

## Housing Infrastructure Fund (HIF)

### Melton Mowbray Distributor Road (southern section) Bid

#### Bid Overview

1. The bid focuses on the provision of new transport infrastructure to support the delivery of new housing in town of Melton Mowbray.

#### Background

2. The town of Melton Mowbray is identified as a 'Key Centre for Regeneration' in the draft Leicester and Leicestershire Strategic Growth Plan.
3. Melton Borough Council (MBC) has recently adopted its new Local Plan (the Plan), following an Examination in Public earlier this year (lead by an independent planning inspector).
4. The Plan provides for the delivery of at least 3980 new homes and 31 hectares of additional employment in Melton Mowbray by 2036. With reference to Figure 1, the bulk of the housing is to be provided through the delivery of two Sustainable Neighbourhoods.
  - **Melton South Sustainable Neighbourhood (MSSN):** Includes 2000 new homes (of which 1700 will be delivered by 2036) and 20 hectares of employment
  - **Melton North Sustainable Neighbourhood:** Includes 1700 new homes (of which 1500 will be delivered by 2036) and small scale employment uses as part of a new local centre

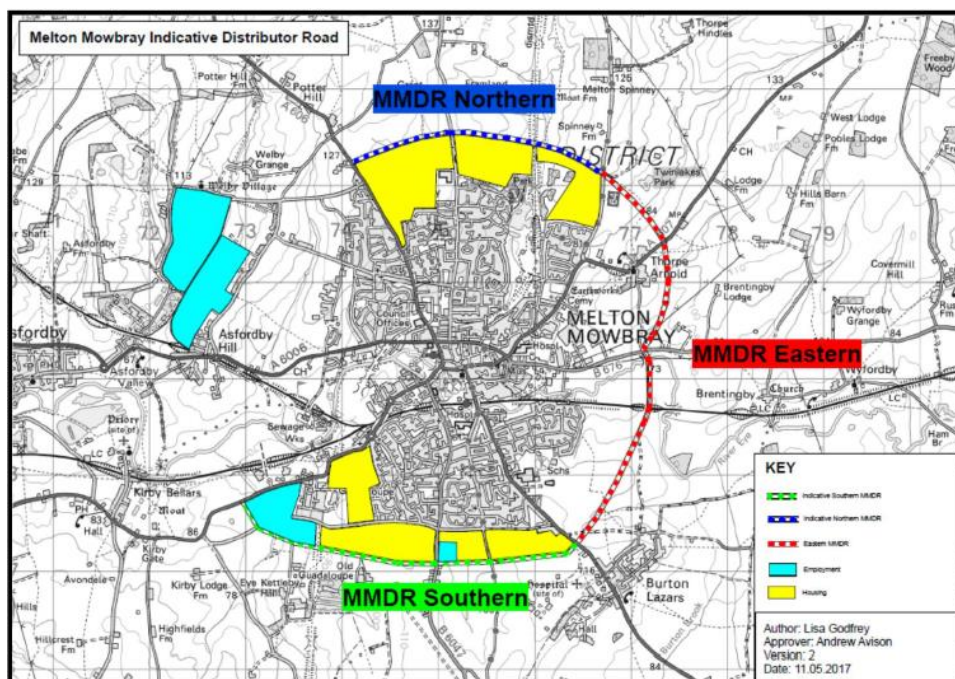


Figure 1

5. It is noteworthy that the 'sustainable neighbourhoods' both have a development potential in excess of the quantities referenced in the Local Plan and this capacity will form part of the longer term strategy set out in the SGP to fulfil Melton's role as Key Centre.

### **Transport Infrastructure required to support Melton Mowbray's growth**

6. Evidence work to inform the Plan concluded that, amongst other measures, significant new highway capacity is required, in order to tackle existing highway issues and provide for future demand.
7. Options assessment work concluded that a Melton Mowbray Distributor Road (MMDR) routed to the east of the town (as opposed to the west) represented the most effective and value for money option.
8. With reference to Figure 1, the MMDR consists of three sections: a northern, an eastern and a southern section.
9. Following the award of nearly £50m of Department for Transport Local Large Majors funding, the northern and eastern sections are being progressed (in line with Cabinet resolutions) with a current target opening date in 2022.

### **What does the HIF bid cover?**

10. The bid relates to the southern section of the MMDR. The bid is intend to:
  - Support delivery of the Strategic Growth Plan and the Melton Local Plan
  - Deliver the southern section of the MMDR
  - Support the delivery of a minimum of 1500 new homes, including in the MSSN
  - Support the delivery of 20 hectares of employment in the MSSN
  - Provide for Melton Mowbray to accommodate additional housing above and beyond that identified in the Local Plan – paragraph 5 above (subject to consideration through planning processes)
  - Enable the coordinated construction of all three sections of the MMDR, with potentially significant efficiency (cost) savings
  - Provide further traffic benefits across the town, e.g. further reductions in town centre traffic above and beyond that delivered by the northern and eastern sections of the MMDR
11. It is currently envisaged that the likely HIF ask for this bid could be in the region of £10m. Work will continue to develop a credible bid, and the final ask will be informed by, amongst other things, continued business case development and ongoing discussions with the Ministry of Housing Communities and Local Government and Homes England. Discussions will also continue with MBC about securing developer funding and the sharing of any financial risk.