

## Melton Local Plan: Melton Borough Council List of Suggested Main Modifications at Submission

No.	Page and Para/Fig. Ref No./Policy No	Modification Suggested	Why Modification is Suggested
a.	Page 60, Policy C3	“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 Affordable Housing, schemes using the Housing Quality Indicators standards will be supported.</u> ”	Clarification of extent of application of the policy. Pre-Submission Consultation Representation.
b.	P86 Para 6.12.1, sentence 5.	<del>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.</del> <u>Improved access will be considered as part of the Melton Mowbray Transport Strategy and will likely be secured through development specific mitigation.</u>	Correction and clarification, in response to LCC Highways Pre-Submission Consultation Representation.
c.	P94, Policy EC7, sentence 4.	“... Small independent village shops, post offices, <del>and</del> social enterprises <u>and farm shops up to 200 square metres</u> are exempt from this requirement.	To clarify that farm shops will be exempt from retail impact assessments. Pre-Submission Consultation Representation.
d.	P94 Policy EC8, additional clause at end of policy.	“...valued tourist attractions in the Borough. <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 Boroughs economic or tourist offer and can be demonstrated that a suitable more sustainable location is not available or practicable.</u> ”	To clarify the policy in respect of larger scale tourism development.
e.	P98 EN1, penultimate paragraph.	“In order to mitigate the potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals will be required to respond to design guidance in the individual assessments of settlement fringe sensitivity in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study <u>or subsequent evidence document</u> ’	To clarify that the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ can be superseded. To help ensure longevity of the policy. In response to Pre-Submission Consultation Representation from Colin Wilkinson (on behalf of Asfordby Parish Council).
f.	P98, Policy EN1	The character of Melton Borough’s landscape and countryside will be <del>enhanced and protected</del> <u>conserved and, where possible, enhanced</u> by: The character of Melton Borough’s landscape and countryside will be enhanced and protected by: I. Ensuring new development is sensitive to its landscape setting and <u>that it seeks, where possible, to enhance</u> the distinctive qualities of the landscape character type (as defined in the Landscape Character Assessment); and	To ensure conformity with paragraph 109 of the NPPF. In response to Pre-Submission Consultation Representation in response to Pre-Submission Consultation Representation from R. Crosthwaite, Gladman Developments Ltd.

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		<p>II. Requiring new developments to respect existing landscape character and features. Proposals will be supported where they do not <u>have an unacceptable adversely affect effect upon</u> important landscape features including:</p> <ol style="list-style-type: none"> <li>1. Distinctive topography;</li> <li>2. Important trees, hedges and other vegetation features;</li> <li>3. Important ponds, watercourses &amp; other water areas;</li> <li>4. Important views, approaches and settings.</li> </ol> <p>In addition, new developments will be supported where they:</p> <ol style="list-style-type: none"> <li>5. Do not <u>have an unacceptable adversely affect effect upon</u> an area's sense of place and local distinctiveness; and</li> <li>6. Do <u>have an unacceptable adversely affect effect upon</u> areas of tranquillity, including those benefiting from dark skies, unless proposals can be adequately mitigated through the use of buffering..."</li> </ol> <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 <u>enhanced and protected conserved and, where possible, enhanced.</u></p>	
g.	P106, Policy EN5	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>	Factual correction in policy, To enable Neighbourhood Planning Groups to produce updated evidence to support Local Greenspace designation. Response to Pre-Submission Consultation representations from Andrew Gore (on behalf of Mary A Donovan), and Colin Wilkinson (on behalf of Asfordby Parish Council)
h.	P114, Policy EN8	All new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, <u>subject to considerations of viability</u> , in terms of:	To take account of viability. Response to Pre-Submission Consultation representations from Leicestershire County Council.
i.	P116, Policy EN9	<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> <del>Development proposals, including refurbishment, will be supported where they</del>	To clarify the requirements for design and access statements for major development, and to restrict the scope of the policy to major development proposals.

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		<p>demonstrate the following, subject to viability:</p> <ol style="list-style-type: none"> <li>1. How effective use has been made of materials that have been reused, recycled, are renewable, locally sourced, have been transported in the most sustainable manner, and have low embodied energy; <del>A site waste management plan which emphasises waste minimisation, re-use and recycling during demolition and construction;</del></li> <li>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.</li> <li>3. How heat loss from all elements of the building envelope will be prevented;</li> <li>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; <del>Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete;</del></li> <li>5. How developments (dwellings and non-dwellings) have considered <u>o</u>n-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;</li> <li>6. Space for a home office in new homes <del>has been considered;</del></li> <li>7. Space for cycle storage in new homes and employment sites <del>has been considered</del> and, where appropriate showers and changing facilities;</li> <li><del>8. Charging points for electric cars has been considered.</del></li> <li><del>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.</del></li> </ol> <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>Response to Pre-Submission Consultation representations from Andrew Astin.</p>

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		<p>Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete; The retro-fitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it:</p> <ul style="list-style-type: none"> <li>I. does not harm heritage assets or their significance; and</li> <li>II. protects the character of conservation areas.</li> </ul>	
j.	P125, Policy EN11, 2 <sup>nd</sup> paragraph, first sentence, and 4 <sup>th</sup> clause from end of policy.	<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 (<u>Zone 1 and outside of surface water flood risk</u>).</p> <p>Proposals will need to demonstrate that <del>the there is capacity of within the foul water sewerage network has been considered or that capacity can made available prior to the occupation of the development.</del></p>	<p>To ensure that the sequential approach applies to both fluvial and pluvial flooding. Response to Pre-Submission Consultation representation from Leicestershire County Council.</p> <p>To clarify how foul water sewerage capacity should be considered. Response to Pre-Submission Consultation representation from Anglian Water.</p>
k.	P127, Policy EN12, 2 <sup>nd</sup> paragraph, first sentence.	<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 Sustainable Urban Drainage Systems can provide net gains for nature. Response to Pre-Submission Consultation representation from Richard Simon, Clerk to Bottesford Parish Neighbourhood Plan Steering Group.</p>
l.	P135, paragraph 8.4.3	<p>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</u></p>	<p>To reflect update to IDP and to respond to a representation at Pre-Submission Consultation from Leicestershire County Council.</p>

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		<u>nearby schools having a place, until such time as the new accommodation is available in the locality.</u>	
m.	P135/136, new paragraph 8.4.5	<u>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>	To introduce the prospect of developer contributions for early years places. To respond to a representation at Pre-Submission Consultation from Leicestershire County Council.
n.	P143, Policy D1, criterion j).	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.	Policy clarification, to ensure most up to date guidance is used, and to help ensure longevity of the policy. Response to representation to the Pre-Submission Consultation from R. Crosthwaite, Gladman Developments Ltd.
o.	P147, Insert a new paragraph, 9.4.19	<u>Design Review</u> <u>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>	To promote design review as a tool to improve quality of new developments promoted in the Borough. Response to representation to the Pre-Submission Consultation from Opun, Architecture East Midlands Ltd.
p)	Appendix 5, page 9. Target related to the % of non-A1 retail use in 'primary shopping frontages'	No more than <del>10%</del> <u>33%</u> of primary shopping in Melton Mowbray town [...].	More realistic objective.
q)	Policies Map	Change of labels for Old Dalby and Queensway in the Green Infrastructure Map on the Borough Wide maps section.	Incorrectly labelled. Response to representation to the Pre-Submission Consultation from Dr Jerzy Schmidt.