

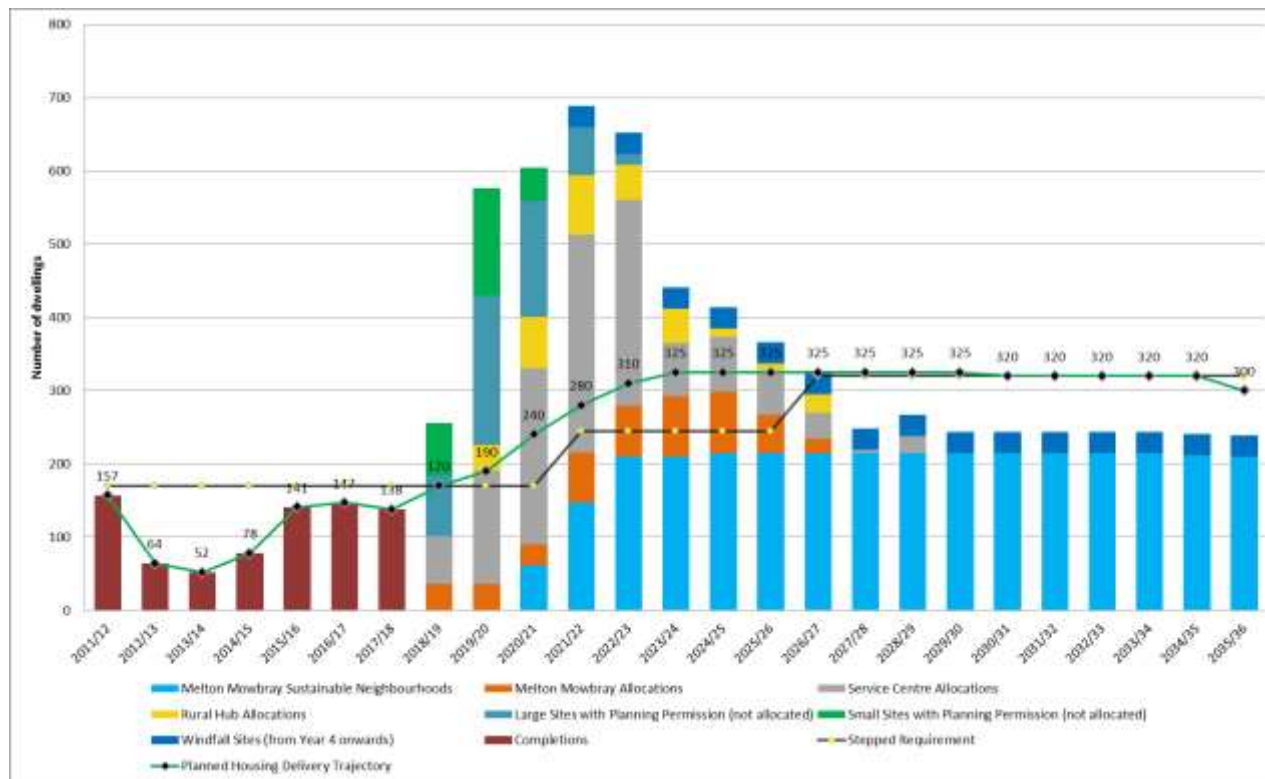
INSPECTOR'S REPORT ON THE MELTON LOCAL PLAN EXAMINATION 2018
APPENDIX: SCHEDULE OF MAIN MODIFICATIONS

Introduction

Based on the examination of the Melton Local Plan (MLP), this schedule sets out the Main Modifications that are necessary to make the MLP sound.

Text that is proposed to be deleted is indicated by strikethrough notation, and text that is proposed to be inserted is indicated in bold and is underlined. The proposed main modifications are grouped by theme, as far as possible.

No.	Modification Proposed	
MM1	<p>THE HOUSING REQUIREMENT AND ITS PLANNED DELIVERY</p> <p>4.2.2 The number of new homes.....more jobs and improve opportunities. The Melton Towards A Housing Requirement (TAHR)(January 2017) report and its addendum (June 2017) indicated that taking account of wider considerations, there was a clear justification for planning for between 5,750 and 7,000 dwellings, equivalent to 230-280 dwellings per annum. The Council has agreed a housing requirement of 245dpa, within that range. <u>The overall quantity proposed is 6125 houses over the plan period of 2011 – 2036. This quantity would meet the demographic needs with affordability adjustment identified by HEDNA of 154 per year (3850 over the plan period) with the additional quantity of 91 per year (2275) required to deliver the strategic and economic objectives of the Plan set out in Chapter 3. This additional quantity would be drawn from the unmet need present elsewhere within the Housing Market Area (HMA). Only the City of Leicester have formally declared unmet need up to 2031 and requested that unmet need be dealt with in the Melton Local Plan. Should unmet need be declared elsewhere within the HMA within the local plan period, the apportionment across HMA authorities of all unmet need arising within the HMA shall be agreed as set out in a Memorandum of Understanding (see paragraph 4.7.8). If the unmet needs apportioned to Melton Borough exceed the 2275 dwellings, there may be a need for a full or partial review of the Local Plan, in accordance with Policy SS6.</u></p> <p>4.2.3 The <u>planned</u> delivery of this growth, <u>together with the sources of supply and the housing requirement over the whole plan period</u> is illustrated by <u>the</u> a trajectory <u>set out in Figure 6. The key components of housing supply identified to deliver this are identified in Table 2.</u> published alongside this Plan that will be regularly monitored and updated</p> <p><u>Figure 6: Melton Borough Housing Trajectory</u></p>	



Notes

1. The 'stepped requirement' line shows the annual amount of new housing required, which increases in steps so that the overall housing requirement of 6125 new homes can be met over the plan period.
2. The 'planned delivery' line shows the annual amount of new housing that is expected to come forward from the sources of supply identified in the graph and in Table 2 below

Table 2: Key Components of Housing Supply

	Number of dwellings
Completions 2011-2018	777
Remaining completions on large unallocated sites¹	525
Allocated sites (remaining capacity²)	5314
Remaining completions on small unallocated sites³	265
Windfall allowance⁴	435
TOTAL	7316

¹Dwellings not completed at 31st March 2018 on sites of 10 dwellings or more with planning permission

²Allocations minus 11 completions in 17/18

³Dwellings not completed at 31st March 2018 on sites of less than 10 dwellings with planning permission

⁴Annual windfall allowance of 29dpa from Year 4 (21/22) for 15 years to 2036

4.2.4 The housing trajectory shows that there will need to be a significant uplift in the amount of new housing delivered over the Plan Period if the overall planned requirement of 6125 dwellings by 2036 is to be achieved. Net completions for the period 2011-2018 amount to 777 dwellings, an average of 111 per year, compared to the average annual requirement of 245 per year. The components of the trajectory show that going forward, the plan is reliant on the delivery of housing at the two sustainable neighbourhoods north and south of Melton Mowbray to achieve this uplift, but it will take until 2022/23 before both are delivering significant numbers of new homes every year at close to their full capacity. It is also realistic to expect that the local housing market will need time to adjust to much higher levels of housebuilding. To reflect these matters, the annual housing requirement steps up from 170 dwellings per annum (dpa) for the period to 2021, to 245dpa for the period to 2026 and to 320 dpa thereafter. These stepped requirements are the minimum number of new dwellings that should be provided in the relevant period, and all stakeholders involved in the delivery of housing should play their part in seeking to exceed the requirements by bringing forward development in accordance with the plan policies as a whole.

Policy SS2 – Development Strategy

Provision will be made for the development of at least 6125 homes and some 51 hectares of employment land between 2011 and 2036 in Melton Borough. **Housing delivery is planned to increase within the plan period as follows:**

Average annual housing requirement

2011-2021	a minimum of 170 dpa
2021-2026	a minimum of 245 dpa
2026-2036	a minimum of 320 dpa

The 5-year housing land supply will be calculated on the basis of the relevant requirement for the period in accordance with the above. Subject to any review of the Plan, any shortfall in delivery from the start of the Plan

period will be addressed by applying the *Liverpool Approach*, with the shortfall being delivered over the remaining years of the Plan period. This is necessary to ensure that the Plan's policies for a significant uplift in the supply of housing in the 5-year period following adoption, as part of the Plan's sustainable, long term growth strategy, are not undermined by the setting of unrealistic housing targets in the short term.

Development will be distributed across the Borough in accordance with the spatial strategy set out below:

Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing **residual requirement*** need (1822) on a proportionate basis. This will be delivered by planning positively for the development of sites allocated within and adjoining the Service Centres and Rural Hubs by 2036, and by encouraging small scale '**windfall**' development, where it would enhance the sustainability of the community in accordance with Policy SS3 - Sustainable Communities.

[footnote]* please see Table 3: Distribution of 'windfall' sites

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Table 4: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output	% of population	Requirement based on % of population	Minus	Total Net Completions 2011 - 31/03/2017	Dwellings under construction - 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equals	'Residual' Requirement	Capacity from Site Allocations identified in policy C1(a)
Service Centre										
Asfordby	2446	16 %	290		76	0	0		214	225 160
Bottesford	3525	23 %	419		72	2	11		334	324 357
Croxton Kerrial	530	4%	72		3	1	0		68	59 55
Harby	931	6%	109		15	15	1		78	128 139
Hose	580	4%	72		6	0	1		65	76 77
Long Clawson	1066	7%	128		11	2	4		111	90 141
Old Dalby	355	2%	36		5	0	23		8	28
Scalford	356	2%	36		8	2	1		25	23

Somerby	548	4%	72	14	1	13	44	69
Stathern	728	5%	91	10	0	10	71	75 82
Waltham on the Wolds	836	6%	109	19	9	5	76	131 144
Wymondham	632	4%	72	12	1	5	54	55
Service Centres			1506	251	33	74	1148	1316 1267
Rural Hub								
Ab Kettleby	223	1%	18	12	1	3	2	10
Asfordby Hill	589	4%	72	20	5	0	47	87
Easthorpe	143	1%	18	1	0	9	8	21
Frisby on the Wreake	557	4%	72	2	0	2	68	118
Gaddesby	381	3%	55	1	0	7	47	36
Great Dalby	544	4%	72	6	0	1	65	37
Thorpe Arnold	120	1%	18	0	0	0	18	24
Rural Hubs			325	42	6	22	255	333
						Totals	1403	1649* 1600

[footnote]* total number of units from allocations in Service Centres and Rural Hubs, including completions on allocated sites. The total number of dwellings shown in this table is 11 units more than the numbers from allocations in Service Centres and Rural Hubs shown in the trajectory, where completions in Local Plan allocations, in this case 11 units, are included in the 'completions' column.

Table 8: Large Scale Development Site Delivery Summary

		2016-2021	2021-2026	2026-2031	2031-2036
1	South Melton Mowbray	300 35	700 525	500 575	520 570
2	North Melton Mowbray	200 25	640 475	740 500	620 500

Appendix 5: Monitoring Framework

INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES
Policy SS2 – Development Strategy					
Total net additional homes completed in accordance with need identified.	Meeting the housing requirement Objectively Assessed Need of an average of 245 homes per year from April 2011 – March 2036	Housing Priority 1. <i>Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing</i>	777 492 homes at April 2016	<ul style="list-style-type: none"> 492 dwellings completed by 2016 1,700 2,184 by April 2021 2,925 3,499 by April 2026 4,525 4,844 by April 2031 6,125 by April 2036 	The current shortfall has been added to the total requirement for the remainder of the plan period from 2016 to 2036, by means of a stepped housing requirement. A 20% buffer has been applied to the first five years to boost development in the first five years and therefore the requirement for the next five years is 1602 dwellings. This is accompanied by a staggered target figure to reflect a realistic uplift in delivery.
Net additional homes completed in Melton Mowbray Main Urban Area	Deliver homes in accordance with Policy SS2.	As above as well as Housing Priority 2. Develop a housing stock to provide for the future aspirations for the local economy.	382 229 homes at April 2016	<ul style="list-style-type: none"> 229 by April 2016 1105 4420 by April 2021 1901 2274 by April 2026 2941 3429 by April 2031 3981 by April 2036 	Based on the spatial policy target of 65% in the town and 35% for the remainder of the Borough.

	Net additional homes completed in the Rural Area (completions broken down into Service Centres, Rural Hubs and Other Rural Settlements)	Deliver homes in accordance with Policy SS2	As above – Housing Priorities 1 and 2.	<p>Service Centres = 186 homes at April 2016 Rural Hubs = 33 homes at April 2016 Other Rural Settlements = 54 homes at April 2016. <u>Service Centres = 276 homes at April 2018</u> <u>Rural Hubs = 50 homes at April 2018</u> <u>Other Rural Settlements = 69 homes at April 2018.</u></p>	<p>• 6273 completed by April 2016. • <u>595</u> 764 by April 2021 • <u>1024</u> 4225 by April 2026 • <u>1584</u> 4685 by April 2031 • 2144 by April 2036</p>	Based on the spatial policy target of 65% in the town and 35% for the remainder of the Borough.	
MM 2	<p>MELTON SUSTAINABLE NEIGHBOURHOODS (SNs)</p> <p>4.4.7 The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geodiversity Study (2015) should be used to develop a comprehensive masterplan and set of design codes to guide the on-going development of the site, to ensure that it respects the existing landscape, wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location. <u>Particular attention should be paid to mitigating the setting impacts of the development including the Melton Mowbray Distributor Road on the significance of the St Mary and St Lazarus Hospital, which is a Scheduled Monument, through sensitive design, development extent, road alignment and landscaping measures avoiding or minimising any conflict between the development and the conservation of the Scheduled Monument's significance in its setting, in addition to contributions towards the public understanding of its value.</u></p>						
	<p><u>4.4.8 Because the Sustainable Neighbourhoods are so crucial to housing and the wider plan strategy delivery overall, the Council will be closely monitoring their progress to fruition. To ensure that the Sustainable Neighbourhood is developed in a timely and sustainable manner, the Council will review the progress in delivering each of the key elements of the masterplan on at least an annual basis, through ongoing dialogue with delivery partners such as the site promoters, developers and infrastructure providers.</u></p>						

Policy SS4

Melton Borough Council will work in partnership.....

Housing

h1: 2,000 homes (of which 1,700 will be delivered before 2036), 15% of which should be affordable, **subject to viability**;

.....

en3: ...in accordance with Policy EN13; including the St Mary and St Lazarus hospital scheduled monument, with particular regard to the ridgeline to the south of Melton Mowbray that separates the visual connection between Melton Mowbray and Burton Lazars **high quality, sensitive design, development extent and road alignment to mitigate the setting impact of the development including the Melton Mowbray Distributor Road on the significance of St Mary and St Lazarus Hospital Scheduled Monument, avoiding or minimising conflict between the development and the conservation of the Scheduled Monument's significance in its setting, in addition to connecting green links within the development to the wider landscape setting of the monument, and contributions towards improvements in the public understanding of its value.**

.....

en6: A development that exceeds **complies with** building regulations for energy efficiency and carbon emissions; ~~where viable~~;

...

m1: The **amount**, distribution and location of proposed land uses **alongside a timetable for their delivery**;

.....

The SSN masterplan will be prepared Local Planning Authority.

The Local Planning Authority will monitor compliance of the delivery of the SSN in accordance with the agreed master plan and delivery timetable. Where slippage against the agreed delivery timetable in excess of 1 year is identified, the Local Planning Authority will review the master plan and delivery timetable with partners to ensure sustainable development is delivered in accordance with the Policy.

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

4.5.8 Because the Sustainable Neighbourhoods are so crucial to housing and the wider plan strategy delivery overall, the Council will be closely monitoring their progress to fruition. To ensure that the Sustainable Neighbourhood is developed in a timely and sustainable manner, the Council will review the progress in delivering each of the key elements of the masterplan on at least an annual basis, through ongoing dialogue with delivery partners such as the site promoters, developers and infrastructure providers.

Policy SS5

h1 : 1,700 houses (of which 1500 will be delivered before 2036), 15% of which should be affordable, **subject to viability**;

.....

Community Facilities

c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions **or additional land provision** towards secondary education to meet the identified need for school places;

.....

c2: An accessible local centre that will incorporate **a mix of uses including** 'small-scale' retail uses (up to 200 square metres)

.....

m1: The **amount**, distribution and location of proposed land uses **alongside a timetable for their delivery**;

.....

en6: A development that ~~exceeds~~ **complies with** building regulations for energy efficiency and carbon emissions, ~~where viable~~;

The NSN master plan will be prepared..... Local Planning Authority.

The Local Planning Authority will monitor compliance of the delivery of the SSN in accordance with the agreed master plan and delivery timetable. Where slippage against the agreed delivery timetable in excess of 1 year is identified the Local Planning Authority will review the master plan and delivery timetable with partners to ensure sustainable development is delivered in accordance with the Policy.

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

Appendix 5 – Monitoring Framework

INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET
Policy SS4 – South Melton Mowbray Sustainable Neighbourhood				
Number of homes delivered at the South Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with policy SS4	Housing Priorities 1 and 2;	0 homes delivered by April 2018	<ul style="list-style-type: none"> 250 by April 2024 200 by April 2023 750 by April 2026 500 by April 2026 1250 by April 2034 1100 by April 2031 1700 by April 2036
Amount of employment land delivered at the South Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with Policy SS4	Jobs and Prosperity Priority 4 <i>Provide sufficient land to meet current and future employment needs; and Community Development Priority 13. Promote sustainable</i>	0 ha by April 2018	<ul style="list-style-type: none"> Up to 20 hectares of prepared and serviced plots by April 2036

		<i>communities</i>		
Delivery of a Primary School at the South Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with Policy SS4	Community Development Priorities 12, 13, and 14	No school delivered by April 2018 6	<ul style="list-style-type: none">Delivery of the Primary School 1
Policy SS5 – North Melton Mowbray Sustainable Neighbourhood				
Number of homes delivered at the North Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with policy SS5	Housing Priorities 1 and 2;	0 homes delivered by April 2018 6	<ul style="list-style-type: none">425 by April 2024 <u>200 by April 2023</u>600 by April 2026 <u>500 by April 2026</u>1100 by April 2031 <u>1000 by April 2031</u>1500 by April 2036

MM3

HOUSING ALLOCATIONS

5.4.7 Whilst the Local Plan as a whole includes a methodology for monitoring and trigger points for review (Appendix 5), it is considered good practice to build in flexibility within the plan itself to allow for a more robust approach and ‘insulate’ the need for review arising from relatively minor shortcomings on delivery, e.g. if an allocated site should become unavailable, or problems of a detailed nature are identified at application stage resulting in delay or non-delivery, or if sites cannot deliver as many new homes as envisaged. The Plan therefore includes ‘reserve sites’ in Melton Mowbray and Service Centre settlements where there are further suitable, available, and deliverable / developable sites to offer this flexibility and additional resilience. These are identified separately in Appendix 1 and are the subject of Policy C1(B), which also outlines the **limited** circumstances in which they could come forward. Significant flexibility is provided within Policy C1(A) through the allocations (a surplus of ~~422~~ **756** homes*) with further flexibility provided by the reserve sites (a surplus of 562 homes), **and the windfall allowance.**

[footnote] ***the difference between the housing requirement (6125) and all the sources in Table 2 except for the windfall allowance [MM1 above]**

Policy C1 (A) – Housing Allocations

New housing will be delivered within the Local Plan on the following sites:

Melton Mowbray		
Site Reference	Address	Capacity

MNSN	Melton North Sustainable Neighbourhood	1500
SMSN	South Melton Sustainable Neighbourhood	1700
MEL1	Land at Nottingham Road	85
MEL2	Site of King Edward VII school, Burton Road	120
MEL3	Hilltop Farm, Nottingham Road	75 45
MEL4	Top End, Cattle Market	26
MEL5	Silverdale, Scalford Road	16
MEL6	Land fronting Dieppe Way, Scalford Road	37
MEL7	Land at Thorpe Road	16
MEL8	Beeby's Yard, Burton Street	11
MEL9	Wycliffe House, Snow Hill	20
MEL10	Land adjacent to St Bartholomew's Way and Horseguards Way	70
MELTON MOWBRAY TOTAL		3676 3646
Service Centres		
Site Reference	Address	Capacity
ASF1	Land east of Station Lane & south of Klondyke Way	100
ASF2	Fields south of Bypass and north of Regency Road	55 60
ASF 3	Land off Hoby Road, Asfordby	70
Asfordby Total		160 225
BOT1	Land rear of Daybell's Farm & 18 Grantham Road	41
BOT2	Land off Grantham Road	65
BOT3	Rectory Farm	163
BOT4	Land at bottom of Beacon Hill, Normanton Lane	55 88
Bottesford Total		324 357
CROX1	Land west of Saltby Road east of Highfields Farm	39 35
CROX2	Land east of Saltby Road & south of A607	10
CROX3	Land south of Main Street (A607) and west of the Nook	10
Croxton Kerrial Total		59 55
HAR1	Allotment Gardens, Boyers Orchard	15
HAR2	Former Cheese Producing Dairy, Langar Lane	10
HAR3	Former Millway Foods, Colston Lane	53

HAR4	Land at Colston Lane	50 61
Harby Total		128 139
HOS1	Land off Canal Lane	41 42
HOS2	Land west of Harby Lane	35
Hose Total		76 77
LONG1	Land at Melton Road	10
LONG2	Corner of Broughton Lane & Hickling Lane	35
LONG3	Birleys Garage, Waltham Lane	45 41
LONG4	Land off Sandpit Lane	55
Long Clawson Total		141 90
OLD1	North Lodge Farm, Longcliffe Hill	28
Old Dalby Total		28
SCAL1	Land south of Melton Road	23
Scalford Total		23
SOM1	Football field at Somerby	27
SOM2	Land off High Street	42
Somerby Total		69
STAT1	Point Farm, Main Street	65
STAT2	Land adjacent Lavesley House 14 City Road Stathern	10 17
Stathern Total		75 82
WAL1	Land rear of 48 High Street	26
WAL2	Land east of Melton Road	105 88
Waltham on the Wolds Total		131 114
WYM1	Glebe Road	12
WYM2	Land off Butt Lane	21
WYM3	Land known as Brickyard Lane	22
Wymondham Total		55
SERVICE CENTRES TOTAL		1267 1316
Rural Hubs		

MM 4	Site Reference	Address	Capacity
	ABK1	Land off A606	10
		Ab Kettleby Total	10
	ASFH1	Land off Houghton Close & Glebe Road	40
	ASFH2	Land of Stanton Road	47
		Asfordby Hill Total	87
	EAST1	Land east of Green Lane	9
	EAST2	Land west of Green Lane	12
		Easthorpe Total	21
	FRIS1	Land off Great Lane	48
	FRIS2	Water Lane	22
	FRIS3	Land south of village	48
		Frisby on the Wreake Total	118
	GADD1	Holme Farm	14
	GADD2	Land off Pasture Lane	11
	GADD3	Land north of Pasture Lane	11
		Gaddesby Total	36
	GREA1	Land off Burdett Close	37
		Great Dalby Total	37
	THOR1	Land to the South East of Thorpe Road, (A607)	13
	THOR2	Land to the west of Thorpe Road	11
		Thorpe Arnold Total	24
		RURAL HUBS TOTAL	333
	<p>Housing proposals will be supported where they provide:</p> <ol style="list-style-type: none"> 1. A mix of dwellings in accordance with Policy C2; 2. Affordable housing in accordance with Policy C4; 3. The necessary infrastructure required to support development in accordance with Policy IN1 and IN2; and 4. High quality design in accordance with Policy D1. 5. The requirements as set out in Appendix 1 or relevant Neighbourhood Plan. <p><u>The development of sites allocated in Neighbourhood Plans that have reached post examination status prior to the adoption of this local plan and which are not identified in Policy C1(A) or C1(B) may also be permitted, subject to the conditions and criteria above.</u></p>		
	APPENDIX 1: HOUSING SITE ALLOCATION POLICIES		

Asfordby Hill

ASFH1: Further development of site ASFH1 will only be supported when local educational capacity is available, or can be created through developer contributions, to meet the needs of the site, **and provided that the proposal is sympathetic to the setting of Kirby Bellars Scheduled Monument;**

ASFH2: Further development of site ASFH2 will only be supported when local educational capacity is available, or can be created through developer contributions, to meet the needs of the site, **and provided that the proposal is sympathetic to the setting of Kirby Bellars Scheduled Monument;**

Asfordby General

.....
Capacity of Services

.....
Constraints

The village of Asfordby has a built edge to the settlement formed by the bypass which runs west to east along the northern edge of the village. Further to the south of the village is the River Wreake, forming a barrier and legible limit to the settlement. Development proposed to the south of the village may be constrained by the flood plain relating to the River. Most sites lie in Flood Zone 1 with an exception of **two one-sites** that lie **partially** in Flood Zone 2. There will be no flood risk. Most sites lie outside the Conservation Area and there are no Scheduled Monuments or Listed Buildings on most sites with the exception of two sites where potential impacts can be resolved with careful design and mitigation measures.

LCZ 1 is to the north of the village the sites proposed in this location.

Site allocations and specific policies

One of the allocated sites in Asfordby (ASF1) therefore necessary on this site.

The provision of site ASF2 would likely require the expansion of the primary school. In addition, details should be submitted with any planning application for sites ASF2 and ASF3 showing how the noise from the bypass to the north can be mitigated sufficiently.

Site ASF3 will appear as an extension to ASF1, but due to its relative remoteness from village services and facilities, its potential impact on the existing natural environment, and its proximity to the River Wreake, will need to include specific mitigation measures for connectivity, landscaping and biodiversity.

Due to these constraints, the following policies are proposed:

Policy ASF2: Development of site ASF2 will be supported provided ;

- i. local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.

- ii. ~~Policy ASF2: and Policy ASF3:~~ applications for the development of site ASF2 and ASF3 shall be accompanied by a noise mitigation strategy to ensure that noise from the bypass to the north of the site is adequately mitigated.

Policy ASF3: Development of site ASF3 will be supported provided that:

- iii. It includes measures to provide utility trip connectivity for walkers, cyclists and people with disabilities, to support a sustainable travel plan for the site. In particular, it should include the retention and enhancement of a link between the Public Footpath and Bridleway across the site, so that it forms an extension to the cycleway/footway link being created along Footpath H36 to this site, and links into the adjacent development on ASF1;
- iv. The hedgerow to the west of the site is retained and enhanced by a significant landscaped buffer zone;
- v. The River Wreake to the south of the site is buffered from development by 20m of semi-natural vegetation;
- vi. It includes mitigation of the harm to the great crested newt population in the vicinity;
- vii. local educational capacity is available or can be created through developer contributions to meet the needs of the site
- viii. it maintains visual links to the churches and landmarks in the surrounding area from public open space and through the development;
- ix. development is sensitively placed along the countryside edges, and the height of the development at this location is no more than 2 storeys, to minimise the hard edge;
- x. it includes a high quality landscape edge to assimilate the built edge into the landscape and keep areas of openness;
- xi. flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site; and
- xii. a heritage assessment is provided and suitable mitigation measures identified to conserve the setting of the nearby listed building.

Ranking of sites

Rank	Address	Local Plan Reference	Planning App Reference	Estimated Capacity	Summary of assessment
1	Land east of Station Lane and south of Klondyke Way	ASF1	14/00980/OUT	100	The site has planning permission in outline. This includes flood mitigation measures and a drainage strategy, relating to its location partially within a flood zone (revised)
2	Fields South of Bypass and North of Regency Road	ASF2	<u>16/00539/OUT</u>	<u>55</u> 60	Well related to the existing built up area, with little visual impact. Mitigation of noise from the bypass to the north required.
3	Paddocks west of	ASF3	N/A		Well related to the existing built up area of the

	Saxelby Road and south of Loughborough Road, Asfordby			24	village, with little visual impact. Mitigation of noise from the bypass to the north required.
<u>3</u>	<u>Land off Hoby Road, Asfordby</u>	<u>ASF 3</u>	<u>16/00570/OUT</u>	<u>70</u>	<u>The site's connectivity to the built form of the village would depend upon ASF1 being developed in accordance with 14/00480/OUT. The site is affected by overhead power lines, proximity to an authorised landfill and the River Wreake to the south. Part of the site is in Flood Zone 2.</u>

[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Bottesford

4	Land at Bottom of Beacon Hill, Normanton Lane, Bottesford	BOT4	<u>17/00641/OUT</u>	55 <u>88</u>	Site well Areas. The site was reduced in area to limit the visual impact, but capacity was not initially updated to reflect this. The potential capacity has therefore decreased from 84 to 55 on this basis. <u>However, as the site has planning permission for 88 units, this has been considered its capacity.</u>
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[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Croxton Kerrial

Site allocations and specific policies

One ~~None~~ of the allocated sites ~~have~~ **has** extant planning permission.

1	Land West of Saltby Road & East of Highfields Farm	CROX1	<u>17/00299/OUT</u>	39 <u>35</u>	The Borough Council have been provided with a Phase 1 ecological walkover and an illustrative masterplan for the site. The capacity of the site has been reduced slightly to preserve the setting of the adjacent listed building. Design of the site is able to
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					mitigate potential landscape and conservation matters and will need particular attention at either Full or Reserved Matters stage.
...					
3	Land South of Main Street (A607) and West of the Nook	CROX3	N/A	44 10	Access should be achieved from the Nook and not the A607. Site is less well located than the other two recommended allocations but is a reasonable location for development in the village, provided due regard is paid to the nearby SSI and oil pipeline buffer. The site has been subject to refined area calculations, deducting the area currently used for the Doctors Surgery car park from the gross area to allow for the facility to be retained or relocated within the site. This has led to a decrease in capacity from 20 to 44 10 on this basis.

[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Policy EAST2:

- **that the existing frontage planting is retained and access is taken off the track between the sites EAST1 and EAST2, to safeguard the setting of the scheduled monument to the north.**

Policy FRIS 2: development at FRIS 2 will be supported provided:.....

..... surface water from this site;

- **the design, scale, layout and boundary treatment of any reserved matters application must conserve and enhance heritage assets, including the Conservation Area and the Grade I Listed Church of St Thomas of Canterbury.**

Policy FRIS3: development at FRIS 3 will be supported provided:....

..... adjacent primary school;

- **the design, scale, layout and boundary treatment of any reserved matters application must conserve and enhance heritage assets, including the Conservation Area and the Grade I Listed Church of St Thomas of Canterbury.**

Gaddesby

Site Specific Policies:

Site GADD1 benefits from an extant outline planning permission (15/00361/OUT).

GADD3 **and** GADD2: Further development of site GADD3 **and** GADD2 will be supported only when local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.

Policy GREA1: Development of site GREA1 will be supported provided:

- the proposal includes the suitably designed access in accordance and agreement with the Highways 6Cs design guide;
- local educational capacity is available, or can be created through developer contributions, to meet the needs of the site
- the future development is sympathetic and limits the impact on the Conservation Area through appropriate choice of materials and high quality, well considered design.
- **development proposals for the site should conserve and enhance existing heritage assets including the Conservation Area and the Grade II* Listed Church of St Swithun, and it should not facilitate additional housing or other development in the remainder of the open land that forms part of the Conservation Area between Burrough End and Nether End, and should be so designed as to appropriately enclose the site.**

Harby

4	Land at Colston Lane	HAR4	<u>16/00318/OUT</u>	<u>50</u> 64	The site is a large site and would be large scale in relation to the village impacting on the setting and rural character along Colston Lane and village as a whole. To ensure that the site would be not be detrimental to the setting of the village, suitable landscaping and mitigation measures will be required. Subject to links back into the village, the site would be appropriate for development.
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[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Hose

Site allocations and specific policies

In principle allocation HOS1 has received a resolution to grant outline planning permission, with relevant conditions and a S106 agreement setting out site provision and contributions to infrastructure, etc. No specific policies are necessary in respect of this allocation.

~~Both sites HOS2 and HOS3 abut a footpath with importantly links through to the village and has the potential to act as a wildlife corridor. HOS2 plays a role on the approach to the village from the east and will require sensitive boundary treatment, as such the following policies are proposed:~~

1	Land off Canal Lane	HOS1	15/00944/OUT (25 dwellings)	<u>41</u> 25	Site has resolution to grant planning permission subject to S106
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			<u>and</u> <u>17/00401/OUT</u> <u>for 16</u> <u>dwellings</u>		
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[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Long Clawson

Long Clawson is well-served in terms of employment, retail, education and health services and has good access to transport choice.

Capacity of Services

Constraints

Site allocations and specific policies

In principle allocation LONG1 has outline planning permission, with relevant conditions and a S106 agreement setting out site provision and contributions to infrastructure, etc. No specific policies are necessary in respect of this allocation.

Due to the lack of current capacity at Long Clawson primary school, a policy is required to expand capacity if development is to take place. There continues to be evidence that surface water drainage needs to be addressed before further sites are developed. Allocations LONG3, LONG4 and LONG5 require sensitive boundary treatment to assimilate these developments into the landscape and mitigate any impact.

Policy LONG2 :

Policy LONG3 :

Policy LONG4 : Development of sites LONG4 will be supported provided:

- ~~local educational capacity is available, or can be created through developer contributions, to meet the needs of the site;~~
- ~~drainage infrastructure is available to accommodate the surface water from these sites without causing or exacerbating flooding elsewhere~~
- ~~that substantial boundary landscaping and screening is provided and that all existing boundary hedges and trees are retained;~~
- ~~An area of open space is included in the development to provide a buffer from the adjacent listed building to the north, to protect its setting;~~
- ~~A heritage assessment is provided with impacts assessed and suitable mitigation measures identified. This should pay particular attention to the effect of the development proposal on the Conservation Area, the setting of adjacent listed buildings and potential archaeological interests;~~

Policy LONG45: Development of site LONG45 will be supported provided:

- local educational capacity is available, or can be created through developer contributions, to meet the needs of the site;
- drainage infrastructure is available to accommodate the surface water from these sites without causing or exacerbating flooding elsewhere;
- that substantial boundary landscaping and screening is provided and that all existing boundary hedges and trees are retained;
- there is a footpath link to the centre of the village;
- ..the access to Hose Lane is closed; and
- contributions are made to village hall improvements.

Rank	address	Local Plan ref	Planning application reference	capacity	Summary of assessment
1	Land at Melton Rd	LONG1	<u>15/00547/OUT</u>	10	Permission 15/00547/OUT granted subject to completion of S106
2	Corner of Broughton Lane and Hickling Lane	LONG2	<u>N/A</u>	35	Site is reasonably well related to existing built-up area of village, close to employment opportunities and local facilities. No significant technical objections. Limited impact upon landscape and some ecological concerns, both of which will require sensitive treatment. Site is suitable for allocation. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.
3	Birleys Garage, Waltham Lane	LONG3	<u>16/00560/OUT</u>	44 <u>45</u>	The site is reasonably well related to existing built-up area of village, close to employment opportunities and local facilities. No significant technical objections or impact. Would be seen to extend the village along Waltham Lane, but mitigated by undulating landscape and existing vegetation. The updated site assessment work included refinement of the site area calculations and developable areas, <u>but this has been superseded by the capacity indicated by the grant of planning permission.</u> The potential capacity therefore decreased from 50 to 41 on this basis.
4	Land off Sandpit Lane	LONG4		55	Adjoins existing built-up area of village, close to employment opportunities and local facilities. Drainage problems highlighted by current application. Some impact upon heritage assets and landscape impact will require mitigation.
<u>5. 4</u>	RESERVE SITE: Canal Farm	LONG4 5	<u>N/A</u>	40	Well related to existing built-up area and removes unsightly buildings. Requires sensitive treatment to assimilate into the landscape, especially long views from the north.

[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Policy MEL3: Development proposals will be supported provided that:

- they are supported with an appropriate Heritage Assessment identifying the significance of the designated Heritage Asset **of Sysonby Grange to the west of the site** and provide appropriate mitigation (in consultation with **Historic** Heritage England).
- ~~noise impacts resulting from the HGV traffic along St Bartholomew's Way are assessed and where impacts identified appropriate mitigation provided.~~

3	Hilltop Farm, Nottingham Road, Melton Mowbray (part)	MEL3	15/00593/OUT (30 units) 16/00281/OUT (15 units) and 17/00281/OUT (30 units)	75	Site is well connected to the town and parts of the site have potential to relate well to the existing built setting to the southeast. <u>Development of the site will need to have regard to the Scheduled Monument 60m beyond the western boundary of the site.</u> Much of the site is not developable due to the presence of a Scheduled Monument. Oil and gas pipelines cross the site. The capacity of the site (75 dwellings) is the result of the three planning permissions.
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Policy MEL4: Development proposals will be supported provided no development takes place within 100m of the eastern boundary of the Scheduled Monument.

....

Policy MEL7: Development proposals will be supported provided:

- **the former Work House and Vagrant Cells buildings are retained. Any loss of the buildings will be required to be fully justified and viability appraisal will be required to support any proposal requiring demolition of the buildings of local interest.**
- **A Transport Assessment is provided, identifying the impacts upon the existing highways infrastructure, in particular the junction with Thorpe Road/Wilton Road, and where required, provide for mitigation in proportion to the impacts identified;**
- **The layout and density responds to the local character and provides opportunities for landscape enhancements along the site frontage with Thorpe Road.**
- **flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site.**

3	Hilltop Farm, Nottingham Road, Melton Mowbray (part)	MEL3	15/00593/OUT <u>(30 units),</u> <u>16/00281/OUT</u> <u>(15 units) and</u> <u>17/00281/OUT</u> <u>(30 units)</u>	45 <u>75</u>	Site is well connected to the town and parts of the site have potential to relate well to the existing built setting to the southeast. Much of the site is not developable due to the presence of a Scheduled Monument. Oil and gas pipelines cross the site. The part of the site that is suitable is already subject to planning permission for 45 units. <u>The capacity of the site (75 dwellings) is the result</u>
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					<u>of the three planning permissions.</u>

[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]

Policy SCAL1:.....

- **Development shall respect the setting of the Grade II* listed church of St Egelwin the Martyr, in particular the views on the principal highway approach from the west. Any development shall be informed by pre-determination archaeological investigation such that earthwork and buried remains (HER reference MLE23135) within the allocation area, can be treated in the planning process in a manner proportionate to their importance both in their own right and as setting to the church.**

Somerby

Landscape:

Somerby is set in four LCZs. All of them are medium sensitivity, with the exception of LCZ2 at the North, where no potential allocations have been proposed. Development in LCZ1 at the West would have relevant adverse visual impacts that would require mitigation (MBC/048/43SOM3). Most of the sites are in LCZ4 where *'There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.'*

The popular Leicestershire Round footpath and Jubilee Way Primary Green Infrastructure Corridor (GIC) (which is identified in Policy EN3 of the Plan) pass through the village and link to the wider county public rights of way network. Policy EN3 requires the enhancement of the Jubilee Way GIC, and this has particular relevance to site SOM 2. The allocation provides an opportunity to enhance the Jubilee Way GIC through design, layout and landscaping features on the site.

Policy SOM2: Development of the site reference SOM2 will be supported provided:

- access is provided via High Street only;
- the existing play area is relocated and enhanced as an integral part of the development;
- Residential development is concentrated in the north section of the site, close to High St.
- local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.

	<ul style="list-style-type: none">A heritage assessment is provided. Particular attention should be paid to the design, layout, materials and siting of buildings, with particular attention to the relationship of the proposed development and the Somerby conservation area and its setting.<u>The biodiversity and recreational value of the Jubilee Way GIC will be enhanced through careful design, landscaping and layout of development of the site to protect a corridor of green infrastructure, in accordance with Policy EN3 of this Plan, and as indicated as an ‘enhancement area’ on the Policies Map.</u> <p>[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>											
	<p>Stathern Site allocations and specific policies <u>One</u> None of the allocated sites have has extant planning permissions.</p> <table><tr><td>2</td><td>Land adjacent to Levesley House, 14 City Road</td><td>STAT2</td><td>N/A <u>17/01212/OUT</u></td><td><u>10</u> 17</td><td>Small infill site on the edge of the village well contained by existing trees and hedges to the boundary. Development should be low density and provide a soft, attractive edge to the village to protect its setting in this location.</td></tr></table> <p>[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>						2	Land adjacent to Levesley House, 14 City Road	STAT2	N/A <u>17/01212/OUT</u>	<u>10</u> 17	Small infill site on the edge of the village well contained by existing trees and hedges to the boundary. Development should be low density and provide a soft, attractive edge to the village to protect its setting in this location.
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	<p>Thorpe Arnold Constraints and includes a Grade 2* St. Mary the Virgin Church and other heritage assets.</p> <p>THOR1.....</p> <ul style="list-style-type: none">The development <u>will conserve and enhance</u> is sympathetic to the setting of Grade ii listed building and other heritage assets, <u>including the Grade 2* St. Mary the Virgin Church.</u>											
	<p>WAL2</p> <ul style="list-style-type: none"><u>the development will conserve and enhance heritage assets, including the Conservation Area to the north.</u> <table><tr><td>2</td><td>Land east of Melton Rd.</td><td>WAL2</td><td>15/01011/OUT for 45 (part of the allocation) <u>and 16/00847/OUT for 60 dwellings (remainder)</u></td><td><u>105</u> 106</td><td><u>Both</u> parts of the site <u>now have planning permission</u> (approx. 1/2) is subject to planning application 15/01011/OUT, which has resolved the technical and environmental issues as part of the application 15/01011/OUT. Site is well located in a settlement towards the top of our assessment of services. The site is screened by existing development on 3 sides and distant from the</td></tr></table>						2	Land east of Melton Rd.	WAL2	15/01011/OUT for 45 (part of the allocation) <u>and 16/00847/OUT for 60 dwellings (remainder)</u>	<u>105</u> 106	<u>Both</u> parts of the site <u>now have planning permission</u> (approx. 1/2) is subject to planning application 15/01011/OUT, which has resolved the technical and environmental issues as part of the application 15/01011/OUT. Site is well located in a settlement towards the top of our assessment of services. The site is screened by existing development on 3 sides and distant from the
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					Conservation Area. The site performs well in the SA criteria.																														
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MM 5	<p>RESERVE SITES</p> <p>Policy C1 (B): Reserve Sites</p> <p>Proposals for new housing development on the reserve sites listed in this policy and identified on the Policies Map <u>will be permitted where:</u></p> <p>a) <u>it helps to meet the identified housing requirement and development needs of the settlement; and</u></p> <p>b) <u>it will secure the sustainability of the settlement; and</u> which help to meet the development needs of the Borough which</p> <p>c) <u>it is demonstrated that a) and b) above cannot be achieved through allocations under Policy C1(A) and other permissions granted.</u></p> <p>And which secure the sustainability of the settlement, will be approved where the proposal helps to meet the identified housing requirement for the settlement, and it is demonstrated that allocated sites and existing permissions are unable to do so.</p> <p>Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:</p> <p>i. the degree to which the allocated requirement is unmet <u>within a settlement;</u></p> <p>ii. the likelihood that the allocated sites and outstanding permissions in the relevant settlement category (Melton Mowbray or Service Centre) will be delivered; <u>and</u></p> <p>iii. evidence of the extent of community <u>support through allocation of reserve sites in Neighbourhood Plans and/or bespoke approaches to measuring support.</u></p> <p>iv. the wider public benefits arising from the development; and</p> <p>v. compliance with each of the criteria of Policy SS3.</p> <table><tr><th colspan="3">Reserve Sites</th></tr><tr><th>Site Reference</th><th>Address</th><th>Capacity</th></tr><tr><td>MEL11</td><td>Snow Hill, Melton Mowbray</td><td>240</td></tr><tr><td>HAR5</td><td>Land south of Colston Lane, Harby</td><td>13</td></tr><tr><td>LONG5-4</td><td>Canal Farm, Long Clawson</td><td>40</td></tr><tr><td>OLD2</td><td>Debdale Hill Field, Old Dalby</td><td>23</td></tr><tr><td>SOM3</td><td>Land off Burrough Road, Somerby</td><td>33</td></tr><tr><td>STAT3</td><td>Land west of Blacksmiths End, Stathern</td><td>45</td></tr><tr><td>WAL3</td><td>Land east of Melton Road, Waltham on the Wolds</td><td>168</td></tr><tr><td>Total</td><td></td><td>562</td></tr></table>					Reserve Sites			Site Reference	Address	Capacity	MEL11	Snow Hill, Melton Mowbray	240	HAR5	Land south of Colston Lane, Harby	13	LONG5-4	Canal Farm, Long Clawson	40	OLD2	Debdale Hill Field, Old Dalby	23	SOM3	Land off Burrough Road, Somerby	33	STAT3	Land west of Blacksmiths End, Stathern	45	WAL3	Land east of Melton Road, Waltham on the Wolds	168	Total		562
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MM
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Policy SS1- Presumption in favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, ~~or relevant policies~~ **or the policies which are most important for determining an application** are out of date at the time of making the decision, then the Council will grant permission unless: ~~material considerations indicate otherwise, taking into account whether:~~

- **the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; ~~or~~
- ~~Specific policies in that framework indicate that development should be restricted~~

Policy SS2 – Development Strategy

Provision will be made....
Development will be distributed....

Melton Mowbray Main Urban Area is the priority location for growth and will accommodate approximately 65% of the Borough's housing need. The role and sustainability of Melton Mowbray will be significantly enhanced through the delivery of at least 3,980 homes and up to 31 hectares of additional employment land by 2036 **on allocated and other sustainable sites in accordance with Policy SS1 above.** Development will be expected to contribute positively to the provision of key infrastructure, including traffic relief within the town, to support its growing population and economy.

Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing **residual** requirement (1822) on a proportionate basis. This will be delivered by planning positively for the development of sites allocated within and adjoining the Service Centres and Rural Hubs by 2036, and by encouraging additional small scale **residential** development, where it would **represent sustainable development under Policy SS1 above or would** enhance the sustainability of the community in accordance with Policy SS3 - Sustainable Communities.

....
Development on unallocated sites in the rural area

4.2.16

Where no sites are allocated for new housing, schemes may be permitted where they **represent sustainable development or** demonstrably meet identified needs and/or help to sustain local services or facilities. Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres, schemes of up to about 5 dwellings for Rural Hubs, and schemes of up to about 3 dwellings for Rural Settlements.

....

4.2.16

....To ensure that the housing requirement is met, Policy **SS2 and Table 4** establishes individual housing targets for Melton Mowbray and for each settlement in the Service Centre and Rural Hub categories. The majority of development in these settlements will be met through allocations in the Local Plan. These are set out in Policy C1. Housing allocations are on sites that can accommodate 10 dwellings or more. **The remainder will be provided by 'windfall' development in accordance with Policy SS2 or SS3.**

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Policy SS3 – Sustainable Communities (unallocated sites)

In rural settlements outside of the main urban area, the Council will seek to protect and enhance existing services and facilities and will support sustainable development proposals **in accordance with Policy SS2 above** which contribute towards meeting local development needs, contributing towards the vision and strategic priorities of the plan, and improving the sustainability of our rural areas.

~~Outside of~~ **In addition to** those sites allocated through the local plan, planning permission will be granted for new **residential** development in the rural area within or on the edge of existing settlements, provided it is in keeping with the scale and character of the host settlement and **where:** ~~where it has been demonstrated that the proposal enhances the sustainability of the settlement(s) to which it relates and, through repeated application, will not result in a level or distribution of development that is inconsistent with the development strategy. The Council expects proposals to meet the following criteria:~~

- ~~1.~~ The development provides housing or economic development which meets a **proven** local need as identified **by substantive evidence, for example within** a Neighbourhood Plan or appropriate community-led strategy **or a** housing or economic needs **assessment or other evidence provided by the applicant;** and/or
- ~~2.~~ **Through repeated application will not result in a level or distribution of development that is inconsistent with the development strategy, and;**
- ~~3.~~ 2. The development respects the Borough's landscape and settlement character such that it conforms with policies EN1, EN4 and EN6; and that (where relevant), the design conforms with Policy D1 and **applicable environmental policies in any relevant Neighbourhood Plan; and**
- ~~4.~~ 3. The development will be served by sustainable infrastructure and /or provide new infrastructure or services to the wider benefit of the settlement; and
- ~~5.~~ 4. The development respects ecological, heritage and biodiversity features and where appropriate, provides mitigation to prevent any potential harm; and
- ~~6.~~ 5. Where possible the development does not result in the loss of best and most versatile agricultural land; and
- ~~7.~~ 6. The development **can be adequately drained and would** ~~does not~~ increase the risk of flooding, in accordance with Policy EN11.

<p>MM 7</p>	<p>NEIGHBOURHOOD PLANNING</p> <p>1.9.3 Melton Borough Council is working with these communities to align timetables and aspirations. <u>This will include:</u></p> <ul style="list-style-type: none"> • <u>sharing evidence to ensure Neighbourhood Plans can make the fullest use of the most up to date available information;</u> • <u>providing advice and assistance in respect of the content of the NPPF and NPPG and any updates to these as it relates to the preparation of Neighbourhood Plans</u> • <u>sharing its experience of how Examinations have informed earlier Neighbourhood Plans;</u> • <u>providing comprehensive responses to consultations at ‘Regulation 14’ and ‘Regulation 16’ stages of Neighbourhood Plan preparation; and</u> • <u>engaging positively in constructive discussions regarding innovative approaches to housing supply and other issues.</u> <p><u>1.9.4 In accordance with the Neighbourhood Planning Act (2017), the Council will work with communities in ensuring Neighbourhood Plans stay up to date and functional, including if necessary supporting any reviews of Neighbourhood Plans. The Council will strongly encourage Neighbourhood Plan Groups to align review periods and content with that of the Local Plan, to ensure continued alignment as and when Local Plan review is necessary. This will allow Local Plans and Neighbourhood Plans to respond positively to changing needs, for example for housing or infrastructure. The Council will also use Local Plan Reviews as an opportunity to align Local Plan content to Neighbourhood Plan content where possible.</u></p> <p>1.9.5 For the purpose of testing conformity of Neighbourhood Plans with the Local Plan, all policies included in the Local Plan up to <u>and including</u> Chapter 8 are regarded as strategic policies. Whilst the remaining policies will be relevant for determining planning applications, they are not viewed as strategic policies for the purpose of testing Local Plan conformity.</p> <p>Policy SS2: Development Strategy Provision will be made.....The Council will support the preparation of Neighbourhood Plans and development proposals promoted through Neighbourhood Plans, provided that they are consistent with the strategic objectives <u>policies</u> and proposals contained within this Local Plan.</p> <p><u>4.7.9 In undertaking any review, the Council will work with the qualifying bodies that have or are preparing any Neighbourhood Plans to ensure that any revisions to the local plan and neighbourhood plans align.</u></p>	
<p>MM 8</p>	<p>LONG TERM GROWTH STRATEGY AND REVIEW TRIGGERS</p> <p>4.7.4 Following the adoption of the Melton Local Plan, that could help deliver growth. These include ÷</p>	

- Sustainable new village proposals such as that previously considered at Six Hills, or other suitable locations;
- Other 'suitable' sites within the rural area not allocated or identified as reserve sites; and
- Land to the west of Melton Mowbray.

a wide range of options comprising sites already considered during the Plan making process and any new opportunities that subsequently emerge.

4.7.6 Melton Borough lies within the Leicester and Leicestershire Housing Market Area. A Housing and Economic Development Needs Assessment (HEDNA) for the L&L area was published in January 2017, which sets out the long term objectively assessed need for new housing in each of the local authority areas up to 2036. A Joint Statement of Co-operation between the L&L housing market area authorities was also agreed concurrently, to commit the parties to continue to work collaboratively- **and has been updated by a version dated November 2017.**

4.7.7 This collaborative working is taking place through the preparation of a joint Leicester and Leicestershire Strategic Growth Plan. The Plan, which is expected to be finalised in **Summer** Spring-2018 will include a vision for Leicester and Leicestershire to 2050 and will set out the scale and spatial distribution of future development in the HMA ~~up to 2031 and 2036.~~

4.7.8 Should the Strategic Growth Plan set out a scale and spatial distribution of development for this Council which is significantly different to that set out in the Local Plan, an early review or partial review of the Local Plan will be brought forward to address this matter, unless there is sufficient flexibility already provided for within the plan. Should a review be required, it will be commenced within **6-12** months of any adoption by the Council of the Strategic Growth Plan **and Memorandum of Understanding. As and when there is any update to the objectively assessed development needs across the HMA, a similar approach will be applied.**

4.7.9 [see MM 7 above]

Policy SS6 – Alternative Development Strategies and Local Plan Review

Melton Borough Council is committed to meeting its requirements for housing, employment and other development and infrastructure. The Council will regularly monitor delivery of new development in the context of policies and targets within this plan. Where monitoring identifies significant and persistent shortfalls in the delivery of housing and employment, infrastructure or spatial distribution that deviates significantly from the plan strategy, or there are changes within the HMA to the objectively assessed need for development or the spatial distribution of growth across the HMA, the Council will consider an early **a full or partial** review of the Local Plan to identify alternative **or additional** development sites.

~~To ensure~~ Any plan review arising from the above is **should be** carried out quickly. The Council will prioritise exploring ~~the following~~ potential alternative or long term options in terms of their suitability, availability, infrastructure and deliverability. ~~including:~~

- ~~Previously considered large scale site options at Normanton airfield, Dalby airfield and Six Hills;~~
- ~~'Suitable' small sites within the rural area; and~~

	<ul style="list-style-type: none"> • Land to the west of Melton Mowbray <p><u>The circumstances in which a review (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) will be carried out are specified as follows:</u></p> <ul style="list-style-type: none"> • <u>The adoption by the Council of the Strategic Growth Plan and the Memorandum of Understanding, which proposes a quantity or spatial approach that is significantly different to that set out in the Local Plan, unless there is sufficient flexibility already provided for within the Plan or;</u> • <u>5 years from adoption and every 5 years subsequent to the completion of the Review or;</u> • <u>changes occur within the HMA to the objectively assessed need for development or the spatial distribution of growth across the HMA including Melton, or</u> • <u>Where, when demonstrated by the Monitoring Framework (Appendix 5), that:</u> <ul style="list-style-type: none"> (i) <u>the Housing Delivery Test indicates that delivery is below 75% of the housing requirement as set out in the housing trajectory, over the previous three years (subject to the transitional provisions in NPPF 2018); or</u> (ii) <u>The circumstances for review specified in Policies SS4 and SS5 above in respect of the masterplanning and delivery of the Melton Mowbray Sustainable Neighbourhoods, become applicable</u> <p><u>The review will be commenced within 6 months of occurrence of one of the above circumstances.</u></p> <p><u>Where there is a made Neighbourhood Plan, the review will be carried out in consultation with the NP 'qualifying bodies' and, where applicable, solutions prepared via the NP revision process. If a NP is in preparation but not made, the Council will inform the qualifying body who may consult with their community to identify alternative proposals for consideration.</u></p>
MM 9	<p>HOUSING NEED, INCLUDING HOUSING MIX AND AFFORDABLE HOUSING</p> <p>5.5.7 The 2016 Melton Borough Council Housing Needs Study (HNS), rather than the more recent 2017 Housing and Economic Development Needs Assessment (HEDNA), is used as the primary evidence for the optimum housing mix (see Table 9) because it is based on the demographic change likely to be associated with the delivery of 245 dwellings per annum. Affordable housing is split between intermediate housing and social/affordable rented, to reflect the difference in the housing mix requirements of each. The housing mix table will be applied having regard to the particular characteristics used together with site specific circumstances of a scheme when providing advice on planning applications, or where planning permission is sought. Further guidance on how housing mix will be dealt with through development management will be set out in an affordable housing and housing mix supplementary planning document. Until that document is completed, the Housing Needs Study (MBC, 2016) and the HEDNA (2017) will be used as the evidence to inform the determination of planning applications.</p> <p>Table 9: Optimum housing mix requirements for market and affordable housing</p>

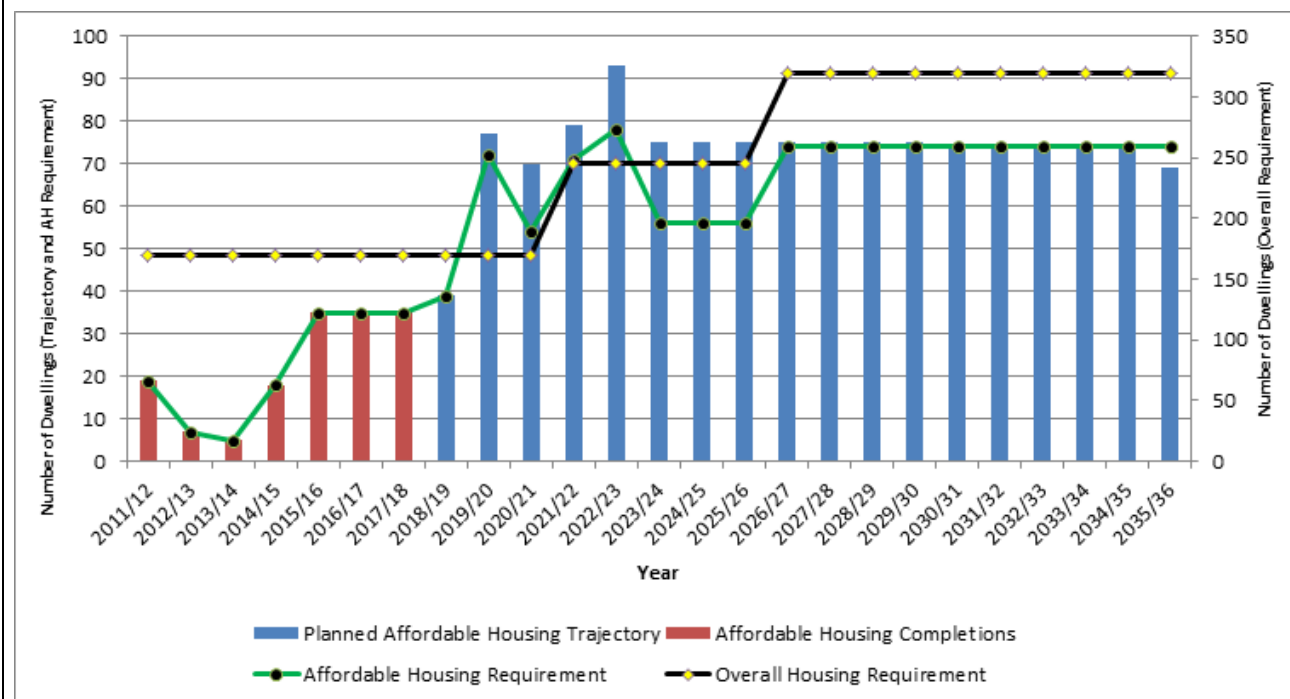
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	<p>Policy C2 – Housing Mix</p> <p>We will seek to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer, having regard to market conditions, housing needs and economic viability, taking account of the site specific circumstances and the housing mix information set out in Table 9 or in any future update of the housing mix evidence. and site specific circumstances.</p> <p>Residential proposals for developments for 10 or more dwellings should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough including extra care and accessible housing, having regard to the latest evidence of housing need. Residential developments which include bungalows will be particularly supported.</p> <p>Proposals for retirement homes, sheltered homes and care homes will be supported and encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(2) or any subsequent revisions.</p> <p>Proposals for wheelchair accessible dwellings, where the Council is responsible for allocating or nominating residents, will be encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(3), or any subsequent revisions.</p>	
	<p>Policy C3 – National Space Standards and Smaller Dwellings</p> <p>Residential developments for open market housing will be particularly supported where the national space standard is applied to dwellings with up to and including 3 bedrooms. <u>For affordable housing, schemes using the Housing Quality Indicators standards will be supported.</u></p>	
APPENDIX 5	<p>5.8.1 <u>Affordable Housing is housing that meets the needs of those whose needs are not met by the market. It is defined by the National Planning Policy Framework and the Housing and Planning Act 2016 and any subsequent amendments.</u> defined as “social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market”. The Housing and Planning Act 2016 inserts a new Affordable Housing definition into the Town and Country Planning Act 1990 and includes Starter Homes (as defined by the Act).</p> <p>.....</p> <p>5.8.9 The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA), January 2017, indicates that some 1,750 affordable houses are required to satisfy need over the plan period (70dpa), but this could increase or decrease over the lifetime of the plan in response to changing economic circumstances. <u>The HEDNA also indicates that around 20% of affordable housing provision should be of an intermediate tenure (e.g.shared ownership) and the remainder being social or affordable rented housing, which will be adjusted on a site by site basis to take account of other local evidence. Further guidance on the mix and type of affordable housing will be set out in an affordable housing and housing mix supplementary planning document (see paragraph 5.8.14 below).</u></p>	

INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES
Policy C4 – Affordable Housing Provision					
Percentage of new homes completed that are affordable.	Deliver affordable homes in accordance with C4	Housing Priority 1	7.17% at April 2016 of the total gross number of houses delivered are affordable homes.	<ul style="list-style-type: none"> 37.5% of the total amount of houses delivered and 20% in Melton Mowbray 	
<u>Percentage split of all affordable homes delivered between intermediate housing and social or affordable rented housing</u>	<u>Deliver affordable homes in accordance with Policy C4 and supporting evidence of housing need</u>	<u>Housing Priority 1</u>	<u>66% affordable rented housing, 34% intermediate housing for the period 2011-2017.</u>	<ul style="list-style-type: none"> <u>80% of all affordable housing to be provided as social or affordable rented housing and 20% to be provided as intermediate housing.</u> 	
5.8.12 Based on an analysis of where new housing is planned and the minimum percentage of affordable housing that the viability study indicates can be sought in different parts of the Borough, the local plan includes a target of 1300 net additional affordable homes to be provided. <u>In the first five years after adoption, an uplift in new affordable homes provision is expected, arising from delivery through Section 106 agreements on sites with planning permission, small scale Registered Provider schemes and increasing newbuild by the Council. Thereafter, contributions from S106 sites, RPs and the Council are expected to be steady and sustained, underpinned by delivery at the Sustainable Neighbourhoods. The planned delivery of these is indicated in the affordable housing trajectory in Figure C4.2</u>					

below.

Figure C4.2: Affordable Housing Trajectory



Notes

1. The planned delivery trajectory is the annual amount of new affordable housing that is expected to come forward from the sources of supply referred to in paragraph 5.8.12 above.
2. The affordable housing requirement is the proportion of the remaining overall housing requirement that will be delivered as affordable housing.

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PROVISION FOR GYPSIES AND TRAVELLERS

Policy C6 – Gypsies and Travellers

The most recent Gypsy and Traveller Accommodation Assessment will be used to identify pitch and plot requirements and where a need is found, steps will be taken to deliver sites **the Council will take steps to deliver the necessary sites in a timely manner in order to support the Gypsy**

	<p>and Traveller and Travelling Showpeople community. The GTAA will also be used as a basis for determining planning applications, together with the criteria within the most up to date national Planning Policy for Traveller Sites.</p> <p>We will support sites for Gypsies and Travellers that:</p> <ol style="list-style-type: none"> 1. facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community; and 2. are appropriate in scale, well designed, and provide suitable landscaping and boundary treatments; and 3. provide an acceptable living environment for occupiers and are free from flooding, pollution, hazards or other adverse impacts on standards of living; and 4. are well-related to local infrastructure and services of a nearby town or village, including safe and convenient access to the road network; and 5. promote peaceful and integrated co-existence between the site and the local community.
MM 11	<p>GENERAL EMPLOYMENT</p> <p>Policy EC1 – Employment Growth in Melton Mowbray</p> <p>The Council will seek to meet the employment needs of its residents and the wider economy, by providing sufficient new employment land for the period up to 2036 in the following locations:</p> <ol style="list-style-type: none"> 1. 10 hectares of employment land within on brownfield land available at Asfordby Business Park for class B employment uses (as shown on the Policies Map); 2. 20 hectares of employment land, located off Leicester Road, as part of the South Melton Mowbray Sustainable Neighbourhood; and 3. 1 hectare of employment land for B1(a) office space within or adjacent to Melton Mowbray town centre and/or including PERA Business Park. <p>Proposals for employment development on allocated and non-allocated sites in Melton Mowbray will be allowed where:</p> <ol style="list-style-type: none"> 4. The site is located in an area that can be easily accessed by public transport, walking and cycling, and can be satisfactorily accessed by service and other employment related vehicles; 5. It provides a mix of B-class employment uses that seek to meet local business and employment needs; 6. The sequential approach to town centre uses is applied where offices (use class B1(a)) are proposed. <p>Policy EC3 – Existing Employment Sites</p> <p>The following employment sites and industrial estates across the Borough will be retained for employment uses (within Classes B1, B2 and B8 of the Use Classes Order).</p> <p><u>Employment facilities listed for retention</u></p> <p>EC3(i): Masterfoods HQ, Waltham.</p> <p>EC 3 (ii): Asfordby Business Park, Asfordby Hill</p> <p>EC3(iii): Holwell Works (Melton Mowbray Business Park), Asfordby Hill</p>

EC3 (iv): Stanton Plc (St Gobain), Asfordby Hill
 EC3 (v): Saxby Road Area (Incorporating Hudson Road Estate), Melton Mowbray
 EC3 (vi): Crown Business Park, Old Dalby
 EC3(vii): Six Hill Business Area, Six Hills
 EC3(viii): Old Dalby Trading Estate, Old Dalby
 EC3 (ix): Melton And Kettleby Foods, Melton Mowbray
 EC3 (x): Leicester Road Estate, Melton Mowbray.
~~Other Key employment sites~~
 EC3 (xi): Normanton Lane, Bottesford.
 EC3 (xii): Orston Lane, Bottesford.
 EC3 (xiii): Hickling Lane Employments Sites, Long Clawson.
 EC3(xiv): Snow Hill Industrial Estate, Melton Mowbray
 EC3 (xv): Burrough Court, Burrough on the Hill

Proposals to change the use of **all or part** of an existing employment site ~~and~~ **or** allocations to non-employment uses will be permitted where

- i) **it can be demonstrated, through an acceptable viability study, that the site is no longer deliverable for employment purposes in the long term nor can be made so, and either:**
- ii) **its release for other purposes would offer significant benefits to the local area, in particular where proposals have demonstrable community support, for example through an allocation in a made Neighbourhood Plan; or:**
- iii) **the site is no longer needed to provide the employment land and facilities to meet employment needs within the local area.**
 - 1. ~~it can be demonstrated, through an acceptable viability study, that the site is no longer economically viable for employment purposes in the long term; and~~
 - 2. ~~there are alternative employment facilities available to meet local employment needs in the same settlement or within the local vicinity; and~~
 - 3. ~~the site is not well related to existing centres (large, existing or planned areas of population, employment or commercial activity) or is not able to be easily accessed by public transport, walking or cycling; or~~
 - 4. ~~its release would offer significant benefits to the local area;~~

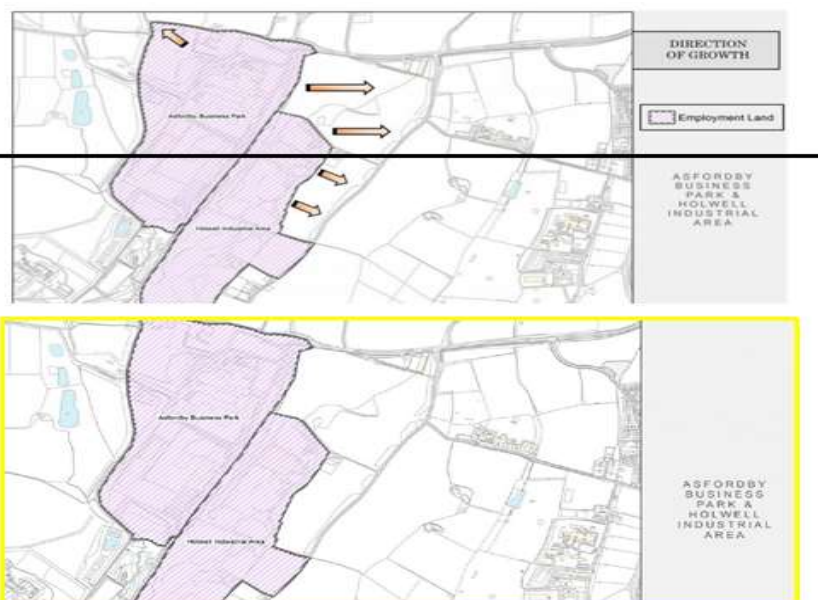
Proposals for non B-class employment uses on employment sites will be allowed where they would support the effective operation of that site and would not be more appropriately located in town centres **or are required to make the site viable and are not in conflict with policies contained within this Local Plan.**

Policy EC4

Proposals for employment.....

- The site is located in an area that can **or has the scope to** be easily accessed by public transport, walking and cycling; and

	<ul style="list-style-type: none"> • context of the existing settlement. 	
MM 12	<p>ASFORDBY BUSINESS PARK AND HOLWELL WORKS</p> <p>6.12.1 The Holwell Works and Asfordby Business Park represent significant opportunities and challenges for the Borough. <u>The area identified as Asfordby Business Park in Figure 8 and on the Policies Map is the entire business park area that is being marketed for employment uses. It includes at least 10ha of brownfield land, and it is this that should be the focus of growth during the plan period. Any expansion beyond this, onto the greenfield part of the site (7.6ha in the north west corner – see Figure 8), will only be permitted where it can be demonstrated that the proposed development will avoid harm to the significance of the adjacent Grade II* listed Church of St Bartholomew, Welby including the remaining earthworks and old pasture in its setting which appear to represent the physical remains of the medieval village it was built to serve. Any development shall be informed by pre-determination archaeological investigation such that earthworks or buried remains within the allocation area can be treated in the planning process in a manner proportionate to their importance both in their own right and as setting to the church.</u> Both sites are identified on Figure 8. Studies have suggested that the Holwell Works site is contaminated affecting the viability of appropriate development. Asfordby Business Park is under occupied, but this may be partly due to units only being available on a leasehold arrangement and therefore not attractive to potential freehold investors. Improved access to both sites would be required to allow significant major redevelopment/remodelling. This is likely to be secured as part of the Melton Mowbray Distributor Road. <u>Improved access will be considered as part of the Melton Mowbray Transport Strategy and will likely be secured through development specific mitigation. Both sites are identified on Figure 8.</u></p>	



Note: The Council should substitute Figure 8, as outlined in yellow above, by the corrected Figure 8 as per the Council's email dated 7 August 2018 to Andy Gadsby, The Planning Inspectorate.

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TOWN CENTRES AND RETAILING

6.14.3 Melton Borough Council will work proactively with the private sector and other partners such as the Melton BID (Business Improvement District) to deliver the comparison retail need throughout the plan period to in a way that positively improves the overall retail offer of Melton Mowbray town centre. This could include realising development, redevelopment and land assembly opportunities arising from the Melton Mowbray Transport Strategy and/or land currently in beneficial uses. Furthermore, the Council will investigate opportunities through its Town Centre Strategy (a commitment made in the Melton Growth & Prosperity Plan. 2018-2022) to ensure this need is met.

6.15.7 Leisure facilities, restaurantswhich would not weaken the shopping function and experience. Residential development often also plays an important role in ensuring the vitality of centres, but consideration of residential amenity (see Policy D1) and the noise and disturbance of other town centre uses will be important in determining appropriate locations for this.

Policy EC5 - Melton Mowbray Town Centre

Melton Mowbray Town Centre will be the focus for retail growth in the Borough of Melton. The extent of the town centre and primary retail frontages is defined on the Policies Map.

As part of a wider strategy to promote and enhance the town centre, the Council will work proactively with business and property owners within and on the edge of the town centre to identify development, redevelopment and site assembly opportunities to meet the identified needs for 12,670m² net of additional comparison retail floorspace by 2036.

A sequential approach will be applied to the location of proposals for main town centre uses which prioritises sites within centres ahead of edge of centre sites. Out of centre locations will only be considered if sequentially preferable sites are not available **within the town centre or on the edge of the centre and if the location is accessible and well connected to the town centre.**

Retail impact assessments will be required to accompany proposals in Melton Mowbray for main town centre uses in edge of centre or out of centre locations where the gross floorspace proposed is above 200sqm.

Outside of primary shopping frontages, but within the defined town centre, proposals for commercial leisure uses, restaurants, bars & pubs and hot food takeaways will be supported where these support day and evening activity and the main retail use of the town centre.

Policy EC7 – Retail Development in the Borough

In other settlements with an existing retail offer..... other retail facilities within service centres.

Small independent village shops, post offices, and social enterprises **and farm shops up to 200 square metres** are exempt from this requirement.

Outside of Melton Mowbray town centre service centres and in all cases, a retail impact assessment will be required to accompany planning applications.

Appendix 5: Monitoring Framework

INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES
Policy EC5 – Melton Mowbray Town Centre					

	<p>Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre.</p> <p>To retain a strong presence of retail uses in the primary shopping frontages of Melton Mowbray town centre.</p> <p>Jobs and Prosperity Priority 3.</p> <p>33% of Primary Retail Frontage currently occupied by non-A1 uses.</p> <p>No more than 40% 33% of primary shopping in Melton Mowbray town centre to be occupied by non-A1 uses.</p>	
MM 14	<p>TOURIST ACCOMMODATION</p> <p>Policy EC8 – Sustainable Tourism Sustainable tourism, visitor and cultural developmentvalued tourist attractions in the Borough.</p> <p><u>Larger proposals for tourist attractions/accommodation outside of Melton Mowbray, Service Centres and Rural Hubs may be supported, provided it can be proven to add significantly and demonstrably to the Borough's economic or tourist offer and can be demonstrated that a suitable more sustainable location is not available or practicable."</u></p>	
MM 15	<p>LANDSCAPE AND NATURE CONSERVATION</p> <p>Policy EN1 – Landscape The character of Melton Borough's landscape and countryside will be enhanced and protected conserved and, where possible, enhanced by:</p> <p>I. Ensuring new development is sensitive to its landscape setting and <u>that it seeks, where possible, to</u> enhances the distinctive qualities of the landscape character areas-type (as defined in the Landscape Character Assessment); and</p> <p>II. Requiring new developments to respect existing landscape character and features. Proposals will be supported where they do not <u>have an unacceptable</u> adversely affect <u>effect upon</u> important landscape features including:</p> <ol style="list-style-type: none"> 1. Distinctive topography; 2. Important trees, hedges and other vegetation features; 3. Important ponds, watercourses & other water areas; 4. Important views, approaches and settings. <p>In addition, new developments will be supported where they:</p> <ol style="list-style-type: none"> 5. Do not <u>have an unacceptable</u> adversely affect <u>effect upon</u> an area's sense of place and local distinctiveness; and 6. Do not <u>have an unacceptable</u> adversely affect <u>effect upon</u> areas of tranquillity, including those benefiting from dark skies, unless proposals can <u>demonstrate how it is intended to contribute towards minimising light pollution."</u> be adequately mitigated through the use of buffering be adequately <p>In order to mitigate potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals will be required to respond <u>should have due regard</u> to design guidance in the individual assessments of settlement fringe sensitivity in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, <u>or any subsequent evidence document.</u></p>	

	<p>Neighbourhood Plans will be encouraged to use evidence provided in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' to inform site allocations and design guidance, to ensure that the Borough's landscape will be enhanced and protected conserved and, where possible, enhanced.</p> <p>Policy EN2 – Biodiversity & Geodiversity The Borough Council will seek to achieve</p> <p>G) existing, potential or proposed internationally important sites, such as Rutland Water Special Protection Area/Ramsar, either individually or cumulatively in association with other plans or projects., namely Rutland Water SPA/Ramsar;planning obligations and management agreement.</p>	
MM 16	<p>GREEN INFRASTRUCTURE AND GREEN SPACE</p> <p>Policy EN3 – The Melton Green Infrastructure Network A strategic approach to the delivery, protection and enhancement of green infrastructure will be taken by the Borough Council working with partners, in order to deliver new assets where deficits have been identified in the green infrastructure strategy and to enhance the following primary green infrastructure areas:</p> <ol style="list-style-type: none"> 1. Melton North and Melton South Sustainable Neighbourhoods in accordance with Policy C1; 2. Areas of Separation in accordance with Policy EN4; 3. River Wreake and River Eye strategic corridor; 4. Jubilee Way; 5. <u>Leicestershire Round footpath</u> 5-6. Melton Country Park; 6-7. Grantham Canal; 7-8. The Wolds Escarpment; 8-9. Burrough on the Hill Country Park; and 9-10. Newark to Market Harborough disused railway line. <p>(+ Subsequent renumbering of bullet points in the policy thereafter)</p> <p>Policy EN5 – Local Green Space Development proposals will be required..... Local Green Space such that its character is protected. Neighbourhood Plans are encouraged to designate additional Local Green Space as evidenced by the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study or other up to date evidence document. Spaces which have the potential for designation in the future, subject to enhancement, have been identified in the Study.</p>	

MM 17	<p>SETTLEMENT CHARACTER</p> <p><u>7.6.3 The guidance set out in Historic England’s Advice Note 3 should be given due consideration for managing change within the settings of heritage assets including historic buildings, sites, areas and landscapes.</u></p>	
MM 18	<p>CLIMATE CHANGE, ENERGY EFFICIENCY AND LOW CARBON DEVELOPMENT, AND ENERGY GENERATION</p> <p>Policy EN8 – Climate Change All new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, <u>subject to considerations of viability</u>, in terms of:..... to support new development.</p> <p>Policy EN9 – Ensuring Energy Efficient and Low Carbon Development <u>Major development proposals will be required to demonstrate how the need to reduce carbon emissions has influenced the design, layout and energy source used, subject to viability. A design and access statement will need to consider the following:</u> Development proposals, including refurbishment, will be supported where they demonstrate the following, subject to viability:</p> <ol style="list-style-type: none"> 1. How effective use has been made of materials that have been reused, recycled, are renewable, locally sourced, have been transported in the most sustainable manner, and have low embodied energy; A site waste management plan which emphasises waste minimisation, re-use and recycling during demolition and construction; 2. How the design optimises natural sunlight and solar gain, and prevents overheating including providing non-mechanical means of ventilation and opportunities for cooling from tree planting and landscaping. 3. How heat loss from all elements of the building envelope will be prevented; 4. Water efficient measures to reduce demand on water resources, including through the use of efficient appliances, rainwater recycling, water butts and underground storage tanks, where technically feasible; Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete; 5. How developments (dwellings and non-dwellings) have considered <u>On-site</u> renewable, low carbon or de-centralised energy provision, including connection to existing networks, where feasible, in accordance with Policy EN10. Where it is not possible to connect to or install a low carbon heat network, a statement must provide evidence that this has been fully explored and is unfeasible; 6. Space for a home office in new homeshas been considered; 7. Space for cycle storage in new homes and employment sites has been considered and, where appropriate showers and changing facilities; 8. Charging points for electric carshas been considered. 9. A design and access statement for major development which demonstrates how the need to reduce carbon emissions has influenced the design, layout and energy source used. <p>A site waste management plan which emphasizes waste minimization, re-use and recycling during demolition and construction will be required for major development proposals;</p>	

	<p>Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete; The retro-fitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it:</p> <ul style="list-style-type: none"> I. does not harm heritage assets or their significance; and II. protects the character of conservation areas. <p>7.18.5 All major development proposals will be expected to be accompanied by a proportionate statement of their sustainability. The statement will show.....can also support sustainable development.</p> <p>Policy EN10: Energy Generation from Renewable and Low Carbon Sources Renewable and low carbon energy proposals appropriate for Melton, including biomass power generation, combined heat and power (CHP), hydro, wind, solar and micro generation systems, will be supported and considered in the context of sustainable development and climate change.</p> <p>Proposals for renewable and low carbon energy technology, associated infrastructure and integration of renewable and low carbon technology on existing or proposed structures will be assessed both individually and cumulatively on their merits taking account of the following factors;</p> <p>17. The development site is in an area identified as being of low or low to moderate sensitivity to wind turbine development in the Melton and Rushcliffe Landscape Sensitivity Study 2014. These areas and acceptable turbine requirements are set out in the following table below. <u>The landscape character units are indicated on the Policies Map.</u></p> <p>In developing proposals for new thermal generating stations, developers should consider the opportunities for CHP and district heating from the very earliest point and it should be adopted as a criterion when considering locations for a project. Renewable and low carbon energy proposals which will directly benefit a local community in the medium and long term and/or are targeted at residents experiencing fuel poverty will be particularly supported.</p>
MM 19	<p>FLOOD RISK, FOUL WATER AND SUSTAINABLE DRAINAGE SYSTEMS</p> <p>Policy EN11 – Minimising the Risk of Flooding Melton Borough Council will ensure that developers and landowners.</p> <p>The Borough Council will follow a sequential approach to flood risk management with the aim of locating development on land with the lowest risk of flooding (Zone 1 <u>and outside of surface water flood risk</u>). For development in Flood Zones 2, 3a and 3b, the exception test will be applied in</p>

	<p>accordance with Planning Practice Guidance. In addition,</p> <p>.....</p> <p>Proposals will need to demonstrate that the <u>there is</u> capacity of <u>within</u> the foul water sewerage network has been considered <u>or that capacity can be made available prior to the occupation of the development.</u></p> <p>Proposals for flood management identified in the Strategic Flood Risk Assessment have been addressed.</p> <p>Policy EN12 – Sustainable Drainage Systems</p> <p>Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands near watercourses <u>and the introduction of blue green corridors.</u></p>	
MM 20	<p>INFRASTRUCTURE DELIVERY</p> <p>8.4.3 In the rural area, a number of schools are likely to require developer contributions to help meet the costs of providing additional pupil places, either through an extension to existing schools or through replacement with a new larger school. <u>In such circumstances it would be appropriate to seek from developers the full costs of expanding schools rather than a contribution based on the yield rates and cost multipliers. The County Council would wish to see the contribution paid at a very early stage of development to ensure the early availability of places as new housing becomes occupied. If this is not achievable or possible then the County Council may also seek an additional contribution to cover transport transitional costs for pupils to nearby schools having a place, until such time as the new accommodation is available in the locality.</u></p> <p>8.4.4 At secondary school level, the required places resulting from development justify additional provision, as anticipated pupil numbers cannot be accommodated at existing school sites over the plan period. Extensions to <u>Longfield Academy,</u> John Ferneley College and Belvoir High School are required, as well as provision within the South Sustainable Neighbourhood for a new 600 place secondary school. <u>Costs have been estimated for Longfield Academy expansion which are in excess of funds from developer contributions based on the yield rates and cost multipliers. To expand John Fernley College will require additional land. Further discussion is required with both Academy Trusts and Melton Borough Council.</u></p> <p><u>8.4.5 Leicestershire County Council has a duty to ensure that there is sufficient early learning and childcare for children from 0 to 14 years old for working parents. Leicestershire County Council's Early Learning and Childcare Service is looking at how developer contributions can be sought to help provide early years places by, for example, adding early years provision onto new school builds which could be run by the school or a private provider.</u></p>	
MM 21	<p>DESIGN</p> <p>Policy D1 – Raising the Standard of Design</p>	

	<p>All new developments should.....</p> <p>b) New development should meet basic urban design principles outlined in this plan and any accompanying Supplementary Planning Documents;</p> <p>j) Performs well against Building for Life 12 <u>or any subsequent guidance</u> and seeks to develop the principles of 'Active Design' for housing developments.</p> <p>k) makes adequate provision for car parking; and</p> <p>l) development should be managedsafeguarding and improving health and well-being for all.</p> <p>9.4.14 The potential to reduce the risk of crime and anti-social behaviour <u>and to promote public safety</u> should be maximised though the design and layout of new development.....Gated communities, for example, will not normally be permitted.</p> <p><u>Design Review</u></p> <p><u>9.4.19 Design Review is a tried and tested method of promoting good design and is a cost effective way to improve quality. Applicants will be encouraged to engage in design review for all new major developments.</u></p>	
MM 22	<p>AGRICULTURAL WORKERS' DWELLINGS</p> <p>Policy D3 – Agricultural Workers' Dwellings</p> <p><u>J) Applications for agricultural / rural workers' dwellings should be of an appropriate size and scale. Applications for dwellings with extensive facilities which are deemed to be excessive and beyond the remit of the operation will be refused.</u></p> <p>9.5.5 Applications for agricultural/rural workers' dwellings should be of an appropriate size and scale. Applications for a dwelling with extensive facilities which are deemed to be excessive and beyond the remit of the operation will be refused.</p>	

MELTON LOCAL PLAN SCHEDULE OF MAIN MODIFICATIONS

Appendix 1: Map based Main Modifications to Melton local Plan Appendix 1 – site allocations and policies

August 2018

Note: In accordance with MM4 to Policy MEL3, the site boundary for MEL3 shown in the map for Melton Mowbray North should be corrected to accord with the approved site boundary as confirmed by the Council by e-mail dated 13 August 2018 to Andy Gadsby, The Planning Inspectorate

Asfordby Melton Local Plan

Key

- Housing Allocation
- Reserve Site

Reference	Area [ha]	Capacity [dwellings]
ASF1	5.66	100
ASF2	3.19	55
ASF3	3.06	70

Scale (A3):
1:5,000



Bottesford

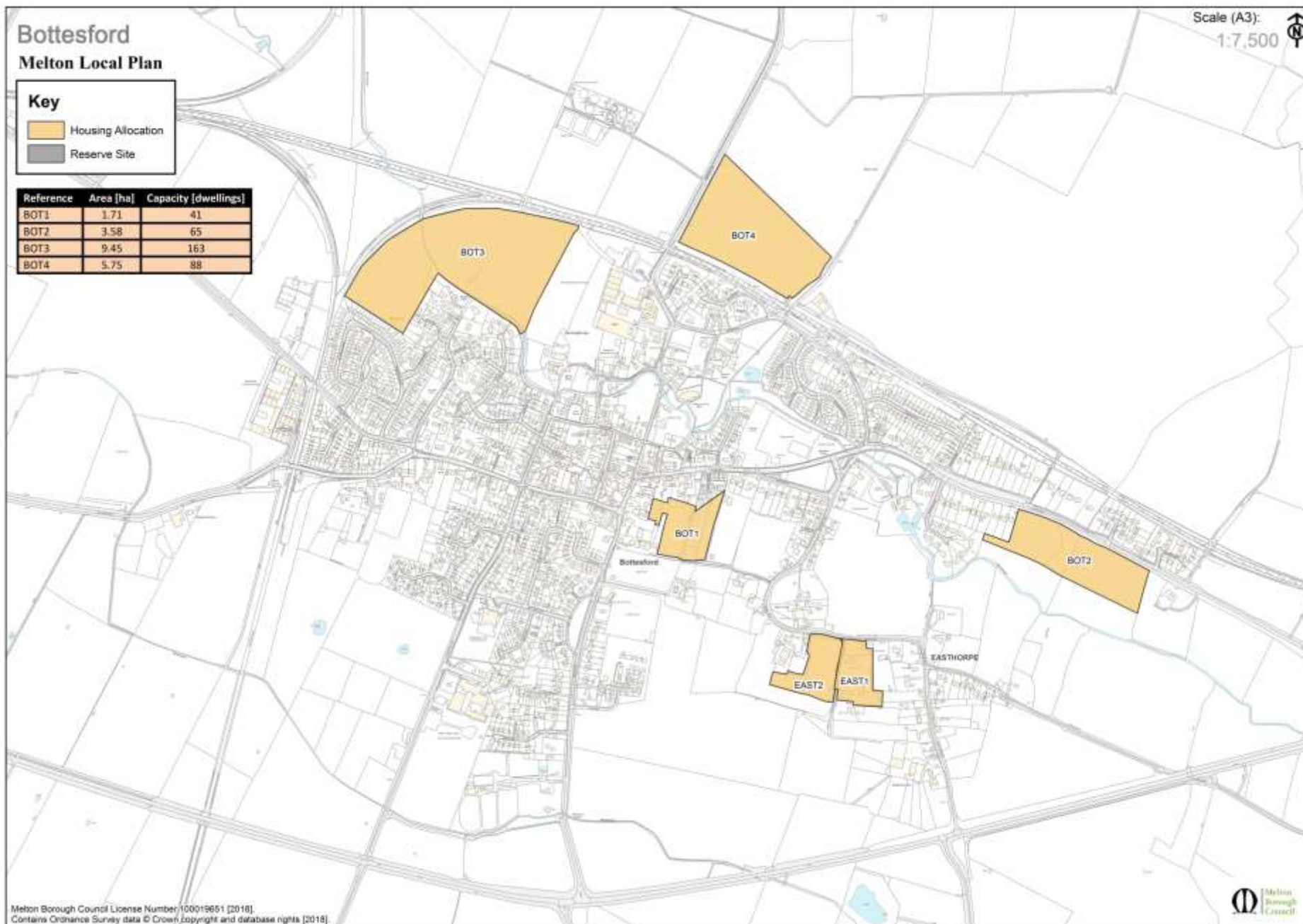
Melton Local Plan

Key

- Housing Allocation
- Reserve Site

Reference	Area [ha]	Capacity [dwellings]
BOT1	1.71	41
BOT2	3.58	65
BOT3	9.45	163
BOT4	5.75	88

Scale (A3):
1:7,500



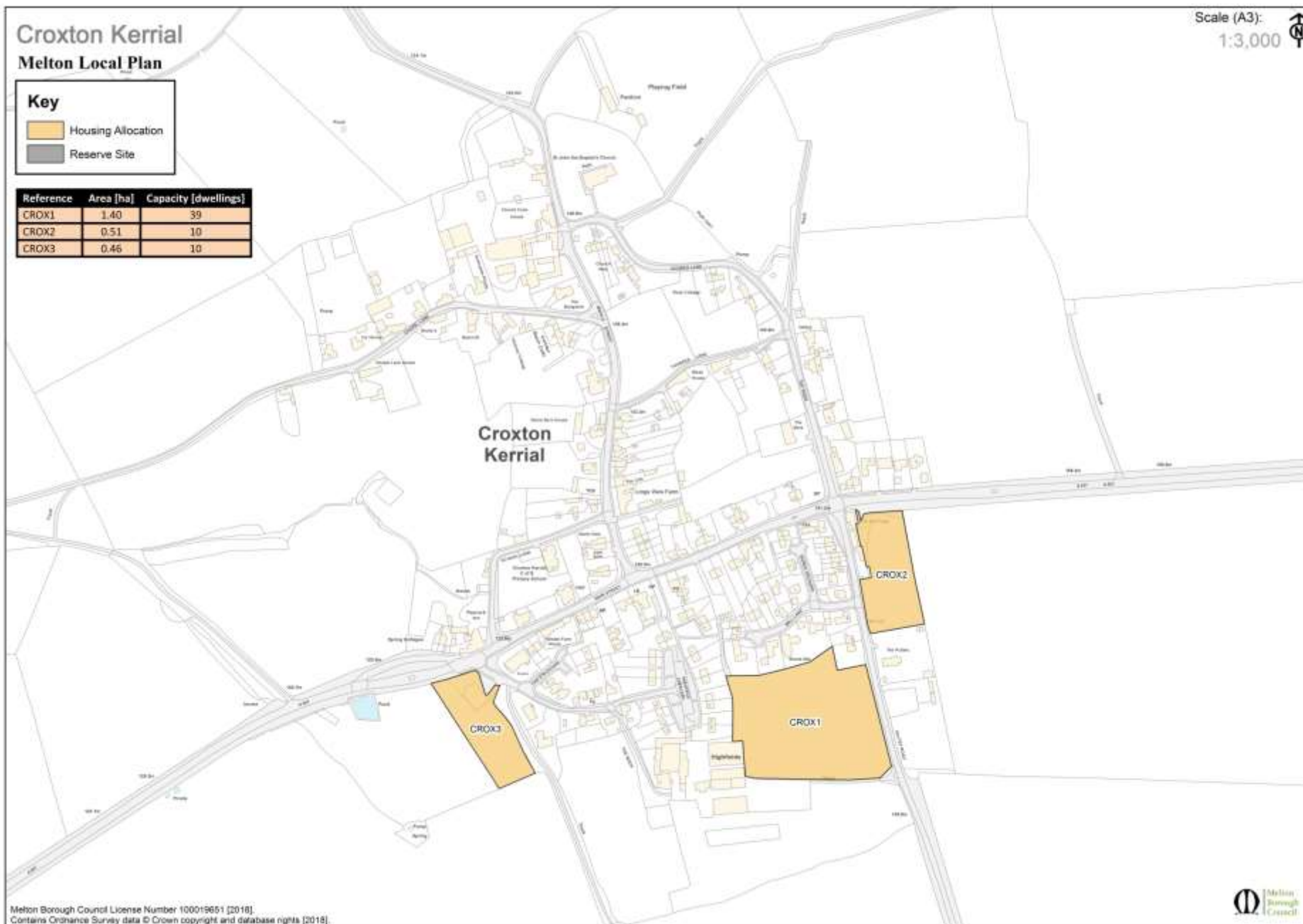
Croxton Kerrial Melton Local Plan

Key

- Housing Allocation
- Reserve Site

Reference	Area [ha]	Capacity [dwellings]
CROX1	1.40	39
CROX2	0.51	10
CROX3	0.46	10



Scale (A3):
1:3,000



Harby

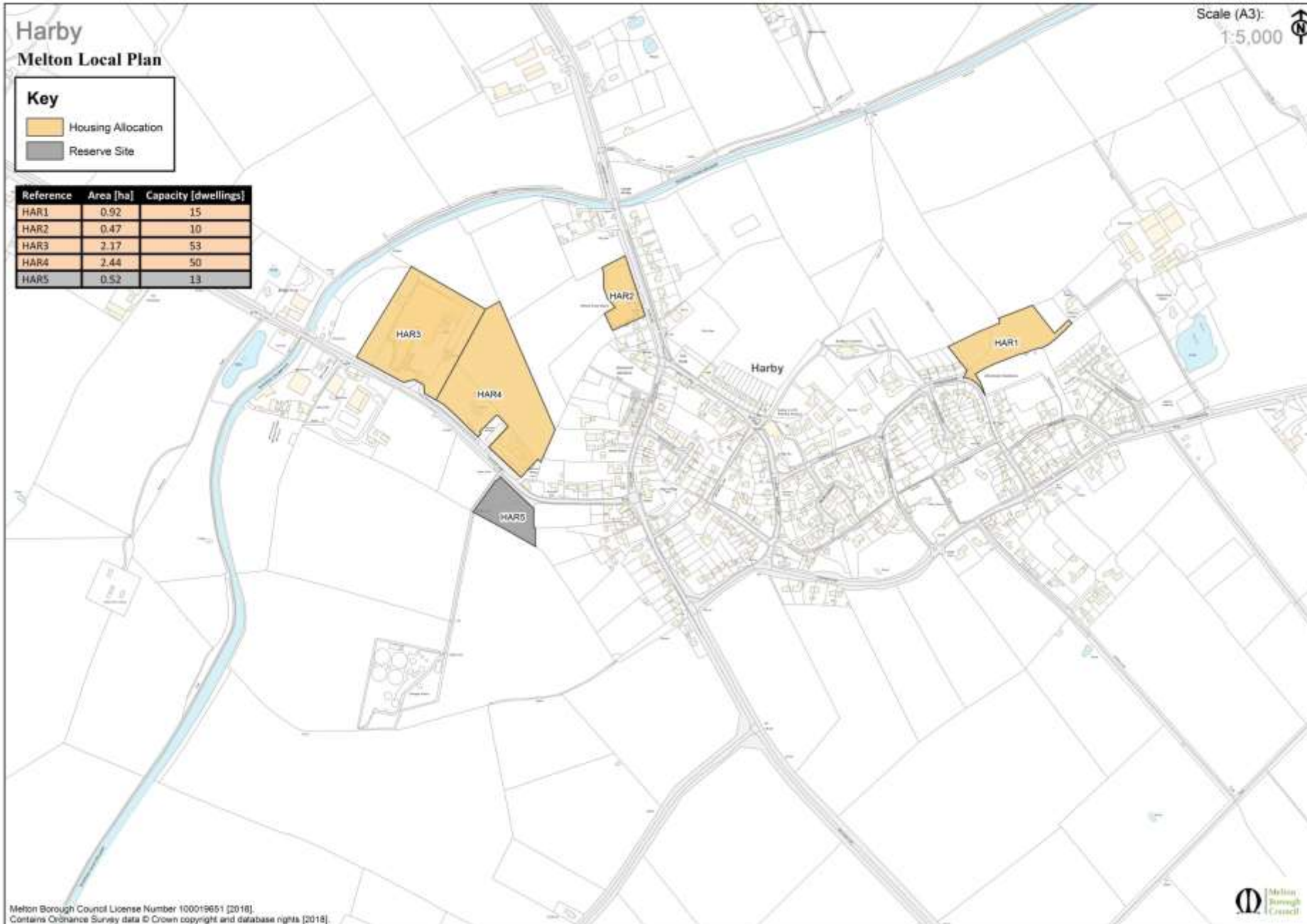
Melton Local Plan

Key

-  Housing Allocation
-  Reserve Site



Reference	Area [ha]	Capacity [dwellings]
HAR1	0.92	15
HAR2	0.47	10
HAR3	2.17	53
HAR4	2.44	50
HAR5	0.52	13

Scale (A3):
1:5,000



Long Clawson Melton Local Plan

Key

-  Housing Allocation
-  Reserve Site

Reference	Area [ha]	Capacity [dwellings]
LONG1	1.89	10
LONG2	1.05	35
LONG3	2.16	45
LONG4	1.65	40

Scale (A3):
1:5,000



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Melton Mowbray North Melton Local Plan

Scale (A3):
1:7,500



Melton Mowbray North

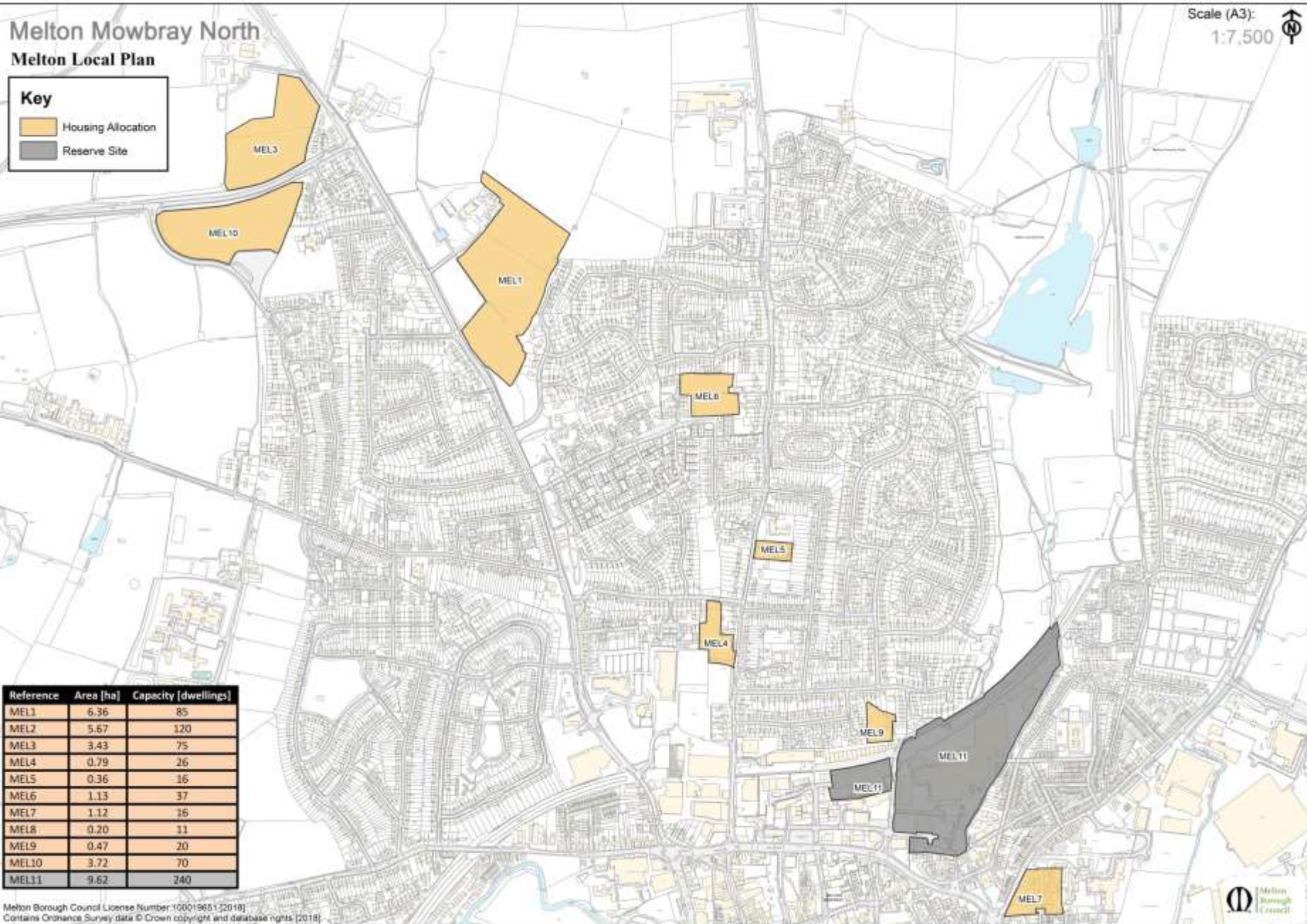
Melton Local Plan

Scale (A3):
1:7,500



Key

- Housing Allocation
- Reserve Site



Reference	Area [ha]	Capacity [dwellings]
MEL1	6.36	85
MEL2	5.67	120
MEL3	3.43	75
MEL4	0.79	26
MEL5	0.36	16
MEL6	1.13	37
MEL7	1.12	16
MEL8	0.20	11
MEL9	0.47	20
MEL10	3.72	70
MEL11	9.62	240

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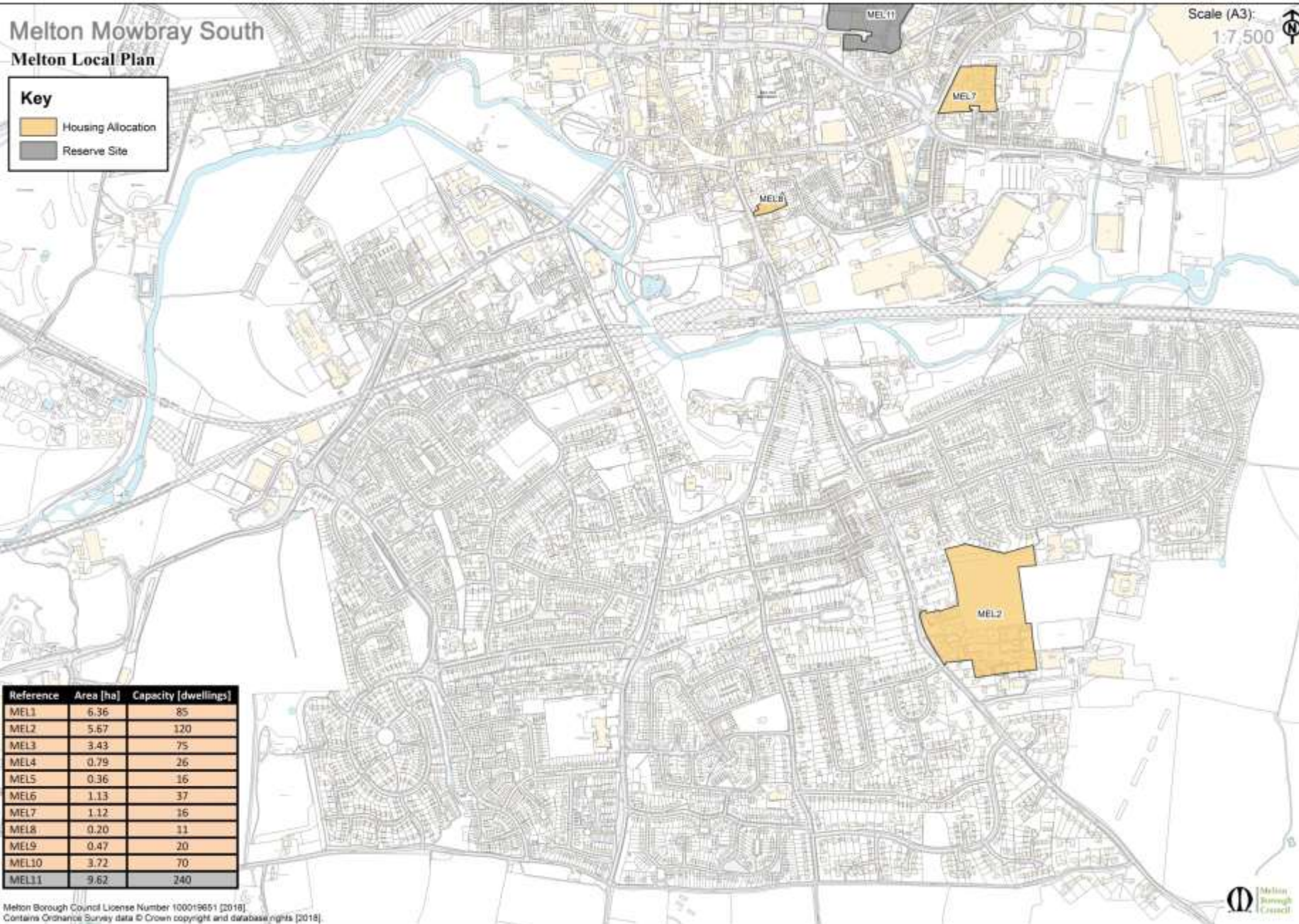
Melton Mowbray South

Melton Local Plan

Key

- Housing Allocation
- Reserve Site

Scale (A3):
1:7,500



Reference	Area [ha]	Capacity [dwellings]
MEL1	6.36	85
MEL2	5.67	120
MEL3	3.43	75
MEL4	0.79	26
MEL5	0.36	16
MEL6	1.13	37
MEL7	1.12	16
MEL8	0.20	11
MEL9	0.47	20
MEL10	3.72	70
MEL11	9.62	240

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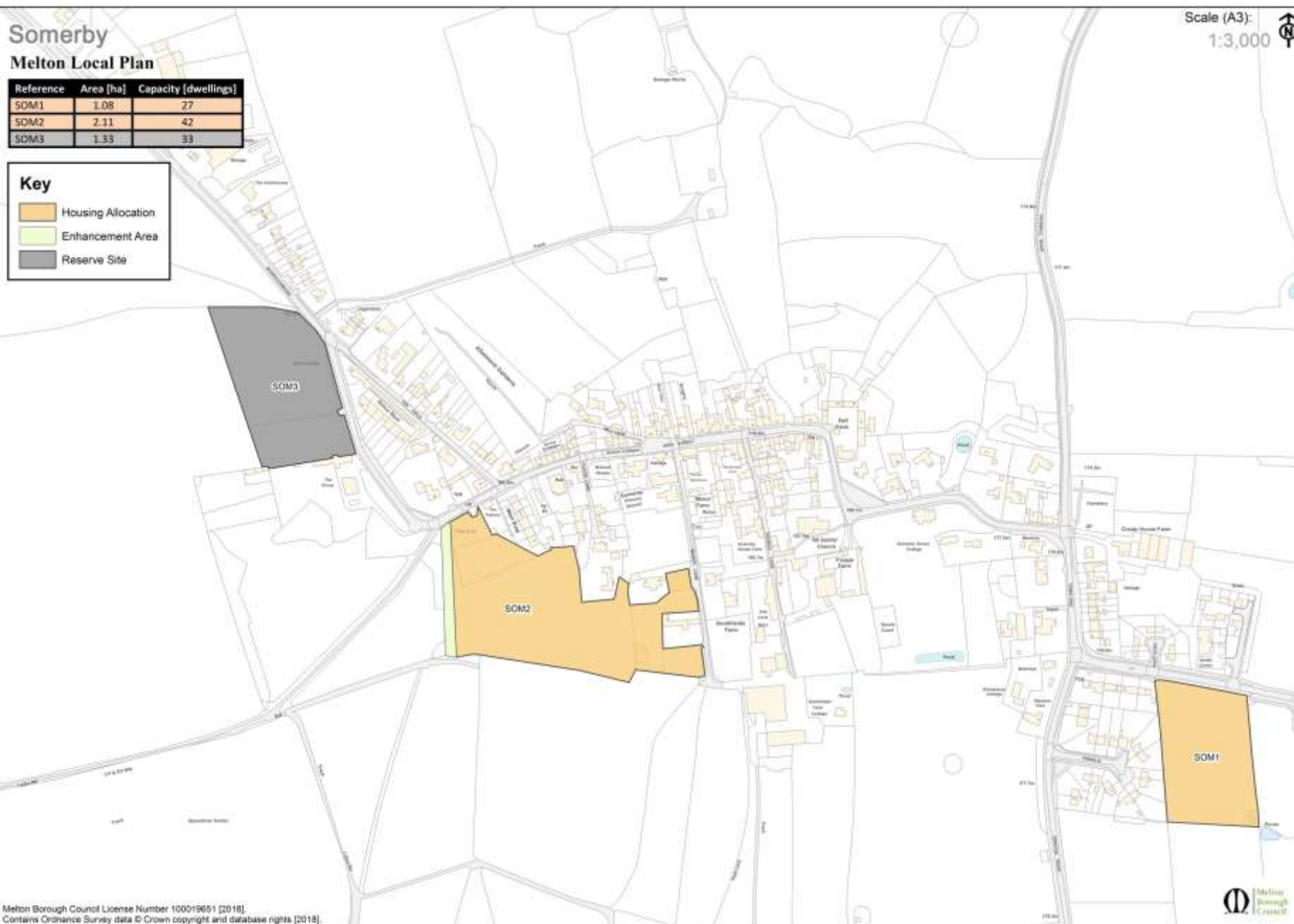
Somerby Melton Local Plan

Reference	Area [ha]	Capacity [dwellings]
SOM1	1.08	27
SOM2	2.11	42
SOM3	1.33	33

Key

- Housing Allocation
- Enhancement Area
- Reserve Site

Scale (A3):
1:3,000



Stathern

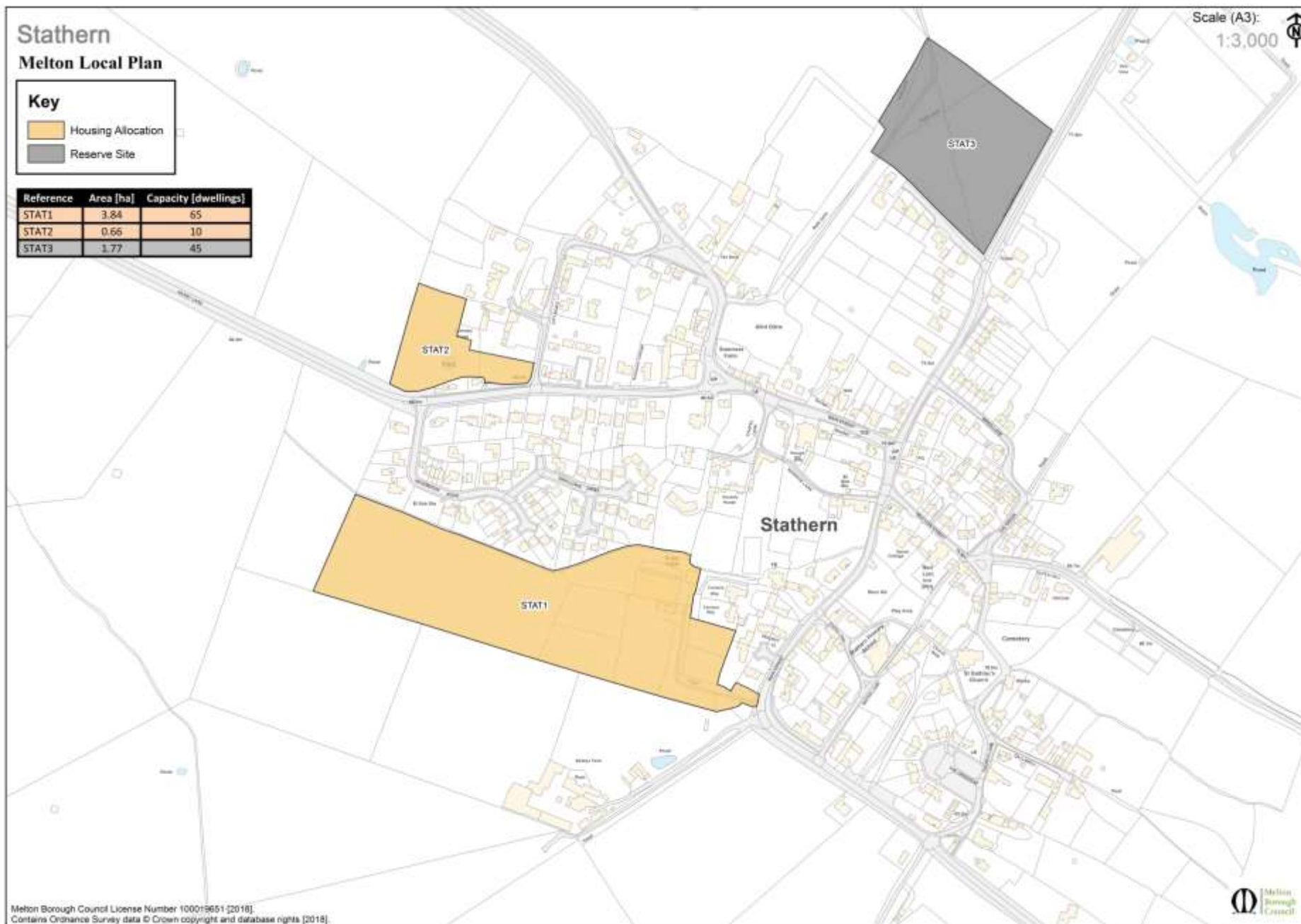
Melton Local Plan

Key

- Housing Allocation
- Reserve Site

Reference	Area [ha]	Capacity [dwellings]
STAT1	3.84	65
STAT2	0.66	10
STAT3	1.77	45



Scale (A3):
1:3,000



Waltham on the Wolds

Melton Local Plan

Key

-  Housing Allocation
-  Reserve Site

Reference	Area [ha]	Capacity [dwellings]
WAL1	0.68	26
WAL2	4.68	105
WAL3	8.99	168

Scale (A3):
1:5,000

