrastructure, which will provide high quality multifunctional green spaces – in accordance with the Council’s open space standards.
- 3** Green buffer to the southern boundary, within which the link road will pass. This wooded buffer will provide a heavily treed and verdant character to the edge of the settlement and reduce the visual prominence of the proposed development. Alongside this it will provide increased wildlife potential and provides biodiversity enhancements.
- 4** Retain and enhance public access, with the addition of footpaths / cycleways, which connect to the immediate settlement and the wider landscape.
- 5** Provide green corridors through the site, aligned with historic field boundaries, these will help break up the potential massing of any proposed development.
- 6** A series of waterbodies will be created as part of the sustainable urban drainage system, these will be located within open space and designed to maximise their potential as a landscape feature. For example, they will have permanent water, where possible, include a variety of planting that will provide increased habitat and ecological value to support wildlife.

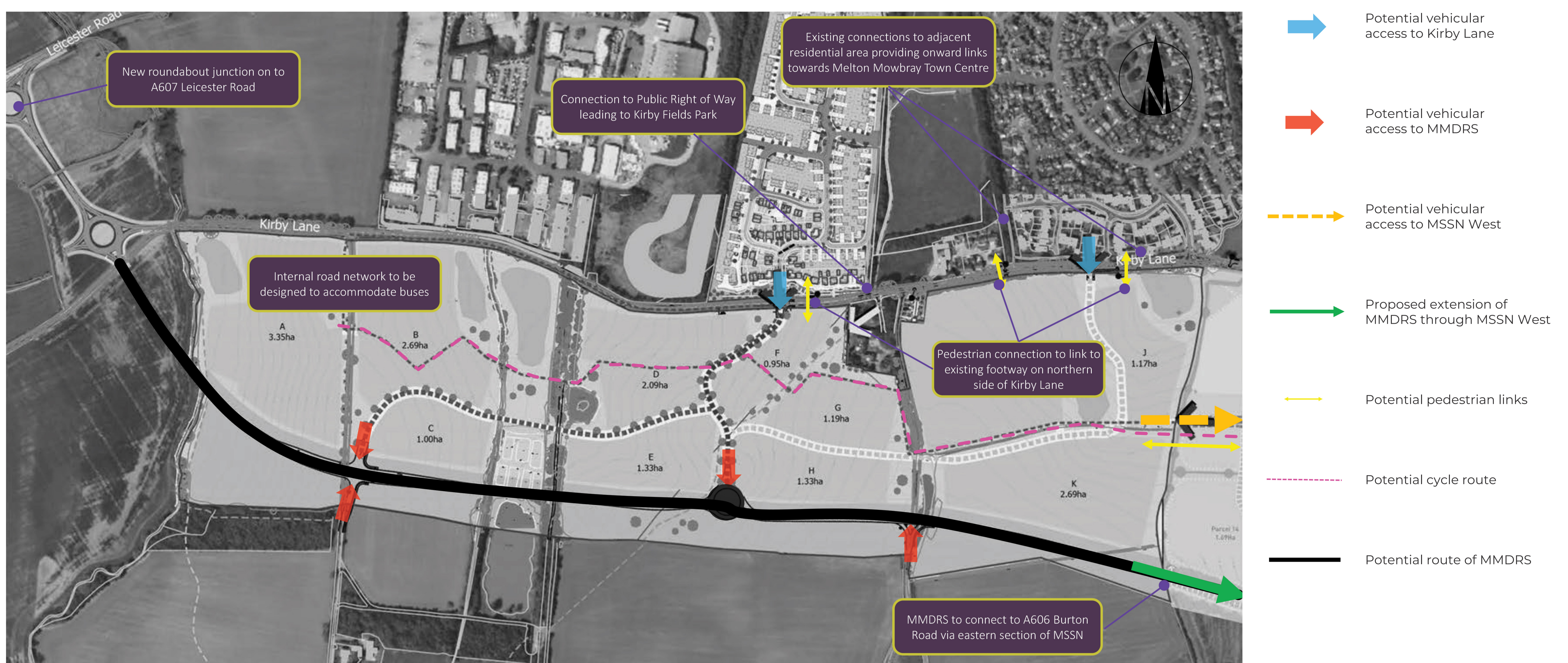


## TRANSPORT AND ACCESS

### The transport vision for South Melton focuses on:

- Reducing the need to travel
- Provision of high-quality infrastructure
- Low carbon modes of travel
- Successful connectivity with the existing highways network and future MMDRS
- Improvements to the capacity issues within the existing highway network.

We are at the early design stage of our proposals, and further technical work on transport and access matters is still to be prepared.



### Melton Mowbray Distributor Road South (MMDRS)

The Melton Mowbray Distributor Road South (MMDRS) is a feature of the MSSN Masterplan and infrastructure for the town. It will provide a link between the A606 Burton Road on the eastern edge of the MSSN site to the A607 Leicester Road on the western edge of the MSSN site. At present, the Local Plan safeguards the southern section of the Bloor Homes site for the western area of the MMDRS.

The status of this road coming forward, including funding and delivery mechanisms, has been uncertain. Bloor Homes wishes to work proactively with Leicestershire County Council as local highways authority to establish how the MMDRS can come forward, its alignment across the MSSN site and timings for delivery. Bloor Homes has appointed transport consultants who are looking at this matter to inform the preparation of plans for its site.

### Bloor Homes' Access Strategy

The MMDRS plays a role in the access strategy for the site, as its alignment will help determine the nature of direct future connections between the MMDRS and the site. New vehicular connections will likely be provided on the section of Kirby Lane that runs along the site's northern edge. The exact location and form of these connections will be assessed through future technical assessments and determined through the planning process.

Pedestrian and cycle connections are proposed across Kirby Lane to link to existing footway infrastructure within the adjacent residential areas. The existing pedestrian infrastructure to the north of the site will help facilitate onward movement towards Melton Town Centre and local facilities located to the north of the site.

Connections through to the eastern portion of the MSSN will be provided to ensure the development remains permeable and encourages sustainable travel options through the wider development. This will ensure the site has good connections to the proposed local facilities that will come forward as part of the MSSN allocation.

The internal road network will be built to enable buses to route through the development and ensure all residents have good access to local bus services. Bus service proposals will align with Melton Mowbray's Transport Strategy.



## SITE CONSIDERATIONS

### Flooding

Flooding is a key area of assessment in the preparation of plans for the development of this site. A Flood Risk Assessment (FRA) will accompany Bloor Homes' Outline Planning Application.

#### Fluvial Flooding

Based on the Environment Agency's Flood Risk Map, the majority of Bloor Homes' site is located in Flood Zone 1. This means that the site has a very low risk of flooding from rivers or from the sea.

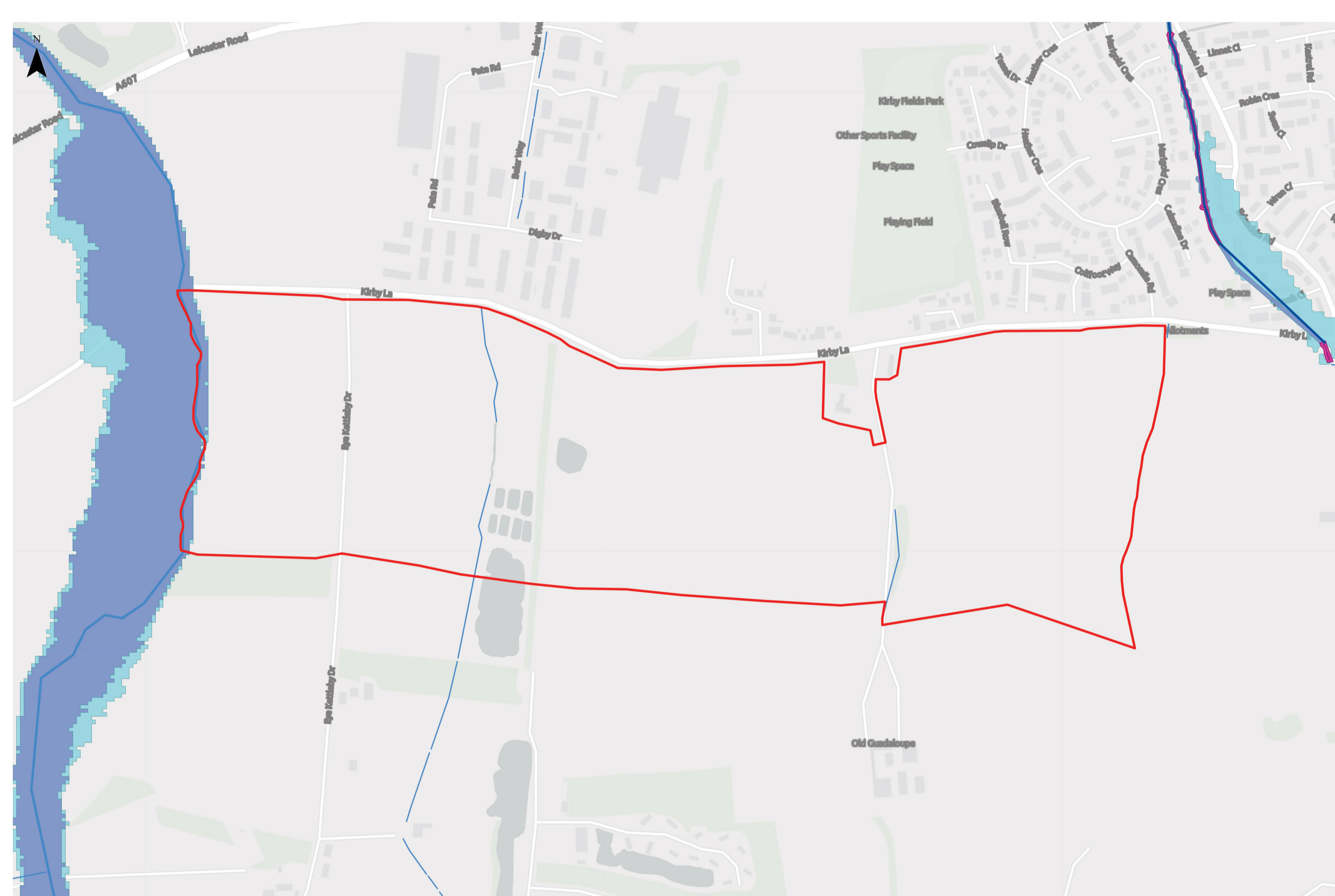
A small area along the western boundary of the site is within Flood Zone 2 or Flood Zone 3, indicating a low to medium risk of fluvial flooding adjacent to the Great Dalby Brook.

#### Surface Water Flooding

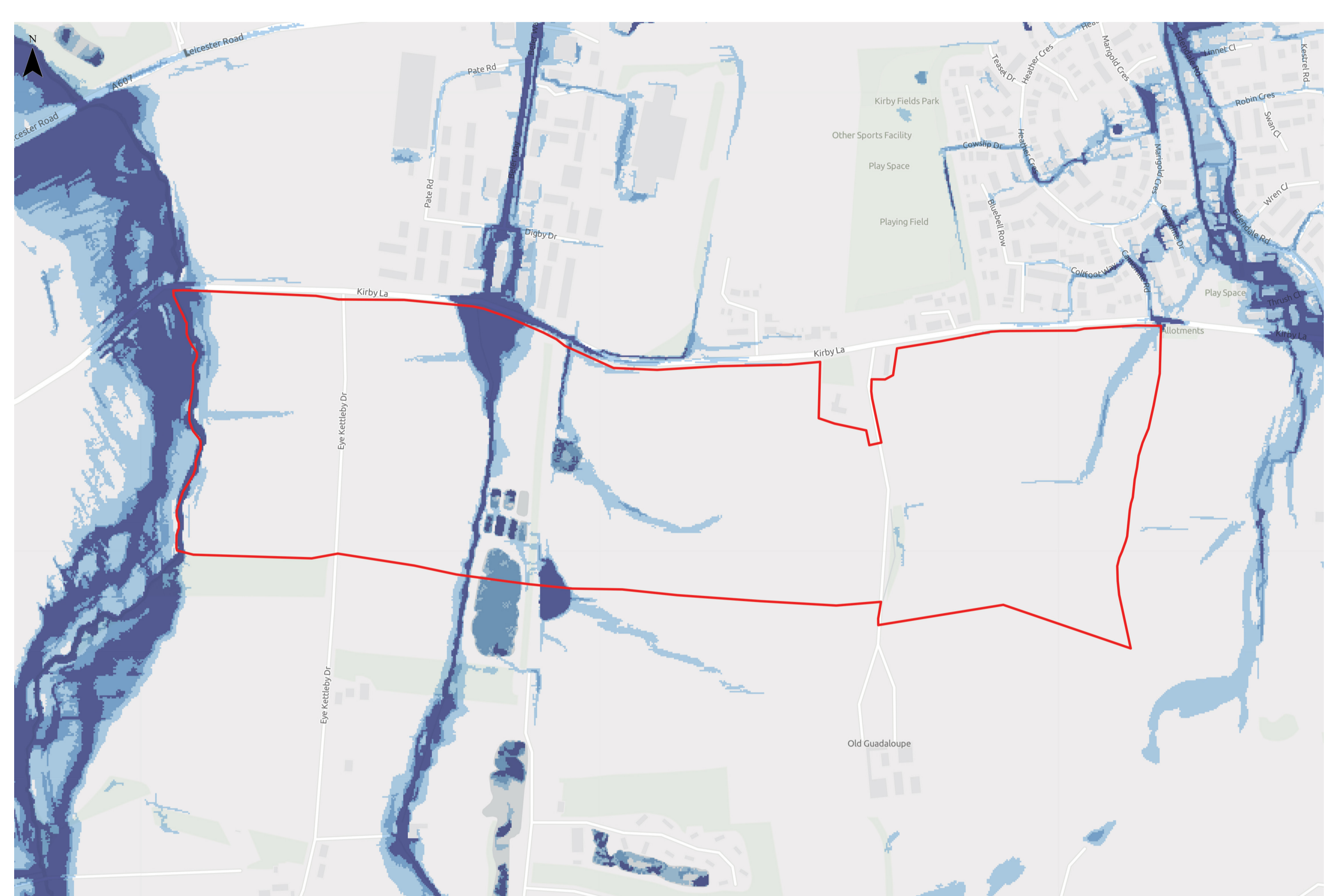
Most of the site has a very low risk (below a 1 in 1,000 chance) of flooding from surface water.

Some small parts of the site, particularly near the Great Dalby Brook and an unnamed watercourse which crosses the site, have surface water flood risks ranging from low to high, depending on the specific location.

The central and western parts of the site have minor surface water flow routes with a low risk of surface water flooding, generally flowing south to north.



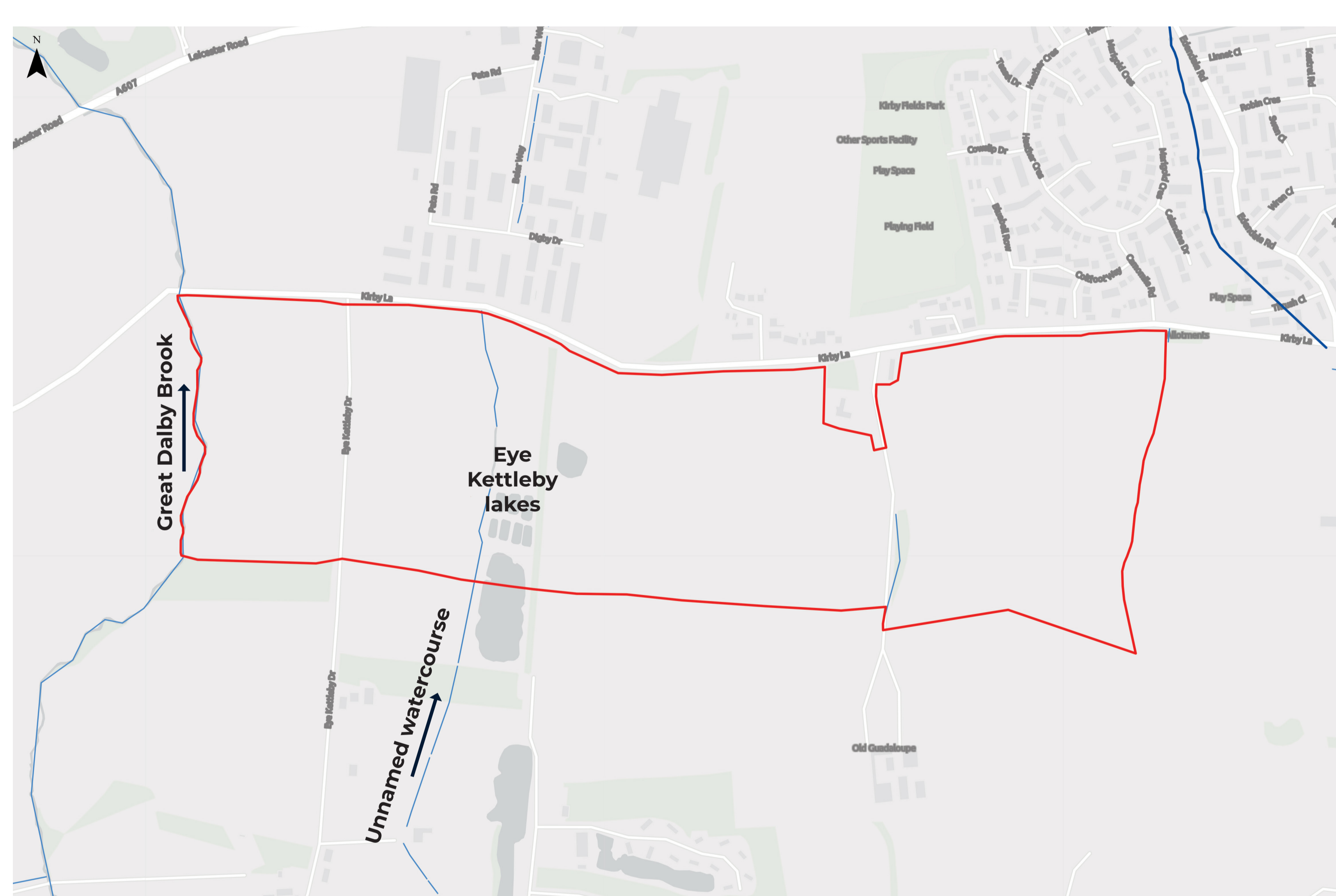
Site Boundary	<b>Spatial Flood Defences</b>	<b>Flood Zones</b>
EA Statutory Main River	Natural High Ground	Flood Zone 3
Ordinary Watercourse		Flood Zone 2
		Flood Zone 1



Site Boundary	Medium (1%) - 1 in 100 Annual Probability
<b>Risk of Flooding from Surface Water</b>	Low (0.1%) - 1 in 1000 Annual Probability
High (3.3%) - 1 in 30 Annual Probability	Very Low (<0.1%) - Less than 1 in 1000 Annual Probability

#### Key watercourses

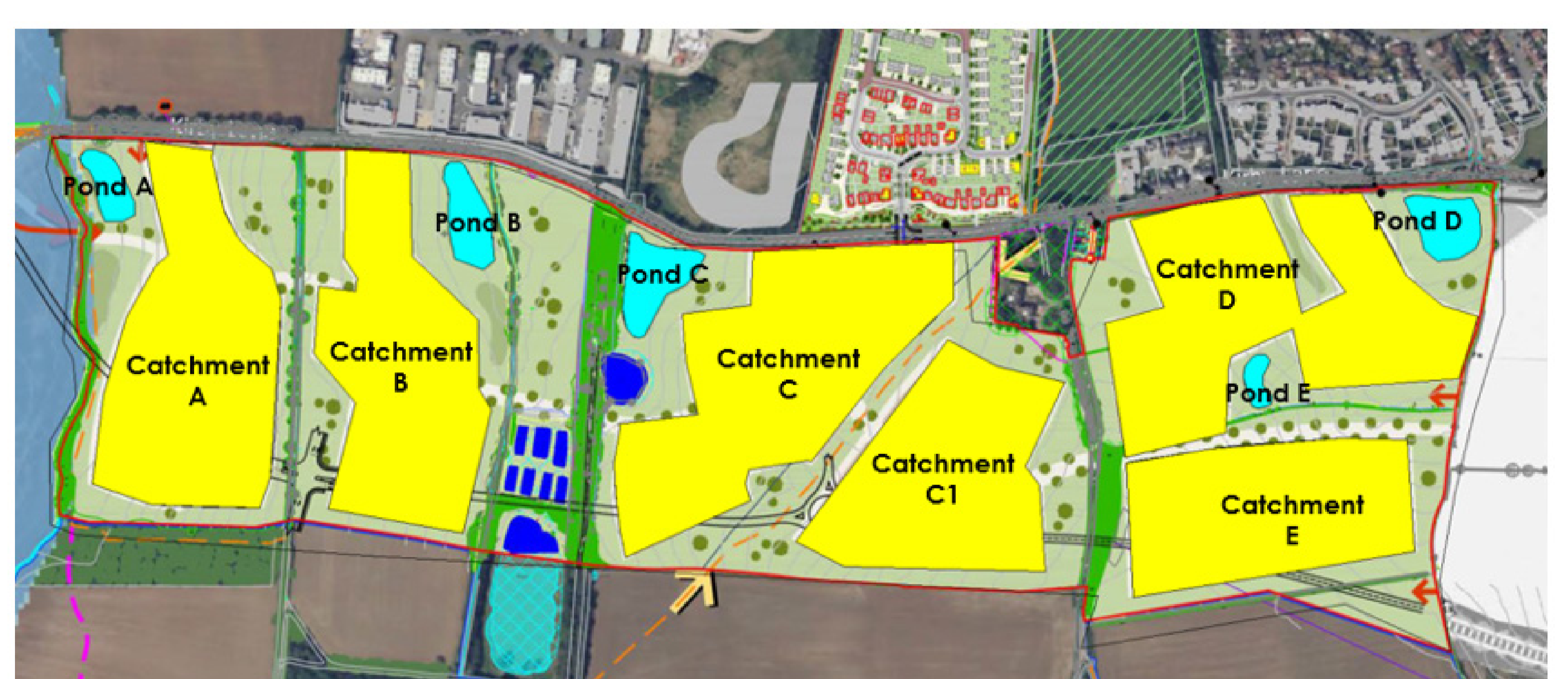
There are several ordinary watercourses within the vicinity of the site:



Site Boundary
EA Statutory Main River
OS Open Rivers

#### Drainage

Technical assessments to design solutions for drainage and surface water flood risk are underway. The final solution is likely to be a series of balancing ponds across the site.





**THANK YOU AND NEXT STEPS**

**Thank you for joining us today. We hope you found the information and opportunity for discussion useful.**

Please do talk to us and ask any questions. We are here to help and would very much like to hear your views. Your local knowledge, thoughts and suggestions are important to help shape any plans for the sites and ensure that the very best schemes can be brought forward.

Please leave your comments on the ideas shared with you today by completing a feedback form and posting it in the box provided. You can also complete this form online by visiting our website or scanning the QR code below.

If you would prefer to take the form away with you, please ask a member of the team for a stamped addressed envelope.

Please return your form to us by **Tuesday 3 December 2024 by 5pm**, to allow us to collate and consider all feedback received.

Over the next few weeks, we will share all your comments and suggestions with the wider project team as we continue to develop our ideas for the site.

**Tuesday 19 November 2024**

Consultation launches and public exhibition to meet with the local community

**Wednesday 20 November 2024**

Online Public Webinar, to include a presentation on the proposals and a Q&A session. Please scan the QR code below to register to attend this event

**Tuesday 3 December 2024**

Consultation closes and the project team will collate and analyse all feedback to develop proposals for the site

**December 2024**

Target submission of an Outline Planning Application to Melton Borough Council

Please visit [www.bloorhomes-southmelton.com](http://www.bloorhomes-southmelton.com) where information on the proposals will be hosted and where you can register to receive project updates.

Please scan the QR code to register to attend our online webinar:



Wednesday 20 November 2024



6-7pm

**Contact us**

If you have any questions or require this information in an alternative format, please do get in touch:



**Email:** [bloorhomes-southmelton@stantec.com](mailto:bloorhomes-southmelton@stantec.com)



**Phone:** 020 7446 6818 (Monday - Friday, 9.30am - 5pm)



**Post:** Bloor Homes - South Melton Community Engagement Team, c/o Stantec, 7 Soho Square, London, W1D 3QB

Scan the QR code to visit our website



[www.bloorhomes-southmelton.com](http://www.bloorhomes-southmelton.com)