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Melton Local Plan: Main Modifications

Habitats Regulations Assessment Addendum

Prepared by LUC
June 2018

Project Title: Habitats Regulations Assessment of the Melton Local Plan

Client: Melton Borough Council

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2	03/05/18	Final Habitats Regulations Assessment Addendum for the proposed Main Modifications to the Melton Local Plan	Kate Nicholls	Jeremy Owen	Jeremy Owen
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Introduction

- 1.1 In October 2017 Melton Borough Council submitted the Melton Local Plan for independent examination by a Planning Inspector appointed by the Secretary of State. A Habitats Regulations Assessment (HRA) Report was submitted alongside the Plan. As well as the main HRA Report for the Pre-Submission Draft Local Plan (October 2016), a Technical Note (June 2017) was also submitted which related to the Focussed Changes that Melton Borough Council make to the Pre-Submission Draft Local Plan prior to submission.
- 1.2 Public examination hearings were held between 30th January and 9th February 2018. At the invitation of the Council, the Inspector prepared a Schedule of Main Modifications to the Plan, which was published for consultation from 10th May 2018. However, on 15th June (prior to the end of the consultation), Melton Borough Council suspended consultation on the Main Modifications as it became apparent that some further changes needed to be proposed. The updated set of proposed Main Modifications is to be published for a new six week consultation period from 21st June 2018. The proposed modifications take into account the matters raised during the examination by the Inspector and participating representors.
- 1.3 This HRA Addendum presents an assessment of the proposed Main Modifications and considers their implications for the HRA findings reported previously. It has been updated since it was originally prepared, in order to reflect the most recent set of proposed Main Modifications. In combination with the HRA Report and Technical Note submitted alongside the Local Plan for examination, this Addendum represents an HRA of the Local Plan as proposed to be modified, updating the findings presented in the HRA Report and Technical Note which accompanied the examined Local Plan. It should be noted that this is an Addendum to the HRA documents and that the Addendum, the full HRA Report and the Technical Note should therefore be read together.
- 1.4 This HRA Addendum focusses on the 'Main Modifications' to the Local Plan only. Additional Modifications have also been prepared to address non-substantive matters such as typographical, factual and grammatical errors. These Minor Modifications are not subject to HRA as they do not have the potential to lead to adverse effects on the integrity of European designated sites.

Habitats Regulations Assessment

- 1.5 The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007 and updated in 2010¹ and again in 2012². Therefore when preparing its Local Plan, Melton Borough Council is required by law to carry out a Habitats Regulations Assessment.
- 1.6 The HRA refers to the assessment of the potential effects of a development plan on one or more European Sites, including Special Protection Areas and Special Areas of Conservation:
 - SPAs are classified under the European Council Directive 'on the conservation of wild birds' (79/409/EEC; 'Birds Directive') for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
 - SACs are designated under the Habitats Directive and target particular habitats (Annex 1) and/or species (Annex II) identified as being of European importance.
- 1.7 Currently, the Government also expects potential SPAs (pSPAs), candidate SACs (cSACs) and Ramsar sites to be included within the assessment³.

¹ The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007. HMSO Statutory Instrument 2007 No. 1843. From 1 April 2010, these were consolidated and replaced by the Conservation of Habitats and Species Regulations 2010 (SI No. 2010/490). Note that no substantive changes to existing policies or procedures have been made in the new version.

² The Conservation of Habitats and Species (Amendment) Regulations 2012. Statutory Instrument 2012 No. 1927.

³ *Planning Policy Statement 9: Biodiversity and Geological Conservation*. OPDM, 2005.

- Ramsar sites support internationally important wetland habitats and are listed under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Convention, 1971).

1.8 For ease of reference during HRA, these three designations are collectively referred to as European sites, despite Ramsar designations being at the wider international level.

1.9 The overall purpose of the HRA is to conclude whether or not a proposal or policy, or whole development plan would adversely affect the integrity of the site in question. This is judged in terms of the implications of the plan for a site's 'qualifying features' (i.e. those Annex 1 habitats, Annex 11 species, and Annex 1 bird populations for which it has been designated). Significantly, HRA is based on the precautionary principle - where uncertainty or doubt remains, an adverse impact should be assumed.

1.10 Details on how the HRA process has informed the Local Plan-making process can be found in the HRA Report for the Pre-Submission Draft Local Plan (October 2016).

Assessment Process

1.11 **Table 1** below summarises the stages involved in carrying out a full HRA, based on various guidance documents^{4,5,6}

Table 1: Stages in HRA

Stage	Task	Outcome
Stage 1: Screening (the 'Significance Test')	Description of the plan. Identification of potential effects on European Sites. Assessing the effects on European Sites (taking into account potential mitigation provided by other policies in the plan).	Where effects are unlikely, prepare a 'finding of no significant effect report'. Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.
Stage 2: Appropriate Assessment (the 'Integrity Test')	Gather information (plan and European Sites). Impact prediction. Evaluation of impacts in view of conservation objectives. Where impacts considered to affect qualifying features, identify alternative options. Assess alternative options. If no alternatives exist, define and evaluate mitigation measures where necessary.	Appropriate assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures. If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.
Stage 3: Assessment where no alternatives exist and adverse impacts remain taking into account mitigation	Identify 'imperative reasons of overriding public interest' (IROPI). Identify potential compensatory measures.	This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.

⁴ *Assessment of plans and projects significantly affecting European Sites. Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.* European Commission Environment DG, November 2001.

⁵ *Planning for the Protection of European Sites. Guidance for Regional Spatial Strategies and Local Development Documents.* Department for Communities and Local Government (DCLG), August 2006.

⁶ *The Appropriate Assessment of Spatial Plans in England. A guide to why, when and how to do it.* RSPB. August 2007.

- 1.12 When assessing the effects of the Melton Local Plan in accordance with Regulation 102 of the Conservation of Habitats and Species Regulations 2010, there are potentially two tests to be applied by the competent authority: a 'Significance Test' followed if necessary by an Appropriate Assessment which will inform the 'Integrity Test'. The relevant sequence of questions is as follows:
- Step 1: Under Reg. 102(1)(b), consider whether the plan is directly connected with or necessary to the management of the sites. If not –
 - Step 2: Under Reg. 102(1)(a) consider whether the plan is likely to have a significant effect on the site, either alone or in combination with other plans or projects (the 'Significance Test'). *[These two steps are undertaken as part of Stage 1: Screening shown in Table 1 above.]* If Yes –
 - Step 3: Under Reg. 102(1), make an Appropriate Assessment of the implications for the site in view of its current conservation objectives (the 'Integrity Test'). In so doing, it is mandatory under Reg. 102(2) to consult Natural England, and optional under Reg. 102(3) to take the opinion of the general public. *[This step is undertaken during Stage 2: Appropriate Assessment shown in Table 1 above.]*
 - Step 4: In accordance with Reg.102(4), but subject to Reg.103, give effect to the land use plan only after having ascertained that the plan will not adversely affect the integrity of the European site.
- 1.13 It is normally anticipated that an emphasis on Stages 1 and 2 of this process will, through a series of iterations, help ensure that potential adverse effects are identified and eliminated through the inclusion of mitigation measures designed to avoid, reduce or abate effects. The need to consider alternatives could imply more onerous changes to a plan document. It is generally understood that so called 'imperative reasons of overriding public interest' (IROPI) are likely to be justified only very occasionally and would involve engagement with both the Government and European Commission.
- 1.14 The HRA should be undertaken by the 'competent authority' - in this case Melton Borough Council, and LUC has been commissioned to do this on its behalf. The HRA also requires close working with Natural England as the statutory nature conservation body⁷ in order to obtain the necessary information and agree the process, outcomes and any mitigation proposals.

HRA conclusions for the examined Local Plan

- 1.15 HRA screening of the Pre-Submission Draft Local Plan was undertaken in accordance with available guidance and was based on a precautionary approach, as required under the Habitats Regulations. The HRA screening conclusions for the Pre-Submission Draft Local Plan were that, although none of the policies in the Local Plan were considered likely to have significant effects on European sites, a number of the policies may result in likely significant effects on European sites, in relation to potential offsite damage/disturbance to habitats and non-physical disturbance, increased air pollution and increased recreation pressure. These issues were examined in more detail through Appropriate Assessment and it was concluded that, provided that the mitigation identified in the Melton Local Plan is implemented, adverse effects on the integrity of any of the European sites considered are not expected.
- 1.16 The potential for the Melton Local Plan to have likely significant effects on European sites in combination with the Local Plans for Rutland and Harborough Districts could not be ruled out at the time, due to the early stage of those plans and the lack of solid HRA conclusions.
- 1.17 The Technical Note that was prepared in June 2017 in relation to the Focussed Changes that Melton Borough Council proposed to make to the Pre-Submission Draft Local Plan concluded that the majority of the Focussed Changes are minor and would not have any implications for the HRA screening assessment undertaken previously. However, it was concluded that one additional policy (IN1) would be screened in and another would be screened out (IN2) in relation to

⁷ Regulation 5 of *The Conservation of Habitats and Species Regulations 2010*. HMSO Statutory Instrument 2010 No. 490.

transport infrastructure. When the Appropriate Assessment conclusions reached previously were revisited in light of the Focussed Changes it was concluded that, while a number of small allocations would be added or removed from the Pre-submission Draft Local Plan and the capacity and boundaries of others would be modified, the overall scale and distribution of growth remained broadly similar and policies within the Local Plan which provide mitigating effects would not be affected by the Focussed Changes. While changes to the proposed distributor road were considered likely to have a significant effect on local traffic movements at Melton Mowbray, it was concluded that these will be much less pronounced on the wider road network and are unlikely to be significant on relevant stretches near Rutland Water SPA/Ramsar site, which are approximately 5km from the town of Melton Mowbray.

- 1.18 An updated review of local plans for neighbouring authorities confirmed that the majority had not progressed since the previous Appropriate Assessment was carried out for the Pre-Submission Draft Local Plan, and no additional in-combination effects were therefore identified.
- 1.19 The findings of the Appropriate Assessment of the Pre-submission Draft Local Plan therefore remained valid, and as such it was still able to be concluded that the Local Plan (taking into account the Focussed Changes) would not have an adverse effect on the integrity of European sites.

Assessment of proposed Main Modifications

- 1.20 **Table 2** overleaf presents the schedule of proposed Main Modifications and the reasons for proposing each change, with a final column added to record the implications of each Main Modification for the HRA conclusions reported previously.
- 1.21 The HRA implications have been considered based on whether each Main Modification changes the conclusions of the HRA Report for the Pre-Submission Draft Local Plan, as updated in the Technical Note for the Focussed Changes.

Table 2: Assessment of proposed Main Modifications in relation to the HRA conclusions reported previously

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
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>To clarify the derivation of the housing requirement and the source of additional housing needs that will be accommodate within the Borough.</p>	<p>No change to HRA findings – the additional wording regarding the housing trajectory does not affect the overall scale or location of development proposed through the Local Plan. The additional information about the trajectory of housing development could indicate that any effects arising from the Local Plan are more likely to occur later in the plan period when rates of housing development would be higher; however this would also depend on which particular developments come forward at which point within the plan period. The overall effects of the Local Plan on European sites are not affected by the proposed modification.</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>To better reflect the plan’s spatial strategy and the reasonable prospects as to the pace at which the local housing market will adjust to the uplift of housing delivery</p>	<p>No change to HRA findings – the additional information regarding the housing trajectory does not affect the overall scale or location of development proposed through the Local Plan. As noted above, the additional information about the trajectory of housing development could indicate that any effects arising from the Local</p>

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			<p>Plan are more likely to occur later in the plan period when rates of housing development would be higher; however this would also depend on which particular developments come forward at which point within the plan period. The overall effects of the Local Plan on European sites are not affected by the proposed modification.</p>
	<p>Figure 6: Melton Borough Housing Trajectory</p> <p>The chart displays the housing trajectory for Melton Borough from 2011/12 to 2035/36. The y-axis represents the 'Number of dwellings' from 0 to 800. The x-axis shows financial years. The data is broken down into several categories: Completions (dark red), Melton Mowbray Sustainable Neighbourhoods (light blue), Melton Mowbray Allocations (orange), Rural Hub Allocations (yellow), Service Centre Allocations (grey), Large Sites with Planning Permission (not allocated) (medium blue), Small Sites with Planning Permission (not allocated) (green), Windfall Sites (from Year 4 onwards) (dark blue), and Stepped Requirement (yellow line with dots). The total number of dwellings starts at 157 in 2011/12, drops to 64 in 2012/13, and then fluctuates between 52 and 147 until 2018/19. From 2019/20 onwards, the total number of dwellings increases significantly, peaking at 325 in 2026/27, and then gradually declines to 300 by 2035/36.</p>	<p>To better reflect the plan’s spatial strategy and the reasonable prospects as to the pace at which the local housing market will adjust to the uplift of housing delivery</p> <p>To reflect housing supply data up to 31st March 2018. New Figure 6.</p>	<p>No change to HRA findings – the additional information regarding the housing trajectory does not affect the overall scale or location of development proposed through the Local Plan. As noted above, the additional information about the trajectory of housing development could indicate that any effects arising from the Local Plan are more likely to occur later in the plan period when rates of housing development would be higher; however this would also depend on which particular developments come forward at which point within the plan period. The overall effects of the Local Plan on European sites are not affected by the proposed modification.</p>

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	<p>Notes</p> <ol style="list-style-type: none"> <u>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.</u> <u>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</u> <p><u>Table 2: Key Components of Housing Supply</u></p> <table border="1" data-bbox="262 582 1375 1043"> <thead> <tr> <th><u>Source of supply</u></th> <th><u>Number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td><u>Completions 2011-2018</u></td> <td><u>777</u></td> </tr> <tr> <td><u>Remaining completions on large unallocated sites¹</u></td> <td><u>525</u></td> </tr> <tr> <td><u>Allocated sites (remaining capacity²)</u></td> <td><u>5314</u></td> </tr> <tr> <td><u>Remaining completions on small unallocated sites³</u></td> <td><u>265</u></td> </tr> <tr> <td><u>Windfall allowance⁴</u></td> <td><u>435</u></td> </tr> <tr> <td><u>TOTAL</u></td> <td><u>7316</u></td> </tr> </tbody> </table> <p><u>¹Dwellings not completed at 31st March 2018 on sites of 10 dwellings or more with planning permission</u></p> <p><u>²Allocations minus 11 completions in 17/18</u></p> <p><u>³Dwellings not completed at 31st March 2018 on sites of less than 10 dwellings with planning permission</u></p> <p><u>⁴Annual windfall allowance of 29dpa from Year 4 (21/22) for 15 years to 2036</u></p> <p><u>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</u></p>	<u>Source of supply</u>	<u>Number of dwellings</u>	<u>Completions 2011-2018</u>	<u>777</u>	<u>Remaining completions on large unallocated sites¹</u>	<u>525</u>	<u>Allocated sites (remaining capacity²)</u>	<u>5314</u>	<u>Remaining completions on small unallocated sites³</u>	<u>265</u>	<u>Windfall allowance⁴</u>	<u>435</u>	<u>TOTAL</u>	<u>7316</u>	<p>To reflect updated and housing supply data. To correct the windfall allowance figure. To correct the omission of small allocated sites.</p>	
<u>Source of supply</u>	<u>Number of dwellings</u>																
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	<p><u>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.</u></p>		
	<p>Policy SS2 – Development Strategy</p> <p>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. <u>Housing delivery is planned to increase within the plan period as follows:</u></p> <p style="text-align: center;"><u>Average annual housing requirement</u></p> <p><u>2011-2021 a minimum of 170 dpa</u></p> <p><u>2021-2026 a minimum of 245 dpa</u></p> <p><u>2026-2036 a minimum of 320 dpa</u></p> <p>Development will be distributed across the Borough in accordance with the spatial strategy set out below:</p> <p>Service Centres and Rural Hubs will accommodate approximately 35% of the Borough’s housing</p>	<p>To embed the draft modifications suggested above in policy.</p>	<p>No change to HRA findings – the additional wording in this policy regarding the timing of housing delivery does not affect the overall scale or location of development proposed through the Local Plan. As noted above, the additional information about the trajectory of housing development could indicate that any effects arising from the Local Plan are more likely to occur later in the plan period when rates of housing development would be higher; however this would also depend on which particular</p>

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	<p>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.</p> <p>[footnote]* please see Table 3: Distribution of 'windfall' sites</p> <p>.....</p> <table border="1" data-bbox="215 528 1397 1399"> <thead> <tr> <th data-bbox="215 528 468 683">Table 4: Residual Housing Requirements for Service Centre & Rural Hubs</th> <th data-bbox="468 528 602 683">Population Estimate (from ONS Output)</th> <th data-bbox="602 528 676 683">% of population</th> <th data-bbox="676 528 840 683">Requirement based on % of population</th> <th data-bbox="840 528 884 683">Mileage</th> <th data-bbox="884 528 1048 683">Total Net Completions 2011 - 31/03/2017</th> <th data-bbox="1048 528 1182 683">Dwellings under construction 31/03/2017</th> <th data-bbox="1182 528 1397 683">Dwellings with planning permission on small sites at 31/03/2017</th> <th data-bbox="1397 528 1413 683">Equalities</th> </tr> </thead> <tbody> <tr> <td data-bbox="215 683 468 735">Service Centre</td> <td data-bbox="468 683 602 735"></td> <td data-bbox="602 683 676 735"></td> <td data-bbox="676 683 840 735"></td> <td data-bbox="840 683 884 735"></td> <td data-bbox="884 683 1048 735"></td> <td data-bbox="1048 683 1182 735"></td> <td data-bbox="1182 683 1397 735"></td> <td data-bbox="1397 683 1413 735"></td> </tr> <tr> <td data-bbox="215 735 468 788">Asfordby</td> <td data-bbox="468 735 602 788">2446</td> <td data-bbox="602 735 676 788">16%</td> <td data-bbox="676 735 840 788">290</td> <td data-bbox="840 735 884 788"></td> <td data-bbox="884 735 1048 788">76</td> <td data-bbox="1048 735 1182 788">0</td> <td data-bbox="1182 735 1397 788">0</td> <td data-bbox="1397 735 1413 788"></td> </tr> <tr> <td data-bbox="215 788 468 841">Bottesford</td> <td data-bbox="468 788 602 841">3525</td> <td data-bbox="602 788 676 841">23%</td> <td data-bbox="676 788 840 841">419</td> <td data-bbox="840 788 884 841"></td> <td data-bbox="884 788 1048 841">72</td> <td data-bbox="1048 788 1182 841">2</td> <td data-bbox="1182 788 1397 841">11</td> <td data-bbox="1397 788 1413 841"></td> </tr> <tr> <td data-bbox="215 841 468 893">Croxtan Kerrial</td> <td data-bbox="468 841 602 893">530</td> <td data-bbox="602 841 676 893">4%</td> <td data-bbox="676 841 840 893">72</td> <td data-bbox="840 841 884 893"></td> <td data-bbox="884 841 1048 893">3</td> <td data-bbox="1048 841 1182 893">1</td> <td data-bbox="1182 841 1397 893">0</td> <td data-bbox="1397 841 1413 893"></td> </tr> <tr> <td data-bbox="215 893 468 946">Harby</td> <td data-bbox="468 893 602 946">931</td> <td data-bbox="602 893 676 946">6%</td> <td data-bbox="676 893 840 946">109</td> <td data-bbox="840 893 884 946"></td> <td data-bbox="884 893 1048 946">15</td> <td data-bbox="1048 893 1182 946">15</td> <td 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data-bbox="676 1051 840 1104">36</td> <td data-bbox="840 1051 884 1104"></td> <td data-bbox="884 1051 1048 1104">5</td> <td data-bbox="1048 1051 1182 1104">0</td> <td data-bbox="1182 1051 1397 1104">23</td> <td data-bbox="1397 1051 1413 1104"></td> </tr> <tr> <td data-bbox="215 1104 468 1157">Scalford</td> <td data-bbox="468 1104 602 1157">356</td> <td data-bbox="602 1104 676 1157">2%</td> <td data-bbox="676 1104 840 1157">36</td> <td data-bbox="840 1104 884 1157"></td> <td data-bbox="884 1104 1048 1157">8</td> <td data-bbox="1048 1104 1182 1157">2</td> <td data-bbox="1182 1104 1397 1157">1</td> <td data-bbox="1397 1104 1413 1157"></td> </tr> <tr> <td data-bbox="215 1157 468 1209">Somerby</td> <td data-bbox="468 1157 602 1209">548</td> <td data-bbox="602 1157 676 1209">4%</td> <td data-bbox="676 1157 840 1209">72</td> <td data-bbox="840 1157 884 1209"></td> <td data-bbox="884 1157 1048 1209">14</td> <td data-bbox="1048 1157 1182 1209">1</td> <td data-bbox="1182 1157 1397 1209">13</td> <td data-bbox="1397 1157 1413 1209"></td> </tr> <tr> <td data-bbox="215 1209 468 1262">Stathern</td> <td data-bbox="468 1209 602 1262">728</td> <td data-bbox="602 1209 676 1262">5%</td> <td data-bbox="676 1209 840 1262">91</td> <td data-bbox="840 1209 884 1262"></td> <td data-bbox="884 1209 1048 1262">10</td> <td data-bbox="1048 1209 1182 1262">0</td> <td data-bbox="1182 1209 1397 1262">10</td> <td data-bbox="1397 1209 1413 1262"></td> </tr> <tr> <td data-bbox="215 1262 468 1315">Waltham on the Wolds</td> <td data-bbox="468 1262 602 1315">836</td> <td data-bbox="602 1262 676 1315">6%</td> <td data-bbox="676 1262 840 1315">109</td> <td data-bbox="840 1262 884 1315"></td> <td data-bbox="884 1262 1048 1315">19</td> <td data-bbox="1048 1262 1182 1315">9</td> <td data-bbox="1182 1262 1397 1315">5</td> <td data-bbox="1397 1262 1413 1315"></td> </tr> <tr> <td data-bbox="215 1315 468 1367">Wymondham</td> <td data-bbox="468 1315 602 1367">632</td> <td data-bbox="602 1315 676 1367">4%</td> <td data-bbox="676 1315 840 1367">72</td> <td data-bbox="840 1315 884 1367"></td> <td data-bbox="884 1315 1048 1367">12</td> <td data-bbox="1048 1315 1182 1367">1</td> <td data-bbox="1182 1315 1397 1367">5</td> <td data-bbox="1397 1315 1413 1367"></td> </tr> </tbody> </table>	Table 4: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output)	% of population	Requirement based on % of population	Mileage	Total Net Completions 2011 - 31/03/2017	Dwellings under construction 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equalities	Service Centre									Asfordby	2446	16%	290		76	0	0		Bottesford	3525	23%	419		72	2	11		Croxtan Kerrial	530	4%	72		3	1	0		Harby	931	6%	109		15	15	1		Hose	580	4%	72		6	0	1		Long Clawson	1066	7%	128		11	2	4		Old Dalby	355	2%	36		5	0	23		Scalford	356	2%	36		8	2	1		Somerby	548	4%	72		14	1	13		Stathern	728	5%	91		10	0	10		Waltham on the Wolds	836	6%	109		19	9	5		Wymondham	632	4%	72		12	1	5			<p>developments come forward at which point within the plan period. The overall effects of the Local Plan on European sites are not affected by the proposed modification.</p>
Table 4: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output)	% of population	Requirement based on % of population	Mileage	Total Net Completions 2011 - 31/03/2017	Dwellings under construction 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equalities																																																																																																																									
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No.	Modification proposed						Reason for the proposed Modification	Implications for HRA findings reported previously				
	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	
	<p>[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.</p>											
	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						
							To reflect latest delivery evidence and allow time for the local housing market to adjust to the uplift of housing			No change to HRA findings – the additional information regarding the timing of housing delivery at the Sustainable Neighbourhoods does not affect the overall scale or location of		

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously
2	North Melton Mowbray	200 25	640 475	740 500	620 500	delivery.	development proposed through the Local Plan.
Appendix 5: Monitoring Framework						To ensure coherence between plan policies and monitoring targets.	No change to HRA findings – the amendments to the monitoring framework do not affect the overall scale or location of development proposed through the Local Plan.
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 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 618 .	<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 4814 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 1692 dwellings. This is accompanied by a staggered target figure to reflect a realistic uplift in delivery.		

No.	Modification proposed				Reason for the proposed Modification	Implications for HRA findings reported previously		
	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. 68	<ul style="list-style-type: none"> • 229 by April 2016 • 1105 1420 by April 2021 • 1901 2274 by April 2026 • 2941 3129 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</p> <p>Rural Hubs = 33 homes at April 2016</p> <p>Other Rural Settlements = 54 homes at April 2016.</p> <p><u>Service Centres = 276 homes at April 2018</u></p> <p><u>Rural Hubs = 50 homes at</u></p>	<ul style="list-style-type: none"> • 6273 completed by April 2016. • 595 764 by April 2021 • 1024 1225 by April 2026 • 1584 1685 by April 2031 • 2144 by April 2036 	Based on the spatial policy target of 65% in the town and 35% for the remainder of the Borough.		

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously	
				<p><u>April 2018</u></p> <p><u>Other Rural Settlements = 69 homes at April 2018.</u></p>				
<p>MM2</p>	<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 impact of the development including the Melton Mowbray Distributor Road on the setting of the St Mary and St Lazarus Hospital, which is a Scheduled Ancient Monument, through sensitive design and landscaping measures and contributions towards the public understanding of its value.</u></p>					<p>Give due regard to the setting of a Scheduled Ancient Monument.</p>	<p>No change to HRA findings – the additional wording regarding the mitigation of impacts on the Scheduled Monument does not affect the overall scale or location of development proposed through the Local Plan.</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>					<p>To further clarify the requirement for a master plan for the SN.</p>	<p>No change to HRA findings – the additional wording regarding the monitoring of development rates at the Sustainable Neighbourhoods does not affect the overall scale or location of development proposed through the Local Plan.</p>	

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>Policy SS4</p> <p>Melton Borough Council will work in partnership.... ..</p> <p>Housing</p> <p>h1: 2,000 homes (of which 1,700 will be delivered before 2036), 15% of which should be affordable, <u>subject to viability</u>;</p> <p>.....</p>	<p>To conform with the PPG.</p>	<p>No change to HRA findings – the additional wording regarding the viability of affordable housing provision does not affect the overall scale or location of development proposed through the Local Plan.</p>
	<p>en3: ...in accordance with Policy EN13; including the St Mary and St Lazarus hospital scheduled monument <u>high quality, sensitive design to mitigate the impact of the development including the Melton Mowbray Distributor Road on the setting of St Mary and St Lazarus Hospital Scheduled Ancient Monument, 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.</u></p> <p>en6: A development that exceeds <u>complies with</u> building regulations for energy efficiency and carbon emissions; where viable;</p> <p>...</p> <p>m1: The <u>amount</u>, distribution and location of proposed land uses <u>alongside a timetable for their delivery</u>;</p> <p>.....</p>	<p>Give due regard to the setting of a Scheduled Ancient Monument.</p> <p>To align with NPPF.</p> <p>Further clarity with regards to the masterplan</p>	<p>No change to HRA findings – the amended wording relating to the mitigation of impacts of development on the Scheduled Monument does not affect the overall scale or location of development proposed through the Local Plan, nor does the additional wording relating to energy efficiency and carbon emissions and a timetable for the delivery of development.</p>
	<p>The SSN masterplan will be prepared Local Planning Authority.</p> <p><u>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.</u></p>	<p>Further clarity with regards to the masterplan</p>	<p>No change to HRA findings – the additional wording regarding the monitoring of development rates at the Sustainable Neighbourhood does not affect the overall scale or location of development proposed through the Local Plan.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	Subsequent development shall be in accordance with the masterplan and agreed design codes.		
	<u>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.</u>	To further clarify the requirement for a master plan for the SN.	No change to HRA findings – the additional wording regarding the monitoring of development rates at the Sustainable Neighbourhoods does not affect the overall scale or location of development proposed through the Local Plan.
	Policy SS5 h1 : 1,700 houses (of which 1500 will be delivered before 2036), 15% of which should be affordable, <u>subject to viability</u> ;	To conform with the PPG.	No change to HRA findings – the additional wording regarding the viability of affordable housing delivery does not affect the overall scale or location of development proposed through the Local Plan at the Sustainable Neighbourhood.
	Community Facilities c1: A new primary school (2.5 hectares) as part of a local centre and financial contributions <u>or additional land provision</u> towards secondary education to meet the identified need for school places;	To reflect that land and/or financial contributions may also meet the need for secondary school places.	No change to HRA findings – the additional wording regarding the delivery of new secondary education provision does not affect the overall scale or location of development proposed through the Local Plan at the Sustainable Neighbourhood.
	c2: An accessible local centre that will incorporate <u>a mix of uses including</u> 'small-scale' retail uses (up to 200 square metres)	To allow for a mix of uses at the local centre.	No change to HRA findings – the additional wording regarding the uses to be incorporated in the

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
		new local centre does not affect the overall scale or location of development proposed through the Local Plan at the Sustainable Neighbourhood.
	m1: The amount , distribution and location of proposed land uses alongside a timetable for their delivery ;	To provide further clarity with regards to the masterplan.	No change to HRA findings – the amended wording relating to a timetable for the delivery of development does not affect the overall scale or location of development proposed through the Local Plan.
	en6: A development that exceeds complies with building regulations for energy efficiency and carbon emissions, where viable ;	To align with NPPF.	No change to HRA findings – the amended wording relating to energy efficiency and carbon emissions at the Sustainable Neighbourhood does not affect the overall scale or location of development proposed through the Local Plan.
	The NSN master plan will be prepared..... Local Planning Authority. <u>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.</u> Subsequent development shall be in accordance with the master plan and agreed design codes.	To provide further clarity with regards to the masterplan.	No change to HRA findings – the additional wording regarding the monitoring of development rates at the Sustainable Neighbourhood does not affect the overall scale or location of development proposed through the Local Plan. The proposed amendments to the monitoring framework also do not affect the overall scale or location of

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously	
	Appendix 5 – Monitoring Framework					To reflect modification MM1 that introduces a stepped housing requirement.	development proposed through the Local Plan.	
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 6	<ul style="list-style-type: none"> • 250 by April 2021 200 by April 2023 • 750 by April 2026 500 by April 2026 • 1250 by April 2031 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 communities</i>	0 ha by April 2018 8	<ul style="list-style-type: none"> • Up to 20 hectares of prepared and serviced plots by April 2036 				
Delivery of a Primary School at the South Melton Sustainable	To deliver the Sustainable Neighbourhood in accordance with	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 				

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously
	Neighbourhood	Policy SS4					
	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"> • 125 by April 2021 200 by April 2023 • 600 by April 2026 500 by April 2026 • 1100 by April 2031 1000 by April 2031 • 1500 by April 2036 		
MM3	<p>HOUSING ALLOCATIONS</p> <p>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.</p> <p>[footnote] *the difference between the housing requirement (6125) and all the sources in Table 2 except for the windfall allowance [MM1 above]</p>					<p>To reflect the insertion of a new allocation for Asfordby and the deletion of LONG 4 (see MM4 below)</p> <p>To clarify the operation of Policy C1(B).</p> <p>To indicate how sites allocated in advanced neighbourhood plans will be treated.</p>	<p>No change to HRA findings - the removal of the site previously allocated as LONG4 (Land off Sandpit Lane) and the addition of a new allocation at Asfordby (Land off Hoby Road) does not affect the HRA screening conclusions recorded previously for policy C1A, as the overall scale and distribution of housing development proposed through the policy remains broadly similar. Similarly, the changes in capacity of some sites do not affect the location of the development proposed, and changes in the scale of development expected at particular locations are not significant. The screening conclusion for this policy remains</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously																																																			
	<p>Policy C1 (A) – Housing Allocations</p> <p>New housing will be delivered within the Local Plan on the following sites:</p> <table border="1" data-bbox="230 379 1357 1177"> <thead> <tr> <th colspan="3" data-bbox="230 379 1357 435">Melton Mowbray</th> </tr> <tr> <th data-bbox="230 438 432 515">Site Reference</th> <th data-bbox="436 438 1189 515">Address</th> <th data-bbox="1193 438 1357 515">Capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="230 518 432 563">MNSN</td> <td data-bbox="436 518 1189 563">Melton North Sustainable Neighbourhood</td> <td data-bbox="1193 518 1357 563">1500</td> </tr> <tr> <td data-bbox="230 566 432 611">SMSN</td> <td data-bbox="436 566 1189 611">South Melton Sustainable Neighbourhood</td> <td data-bbox="1193 566 1357 611">1700</td> </tr> <tr> <td data-bbox="230 614 432 659">MEL1</td> <td data-bbox="436 614 1189 659">Land at Nottingham Road</td> <td data-bbox="1193 614 1357 659">85</td> </tr> <tr> <td data-bbox="230 662 432 707">MEL2</td> <td data-bbox="436 662 1189 707">Site of King Edward VII school, Burton Road</td> <td data-bbox="1193 662 1357 707">120</td> </tr> <tr> <td data-bbox="230 710 432 754">MEL3</td> <td data-bbox="436 710 1189 754">Hilltop Farm, Nottingham Road</td> <td data-bbox="1193 710 1357 754">75 45</td> </tr> <tr> <td data-bbox="230 758 432 802">MEL4</td> <td data-bbox="436 758 1189 802">Top End, Cattle Market</td> <td data-bbox="1193 758 1357 802">26</td> </tr> <tr> <td data-bbox="230 805 432 850">MEL5</td> <td data-bbox="436 805 1189 850">Silverdale, Scalford Road</td> <td data-bbox="1193 805 1357 850">16</td> </tr> <tr> <td data-bbox="230 853 432 898">MEL6</td> <td data-bbox="436 853 1189 898">Land fronting Dieppe Way, Scalford Road</td> <td data-bbox="1193 853 1357 898">37</td> </tr> <tr> <td data-bbox="230 901 432 946">MEL7</td> <td data-bbox="436 901 1189 946">Land at Thorpe Road</td> <td data-bbox="1193 901 1357 946">16</td> </tr> <tr> <td data-bbox="230 949 432 994">MEL8</td> <td data-bbox="436 949 1189 994">Beeby's Yard, Burton Street</td> <td data-bbox="1193 949 1357 994">11</td> </tr> <tr> <td data-bbox="230 997 432 1042">MEL9</td> <td data-bbox="436 997 1189 1042">Wycliffe House, Snow Hill</td> <td data-bbox="1193 997 1357 1042">20</td> </tr> <tr> <td data-bbox="230 1045 432 1106">MEL10</td> <td data-bbox="436 1045 1189 1106">Land adjacent to St Bartholomew's Way and Horseguards Way</td> <td data-bbox="1193 1045 1357 1106">70</td> </tr> <tr> <td colspan="2" data-bbox="230 1109 1189 1177">MELTON MOWBRAY TOTAL</td> <td data-bbox="1193 1109 1357 1177">3676 3646</td> </tr> </tbody> </table> <table border="1" data-bbox="230 1246 1357 1366"> <thead> <tr> <th colspan="3" data-bbox="230 1246 1357 1297">Service Centres</th> </tr> <tr> <th data-bbox="230 1300 432 1366">Site Reference</th> <th data-bbox="436 1300 1189 1366">Address</th> <th data-bbox="1193 1300 1357 1366">Capacity</th> </tr> </thead> <tbody> </tbody> </table>	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		<p>therefore as uncertain, with the policy having the potential to have likely significant effects on the integrity of Rutland Water SPA and Ramsar site (in relation to damage or loss of habitat (offsite), non-physical disturbance (offsite), air pollution and increased recreation pressure) and on Grimsthorpe SAC (in relation to increased recreation pressure only).</p> <p>The Appropriate Assessment that was undertaken previously concluded that, taking into account the mitigation built into the Local Plan, adverse effects on the integrity of European sites are not expected. This conclusion remains unchanged taking into account the proposed modifications to policy C1A.</p>
Melton Mowbray																																																						
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No.	Modification proposed		Reason for the proposed Modification	Implications for HRA findings reported previously
	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	

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	LONG4 Land off Sandpit Lane		
	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	

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
Rural Hubs			
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	

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<table border="1" data-bbox="230 284 1359 379"> <tr> <td data-bbox="230 284 432 331"></td> <td data-bbox="432 284 1189 331">Thorpe Arnold Total</td> <td data-bbox="1189 284 1359 331">24</td> </tr> <tr> <td data-bbox="230 331 432 379"></td> <td data-bbox="432 331 1189 379">RURAL HUBS TOTAL</td> <td data-bbox="1189 331 1359 379">333</td> </tr> </table> <p data-bbox="212 408 1400 612">Housing proposals will be supported where they provide:</p> <ol data-bbox="212 437 1400 612" 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 <u>or relevant Neighbourhood Plan.</u> <p data-bbox="212 660 1382 785"><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>		Thorpe Arnold Total	24		RURAL HUBS TOTAL	333		
	Thorpe Arnold Total	24							
	RURAL HUBS TOTAL	333							
MM4	APPENDIX 1: HOUSING SITE ALLOCATION POLICIES								
	<p data-bbox="212 890 371 916">Asfordby Hill</p> <p data-bbox="212 938 1400 1062">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, <u>and provided that the proposal is sympathetic to the setting of Kirby Bellars Scheduled Monument;</u></p> <p data-bbox="212 1085 1400 1209">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, <u>and provided that the proposal is sympathetic to the setting of Kirby Bellars Scheduled Monument;</u></p>	To take account of nationally designated heritage assets.	No change to HRA findings – the additional wording regarding the mitigation of impacts on the Scheduled Monument does not affect the scale or location of development proposed at these sites.						
	<p data-bbox="212 1248 322 1273">Asfordby</p> <p data-bbox="212 1295 309 1321">General</p> <p data-bbox="212 1343 255 1369">.....</p>	To allocate further suitable, available and deliverable site in a location that accords with the	No change to HRA findings – as described above in relation to the proposed modification to policy C1A, the addition of the new housing allocation ASF3 does not						

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>Capacity of Services</p> <p>.....</p> <p>Constraints</p> <p>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 two 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.</p> <p>LCZ 1 is to the north of the village the sites proposed in this location.</p> <p>Site allocations and specific polices</p> <p>One of the allocated sites in Asfordby (ASF1) therefore necessary on this site.</p> <p>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.</p> <p><u>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.</u></p> <p>Due to these constraints, the following policies are proposed:</p>	<p>MLP spatial strategy (Policy SS2).</p>	<p>affect the conclusions of the HRA as the overall scale of development proposed through the Local Plan is not significantly affected. Asfordby is not located within close proximity of any European sites.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>Policy ASF2: Development of site ASF2 will be supported provided :</p> <ul style="list-style-type: none"> 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. <p><u>Policy ASF3: Development of site ASF3 will be supported provided that:</u></p> <ul style="list-style-type: none"> iii. <u>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;</u> iv. <u>The hedgerow to the west of the site is retained and enhanced by a significant landscaped buffer zone;</u> v. <u>The River Wreake to the south of the site is buffered from development by 20m of semi-natural vegetation;</u> vi. <u>It includes mitigation of the harm to the great crested newt population in the vicinity;</u> vii. <u>local educational capacity is available or can be created through developer contributions to meet the needs of the site</u> viii. <u>it maintains visual links to the churches and landmarks in the surrounding area from public open space and through the development;</u> ix. <u>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;</u> x. <u>it includes a high quality landscape edge to assimilate the built edge into the landscape and keep areas of openness;</u> xi. <u>flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site; and</u> xii. <u>a heritage assessment is provided and suitable mitigation measures identified to conserve the setting of the nearby listed building.</u> 		

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously
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	16/00539/OUT	55 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 Saxelby Road and south of Loughborough Road, Asfordby	ASF3	N/A	21	Well related to the existing built up area of the village, with little visual impact. Mitigation of noise from the bypass to the north required.		
3	Land off Hoby Road, Asfordby	ASF 3	16/00570/OUT	70	The site's connectivity to the built form of the village would depend upon ASF1 being		

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously						
	<table border="1" data-bbox="215 284 1397 624"> <tr> <td data-bbox="215 284 304 624"></td> <td data-bbox="309 284 490 624"></td> <td data-bbox="495 284 656 624"></td> <td data-bbox="660 284 792 624"></td> <td data-bbox="797 284 896 624"></td> <td data-bbox="900 284 1397 624"> <p><u>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></p> </td> </tr> </table> <p data-bbox="215 643 1294 703">[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>										<p><u>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></p>	<p data-bbox="1424 675 1664 799">To update the accompanying plan to reflect these changes.</p>	
					<p><u>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></p>								
	<p data-bbox="215 834 342 863">Bottesford</p> <table border="1" data-bbox="215 927 1357 1286"> <tr> <td data-bbox="215 927 264 1286">4</td> <td data-bbox="268 927 472 1286">Land at Bottom of Beacon Hill, Normanton Lane, Bottesford</td> <td data-bbox="477 927 584 1286">BOT4</td> <td data-bbox="589 927 792 1286"><u>17/00641/O UT</u></td> <td data-bbox="797 927 896 1286">55 88</td> <td data-bbox="900 927 1357 1286"> <p data-bbox="913 951 1344 1270">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></p> </td> </tr> </table> <p data-bbox="215 1305 1294 1366">[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>					4	Land at Bottom of Beacon Hill, Normanton Lane, Bottesford	BOT4	<u>17/00641/O UT</u>	55 88	<p data-bbox="913 951 1344 1270">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></p>	<p data-bbox="1424 834 1675 1023">To take into account the planning permission granted. Necessary to match Policies Map Change 13.</p> <p data-bbox="1424 1142 1664 1267">To update the accompanying plan to reflect these changes.</p>	<p data-bbox="1709 834 2130 991">No change to HRA findings: the changes do not affect the overall scale or location of new development that would result from the Local Plan.</p>
4	Land at Bottom of Beacon Hill, Normanton Lane, Bottesford	BOT4	<u>17/00641/O UT</u>	55 88	<p data-bbox="913 951 1344 1270">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></p>								

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously						
	<p>Croxton Kerrial</p> <p>Site allocations and specific policies</p> <p>One None of the allocated sites have has extant planning permission.</p> <table border="1" data-bbox="215 523 1357 943"> <tr> <td data-bbox="215 523 264 943">1</td> <td data-bbox="264 523 472 943">Land West of Saltby Road & East of Highfields Farm</td> <td data-bbox="472 523 584 943">CROX1</td> <td data-bbox="584 523 792 943"><u>17/00299/O</u> <u>UT</u></td> <td data-bbox="792 523 904 943">39 35</td> <td data-bbox="904 523 1357 943">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 mitigate potential landscape and conservation matters and will need particular attention at either Full or Reserved Matters stage.</td> </tr> </table> <p>...</p>					1	Land West of Saltby Road & East of Highfields Farm	CROX1	<u>17/00299/O</u> <u>UT</u>	39 35	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 mitigate potential landscape and conservation matters and will need particular attention at either Full or Reserved Matters stage.		
1	Land West of Saltby Road & East of Highfields Farm	CROX1	<u>17/00299/O</u> <u>UT</u>	39 35	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 mitigate potential landscape and conservation matters and will need particular attention at either Full or Reserved Matters stage.								
	<table border="1" data-bbox="215 1013 1357 1383"> <tr> <td data-bbox="215 1013 264 1383">3</td> <td data-bbox="264 1013 472 1383">Land South of Main Street (A607) and West of the Nook</td> <td data-bbox="472 1013 584 1383">CROX3</td> <td data-bbox="584 1013 792 1383">N/A</td> <td data-bbox="792 1013 904 1383">11 10</td> <td data-bbox="904 1013 1357 1383">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</td> </tr> </table>					3	Land South of Main Street (A607) and West of the Nook	CROX3	N/A	11 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	To update to reflect planning permission and to amend incorrect estimated capacity.	No change to HRA findings: the changes do not affect the overall scale or location of new development that would result from the Local Plan.
3	Land South of Main Street (A607) and West of the Nook	CROX3	N/A	11 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								

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				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 11 10 on this basis.				
	<p data-bbox="215 738 427 767">Policy EAST2:</p> <ul data-bbox="264 783 1375 871" style="list-style-type: none"> • <u>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.</u> 	To give due regard to heritage assets.	No change to HRA findings – the additional wording regarding the setting of the Scheduled Monument does not affect the scale or location of development proposed at this site.					
	<p data-bbox="215 965 1048 994">Policy FRIS 2: development at FRIS 2 will be supported provided:.....</p> <p data-bbox="215 1016 613 1045">..... surface water from this site:z</p> <ul data-bbox="264 1061 1361 1147" style="list-style-type: none"> • <u>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.</u> 	To identify the specific heritage assets.	No change to HRA findings – the additional wording regarding the mitigation of impacts on heritage assets does not affect the scale or location of development proposed at this site.					
	<p data-bbox="215 1230 1030 1259">Policy FRIS3: development at FRIS 3 will be supported provided:....</p> <p data-bbox="215 1281 577 1310">..... adjacent primary school:z</p> <ul data-bbox="264 1326 1310 1385" style="list-style-type: none"> • <u>the design, scale, layout and boundary treatment of any reserved matters application must conserve and enhance heritage assets, including the</u> 	To identify the specific heritage assets.	No change to HRA findings – the additional wording regarding the mitigation of impacts on heritage assets does not affect the scale or location of development					

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<u>Conservation Area and the Grade I Listed Church of St Thomas of Canterbury.</u>		proposed at this site.						
	<p>Gaddesby Site Specific Policies:</p> <p>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.</p>	To also take into account GADD2 in this regard	No change to HRA findings – the additional wording regarding educational capacity does not affect the scale or location of development proposed at this site.						
	<p>Policy GREA1: Development of site GREA1 will be supported provided:</p> <ul style="list-style-type: none"> 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. <u>development proposals for the site should not facilitate additional housing or other development in the remainder of the open land that forms part of the Conservation Area between Borrough End and Nether End, and the scheme should be designed appropriately to enclose the site.</u> 	To help prevent further development in this location so as to preserve the remaining open space within the conservation area.	No change to HRA findings – the additional wording regarding the mitigation of impacts on the Conservation Area does not affect the scale or location of development proposed at this site.						
	<p>Harby</p> <table border="1" data-bbox="215 1110 1395 1386"> <tr> <td data-bbox="215 1110 282 1386">4</td> <td data-bbox="282 1110 490 1386">Land at Colston Lane</td> <td data-bbox="490 1110 640 1386">HAR4</td> <td data-bbox="640 1110 848 1386"><u>16/00318/O UT</u></td> <td data-bbox="848 1110 981 1386"><u>50</u> 61</td> <td data-bbox="981 1110 1395 1386">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</td> </tr> </table>	4	Land at Colston Lane	HAR4	<u>16/00318/O UT</u>	<u>50</u> 61	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	To reflect up to date planning permission granted.	No change to HRA findings – the change does not affect the location or general scale of development that would come forward from the Local Plan.
4	Land at Colston Lane	HAR4	<u>16/00318/O UT</u>	<u>50</u> 61	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				

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously						
	<table border="1" data-bbox="215 284 1397 494"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>the village, suitable landscaping and mitigation measures will be required. Subject to links back into the village, the site would be appropriate for development.</td> </tr> </table> <p data-bbox="215 564 1294 624">[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>										the village, suitable landscaping and mitigation measures will be required. Subject to links back into the village, the site would be appropriate for development.	To update the accompanying plan to reflect these changes.	
					the village, suitable landscaping and mitigation measures will be required. Subject to links back into the village, the site would be appropriate for development.								
	<p data-bbox="215 788 647 863">Hose Site allocations and specific policies</p> <p data-bbox="215 884 1375 975">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.</p> <p data-bbox="215 995 1375 1118">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:</p> <table border="1" data-bbox="215 1187 1397 1394"> <tr> <td data-bbox="215 1187 282 1394">1</td> <td data-bbox="286 1187 490 1394">Land off Canal Lane</td> <td data-bbox="495 1187 640 1394">HOS1</td> <td data-bbox="645 1187 848 1394">15/00944/OUT (25 dwellings) and 17/00401/OUT for 16</td> <td data-bbox="853 1187 976 1394">41 25</td> <td data-bbox="981 1187 1397 1394">Site has resolution to grant planning permission subject to S106</td> </tr> </table>					1	Land off Canal Lane	HOS1	15/00944/OUT (25 dwellings) and 17/00401/OUT for 16	41 25	Site has resolution to grant planning permission subject to S106	<p data-bbox="1424 788 1682 1007">To reflect changes in the Focused Changes stage when Pre Submission Draft sites HOS2 and HOS3 were removed</p> <p data-bbox="1424 1171 1682 1262">To reflect up to date planning permissions granted.</p>	<p data-bbox="1709 788 2096 943">No change to HRA findings – the change does not affect the location or general scale of development that would come forward from the Local Plan.</p>
1	Land off Canal Lane	HOS1	15/00944/OUT (25 dwellings) and 17/00401/OUT for 16	41 25	Site has resolution to grant planning permission subject to S106								

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<table border="1" data-bbox="215 284 1395 331"> <tr> <td data-bbox="215 284 282 331"></td> <td data-bbox="282 284 490 331"></td> <td data-bbox="490 284 640 331"></td> <td data-bbox="640 284 848 331"><u> dwellings </u></td> <td data-bbox="848 284 981 331"></td> <td data-bbox="981 284 1395 331"></td> </tr> </table> <p data-bbox="215 403 1294 464">[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>				<u> dwellings </u>			<p data-bbox="1424 336 1664 459">To update the accompanying plan to reflect these changes.</p>	
			<u> dwellings </u>						
	<p data-bbox="215 627 383 651">Long Clawson</p> <p data-bbox="215 675 1361 730">Long Clawson is well-served in terms of employment, retail, education and health services and has good access to transport choice.</p> <p data-bbox="215 754 506 778">Capacity of Services</p> <p data-bbox="215 802 389 826">Constraints</p> <p data-bbox="215 850 647 874">Site allocations and specific policies</p> <p data-bbox="215 898 1346 991">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.</p> <p data-bbox="215 1015 1373 1166">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.</p> <p data-bbox="215 1190 434 1214">Policy LONG2 :</p> <p data-bbox="215 1238 425 1262">Policy LONG3 :....</p> <p data-bbox="215 1286 1093 1310">Policy LONG4 : Development of sites LONG4 will be supported provided:-</p> <ul data-bbox="264 1334 1395 1385" style="list-style-type: none"> local educational capacity is available, or can be created through developer contributions, to meet the needs of the site. 	<p data-bbox="1424 627 1680 874">To remove LONG4 from the allocations because the benefits of the proposed development do not outweigh the harm that could be caused to heritage assets.</p>	<p data-bbox="1709 627 2134 1262">No change to HRA findings – as described above in relation to the proposed modification to policy C1A, the removal of the housing allocation previously referred to as LONG4 (Land off Sandpit Lane) does not affect the conclusions of the HRA as the overall scale of development proposed through the Local Plan is not significantly affected. No effects specifically in relation to this site allocation were identified through the HRA, as Long Clawson is not within close proximity of any European sites. The updated table to reflect recent planning permissions does not affect the overall scale or location of development that would result from the Local Plan.</p>						

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously																		
	<ul style="list-style-type: none"> • 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; <p>Policy LONG45: Development of site LONG45 will be supported provided:</p> <ul style="list-style-type: none"> • 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. <p>....</p> <table border="1" data-bbox="215 976 1375 1399"> <thead> <tr> <th>Rank</th> <th>address</th> <th>Local Plan ref</th> <th>Planning application reference</th> <th>capacity</th> <th>Summary of assessment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Land at Melton Rd</td> <td>LONG1</td> <td><u>15/00547/OUT</u></td> <td>10</td> <td>Permission 15/00547/OUT granted subject to completion of S106</td> </tr> <tr> <td>2</td> <td>Corner of Broughton Lane and Hickling Lane</td> <td>LONG2</td> <td><u>N/A</u></td> <td>35</td> <td>Site is reasonably well related to existing built-up area of village, close to employment opportunities and local facilities. No significant technical objections. Limited</td> </tr> </tbody> </table>	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	To reflect planning permissions granted	
Rank	address	Local Plan ref	Planning application reference	capacity	Summary of assessment																
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No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously
						<p>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.</p>	
3	Birleys Garage, Waltham Lane	LONG3	<u>16/00560/O UT</u>	41 45	<p>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.</p>		
4	Land-off Sandpit Lane	LONG4		55	<p>Adjoins existing built up area of village, close to employment opportunities and local facilities.</p>		

No.	Modification proposed					Reason for the proposed Modification	Implications for HRA findings reported previously
					Drainage problems highlighted by current application. Some impact upon heritage assets and landscape impact will require mitigation.		
	5. 4	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]							
	<p>Policy MEL3: Development proposals will be supported provided that:</p> <ul style="list-style-type: none"> • <u>no development takes place within 100m of the eastern boundary of the Scheduled Monument, in accordance with planning permission 15/00593/OUT;</u> • they are supported with an appropriate Heritage Assessment identifying the significance of the designated Heritage Asset and provide appropriate mitigation (in consultation with <u>Historic</u> Heritage England). • noise impacts resulting from the HGV traffic along St Bartholomew’s Way are assessed and where impacts identified appropriate mitigation provided. <p><u>Policy MEL7: Development proposals will be supported provided:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>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;</u> 					<p>To provide appropriate protection for a nationally designated heritage asset.</p> <p>To rectify an error that resulted in the omission of this policy in the submitted plan</p>	<p>No change to HRA findings – the additional wording in policies MEL3 and MEL7 setting out specific mitigation for the proposals does not affect the scale or location of development proposed at these sites. The amended information on site capacity reflects recent planning permissions and does not affect the location of development. The change in scale from 45 to 74 units does not affect the findings of the HRA.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<ul style="list-style-type: none"> <u>The layout and density responds to the local character and provides opportunities for landscape enhancements along the site frontage with Thorpe Road.</u> <u>flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site.</u> <table border="1" data-bbox="215 549 1395 1096"> <tr> <td data-bbox="215 549 315 1096">3</td> <td data-bbox="315 549 546 1096">Hilltop Farm, Nottingham Road, Melton Mowbray (part)</td> <td data-bbox="546 549 640 1096">MEL3</td> <td data-bbox="640 549 869 1096">15/00593/OUT <u>(30 units),</u> <u>16/00281/OU</u> <u>T (15 units)</u> <u>and</u> <u>17/00281/OU</u> <u>T (30 units)</u></td> <td data-bbox="869 549 1001 1096">45 <u>75</u></td> <td data-bbox="1001 549 1395 1096">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 of the three planning permissions.</u></td> </tr> </table> <p data-bbox="215 1123 1137 1145">[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>	3	Hilltop Farm, Nottingham Road, Melton Mowbray (part)	MEL3	15/00593/OUT <u>(30 units),</u> <u>16/00281/OU</u> <u>T (15 units)</u> <u>and</u> <u>17/00281/OU</u> <u>T (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 of the three planning permissions.</u>		
3	Hilltop Farm, Nottingham Road, Melton Mowbray (part)	MEL3	15/00593/OUT <u>(30 units),</u> <u>16/00281/OU</u> <u>T (15 units)</u> <u>and</u> <u>17/00281/OU</u> <u>T (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 of the three planning permissions.</u>				
	<p data-bbox="215 1294 421 1316">Policy SCAL1:.....</p> <ul style="list-style-type: none"> <u>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</u> 	To give due regard to specific heritage assets.	No change to HRA findings – the additional wording regarding the mitigation of impacts on						

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p><u>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.</u></p>		<p>heritage features does not affect the scale or location of development proposed at this site.</p>
	<p>Somerby <u>Landscape:</u> 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/048/13SOM3). Most of the sites are in LCZ4 where <i>'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.'</i></p> <p><u>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.</u></p> <p>Policy SOM2: Development of the site reference SOM2 will be supported provided:</p> <ul style="list-style-type: none"> • 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. • 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>To enhance the Jubilee Way Green Infrastructure Corridor as it passes through Somerby.</p>	<p>No change to HRA findings – the additional wording regarding the enhancement of the Jubilee Way does not affect the scale or location of development proposed at this site.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<p>[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>	<p>To update the accompanying plan to reflect these changes</p>							
	<p>Stathern Site allocations and specific policies</p> <p>One None of the allocated sites have has extant planning permissions.</p> <table border="1" data-bbox="215 638 1375 994"> <tr> <td data-bbox="215 638 264 994">2</td> <td data-bbox="264 638 546 994">Land adjacent to Levesley House, 14 City Road</td> <td data-bbox="546 638 658 994">STAT2</td> <td data-bbox="658 638 887 994">N/A 17/01212/OU I</td> <td data-bbox="887 638 1016 994">10 ±7</td> <td data-bbox="1016 638 1375 994">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 17/01212/OU I	10 ±7	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.	<p>To update to reflect planning permission granted.</p> <p>To update the accompanying plan to reflect these changes</p>	<p>No change to HRA findings – the amended information on site capacity reflects recent planning permissions and does not affect the location of development or its general scale.</p>
2	Land adjacent to Levesley House, 14 City Road	STAT2	N/A 17/01212/OU I	10 ±7	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.				
	<p>Thorpe Arnold Constraints</p> <p>..... 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 will conserve and enhance is sympathetic to the setting of Grade ii listed building and other heritage assets, including the Grade 2* St. Mary the Virgin Church. 	<p>To give due regard to heritage assets.</p>	<p>No change to HRA findings – the amended wording relating to the conservation and enhancement of heritage assets does not affect the scale or location of development proposed at this site.</p>						

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously						
	<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 border="1" data-bbox="215 434 1397 951"> <tr> <td data-bbox="215 434 282 951">2</td> <td data-bbox="282 434 510 951">Land east of Melton Rd.</td> <td data-bbox="510 434 604 951">WAL 2</td> <td data-bbox="604 434 831 951">15/01011/OUT for 45 (part of the allocation) and 16/00847/OUT for 60 dwellings (remainder)</td> <td data-bbox="831 434 965 951">105 106</td> <td data-bbox="965 434 1397 951">Both parts of the site now have planning permission (approx. ½) 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 Conservation Area. The site performs well in the SA criteria.</td> </tr> </table> <p>[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p>	2	Land east of Melton Rd.	WAL 2	15/01011/OUT for 45 (part of the allocation) and 16/00847/OUT for 60 dwellings (remainder)	105 106	Both parts of the site now have planning permission (approx. ½) 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 Conservation Area. The site performs well in the SA criteria.	To give due regard to heritage assets.	No change to HRA findings – the additional wording relating to the conservation and enhancement of heritage assets does not affect the scale or location of development proposed at this site. The amended information on site capacity reflects recent planning permissions and does not affect the location of development or its general scale.
2	Land east of Melton Rd.	WAL 2	15/01011/OUT for 45 (part of the allocation) and 16/00847/OUT for 60 dwellings (remainder)	105 106	Both parts of the site now have planning permission (approx. ½) 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 Conservation Area. The site performs well in the SA criteria.				
MM5	RESERVE SITES								
	<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 will be permitted where:</p> <ol style="list-style-type: none"> <u>it helps to meet the identified housing requirement and development needs of the settlement; and</u> <u>it will secure the sustainability of the settlement; and</u> which help to meet the development needs of the Borough if which <u>it is demonstrated that a) and b) above cannot be achieved through allocations</u> 	To clarify the practical operation of the policy.	No change to HRA findings – the amended wording does not affect the scale or location of development that could result from this policy. No changes are proposed to the list of reserve sites (the site previously referred to as LONG5 is now referred to as						

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously																														
	<p><u>under Policy C1(A) and other permissions granted.</u> 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> <ul style="list-style-type: none"> i. the degree to which the allocated requirement is unmet <u>within a settlement;</u> 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> 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> iv. the wider public benefits arising from the development; and v. compliance with each of the criteria of Policy SS3. <table border="1" data-bbox="232 833 1339 1348"> <thead> <tr> <th colspan="3">Reserve Sites</th> </tr> <tr> <th>Site Reference</th> <th>Address</th> <th>Capacity</th> </tr> </thead> <tbody> <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> </tbody> </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		<p>LONG4 due to the removal of the allocated site previously known as LONG4, but the reserve site itself has not changed).</p>
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No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
MM6	<p>Policy SS1- Presumption in favour of Sustainable Development</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • <u>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</u> • 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 <p>....</p>	<p>To seek alignment with the proposed revision of NPPF, para 11 as well as current NPPF.</p>	<p>No change to HRA findings – the amended wording does not affect the overall scale or location of development resulting from the Local Plan.</p>
	<p>Policy SS2 – Development Strategy</p> <p>Provision will be made....</p> <p>Development will be distributed....</p> <p>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 <u>on allocated and other sustainable sites in</u></p>	<p>To clarify the approach to development within and adjoining Melton Mowbray, Service Centres and Rural Hubs.</p>	<p>No change to HRA findings – the clarified wording does not affect the overall scale or location of development already proposed through the Local Plan.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>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.</p> <p><u>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 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.</u></p> <p>....</p>		
	<p>Development on unallocated sites in the rural area</p> <p>4.2.16</p> <p>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.</p> <p>....</p>	Clarification.	No change to HRA findings – the amended wording does not affect the overall scale or location of development proposed through the Local Plan.
	<p>Policy SS3 – Sustainable Communities (unallocated sites)</p> <p>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</p>	To clarify the approach to development within and adjoining service centres and rural hubs and to clarify the relationship between	No change to HRA findings – the additional wording does not affect the scale or location of development that could result from this policy.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>sustainability of our rural areas.</p> <p>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:</p> <p>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:</p> <ol style="list-style-type: none"> <u>1.</u> The development provides housing or economic development which meets a proven local need as identified by substantive evidence, for example within in a Neighbourhood Plan or appropriate community-led strategy or a housing or economic needs assessment or other evidence provided by the applicant; and/or <u>2.</u> Through repeated application will not result in a level or distribution of development that is inconsistent with the development strategy, and; <u>3.</u> 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 <u>4.</u> The development will be served by sustainable infrastructure and /or provide new infrastructure or services to the wider benefit of the settlement; and <u>5.</u> The development respects ecological, heritage and biodiversity features and where appropriate, provides mitigation to prevent any potential harm; and <u>6.</u> Where possible the development does not result in the loss of best and most versatile agricultural land; and <u>7.</u> The development can be adequately drained and would does not increase the risk of flooding, in accordance with Policy EN11. 	<p>policies SS1, 2 and 3.</p> <p>To clarify the operation of the policy and to ensure alignment with neighbourhood plans.</p>	
MM7	<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>	<p>To explain the Councils ongoing and positive support to Neighbourhood</p>	<p>No change to HRA findings – the additional wording in relation to Neighbourhood Plans does not affect the scale or location of</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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 and including 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>Plan groups, to provide further clarity and to comply fully with NPPF.</p>	<p>development proposed through the Local Plan.</p>
	<p>Policy SS2: Development Strategy</p> <p>Provision will be made.....</p> <p>....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 policies and proposals contained within this Local Plan.</p>	<p>To ensure alignment with revised NPPF as well as current NPPF, and for consistent terminology.</p>	<p>No change to HRA findings – the minor wording amendment does not affect the scale or location of development proposed through the Local Plan.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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>	To ensure alignment with Neighbourhood Plans	No change to HRA findings – the additional wording relating to Neighbourhood Plans does not affect the scale or location of development proposed through the Local Plan.
MM8	<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> <ul style="list-style-type: none"> • 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. <p><u>a wide range of options comprising sites already considered during the Plan making process and any new opportunities that subsequently emerge.</u></p>		No change to HRA findings – the amended supporting text to policy SS6 reflects changes to the wording of that policy, which are considered separately below in terms of their implications for the HRA findings reported previously.
	<p>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: <u>and has been updated by a version dated November 2017.</u></p> <p>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 <u>Summer</u> 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</p>		No change to HRA findings – the minor wording amendments to not affect the scale or location of development proposed through the Local Plan.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>2036.</p> <p>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 <u>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.</u></p> <p><u>4.7.9 [see MM 7 above]</u></p>		
	<p>Policy SS6 – Alternative Development Strategies and Local Plan Review</p> <p>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 <u>a full or partial</u> review of the Local Plan to identify alternative <u>or additional</u> development sites.</p> <p>To ensure Any plan review arising from the above is <u>should be</u> 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:</p> <ul style="list-style-type: none"> • Previously considered large scale site options at Normanton airfield, Dalby airfield and Six Hills; • ‘Suitable’ small sites within the rural area; and • Land to the west of Melton Mowbray <p><u>The circumstances in which a review (defined as being publication of an invitation to</u></p>	<p>To clarify that no preferred option has been established prior to review.</p>	<p>No change to HRA findings – the amended wording relates to a future Local Plan review (which would be subject to its own HRA at the time) and does not affect the scale or location of development proposed through this Local Plan.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p><u>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; 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 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>		
MM9	<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 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.</p>	To clarify the evidence that will underpin the operation of Policy C2.	No change to HRA findings – the amended wording in relation to housing mix does not affect the scale or location of development proposed through the Local Plan.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>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 <u>be applied having regard to the particular characteristics used together with site specific circumstances of a scheme</u> when providing advice on planning applications, <u>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 (HEDNA, 2017) will be used as the evidence to inform the determination of planning applications.</u></p> <p><i>Table 9: Optimum housing mix requirements for market and affordable housing</i></p>		
	<p>Policy C2 – Housing Mix</p> <p>We will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer, having regard to market conditions, housing needs and economic viability, taking account of the <u>site specific circumstances and the housing mix information set out in Table 9 or in any future update of the housing mix evidence.</u> and site specific circumstances.</p> <p>Residential proposals for developments <u>for 10 or more dwellings</u> 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>Clarification of policy.</p>	<p>No change to HRA findings – the amended wording in relation to housing mix does not affect the scale or location of development proposed through the Local Plan.</p>
	<p>Policy C3 – National Space Standards and Smaller Dwellings</p> <p>Residential developments <u>for open market housing</u> will be particularly supported where the national space standard is applied to dwellings with up to and including 3 bedrooms. <u>For</u></p>	<p>To clarify extent of application of the policy.</p>	<p>No change to HRA findings – the additional wording does not affect the scale or location of development proposed through</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<u>affordable housing, schemes using the Housing Quality Indicators standards will be supported.</u>		the Local Plan.
5.8.1	<p><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></p> <p>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>	To seek alignment with the proposed revision of NPPF as well as the existing NPPF.	No change to HRA findings – the additional wording does not affect the scale or location of development proposed through the Local Plan.
5.8.12	<p>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 below.</u></p> <p><u>Figure C4.2: Affordable Housing Trajectory</u></p>	To comply with NPPF	No change to HRA findings – the trajectory diagram proposed for inclusion does not affect the scale or location of development proposed through the Local Plan. The additional information about the trajectory of affordable housing development could indicate that any effects arising are more likely to occur in the middle of the plan period when rates of affordable housing development would be highest; however this would also depend on which particular developments come forward at which point within the plan period. The overall effects of the Local Plan on European sites are not affected by the proposed modification.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>Notes</p> <ol style="list-style-type: none"> 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. The affordable housing requirement is the proportion of the remaining overall housing requirement that will be delivered as affordable housing. 		
MM10	<p>PROVISION FOR GYPSIES AND TRAVELLERS</p> <p>Policy C6 – Gypsies and Travellers</p> <p>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 <u>the Council will take steps to deliver the necessary sites in a timely manner in order to support the Gypsy and Traveller and Travelling Showpeople community.</u> 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>	To clarify the policy and avoid overlap or potential inconsistency with national policy.	No change to HRA findings – the deletion of some of the policy wording does not affect the scale or location of development proposed through the Local Plan.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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. 		
MM11	<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 	To clarify growth to occur on brownfield land at Asfordby Business Park	No change to HRA findings – the additional wording does not affect the scale or location of development proposed through the Local Plan.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	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> <p>EC3 (iv): Stanton Plc (St Gobain), Asfordby Hill</p> <p>EC3 (v):Saxby Road Area (Incorporating Hudson Road Estate), Melton Mowbray</p> <p>EC3 (vi): Crown Business Park, Old Dalby</p> <p>EC3(vii): Six Hill Business Area, Six Hills</p> <p>EC3(viii): Old Dalby Trading Estate, Old Dalby</p> <p>EC3 (ix): Melton And Kettleby Foods, Melton Mowbray</p> <p>EC3 (x): Leicester Road Estate, Melton Mowbray.</p> <p>Other Key employment sites</p> <p>EC3 (xi): Normanton Lane, Bottesford.</p> <p>EC3 (xii): Orston Lane, Bottesford.</p> <p>EC3 (xiii): Hickling Lane Employments Sites, Long Clawson.</p> <p>EC3(xiv): Snow Hill Industrial Estate, Melton Mowbray</p> <p>EC3 (xv): Burrough Court, Burrough on the Hill</p> <p>Proposals to change the use of <u>all or part</u> of an existing employment site and <u>or</u> allocations to non-employment uses will be permitted where:</p> <ol style="list-style-type: none"> 1. it can be demonstrated, through an acceptable viability study, that the site is no 	<p>To clarify the operation of Policy EC3 and to ensure the alignment of Neighbourhood Plans</p>	<p>No change to HRA findings – the minor wording amendments do not affect the scale or location of development proposed through the Local Plan.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>longer economically viable for employment purposes in the long term; and</p> <ol style="list-style-type: none"> 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, <u>in particular where proposals have demonstrable community support, for example through an allocation in a made Neighbourhood Plan.</u> <p>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 <u>or are required to make the site viable and are not in conflict with policies contained within this Local Plan.</u></p>		
	<p>Policy EC4</p> <p>Proposals for employment.....</p> <ul style="list-style-type: none"> • The site is located in an area that can <u>or has the scope to</u> be easily accessed by public transport, walking and cycling; and • context of the existing settlement. 	<p>To ensure alignment with revised NPPF.</p>	<p>No change to HRA findings – the additional wording does not affect the scale or location of development proposed through the Local Plan.</p>
<p>MM12</p>	<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 (8.6ha in the north west corner), should have appropriate regard to the adjacent Grade I listed Welby Church and its setting, and consultation should take place with Historic England to ensure this.</u> Both sites are identified on Figure 8. Studies have suggested that the Holwell Works site is contaminated affecting the viability of appropriate</p>	<p>To clarify growth aspirations for Asfordby Business Park, and to clarify how improved access will be achieved.</p>	<p>No change to HRA findings – the area allocated for new development at Holwell Works and Asfordby Business Park is unchanged, and the wording amendments are for clarity.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>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>		
		Clarifying figure 8	
MM13	<p>TOWN CENTRES AND RETAILING</p> <p><u>6.14.3 Melton Borough Council will work proactively with the private sector and other</u></p>	To emphasise commitment and show possible	No change to HRA findings – the additional text relates to development in the town centres

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p><u>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.</u></p>	avenues of delivery for the Boroughs comparison retail need.	which would therefore be located away from sensitive European sites.
	<p>6.15.7 Leisure facilities, restaurantswhich would not weaken the shopping function and experience. <u>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.</u></p>	To help ensure alignment with revised NPPF as well as current NPPF.	No change to HRA findings – the additional text relates to development in the town centres which would therefore be located away from sensitive European sites.
	<p>Policy EC5 - Melton Mowbray Town Centre</p> <p>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.</p> <p><u>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.</u></p> <p>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 <u>within the town centre or on the edge of the centre and if the location is accessible and well connected to the town centre.</u></p> <p>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</p>	To clarify the Councils commitment to delivering the 12,670m ² of comparison retail need within Policy EC5 and to ensure alignment with the revised NPPF, as well as current NPPF.	No change to HRA findings – the additional text relates to development in the town centres which would therefore be located away from sensitive European sites.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously																		
	<p>is above 200sqm.</p> <p>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.</p>																				
	<p>Policy EC7 – Retail Development in the Borough In other settlements with an existing retail offer..... other retail facilities within service centres.</p> <p>Small independent village shops, post offices, and social enterprises and farm shops up to 200 square metres are exempt from this requirement.</p> <p>Outside of Melton Mowbray town centre service centres and in all cases, a retail impact assessment will be required to accompany planning applications.</p>	<p>To clarify that farm shops will be exempt from retail impact assessments.</p>	<p>No change to HRA findings – the additional wording does not affect the scale or location of development proposed through the Local Plan.</p>																		
	<p>Appendix 5: Monitoring Framework</p> <table border="1" data-bbox="215 810 1375 1361"> <thead> <tr> <th data-bbox="215 810 432 973">INDICATOR</th> <th data-bbox="432 810 638 973">KEY POLICY AIM</th> <th data-bbox="638 810 846 973">Link to Strategic Objectives and Priorities</th> <th data-bbox="846 810 1055 973">BASELINE</th> <th data-bbox="1055 810 1245 973">TARGET</th> <th data-bbox="1245 810 1375 973">NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="215 973 1375 1038">Policy EC5 – Melton Mowbray Town Centre</td> </tr> <tr> <td data-bbox="215 1038 432 1361">Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre.</td> <td data-bbox="432 1038 638 1361">To retain a strong presence of retail uses in the primary shopping frontages of Melton Mowbray town centre.</td> <td data-bbox="638 1038 846 1361">Jobs and Prosperity Priority 3.</td> <td data-bbox="846 1038 1055 1361">33% of Primary Retail Frontage currently occupied by non-A1 uses.</td> <td data-bbox="1055 1038 1245 1361">No more than ±0% 33% of primary shopping in Melton Mowbray town centre to be occupied by non-A1 uses.</td> <td data-bbox="1245 1038 1375 1361"></td> </tr> </tbody> </table>	INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES	Policy EC5 – Melton Mowbray Town Centre						Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre.	To retain a strong presence of retail uses in the primary shopping frontages of Melton Mowbray town centre.	Jobs and Prosperity Priority 3.	33% of Primary Retail Frontage currently occupied by non-A1 uses.	No more than ±0% 33% of primary shopping in Melton Mowbray town centre to be occupied by non-A1 uses.		<p>To set a more realistic objective.</p>	<p>No change to HRA findings – the amended wording of the monitoring framework does not affect the scale or location of development proposed through the Local Plan.</p>
INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES																
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No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
MM14	<p>TOURIST ACCOMMODATION Policy EC8 – Sustainable Tourism</p> <p>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>	<p>To clarify the policy in respect of larger scale tourism development.</p>	<p>No change to HRA findings - This policy was identified in the Screening assessment that was undertaken previously as having the potential for likely significant effects on European sites as it could result in tourism-related development. The additional proposed text reinforces this conclusion. However, the Appropriate Assessment that was undertaken for the European sites that could be affected by the Local Plan concluded that, taking into account the mitigation proposed through the Local Plan, adverse effects on the integrity of European sites were not expected. This remains the case, taking into account the proposed modification to this policy.</p>
MM15	<p>LANDSCAPE AND NATURE CONSERVATION</p> <p>Policy EN1 – Landscape</p> <p>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 that it seeks, where possible, to 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 have an unacceptable adversely affect effect upon important landscape features including:</p>	<p>To ensure conformity with paragraph 109 of the NPPF.</p>	<p>No change to HRA findings – the additional text refers to the design of new development rather than its scale or location.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>1. Distinctive topography;</p> <p>2. Important trees, hedges and other vegetation features;</p> <p>3. Important ponds, watercourses & other water areas;</p> <p>4. Important views, approaches and settings.</p> <p>In addition, new developments will be supported where they:</p> <p>5. Do not have an unacceptable adversely affect effect upon an area's sense of place and local distinctiveness; and</p> <p>6. Do not have an unacceptable adversely affect effect upon areas of tranquillity, including those benefiting from dark skies, unless proposals can demonstrate how it is intended to contribute towards minimising light pollution." be adequately mitigated through the use of buffering be adequately</p> <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 should have due regard to design guidance in the individual assessments of settlement fringe sensitivity in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, or any subsequent evidence document.</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>To indicate how the 'dark skies' clause will operate.</p> <p>To clarify operation of policy and to ensure policy responds to changing evidence.</p>	
	<p>Policy EN2 – Biodiversity & Geodiversity</p> <p>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;</p> <p>.....planning obligations and management agreement.</p>	<p>To seek alignment with the proposed revision of NPPF as well as current NPPF.</p>	<p>No change to HRA findings – the HRA Screening exercise that was undertaken previously concluded that this policy would have no likely significant effects on the integrity of European sites, and would in fact provide mitigation for the potential impacts of other proposals in the Local Plan. The proposed changes</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
			to the policy slightly strengthen the mitigation provided by the policy and there remain no likely significant effects on the integrity of European sites as the policy still does not propose new development.
MM16	<p>GREEN INFRASTRUCTURE AND GREEN SPACE</p> <p>Policy EN3 – The Melton Green Infrastructure Network</p> <p>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>	For completeness and consistency of referencing of similar recreational and green infrastructure assets.	No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>Policy EN5 – Local Green Space</p> <p>Development proposals will be required..... Local Green Space such that its character is protected.</p> <p>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 <u>or other up to date evidence document.</u> Spaces which have the potential for designation in the future, subject to enhancement, have been identified in the Study.</p>	<p>To clarify the evidence that can be used to underpin Local Greenspace Designation.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</p>
<p>MM17</p>	<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>	<p>To add a reference to advice from Historic England.</p>	<p>No change to HRA findings – the additional wording relating to the setting of heritage assets does not affect the scale or location of development proposed through the Local Plan.</p>
<p>MM18</p>	<p>CLIMATE CHANGE, ENERGY EFFICIENCY AND LOW CARBON DEVELOPMENT, AND ENERGY GENERATION</p> <p>Policy EN8 – Climate Change</p> <p>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:.....</p> <p>..... to support new development.</p> <p>Policy EN9 – Ensuring Energy Efficient and Low Carbon Development</p>	<p>To respond flexibly to any variations in viability over the plan period.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</p>
	<p><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></p> <p>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 	<p>To clarify the requirements for design and access statements for major development, and to restrict the scope of the policy</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<p>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;</p> <ol style="list-style-type: none"> 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 On-site on-site 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 homes has 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 cars has 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;</p> <p>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> <ol style="list-style-type: none"> I. does not harm heritage assets or their significance; and II. protects the character of conservation areas. 	<p>to major development proposals.</p> <p>To remove a requirement for low carbon heat networks that has not been justified.</p>	

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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>To avoid unduly onerous requirements on planning applicants.</p>	<p>No change to HRA findings – the additional wording does not affect the scale or location of development proposed through the Local Plan.</p>
	<p>Policy EN10: Energy Generation from Renewable and Low Carbon Sources</p> <p>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>.....</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. The landscape character units are indicated on the Policies Map.</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>	<p>To seek alignment with the proposed revision of NPPF as well as current NPPF.</p> <p>To insert appropriate references to the Policies Map.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</p>
MM19	<p>FLOOD RISK, FOUL WATER AND SUSTAINABLE DRAINAGE SYSTEMS</p> <p>Policy EN11 – Minimising the Risk of Flooding</p> <p>Melton Borough Council will ensure that developers and landowners.</p>	<p>To ensure that the sequential approach is applied to both fluvial and pluvial flooding.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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 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 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>To clarify how foul water sewerage capacity should be considered.</p>	<p>on the integrity of European sites.</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>	<p>To clarify how SuDS can provide net gains for nature.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</p>
<p>MM20</p>	<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>To reflect update to IDP and comments from LCC Education.</p>	<p>No change to HRA findings – the additional wording relates to the mechanisms through which new educational provision would be made, and does not itself propose additional development.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
	<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 Longfield Academy, 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>	<p>To reflect updated IDP and LCC Education position.</p> <p>To Introduce the prospect of developer contributions for early years places.</p>	<p>No change to HRA findings – the additional school referred to as requiring extension is not in the vicinity of any European sites and the overall scale of development proposed through the Local Plan is not affected by the additional text.</p>
MM21	<p>DESIGN</p> <p>Policy D1 – Raising the Standard of Design</p> <p>All new developments should.....</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>To ensure the most up to date guidance is used.</p>	<p>No change to HRA findings – the policy (taking into account proposed modifications) still does not propose new development that could have likely significant effects on the integrity of European sites.</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>To seek alignment with the proposed revision of NPPF as</p>	<p>No change to HRA findings – the additional wording does not affect the scale or location of</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for HRA findings reported previously
		well as existing NPPF.	development proposed through the Local Plan.
	<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>	To promote a tool to improve quality of new developments.	No change to HRA findings – the additional text refers to the design of new development rather than its scale or location.
MM22	<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>	Statement moved from reasoned justification to policy.	No change to HRA findings – incorporating the wording previously within the supporting text into the policy itself does not change the overall scale or location of development that could result.

Updated assessment of in-combination effects

- 1.22 A number of Melton's neighbouring authorities were identified as relevant for identifying potential in-combination effects as part of the original HRA for the Pre-Submission Draft Local Plan (October 2016). A review of that in-combination effects assessment was previously undertaken during the preparation of the Technical Note for the Focussed Changes (June 2017), in order to identify any relevant local plan documents or HRA work which had been published since the previous Appropriate Assessment was carried out, which might have identified further in-combination effects. At that time, no further in-combination effects were identified with the Local Plan.
- 1.23 The in-combination effects assessment has again been updated and the findings are set out below.

Rushcliffe Borough Council

- Rushcliffe Local Plan Part 2 – Further Options consultation was carried out between February and March 2017.
- No HRA work has been published to date - no in-combination effects to consider.

Newark and Sherwood District Council

- Plan review of the Newark and Sherwood Core Strategy (adopted 2011) and Allocations and Development Management DPD (adopted 2013) – Publication Amended Core Strategy consultation took place between July and September 2017.
- The HRA re-screening (July 2017) identified Likely Significant Effects on bird species at the Sherwood Forest pSPA; however these could be mitigated. The pSPA would not be affected by the Melton Local Plan; therefore there are no in-combination effects to consider.

South Kesteven District Council

- The Consultation Draft Local Plan was published for consultation in 2017 along with an accompanying Habitats Regulations Assessment Report. The Screening stage of the HRA concluded that none of the policies in the Draft Local Plan are likely to have significant effects on any European sites and therefore Appropriate Assessment was not required.

Rutland County Council

- The Consultation Draft Local Plan was published for consultation in July 2017 along with an accompanying Habitats Regulations Assessment Report. The HRA Screening assessment identified potential Likely Significant Effects on three European sites: Rutland Water SPA/Ramsar site, Barnack Hills and Holes SAC and Grimsthorpe SAC. The HRA report recommends a number of policy amendments to address these impacts, and concludes that the next iteration of the Local Plan will need to be subject to further HRA screening. Therefore, the previous conclusion that it cannot yet be determined with certainty whether there will be in-combination effects with the Melton Local Plan remains.

Harborough District Council

- The Harborough Local Plan was submitted in March 2018, along with an accompanying HRA Report. The HRA concluded that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects.

Charnwood Borough Council

- No further updates to the local plan - no in-combination effects to consider.

Conclusions

- 1.24 This HRA Addendum has assessed the proposed Main Modifications to the submitted Melton Local Plan and, as shown in detail in **Table 2**, they have no implications for the conclusions reported previously in the HRA Report for the Pre-Submission Draft Local Plan (October 2016) and updated in the Technical Note for the Focussed Changes (June 2017).
- 1.25 Therefore, the conclusions of the HRA for the Melton Local Plan remain that the Local Plan (taking into account the proposed Main Modifications) is not likely to have adverse effects on the integrity of European sites, either alone or in-combination with other plans or projects, providing that the mitigation set out in the Local Plan is implemented.

Next Steps

- 1.26 This HRA Addendum will be available for consultation alongside the proposed modifications to the Local Plan.
- 1.27 Following the consultation on the proposed modifications and this HRA Addendum (as well as the separate Sustainability Appraisal Addendum), the Inspector will consider the representations raised and report on the modified Local Plan's soundness.
- 1.28 If the Local Plan is found to be 'sound', it can be formally adopted by Melton Borough Council.

LUC
June 2018