



CABINET – 28 OCTOBER 2025

**MELTON SOUTH SUSTAINABLE NEIGHBOURHOOD STATEMENT
OF COMMON GROUND**

**SUPPLEMENTARY REPORT OF THE CHIEF EXECUTIVE AND THE
DIRECTOR OF ENVIRONMENT AND TRANSPORT**

PART A

Purpose of the Report

1. The purpose of this report is to seek approval for the County Council to become a signatory to the Melton South Sustainable Neighbourhood Statement of Common Ground.
2. The Statement of Common Ground relates to the Melton South Sustainable Neighbourhood, and Southern Melton Mowbray Distributor Road and has been prepared jointly by the County Council, Melton Borough Council (Melton BC), Davidsons Developments Limited and Bloor Homes ('the parties'), to support the Melton Local Plan Partial Update examination. The Statement is attached as the appendix to this report.
3. The agenda for this Cabinet meeting also includes a report recommending that the Council becomes a signatory to a separate Statement of Common Ground with Melton BC, concerning the Local Plan Partial Update Duty to Cooperate.

Recommendations

4. It is recommended that
 - a) The County Council becomes a signatory to the Melton South Sustainable Neighbourhood Statement of Common Ground subject to the actions and principles set out in Part B of this report.
 - b) Delegation to the Chief Executive in consultation with the Leader is sought for the signing of this Statement of Common Ground to enable minor amendments to be made which accord with these principles.

Reasons for Recommendation

5. The Duty to Cooperate (DtC) is a legal duty for local planning authorities, county councils and relevant bodies to 'engage constructively, actively and on an ongoing basis in any process' including the preparation of development plan

documents. This Statement of Common Ground (SoCG) seeks to set out the ongoing commitment of the parties towards the joint working and delivery of the Melton South Sustainable Neighbourhood and Southern Melton Mowbray Distributor Road.

6. To enable minor amendments to be made in a timely manner which accord with the principles set out in Part B of this report delegation to the Chief Executive in consultation with the Leader is sought. Proposed significant change in content which does not accord with the principles would be brought to the Cabinet for consideration.

Timetable for Decisions (including Scrutiny)

7. The SoCG will need to be approved by the relevant parties to support the Melton Local Plan Partial Update examination.
8. Melton BC is aiming for the submission of the Local Plan Partial Update by the end of 2025 and seeks to have this SoCG formally signed the relevant parties ahead of its Council meeting in November 2025.

Policy Framework and Previous Decisions

9. In October 2023 the Cabinet considered a report on the latest position in relation to the Melton Mowbray Distributor Road South project. The Cabinet confirmed the County Council's ongoing commitment to Melton BC's existing Local Plan strategy but noted that the County Council was unable to draw down any further grant monies from the Housing Infrastructure Fund and was unable to proceed at present with the contribution of the Melton Mowbray Distributor Road South.
10. In December 2023 the Cabinet approved the response to the Melton Local Plan Update Issues and Options Consultation. This was a Regulation 18 consultation, the first formal stage of consultation for the Local Plan.
11. In February 2025 the Cabinet approved the response to the Pre-Submission Local Plan Update consultation. This was a Regulation 19 consultation which represents the final stage of public consultation before a plan is formally submitted and allows for representations on the plan's soundness and legal compliance.

Resource Implications

12. There are no resource implications arising directly from the recommendation in this report. The County Council has committed significant resources to engaging in, and supporting, a collaborative approach to strategic planning in order to facilitate the delivery of growth within the County and to mitigate the negative impacts of development, to the extent that it is reasonably possible to do.

13. The County Council continues to seek to provide support for a Local Plan that provides as robust as possible policy platform for securing the provision of infrastructure and services required to support its successful delivery. The Council recognise that planned growth reduces the potential risks and costs associated with speculative development and therefore is supportive of the strategic approach to site allocation set out in the SoCG.
14. The Director of Corporate Resources and the Director of Law and Governance have been consulted on this report.

Circulation under the Local Issues Alert Procedure

15. This report will be circulated to members representing the Melton area – Mr. A. Innes CC, Mrs. K. Knight CC, Mr. B. Lovegrove CC and Mr. J. Orson CC.

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PART B

Background

16. The current Melton Local Plan was adopted by Melton BC in October 2018 and covers the plan period 2011 to 2036. The County Council continues to work with Melton BC to deliver the proposal in this adopted Plan, in particular the key infrastructure which the County Council is responsible for. This includes the Melton Mowbray Distributor Road.
17. Melton BC is in the process of undertaking a Partial Update of its Local Plan to ensure the effectiveness of the policies is maintained and to reflect the changes to national planning guidance. The County Council submitted responses to Melton BC's Regulation 18 Issues and Options consultation in December 2023, and Regulation 19 Pre-submission draft consultation in February 2025.

Duty to Cooperate

18. As part of the Local Plan process, both Melton BC and the County Council need to demonstrate the Duty to Cooperate (DtC). This is a legal duty for local planning authorities, county councils and relevant bodies to 'engage constructively, actively and on an ongoing basis in any process' including the preparation of development plan documents. To demonstrate effective and on-going joint working, the National Planning Policy Framework (NPPF) recommends that authorities 'prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these'.
19. The agenda for this Cabinet meeting also includes a report recommending that the Council becomes a signatory to a separate Statement of Common Ground with Melton BC, the 'Local Plan Partial Update Duty to Cooperate'. This focuses on the engagement related requirements on the duty and is produced without prejudice to other matters of detail that the parties may wish to raise during the Local Plan Examination.

Melton South Sustainable Neighbourhood Statement of Common Ground

20. This report and the recommendations are to address a further SoCG on the Melton South Sustainable Neighbourhood (MSSN). It reflects the work undertaken by Melton BC, the County Council, Davidsons Developments Limited and Bloor Homes (as promoters for the South Sustainable Neighbourhood) ('the parties') with regards this strategic allocation and the associated infrastructure, Melton Mowbray Distributor Road South. This SoCG will inform the Examination of the Local Plan Partial Update, specifically the changes to Policies SS4 (Melton South Sustainable Neighbourhood) and IN1 (Melton Mowbray Transport Strategy).
21. The Local Plan strategy identifies two 'Sustainable Neighbourhoods', one to the north and one to the south of the town. The Melton North and Melton South

Sustainable Neighbourhoods make a substantial contribution to meeting the borough's needs for development up to 2036 and beyond.

22. The two allocated Sustainable Neighbourhoods include provision for a Melton Mowbray Distributor Road (MMDR) to relieve traffic congestion in the town centre. The MMDR forms a key component of the essential infrastructure which underpins the spatial strategy of the adopted Local Plan, to provide for a greater scale of future growth in Melton Mowbray and the wider borough and to enable and support the regeneration of the town centre as a tourism and leisure destination.
23. The County Council has worked closely with Melton BC to determine the route of the outer distributor road and to secure public funding, alongside developer contributions, to support the delivery of the road. The full distributor road will connect Nottingham Road to the northwest of the town to Burton Road to the southeast (North and East Melton Mowbray Distributor Road, NEMMDR) round to Leicester Road to the southwest of Melton Mowbray (Southern Melton Mowbray Distributor Road, S-MMDR).
24. The County Council successfully secured government funding for the North and East Melton Mowbray Distributor Road and is currently delivering the scheme using the Large Local Majors funding from central government funding combined with its own contribution and funding from the Leicester and Leicestershire Local Enterprise Partnership and developer contributions. Work started in 2023 and is expected to be complete by Spring 2026.
25. The County Council was also successful in securing funding from Homes England for the South Melton Mowbray Distributor Road. However rising costs meant that it was not possible for the Council to meet the funding conditions and there has been a need to explore alternative approaches to the delivery of this section of the distributor road and the South Sustainable Neighbourhood. There has been particularly close working over the last 12 months to ensure it can come forward as a sustainable neighbourhood, containing the key services and facilities desired. This has included reviewing the masterplan proposals for the sustainable neighbourhood that were developed in support of the Housing Infrastructure Fund application. Education and health officers have contributed to the work on this review.
26. In respect of highways and transport considerations the County Council has formally committed to phased delivery of the MMDRS, subject to no funding for the scheme being required from the County Council. The latest transport evidence work demonstrates that phased delivery is possible in practical terms and further details on the phasing strategy and funding mechanisms are expected to be developed through further joint working and form part of appropriate planning applications. For example land will need to be safeguarded for full road construction in the current planning applications submitted by Bloor and Davidsons for the MSSN allocation. Positive resolution to planning applications prior to the Local Plan Examination next summer should provide the best evidence of the soundness of the plan.

27. Officers will continue to input into the Local Plan Partial Update to safeguard the County Council's position regarding the future delivery of the MMDRS. This will include relevant Local Plan policies relating to the Southern Sustainable Neighbourhood.

Next Steps

28. Officers have been, and will continue to be, guided by the following principles in seeking to agree the content of this SoCG (attached as the appendix to this report) and any subsequent SOCG for the MSSN;
- Continued support for delivery of growth through the MSSN
 - Maintaining a policy basis within the Local Plan for delivery of sustainable growth with appropriate infrastructure including school provision and the MMDR S
 - Recognition of the need to phase the delivery of infrastructure with reference to site viability and cash flow considerations
 - Continued joint working between all parties to secure delivery of the MSSN
29. Subject to agreement the parties will continue to work together to deliver the site, using the agreed principles set out in paragraph 28 of this report and in the SoCG to inform joint masterplanning, phasing and delivery work to support the delivery of the Melton South Sustainable Neighbourhood within and beyond the plan period. This has included a senior level meeting with Melton BC officers in finalising the SoCG appended to this report and will include further senior level meetings in the future if considered necessary.

Equality Implications

30. There are no equality implications arising from the recommendations in this report.

Human Rights Implications

31. There are no human rights implications arising from the recommendations in this report.

Environmental Implications

32. The County Council will continue to work closely with Melton BC and other partners to minimise the impact of the planned growth on the environmental assets of Leicester and Leicestershire.
33. The impact upon the environment is a key consideration in all planning decisions made within the context of an approved or emerging Local Plan, and the County Council will seek to ensure that opportunities are taken to enhance the environment through biodiversity net gain and sustainable forms of development.

Partnership Working and Associated Issues

34. The County Council works closely with the Leicester and Leicestershire Strategic Planning Partnership, which includes Melton BC, the other six district councils in Leicestershire, Leicester City Council and the Leicester and Leicestershire Business and Skills Partnership.
35. The County Council will continue to work closely with the parties to the SoCG and update the statement as work progresses.

Background Papers

Report to the Cabinet on 24 October 2023: Melton Mowbray Distributor Road South
<https://bit.ly/42RW5LO>

Report to the Cabinet on 19 December 2023: Response to Melton Borough Council's Local Plan Partial Update – Issues and Options Consultation
<https://bit.ly/4a51P7j>

Report to the Cabinet on 7 February 2025: Response to Melton Local Plan Partial Review Regulation 19 Pre-Submission Consultation Draft
<https://bit.ly/4mq5JMG>

Appendix

Melton South Sustainable Neighbourhood Statement of Common Ground

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STATEMENT OF COMMON GROUND

FOR MELTON LOCAL PLAN PARTIAL UPDATE EXAMINATION

Melton South Sustainable Neighbourhood

Statement of Common Ground Between Melton Borough
Council, Leicestershire County Council, Davidsons
Developments Limited and Bloor Homes

October 2025

Signatures:

Name:

On behalf of: Melton Borough Council

Date:

Name:

On behalf of: Leicestershire County Council

Date:

Name:

On behalf of: Davidsons Developments
Limited

Date:

Name:

On behalf of: Bloor Homes

Date:

Draft Statement of Common Ground – Delivery of the Strategic Allocation: ‘Melton South Sustainable Neighbourhood (MSSN)’

1. Introduction

- 1.1 The Melton Local Plan (2011-2036) was adopted on 10th October 2018 and sets out the Council's policies for the use and development of land across the whole Borough. The Local Plan is the main part of the development plan for the Borough and sets out the overall strategy for development.
- 1.2 The adopted Melton Local Plan strategy identifies two ‘Sustainable Neighbourhoods’, one to the north and one to the south of the town. The Melton North and Melton South Sustainable Neighbourhoods make a substantial contribution to meeting the borough's needs for development up to 2036 and beyond.
- 1.3 The two allocated Sustainable Neighbourhoods include provision for a Melton Mowbray Distributor Road to relieve traffic congestion in the town centre.
- 1.4 Melton Borough Council has worked closely with Leicestershire County Council to determine the route of the outer distributor road and to secure public funding, alongside developer contributions, to support the delivery of the road. The full distributor road will connect Nottingham Road to the northwest of the town to Burton Road to the southeast (North and East Melton Mowbray Distributor Road, NEMMDR) round to Leicester Road to the southwest of Melton Mowbray (Southern Melton Mowbray Distributor Road, S-MMDR).
- 1.5 Leicestershire County Council successfully secured government funding for the North and East Melton Mowbray Distributor Road. The County Council is currently delivering the £115m scheme using the government funding combined with funding from the County Council, Leicester and Leicestershire Local Enterprise Partnership and developer contributions. Work started in 2023 and is expected to be complete by 2026.
- 1.6 The County Council were also successful in securing funding from Homes England for the South Melton Mowbray Distributor Road, however rising costs meant it was not possible for the County Council to meet the funding conditions and there has been a need to explore alternative approaches to the delivery of this section of the distributor road and the South Sustainable Neighbourhood.
- 1.7 Melton Borough Council and Leicestershire County Council together with Davidsons Developments Limited and Bloor Homes, as promoters for the South Sustainable Neighbourhood, have prepared this Statement of Common Ground to set out the work undertaken to progress the South Sustainable Neighbourhood and southern section of the distributor road within this context.

- 1.8 Melton Borough Council is currently undertaking a partial update of the Melton Local Plan to improve the effectiveness of the policies and reflect national and local changes. This Statement of Common Ground has been prepared to inform the Examination of changes to [Policies SS4](#) (Melton South Sustainable Neighbourhood) and [IN1](#) (Melton Mowbray Transport Strategy) of the Pre-Submission Local Plan.

2. Purpose of this Statement

- 2.1 This Statement of Common Ground relates to the Melton South Sustainable Neighbourhood and Southern Melton Mowbray Distributor Road and has been prepared jointly by Melton Borough Council, Leicestershire County Council, Davidsons Developments Limited and Bloor Homes ('the parties') to support the partial update of the Local Plan.
- 2.2 This Statement sets out details of the alternative approach to delivering the South Sustainable Neighbourhood and the southern section of the distributor road, being pursued jointly by the parties as there is no longer any confirmed government or other public sector funding for the delivery the Southern Melton Mowbray Distributor Road.
- 2.3 The purpose of this Statement is to identify areas of common ground between all parties, on matters related to the delivery of the site. The Melton South Sustainable Neighbourhood, allocated and defined within the Melton Local Plan under Policy SS4, remains a key part of the delivery strategy for the Local Plan, and is crucial to the wider plan strategy overall.
- 2.4 The aim of this Statement is to provide further information as regards the deliverability of the site. This Statement has been prepared with reference to the definition set out in Annex 2 of the National Planning Policy Framework of a deliverable and developable site. It aims to clearly provide the expected level of evidence to demonstrate the deliverability or developability of a housing site as set out in the Planning Practice Guidance (Paragraphs: 007 Reference ID: 68-007-20190722 and 020 Reference ID: 68-020-20190722).

3. Site Context

- 3.1 The site extends to approximately 134 hectares and is located south of Melton Mowbray, the Main Urban Area in Melton Borough and which continues to be a priority location for growth identified in the Local Plan.
- 3.2 The Melton South Sustainable Neighbourhood is identified as a strategic development location and allocated for 2,000 homes, alongside employment and supporting infrastructure, in the adopted Local Plan under Policy SS4 and draft

Policy SS4 in the emerging Local Plan Partial Update. The policy also makes provision for the southern link of the Melton Mowbray Distributor Road, in addition to measures to mitigate the short and medium term impacts of development on the existing transport network where adverse impacts are identified.

- 3.3 Figure 1 shows the full extent of the Melton South Sustainable Neighbourhood allocation, and the respective land interests of Davidsons Developments Limited and Bloor Homes.
- 3.4 Part of the allocation (shown in blue) is currently under construction by Bellway, Barratt Homes and Ashberry Homes following consent for up to 520 homes, convenience shop, public open space and landscaping (reference: 15/00910/OUT, 17/00717/VAC, 19/00377/REM, 19/00245/REM, 19/00376/FUL). The Davidsons Developments commercial site (shown in pink) also benefits from planning permission (reference: 21/01280/OUT).
- 3.5 The remainder of the site, and land required for delivery of the MMDRS is currently under the control of the two housebuilders Davidsons Developments and Bloor Homes, with current option/land agreements in place with the landowners. This Statement relates to these remaining parts of the Melton South Sustainable Neighbourhood (shown in brown and orange).

Figure 1 – Melton South Sustainable Neighbourhood Land Interests

[TO BE ADDED]

- 3.6 Davidsons Developments Limited have been involved in promoting the eastern part of the site since 2013 and were actively engaged in the process of preparing the 2018 adopted Local Plan and Melton South Sustainable Neighbourhood Masterplan referenced below. Bloor Homes have been involved in promoting the western part of the site since 2024.
- 3.7 For the avoidance of doubt, whilst this Statement of Common Ground addresses the section of Melton South Sustainable Neighbourhood controlled by Bloor Homes and Davidsons Developments (shown in orange and brown in the plan above) and the Southern Melton Mowbray Distributor Road; completions from the whole allocation, including the area under construction are recorded as Melton South Sustainable Neighbourhood completions for the purposes of the Local Plan monitoring.

4. Approved Masterplan for Melton South Sustainable Neighbourhood

- 4.1 On 17th June 2020, Melton Borough Council Cabinet approved a masterplan for the site. The masterplan was prepared by Melton Borough Council to respond to the Local Plan Policy SS4 requirement for a masterplan and delivery plan in advance of planning applications for the Melton South Sustainable Neighbourhood.
- 4.2 On the 8th December 2021, a new masterplan was approved by Melton Borough Council which superseded the previous one. The revised masterplan responded to further work undertaken by Melton Borough Council and Leicestershire County Council, as part of a bid to Homes England to seek a Housing Infrastructure Fund (HIF) award for construction and delivery of the southern section of the distributor road.
- 4.3 All parties agree that a new masterplan is required to reflect the current circumstances and requirements, and work is underway on this.

5. Melton Mowbray Distributor Road

- 5.1 Since the adoption of the Local Plan in 2018, the North and East Melton Mowbray Distributor Road has received planning permission and is under construction, with an expectation it will be completed in 2026. The road has been part funded by the Department for Transport Large Local Majors Fund. This section of the distributor road will directly contribute to mitigating the impacts of the Melton North Sustainable Neighbourhood on the highway network. It will also mitigate highway impacts currently experienced in Melton Mowbray.
- 5.2 Leicestershire County Council was successful in applying for funding for the Southern Melton Mowbray Distributor Road to facilitate and expedite the delivery of the wider Melton South Sustainable Neighbourhood. The funding was from the Homes England Housing Infrastructure Fund (HIF), totalling £18.5 million.
- 5.3 To support Leicestershire County Council in delivering the southern section of the distributor road, in late 2021 Melton Borough Council approved the updated Masterplan for the Melton South Sustainable Neighbourhood, alongside a further package of support. This included a Developer Contributions SPD (to prioritise developer contributions towards strategic highways and education) and a Staged Payment Agreement to mitigate the financial risks to the County Council and secure the HIF grant from Homes England.
- 5.4 Despite the best efforts of the County Council, it was unable to meet the terms and conditions within the Grant Determination Agreement in order to draw down any further grant money from the Housing Infrastructure Fund (HIF), needed to cover the significantly increased costs from 2021 to 2023. In the absence of further grant funding, the County Council advised on the 24th October 2023 that

it was unable to proceed with construction of the Southern Melton Mowbray Distributor Road 1.

6. Post HIF Funding Collaboration

- 6.1 Since the decision in October 2023 and in the context of the Local Plan Review being finalised in September 2023, followed by the start of the Local Plan Partial Update, the parties have worked closely to consider alternative delivery options. This has been assisted by the involvement of a second housebuilder, Bloor Homes, in the promotion of the western part of the site since early 2024.
- 6.2 Melton Borough Council officers liaised with the parties to coordinate an externally facilitated workshop to revisit the delivery plan for the Melton South Sustainable Neighbourhood and the southern section of the Melton Mowbray Distributor Road in the context of no HIF grant funding and explore the key issues affecting the allocation. The key goal / objective was to establish the principles for effective and timely delivery in this new context. The workshop, that was independently facilitated by IPE, was held at the Leicestershire County Council offices on 8th August 2024.
- 6.3 A further series of collaborative discussions took place at the Melton Borough Council offices on 23rd, 24th, and 25th September 2024 and these sessions were attended by all parties. These discussions further refined the infrastructure requirements and the agreed principles that the parties would be working within. This work has informed the proposed update the Local Plan Policies SS4 (Melton South Sustainable Neighbourhood) and IN1 (Melton Mowbray Transport Strategy). Those agreed principles are set out in the section below.
- 6.4 These meetings have continued into 2025 with monthly meetings and a sub group being set up comprising LCC as the highway authority and the highway consultants on behalf of Davidsons Developments and Bloor Homes.

7. Agreed Principles

- 7.1 The parties agree the following principles for the delivery of the Melton South Sustainable Neighbourhood and the southern section of the Melton Mowbray Distributor Road:

Highways / Connectivity

¹ Agenda for Cabinet on Tuesday, 24 October 2023, 2.00 pm - Leicestershire County Council

- a) The distributor road will allow substantial HGV traffic to bypass the town centre and should therefore be a peripheral road on the southern edge of the site rather than a spinal road the residential area.
- b) To reduce costs the distributor road specification can be amended to remove walkway / cycleway alongside it, if (c)
- c) There should be a viable walking/cycling (active travel) route in the Melton South Sustainable Neighbourhood itself; this should be east/west and linking into the existing radial routes.
- d) Public transport routes can be flexible [linked to c] using radial routes and ensuring people can access bus stops within a reasonable walking distance.
- e) Phased delivery of the distributor road will be supported with the early delivery of the Leicester Road and Kirby Lane link..
- f) Kirby Lane will be used in the interim period while the distributor road is being constructed with measures for improvement informed by an updated condition survey and transport assessments.
- g) HGV traffic will continue to be routed via the Town Centre until the Southern Melton Mowbray Distributor Road is complete.

Education

- a) There is no need for a further secondary school in Melton Mowbray to support the delivery of the Melton South Sustainable Neighbourhood (existing secondary schools can be extended sufficiently through S106 contributions).
- b) A two-form entry primary school is required in Melton South on a 3ha site so that it can be expanded to three-form entry if necessary (i.e. 2 FE with the facilities for a 3FE).
- c) To ensure the early and phased delivery of the site, the primary school should have access from Dalby Road (B6047).
- d) The primary school can be delivered directly by the developers or by Leicestershire County Council.
- e) The timing and approach to the provision of primary school places will be informed by the capacity in existing schools and an assessment of most appropriate delivery model and this could include consideration of expansion of an existing nearby school ahead of deliver of the new school.

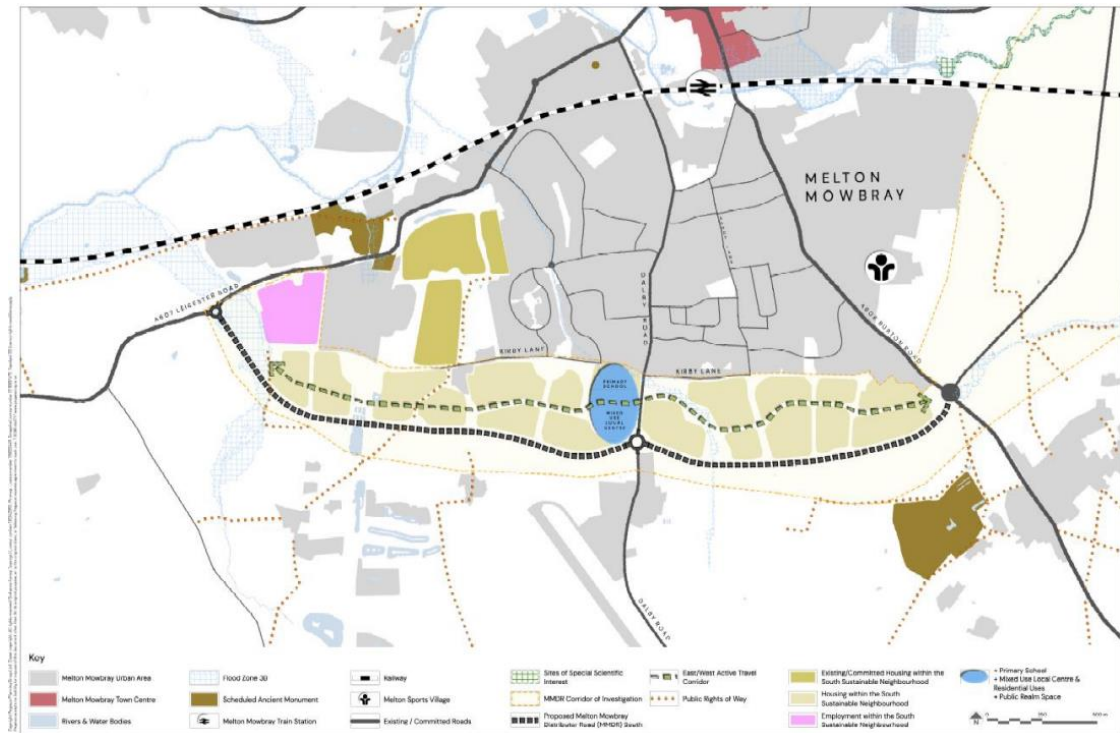
Neighbourhood Centre

- a) The Neighbourhood Centre has a relationship to the care home and the primary school (i.e. on the same side of Dalby Road.
- b) There can be flexibility in respect of the uses in the Neighbourhood Centre to ensure it will act as a central hub to the development.

7.2 The above agreed principles have informed the proposed updated wording to Local Plan Policy SS4 (Melton South Sustainable Neighbourhood) and IN1 (Melton Mowbray Transport Strategy).

- 7.3 The Pre-Submission Local Plan, published in January 2025, also includes the following illustrative development framework, which responds to the above principles and the emerging updated Local Plan Policy SS4. It is agreed by all parties, that this will guide the preparation of a new masterplan for the development of the site.

Figure 2 – Pre-Submission Local Plan Illustrative Development Framework



- 7.4 The development framework shows the key land uses, the extent of the proposed development, the significant constraints, and key linkages.
- 7.5 In line with Policy SS4 and the agreed principles, the new masterplan will be guided by the illustrative development framework above and include the following:
- a total of approximately 2,000 homes;
 - 10 hectares of employment;
 - a new neighbourhood centre;
 - primary school off Dalby Road,
 - the southern distributor road connecting the A606 at Burton Lazars to the A607 Leicester Road;
 - sustainable drainage systems;
 - well connected streets and walkable neighbourhoods;
 - consideration of the need for passenger transport provision; and
 - multi-functional green spaces connected via a new green linear park running east/west through the development.

- 7.6 The new masterplan will be prepared in consultation with key stakeholders to ensure a comprehensive approach is achieved, as required by Policy SS4. It will confirm the key constraints and opportunities (including the latest flood risk and drainage evidence) and set out how the proposed development responds to these and mitigates the impacts to meet the policy requirements. It will also set out the amount, distribution and location of proposed land uses in more detail.
- 7.7 Subject to modifications to policy C10 as part of the examination, the masterplan will be supported by a Health Impact Assessment and also include updated phasing and delivery details, taking account of the involvement of Bloor Homes as a second housebuilder and the submission of planning applications for all parts of the site.
- 7.8 It is agreed by all parties that the Health Impact Assessment prepared in support of the masterplan will meet the policy requirement and avoid the need for individual assessment for each planning application. The Office of National Statistics Middle Layer Super Output Area (MSOA) for the south of Melton Mowbray will be used as the data source for health indicators for the Health Impact Assessment (and not the MSOA for the west of Melton Mowbray). Each planning application will then set out within a section of the supporting Design and Access Statement how the findings and recommendations of the Health Impact Assessment prepared in support for the Masterplan has informed the design of the proposal.
- 7.9 Work is already underway by Melton Borough Council, Davidsons Development and Bloor Homes on the new masterplan, phasing and delivery plan, which will be used to inform decisions on the planning applications for the site.

8. Delivery Progress and Plans

- 8.1 Davidsons and Bloor Homes are both local housebuilders with a track record of housing delivery in the area. Bloor Homes is delivering a site in North Melton (part of the Melton North Sustainable Neighbourhood) and Davidsons Development has delivered three allocations (MEL1, MEL3 and STAT1).
- 8.2 Both parties have instructed significant technical work related to the site including assessments of the landscape, flood risk and drainage, heritage and archaeology, biodiversity and ground conditions. These technical assessments are being used to inform an updated joint masterplan in line with the policy requirements and have informed the live planning applications for this site.
- 8.3 There are a number of live and determined planning applications related to the Melton South Sustainable Neighbourhood demonstrating the commitment to delivery of the site, these are shown in the diagram and explained in detail below:

Figure 3 – Melton South Sustainable Neighbourhood Planning Applications

[TO BE ADDED]

- 25/00209/OUT | Bloor Homes | Outline planning application (all matters reserved for subsequent approval) for up to 900 homes including access, roads, earthworks to facilitate surface water drainage, open space, landscaping, car parking and all ancillary and associated enabling works. | Land South West of Kirby Lane – Pending
- 24/00529/FUL | Davidsons Developments Limited | Detailed planning application for the laying of a new 'link' road and the formation of two new roundabouts. | Land Off Leicester Road Bypass Leicester Road, Melton Mowbray – Pending
- 21/01280/OUT | Davidsons Developments Limited | Outline planning application with access (new vehicular access into the site from the A607 Leicester Road) for the development of a 10ha employment site. | Land Off Leicester Road, Melton Mowbray – Approved 29/11/24
- 16/00515/OUT | Davidsons Developments Limited | The provision of up to 1,500 dwellings, a new local centre, primary school, areas of public open space including children's' play space and informal recreation, storm water balancing and a new link road between Burton Road and Dalby Road and Kirby Lane and Leicester Road. | Land South Of Kirby Lane Kirby Lane Melton Mowbray – Pending
- 15/00127/OUT | Davidsons Developments Limited | Outline application (all matters reserved except access), for the erection of up to 175 dwellings and associated public open space, landscaping and drainage infrastructure. | Land Adjacent Childs Cottage Melton Road Burton Lazars - Pending

- 8.4 The 10ha employment site received planning permission at the end of 2024. The application for 175 dwellings in the first eastern parcel of the site is also close to a decision, subject to discussions on section 106 matters.
- 8.5 The proposed link road between Leicester Road and Kirby Lane will enable the first western section of the Southern Melton Mowbray Distributor Road to be delivered, releasing capacity in the network. This application has no statutory consultee objections, the Council is awaiting additional biodiversity information to be able to determine the application.
- 8.6 The two larger applications will secure permission for the remainder of the site. All parties, including Leicestershire County Council, are targeting Planning Committee in the first half of 2026 for these two applications.

- 8.7 The parties have agreed, as outlined above, that the southern section of the Melton Mowbray Distributor Road (MMDR-S) may be delivered in phases. This approach is reflected in the updated Policy SS4 as shown in the Pre-Submission Local Plan.
- 8.8 Following the Regulation 18 consultation, the parties have collaborated closely to explore potential phased delivery options for the MMDR-S, alongside other critical infrastructure such as the primary school to bring forward housing development at pace. A series of workshops and meetings have taken place involving all parties, as detailed below:
- 8 August 2024 – Externally Facilitated Workshop (IPE) – All parties
 - 23, 24, 25 September 2024 – Workshops including education and highways – All parties
 - 23 October 2024 – Highways workshop – All parties
 - 21 November 2024 – Progress update – Davidsons, Bloor and MBC
 - 3 December 2024 – Progress update – Davidsons and MBC
 - 6 December 2024 – Progress update – Davidsons, Bloor and MBC
 - 26 March 2025 – Progress update – MBC and LCC
 - 29 April 2025 – Progress update – MBC and LCC
 - 30 April 2025 – Workshop – All parties
 - 9 July 2025 – Policy-focused session – Davidsons, Bloor and MBC
 - 3 July 2025 – Workshop – All parties
 - 22 July 2025 – Highways-focused session – Davidsons, Bloor and LCC
 - 5 August 2025 – Workshop – Davidsons, Bloor and MBC
 - 18 August 2025 – Education focussed session Davidsons, Bloor and LCC
 - 1 September 2025 – Policy-focused session – Davidsons, Bloor and MBC
 - 3 September 2025 - Highways-focused session – Davidsons, Bloor and LCC
 - 22 October 2025 – Progress update – LCC and MBC
 - 23 October 2025 – Progress update – LCC and MBC
- 8.9 The parties continue to work collaboratively to ensure that the necessary evidence is provided in support of planning applications for the phased delivery

of the MMDR-S, alongside appropriate mitigation measures for the existing highway network. This includes updated trajectories as shown in Appendix A in this document, which has also informed the latest housing trajectory as published by MBC. This work will be progressed in parallel with the development of the Masterplan over the coming months to inform the examination of the Melton Local Plan Partial Update and the SoCG is expected to be updated as work progresses acknowledging that key infrastructure needs to be phased appropriately.

- 8.10 All parties agree that the working assumption is that the developers will construct the primary school and necessary highway infrastructure. Proactive approaches are being taken to address any funding gap and Melton Borough Council has also been regularly meeting with Homes England to discuss opportunities in this respect.
- 8.11 A total of 5 meetings have been held with Homes England over the last 18 months, including one meeting attended by Davidsons Developments and Bloor Homes. The meetings held are listed below:
- 14th October 2024 attended by Melton Borough Council
 - 16th January 2025 attended by Melton Borough Council
 - 9th April 2025 attended by Melton Borough Council, Bloor Homes and Davidsons Developments
 - 3rd October 2025 attended by Melton Borough Council
 - 22nd October 2025 attended by Melton Borough Council
- 8.12 To further aid the delivery of the site, an application has also been submitted to the Government's Housing Accelerator Programme to seek central government support. Homes England has also committed to revisit further funding opportunities for the MSSN in April 2026 following MBC securing funding for the production of the Masterplan in October 2025.
- 8.13 All parties agree that the trajectory set out at Appendix A is realistic and that, with prioritised developer contributions and short term assistance with cash flow, the development planned within the plan period is deliverable with reference to definition set out in Annex 2 of the National Planning Policy Framework.

9. Areas of Disagreement

- 9.1 This Statement of Common Ground sets out the extent of joint working and agreement on a range of key issues. There are however areas of disagreement between the parties and these are set out here.
- 9.2 The first area of disagreement relates to the land to the south west of the Melton South Sustainable Neighbourhood allocation but which was included in the Melton South Sustainable Neighbourhood Masterplan approved by Melton

Borough Council in 2021. This land, owned by Mrs Bowley and under option to Davidsons, was identified for development as part of the approved masterplan to help enable the Councils to meet the national funding requirements for HIF but this decision has not been reflected in the emerging Local Plan amendments. Davidsons Developments Ltd has worked with this landowner and disagrees with this decision, especially as this landowner owns a substantial part of the land required to deliver the Leicester Road/Kirby Lane element of the MMDRS and as pursued under application 24/00529/FUL, which is identified for early delivery in the interests of highway safety.

10. Conclusion

- 10.1 This Statement of Common Ground seeks to set out the ongoing commitment of the parties towards the delivery of the Melton South Sustainable Neighbourhood and the Southern Melton Mowbray Distributor Road within the new circumstances which have arisen since the adoption of the Local Plan in 2018.
- 10.2 It seeks to demonstrate that, following work to identify an alternative delivery strategy, the South Sustainable Neighbourhood remains a sound, deliverable basis for the future planning of Melton Borough and Melton Mowbray.
- 10.3 The parties remain committed to working together to deliver the site, using the agreed principles set out in this statement to inform joint masterplanning, phasing and delivery work to support the delivery of the Melton South Sustainable Neighbourhood within and beyond the plan period.

Appendix A: Trajectory

Reference/Application reference	Net	Total Built to (April 2025)	Units Left (2025)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49
Other - 19/00377/REM	266	204	62	62																							
Other - 19/00245/REM	233	89	144	50	50	44																					
Other - 19/00376/FUL	56	8	48	35	13																						
Bloor Homes - parcels 5 and 6	284	0	284				10	36	50	50	50	50	24	14													
Bloor Homes - parcels 1 and 2	253	0	253									36	50	50	50	36	24	7									
Bloor Homes - parcels 3 and 4	271	0	271														24	36	36	50	50	50	25				
Davidsons (Bowley) - parcel 1	340	0	340												36	36	36	36	36	36	36	36	16				
Davidsons - parcel 1a (15/00127/OUT)	175	0	175			12	36	36	36	36	19																
Davidsons - parcels 11 and 12 (16/00515/OUT)	158	0	158					12	30	30	30	30	26														
Davidsons - parcels 1b, 2 and 3 (16/00515/OUT)	210	0	210								17	36	36	36	36	30	19										
Davidsons - parcel 10	175	0	175													12	36	36	36	36	19						
Davidsons - parcels 4, 5 and 6	217	0	217															12	36	36	36	36	36	25			
Davidsons - parcels 7, 8 and 9	216	0	216																		12	36	36	36	36	36	24
Total Davidsons	1491	0	1491	0	0	12	36	48	66	66	66	66	62	36	72	78	91	84	108	108	103	108	108	77	36	36	24
Total Bloor	808	0	808	0	0	0	10	36	50	50	50	86	74	64	50	36	48	43	36	50	50	50	25	0	0	0	0
Total other	555	301	254	147	63	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2854	301	2553	147	63	56	46	84	116	116	116	152	136	100	122	114	139	127	144	158	153	158	133	77	36	36	24
Total Davidsons + Bloor	2299	0	2299	0	0	12	46	84	116	116	116	152	136	100	122	114	139	127	144	158	153	158	133	77	36	36	24
Cumulative Total				448	511	567	613	697	813	929	1045	1197	1333	1433	1555	1669	1808	1935	2079	2237	2390	2548	2681	2758	2794	2830	2854
Cumulative Davidsons + Bloor				0	0	12	58	142	258	374	490	642	778	878	1000	1114	1253	1380	1524	1682	1835	1993	2126	2203	2239	2275	2299

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