

Bloor Homes – South Melton

ONLINE PUBLIC WEBINAR

Wednesday 20 November 2024

6-7pm



WELCOME

Bloor Homes – South Melton



Presentation followed by Q&A

This webinar will be recorded and added to the project website



Please ask your questions

Q&A button on your screen

We will not be using the chat function

Meet the team

Sarah Milward – Bloor Homes

Gemma Johnson – Planning

James deHavilland – Masterplanning

James Corbett – Transport

Matthew Filer – Landscape

Samson Odigie – Flooding

You can contact the engagement team using the details below:

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



Email: 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

SITE LOCATION

Bloor Homes – South Melton



DEVELOPMENT SITE

Bloor Homes – South Melton

Developments in South Melton



Our development site




- | | | | | | | |
|-----------------------|---------------|-------------------|---------------------|-------------------------------|----------------------------|-----------------------------------|
| Site Boundary 42.59ha | Residential | Public Open Space | Existing Pond | Proposed Planting | Residential Road/Bus Route | Proposed Multi-purpose Spine Road |
| Vehicular Access | Land for MMDR | Attenuation | Existing Vegetation | Major Residential Access Road | Residential Road | Proposed Pedestrian / Cycle Route |


OUR PROPOSALS


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 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

OUR PROPOSALS

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- | | | | |
|---|--------------------------------------|---|---|
|  | Site Boundary |  | Flood zone 3 |
|  | Parish boundary |  | Archaeology |
|  | Grade II Listed
Eye Kettleby Hall |  | Existing
hedgerows |
|  | Existing buildings |  | Kirby Lane Closed
to Vehicle Traffic |
|  | Existing water
bodies on site |  | Potential Access
Points |
|  | Scheduled
ancient
monuments |  | Old Guadalupe
Farm and Cottage |
|  | Kirby Fields Park |  | Eye Kettleby Lakes
Holiday Park |
|  | Flood zone 2 | | |


TRANSPORT AND ACCESS

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 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.



 Potential vehicular access to Kirby Lane

 Potential vehicular access to MMDRS

 Potential vehicular access to MSSN West

 Proposed extension of MMDRS through MSSN West

 Potential pedestrian links

 Potential cycle route

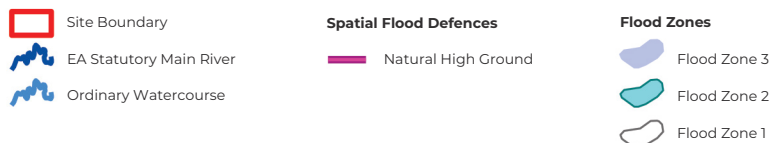
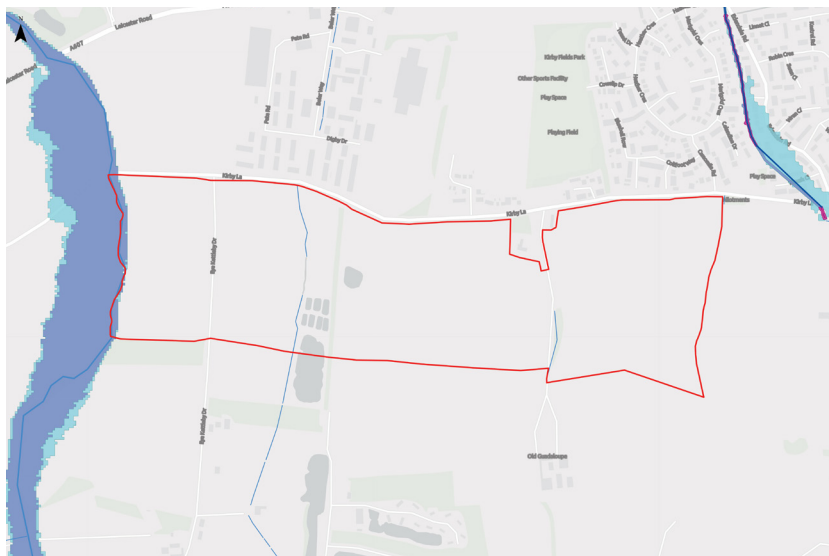
 Potential route of MMDRS

LANDSCAPE IDEAS

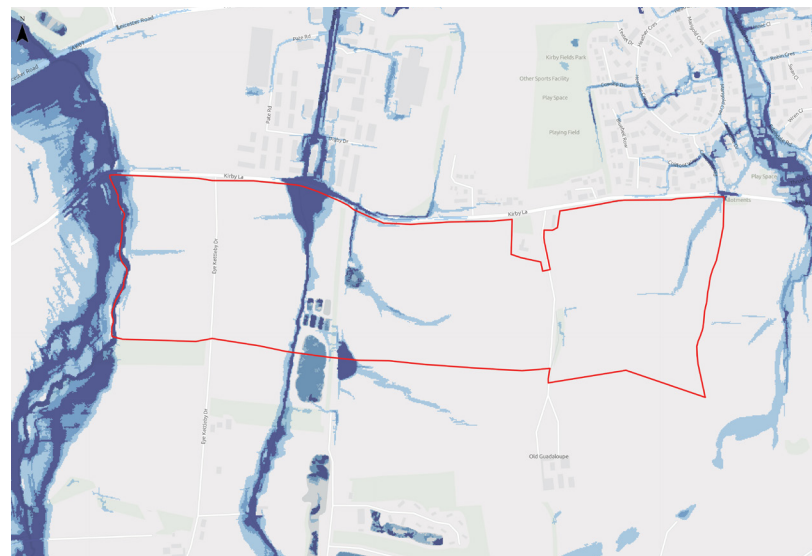
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Fluvial Flooding



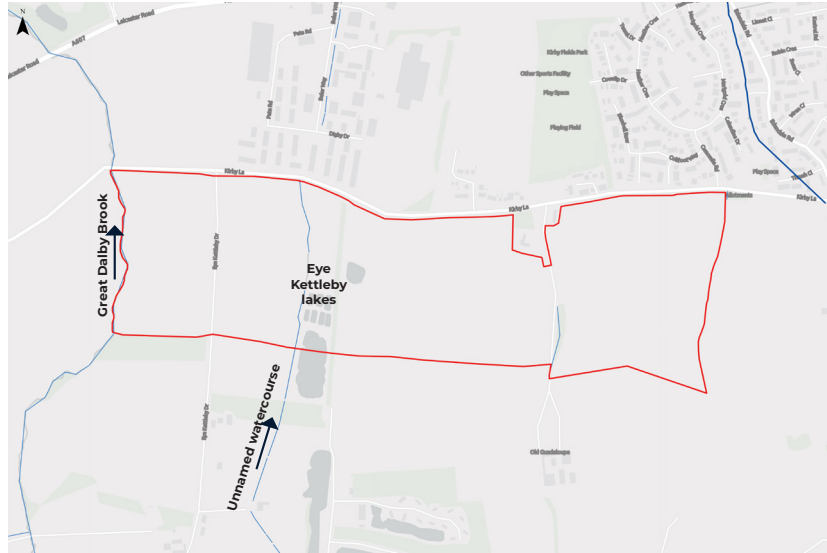
Surface Water Flooding






FLOODING AND DRAINAGE

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Key watercourses



-  Site Boundary
-  EA Statutory Main River
-  OS Open Rivers

Drainage



THE STORY SO FAR

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October 2018 – formal allocation of the Melton South Sustainable Neighbourhood in the adopted Melton Local Plan (Policy SS4)

December 2021 – second masterplan for the MSSN formally adopted by MBC

November 2023 – start of MBC consultation on issues and options for its replacement Local Plan. Reinstatement by MBC of the critical role the MSSN will have in delivering housing, employment and transport infrastructure

September 2024 – agreement by MBC to begin the Local Plan Regulation 19 consultation, which is expected to be held during 2025

June 2020 – first masterplan for the MSSN formally adopted by MBC, providing a framework to guide the consideration of future planning applications for the MSSN allocation

April 2022 – resolution by MBC to undertake a partial review of the Melton Local Plan (2018)

January 2024 – close of issues and options consultation on the replacement Melton Local Plan

HAVE YOUR SAY

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Visit the project website
www.bloorhomes-southmelton.com



Complete our questionnaire
For us to be able to take your comments into consideration, please ensure your feedback is sent to us by **5pm on Tuesday 3 December 2024.**

Scan with a
smartphone
camera to visit
our website.



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**QUESTIONS
AND ANSWERS**



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THANK YOU

