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Melton Local Plan: Main Modifications

Second Sustainability Appraisal Addendum

Prepared by LUC
May 2018

Project Title: Sustainability Appraisal of the Melton Local Plan

Client: Melton Borough Council

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1	03/05/18	Draft Second Sustainability Appraisal Addendum for the proposed Main Modifications to the Melton Local Plan	Kate Nicholls	Jeremy Owen	Jeremy Owen
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Contents

Introduction	1
Sustainability Appraisal and Strategic Environmental Assessment	1
Reasonable Alternatives and reasons for selecting the proposed Main Modifications	2
Appraisal Process	2
SA conclusions for the examined Local Plan	3
Appraisal of the Main Modifications	4
Conclusions	61
Monitoring	62
Next Steps	62
Appendix 1	64
SA Framework	64
Appendix 2	68
Additional SA Matrices	68

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. An integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report relating to the Pre-Submission Draft Local Plan (October 2016) was submitted alongside the Plan, as well as an SA Addendum (June 2017) relating to the Focussed Changes that Melton Borough Council made to the 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 has prepared a Schedule of Main Modifications to the Plan, which is to be published for consultation from 10th May to 20th June 2018 inclusive. The proposed modifications take into account the matters raised during the examination by the Inspector and participating representors.
- 1.3 This second SA Addendum presents an appraisal of the proposed Main Modifications and considers their implications for the SA findings reported previously. In combination with the SA Report and SA Addendum that were submitted alongside the Local Plan for examination, this second SA Addendum represents an appraisal of the Local Plan as proposed to be modified, updating the findings presented in the October 2016 SA Report and the June 2017 Addendum. It should be noted that this is an Addendum to those SA documents and that they should therefore be read together.
- 1.4 This second SA 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 additional modifications are not subject to SA as they do not have the potential to lead to significant sustainability effects.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.5 The purpose of Sustainability Appraisal is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of plans. Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the Plan-making process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a Development Plan Document (DPD) - in this case the Melton Local Plan - from the outset of its development.
- 1.6 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive¹, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)². The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.7 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of sustainability considerations, extending to social and economic impacts. The Government's Sustainability Appraisal guidance³ outlines how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the

¹ SEA Directive 2001/42/EC

² Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

³ DCLG (2014) Planning Practice Guidance. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

requirements of the SEA Regulations. This integrated approach has been taken to the SA/SEA of the Melton Local Plan and throughout the SA documents, the term 'SA' should be taken to mean 'SA incorporating the requirements of the SEA Regulations'.

- 1.8 Details on how the SA process has informed the preparation of the Local Plan at each stage can be found in the October 2016 SA Report which accompanied the examined Local Plan.

Reasonable Alternatives and reasons for selecting the proposed Main Modifications

- 1.9 The SA Report which accompanied the examined Local Plan sets out how reasonable alternatives were considered and selected as part of the SA and plan-making processes, as required by the Environmental Assessment of Plans and Programmes Regulations (2004).
- 1.10 Given that reasonable alternatives were appraised up to the submission of the Local Plan, and that preparation of the proposed main modifications was led by the Inspector with no further alternatives requiring SA being identified, this second SA addendum does not contain an appraisal of any alternatives. While alternatives to the housing trajectory were considered, these would not affect the overall number of homes to be delivered and therefore do not influence the significant effects previously identified in the SA.
- 1.11 The proposed Main Modifications are set out in a schedule prepared by Melton Borough Council on behalf of the Inspector. The reasons for including each proposed Main Modification to the Local Plan are included in the schedule (see **Table 1** further ahead in this document).

Appraisal Process

Sustainability Objectives

- 1.12 Each proposed policy and site allocation has been assessed against a framework of SA objectives throughout the preparation of the Local Plan. Development of an SA framework is not a requirement of the SEA Regulations; however it provides a recognised way in which the likely sustainability effects of a plan can be predicted, described, analysed and compared in a consistent way. The SA framework sets out a series of sustainability objectives and associated questions which can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the Borough with regard to social, economic and environmental considerations. During the SA, the performance of the plan options (and later, policies) are assessed against these SA objectives and appraisal questions.
- 1.13 Melton's SA framework is presented in **Appendix 1** and covers all of the topics required in the SEA Regulations. The same SA framework used to appraise previous iterations of the Local Plan has been used in the appraisal of the Main Modifications.
- 1.14 Throughout the SA process, judgements and scores showing the likely effect that each element of the Local Plan would have on each SA objective have been presented in matrices. **Figure 1** below sets out the symbols used to illustrate each type of effect.

Figure 1 Key to symbols and colour coding used in the SA of the Melton Local Plan

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a negative effect on the SA objective(s).
--/+	The option or policy is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or +/-	The option or policy is likely to have an equal mixture of both minor or both significant positive and negative effects on the SA objective(s).

SA conclusions for the examined Local Plan

SA Report for the Pre-Submission Draft Local Plan (October 2016)

- 1.15 The reasonable alternative site and policy options, as well as the policies and site allocations in the Pre-Submission Draft version of the Melton Local Plan, were subject to a detailed appraisal against the SA objectives. In general, the policy approaches and site options that were taken forward in the Local Plan were those that performed more positively or at least as well against the SA objectives than the rejected options, although in a small number of cases other planning considerations determined that other options should be taken forward. As described in the October 2016 SA report, the Pre-Submission Draft Local Plan included a number of policies that should help to mitigate the potential negative effects of other proposals within the Local Plan.
- 1.16 The Pre-Submission Draft consultation version of the Local Plan proposed a substantial amount of housing, employment and other development across Melton to meet the future needs of the Borough; therefore the October 2016 SA Report identified the potential for significant negative effects on many of the environmental objectives including biodiversity, cultural heritage and the landscape. However, the Pre-Submission Draft Local Plan also included a wide range of development management-style policies that aim to protect and enhance the economic, social and environmental conditions of the Borough. The SA concluded that these should go a long way towards mitigating the potential negative effects of the overall scale of development proposed, although some significant effects are likely to remain.
- 1.17 The fact that the Pre-Submission Draft Local Plan directed most new development to Melton Mowbray was found to have a range of benefits in terms of directing development towards the town with the greatest range of jobs and service provision in the Borough, and co-locating the majority of new residential and employment development, particularly through the delivery of two new sustainable neighbourhoods. While it was recognised in the October 2016 SA Report that this approach would limit opportunities to stimulate service provision in the rural areas of the Borough, it should also mean that there are good opportunities for people to make use of sustainable modes of transport, travelling over shorter distances, and will enable more people to access the jobs created.

SA Addendum for the Focussed Changes (June 2017)

- 1.18 The first SA Addendum that was prepared in June 2017 in relation to the Focussed Changes that Melton Borough Council made to the Pre-Submission Draft Local Plan included an assessment of each policy or site allocation for which changes were proposed, and set out where the SA scores from the October 2016 SA Report would change as a result. As well as changes to some of the

SA scores recorded previously, a number of new site allocations were subject to SA and the findings were summarised in the first SA Addendum.

- 1.19 It was recognised that the changes arising as a result of the Focussed Changes did not fundamentally alter the overall proportion of development to be provided at Melton Mowbray (approximately two-thirds) and in the rural areas (approximately one third). This is in accordance with the Spatial Strategy presented in the Pre-Submission Draft Local Plan and therefore the overall conclusions set out in the October 2016 SA Report (summarised above) remained largely the same.

Appraisal of the Main Modifications

- 1.20 **Table 1** overleaf presents the schedule of proposed Main Modifications and the Council's reasons for proposing each change, with a final column added to record the implications of each Main Modification for the SA conclusions reported previously. The SA implications have been considered based on whether each Main Modification changes the conclusions of the October 2016 SA Report for the Pre-Submission Draft Local Plan, as updated in the June 2017 SA Addendum.
- 1.21 **Appendix 2** contains a new SA matrix for a Local Plan site allocation that has been newly introduced (ASF3, as detailed in **Table 1**).

Table 1: Assessment of proposed Main Modifications in relation to the SA conclusions reported previously

No.	Modification proposed	Reason for the proposed Modification	Implications for SA 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. his 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 an 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 SA findings – the modification is proposed for clarity and does not represent a change to the scale of development proposed in the Local Plan and appraised in the SA.</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, together with the planned delivery and the annual housing requirement for different parts of the plan period.</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</p>	<p>No change to SA findings – this proposed change to the supporting text reflects the changes proposed to policy SS2 which are considered separately below in terms of their implications for the SA findings.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
		delivery	
	<p>Figure 6: Melton Borough Housing Trajectory</p> <p>Notes</p> <ol style="list-style-type: none"> 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. 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 <p>Table 2: Key Components of Housing Supply</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 SA findings – this proposed change to the supporting text reflects the changes proposed to policy SS2 which are considered separately below in terms of their implications for the SA findings.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously												
	<table border="1" data-bbox="264 284 1375 678"> <thead> <tr> <th data-bbox="264 284 981 347"><u>Source of supply</u></th> <th data-bbox="981 284 1375 347"><u>Number of dwellings</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="264 347 981 411"><u>Completions 2011-2018</u></td> <td data-bbox="981 347 1375 411"><u>777</u></td> </tr> <tr> <td data-bbox="264 411 981 475"><u>Remaining completions on large unallocated sites</u></td> <td data-bbox="981 411 1375 475"><u>510</u></td> </tr> <tr> <td data-bbox="264 475 981 539"><u>Allocated sites</u></td> <td data-bbox="981 475 1375 539"><u>5261</u></td> </tr> <tr> <td data-bbox="264 539 981 603"><u>Windfall allowance</u></td> <td data-bbox="981 539 1375 603"><u>522</u></td> </tr> <tr> <td data-bbox="264 603 981 678"><u>TOTAL</u></td> <td data-bbox="981 603 1375 678"><u>7070</u></td> </tr> </tbody> </table> <p data-bbox="212 699 1400 1273"><u>4.2.4 The housing trajectory shows that there will need to be a significant uplift in the amount of new housing delivered every year since 2011 if the overall planned requirement of 6125 dwellings by 2036 is to be achieved. Net completions for the period 2011-2018 amount to 777 dwellings, an average of 111 per year, compared to the average annual requirement of 245 per year. The components of the trajectory show that going forward, the plan is reliant on the delivery of housing at the two sustainable neighbourhoods north and south of Melton Mowbray to achieve this uplift, but it will take until 2022/23 before both are delivering significant numbers of new homes every year at close to their full capacity. It is also realistic to expect that the local housing market will need time to adjust to much higher levels of housebuilding. To reflect these matters, the annual housing requirement steps up from 170 dwellings per annum (dpa) for the period to 2021, to 245dpa for the period to 2026 and to 320 dpa thereafter. These stepped requirements are the minimum number of new dwellings that should be provided in the relevant period, and all stakeholders involved in the delivery of housing should play their part in seeking to exceed the requirements by bringing forward development in accordance with the plan policies as a whole.</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 sites</u>	<u>510</u>	<u>Allocated sites</u>	<u>5261</u>	<u>Windfall allowance</u>	<u>522</u>	<u>TOTAL</u>	<u>7070</u>		
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<u>TOTAL</u>	<u>7070</u>														
	Policy SS2 – Development Strategy	To embed the draft	Change to SA findings – this												

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																																												
	<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</u> a minimum of 170 dpa</p> <p><u>2021-2026</u> a minimum of 245 dpa</p> <p><u>2026-2036</u> a minimum of 320 dpa</p> <p>Development will be distributed across the Borough in accordance with the spatial strategy set out below:</p> <p><u>Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing 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 development, where it would enhance the sustainability of the community in accordance with Policy SS3 - Sustainable Communities.</u></p> <p>.....</p> <table border="1" data-bbox="215 987 1395 1383"> <thead> <tr> <th data-bbox="215 987 376 1225">Table 4: Residual Housing Requirements for Service Centre & Rural Hubs</th> <th data-bbox="376 987 490 1225">Population Estimate (from ONS Output Areas)</th> <th data-bbox="490 987 562 1225">% of population</th> <th data-bbox="562 987 676 1225">Requirement based on % of population</th> <th data-bbox="676 987 719 1225">Minus</th> <th data-bbox="719 987 846 1225">Total Net Completions 2011 - 31/03/2017</th> <th data-bbox="846 987 960 1225">Dwellings under construction - 31/03/2017</th> <th data-bbox="960 987 1111 1225">Dwellings with planning permission on small sites at 31/03/2017</th> <th data-bbox="1111 987 1153 1225">Equals</th> <th data-bbox="1153 987 1267 1225">'Residual' Requirement</th> <th data-bbox="1267 987 1395 1225">Capacity from Site Allocations identified in policy C1(a)</th> </tr> </thead> <tbody> <tr> <td data-bbox="215 1225 376 1278">Service Centre</td> <td data-bbox="376 1225 490 1278"></td> <td data-bbox="490 1225 562 1278"></td> <td data-bbox="562 1225 676 1278"></td> <td data-bbox="676 1225 719 1278"></td> <td data-bbox="719 1225 846 1278"></td> <td data-bbox="846 1225 960 1278"></td> <td data-bbox="960 1225 1111 1278"></td> <td data-bbox="1111 1225 1153 1278"></td> <td data-bbox="1153 1225 1267 1278"></td> <td data-bbox="1267 1225 1395 1278"></td> </tr> <tr> <td data-bbox="215 1278 376 1331">Asfordby</td> <td data-bbox="376 1278 490 1331">2446</td> <td data-bbox="490 1278 562 1331">16 %</td> <td data-bbox="562 1278 676 1331">290</td> <td data-bbox="676 1278 719 1331"></td> <td data-bbox="719 1278 846 1331">76</td> <td data-bbox="846 1278 960 1331">0</td> <td data-bbox="960 1278 1111 1331">0</td> <td data-bbox="1111 1278 1153 1331"></td> <td data-bbox="1153 1278 1267 1331">214</td> <td data-bbox="1267 1278 1395 1331">230 ±60</td> </tr> <tr> <td data-bbox="215 1331 376 1383">Bottesford</td> <td data-bbox="376 1331 490 1383">3525</td> <td data-bbox="490 1331 562 1383">23 %</td> <td data-bbox="562 1331 676 1383">419</td> <td data-bbox="676 1331 719 1383"></td> <td data-bbox="719 1331 846 1383">72</td> <td data-bbox="846 1331 960 1383">2</td> <td data-bbox="960 1331 1111 1383">11</td> <td data-bbox="1111 1331 1153 1383"></td> <td data-bbox="1153 1331 1267 1383">334</td> <td data-bbox="1267 1331 1395 1383">324</td> </tr> </tbody> </table>	Table 4: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output Areas)	% of population	Requirement based on % of population	Minus	Total Net Completions 2011 - 31/03/2017	Dwellings under construction - 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equals	'Residual' Requirement	Capacity from Site Allocations identified in policy C1(a)	Service Centre											Asfordby	2446	16 %	290		76	0	0		214	230 ±60	Bottesford	3525	23 %	419		72	2	11		334	324	<p>modifications suggested above in policy.</p>	<p>additional information regarding the housing trajectory does not affect the overall scale or location of housing development proposed through the Local Plan and appraised in the SA but suggests that the provision of new homes may build up more slowly initially than originally envisaged, influencing the timescale over which the effects identified in the SA would occur with effects being more pronounced later in the plan period when delivery rates would be higher. This would apply to the potential significant positive effects identified in the SA for policy SS2 (SA objectives 1: housing, 2: education, 3: sustainable transport, 4: economy and employment, 9: access to services, 13: economic growth, 14: health and 15: greenhouse gases and air quality) as well as the potential significant negative effects (5: landscape, 6: biodiversity and geodiversity, 7: cultural heritage and 8: efficient use of land and minerals).</p>
Table 4: Residual Housing Requirements for Service Centre & Rural Hubs	Population Estimate (from ONS Output Areas)	% of population	Requirement based on % of population	Minus	Total Net Completions 2011 - 31/03/2017	Dwellings under construction - 31/03/2017	Dwellings with planning permission on small sites at 31/03/2017	Equals	'Residual' Requirement	Capacity from Site Allocations identified in policy C1(a)																																					
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No.	Modification proposed										Reason for the proposed Modification	Implications for SA findings reported previously	
	Croxton Kerrial	530	4%	72		3	1	0		68	55		
	Harby	931	6%	109		15	15	1		78	139		
	Hose	580	4%	72		6	0	1		65	77		
	Long Clawson	1066	7%	128		11	2	4		111	86 141		
	Old Dalby	355	2%	36		5	0	23		8	28		
	Scalford	356	2%	36		8	2	1		25	23		
	Somerby	548	4%	72		14	1	13		44	69		
	Stathern	728	5%	91		10	0	10		71	82		
	Waltham on the Wolds	836	6%	109		19	9	5		76	114		
	Wymondham	632	4%	72		12	1	5		54	55		
	Service Centres			1506		251	33	74		1148	1282 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	1615 1600		
	Table 8: Large Scale Development Site Delivery Summary										To reflect latest delivery evidence	No change to SA findings: The additional information regarding	

No.	Modification proposed						Reason for the proposed Modification	Implications for SA findings reported previously	
			2016-2021	2021-2026	2026-2031	2031-2036	and allow time for the local housing market to adjust to the uplift of housing delivery.	the timing of housing delivery at the Sustainable Neighbourhoods does not affect the overall scale or location of development proposed through the Local Plan. The overall amount of housing development at the two Sustainable Neighbourhoods remains unchanged, and the proposed modifications illustrate the minimum level of growth, with the planned delivery figures being higher. This means that the same amount of housing should be delivered at the Sustainable Neighbourhoods during the plan period and the effects associated with the two Sustainable Neighbourhoods (policies SS4 and SS5 in the Local Plan) would be unchanged.	
1	South Melton Mowbray	300 35	700 525	500 575	520 570				
2	North Melton Mowbray	200 25	640 475	740 500	620 500				
Appendix 5: Monitoring Framework								To ensure coherence between plan policies and monitoring targets.	No change to SA findings – the proposed modification refers to the way in which the effects of policy SS2 would be monitored and is made to ensure that the monitoring framework reflects the changes to Local Plan policy SS2, the proposed modifications to which are considered separately above.
INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES				
Policy SS2 – Development Strategy									

No.	Modification proposed					Reason for the proposed Modification	Implications for SA findings reported previously
	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 18.	<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.	
	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 8.	<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.	

No.	Modification proposed					Reason for the proposed Modification	Implications for SA findings reported previously
	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 April 2018</u></p> <p><u>Other Rural Settlements = 69 homes at April 2018.</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.	
MM2	MELTON SUSTAINABLE NEIGHBOURHOODS (SNs) 4.4.7 The landscape, design and layout principles set out in the Areas of Separation and						No change to SA findings – this proposed addition to the

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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>supporting text to policy SS4 reflects the changes proposed to policy SS4 itself, which are considered separately below.</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 SA findings – this additional supporting text relating to monitoring delivery of development at the Sustainable Neighbourhoods will reinforce the significant positive (++) effects on SA objectives 1: housing and 9: social cohesion that have already been identified for policies SS4 and SS5.</p>
	<p>Policy SS4 Melton Borough Council will work in partnership.... .. Housing h1: 2,000 homes (of which 1,700 will be delivered before 2036), 15% of which should be affordable, <u>subject to viability</u>;</p>	<p>To conform with the PPG.</p>	<p>No change to SA findings – the reference to viability in relation to affordable housing delivery could be seen to reduce the certainty of affordable housing delivery at the sustainable neighbourhood; however viability could affect delivery regardless of reference to this issue in the policy, and the other provisions within the policy in relation to housing development mean that overall the significant positive (++) effect on SA</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			objective 1: housing remains appropriate.
	<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>...</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>Further clarity with regards to the masterplan</p>	<p>No change to SA findings - the proposed additional text could provide further mitigation for the impacts of the new sustainable neighbourhood on the Scheduled Monument; however due to the relationship of the development site to the Scheduled Monument, the potential significant negative effect (--) identified in the SA as part of a mixed effect overall on SA objective 7: cultural heritage remains unchanged. The SA had already identified a potential minor positive (+) effect on this objective as part of the overall mixed effect, and this additional mitigation would add further clarity to that part of the score.</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>Subsequent development shall be in accordance with the masterplan and agreed design codes.</p>	<p>Further clarity with regards to the masterplan</p>	<p>No change to SA findings – the proposed modification should help to ensure delivery of the proposed development within the intended time period, further reinforcing the already significant positive (++) effects identified on SA objectives 1: housing and 9: social cohesion for policy SS4.</p>
	<p><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</u></p>	<p>To further clarify the</p>	<p>No change to SA findings – the</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>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>requirement for a master plan for the SN.</p>	<p>supporting text relating to monitoring housing delivery at the Sustainable Neighbourhoods will reinforce the significant positive (++) effects on SA objectives 1: housing and 9: social cohesion that have already been identified for policies SS4 and SS5.</p>
	<p>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>; </p>	<p>To conform with the PPG.</p>	<p>No change to SA findings – the reference to viability in relation to affordable housing delivery could be seen to reduce the certainty of affordable housing delivery at the sustainable neighbourhood; however viability could affect delivery regardless of reference to this issue in the policy, and the other provisions within the policy in relation to housing development mean that overall the significant positive (++) effect identified previously on SA objective 1: housing remains appropriate.</p>
	<p>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; </p>	<p>To reflect that land and/or financial contributions may also meet the need for secondary school places.</p>	<p>No change to SA findings – the proposed modification does not affect the significant positive (++) effect on SA objective 2: education that was previously identified for policy SS5. Any new land provision for secondary education would be within the area of the sustainable neighbourhood</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			allocated through policy SS5; therefore further effects to those already identified (i.e. on the environmental objectives) would not occur.
	c2: An accessible local centre that will incorporate a mix of uses including 'small-scale' retail uses (up to 200 square metres)	To allow for a mix of uses at the local centre.	No change to SA findings – the proposed modification does not affect the significant positive (++) effect on SA objective 9: access to services that was already identified for policy SS5.
	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 SA findings – the proposed wording amendment does not affect the scale or location of development proposed through this policy.
	en6: A development that exceeds complies with building regulations for energy efficiency and carbon emissions, where viable;	To align with NPPF.	No change to SA findings – although the wording change reduces the impact of the policy slightly in terms of seeking to 'comply with' rather than 'exceed' building regulations for energy efficiency and carbon emissions, other factors within the policy also contribute to the significant positive (++) part of the overall mixed effect that was previously identified on SA objective 15: greenhouse gases and air quality from policy SS5. The score therefore remains unchanged.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																				
	<p>The NSN master plan 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>Subsequent development shall be in accordance with the master plan and agreed design codes.</p> <p>Appendix 5 – Monitoring Framework</p> <table border="1" data-bbox="215 715 1393 1380"> <thead> <tr> <th data-bbox="215 715 470 847">INDICATOR</th> <th data-bbox="470 715 714 847">KEY POLICY AIM</th> <th data-bbox="714 715 983 847">Link to Strategic Objectives and Priorities</th> <th data-bbox="983 715 1133 847">BASELINE</th> <th data-bbox="1133 715 1393 847">TARGET</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="215 847 1393 914">Policy SS4 – South Melton Mowbray Sustainable Neighbourhood</td> </tr> <tr> <td data-bbox="215 914 470 1238">Number of homes delivered at the South Melton Sustainable Neighbourhood</td> <td data-bbox="470 914 714 1238">To deliver the Sustainable Neighbourhood in accordance with policy SS4</td> <td data-bbox="714 914 983 1238">Housing Priorities 1 and 2;</td> <td data-bbox="983 914 1133 1238">0 homes delivered by April 2018</td> <td data-bbox="1133 914 1393 1238"> <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 </td> </tr> <tr> <td data-bbox="215 1238 470 1380">Amount of employment land delivered at the South Melton</td> <td data-bbox="470 1238 714 1380">To deliver the Sustainable Neighbourhood in accordance with</td> <td data-bbox="714 1238 983 1380">Jobs and Prosperity Priority 4 <i>Provide sufficient land to meet current and</i></td> <td data-bbox="983 1238 1133 1380">0 ha by April 2018</td> <td data-bbox="1133 1238 1393 1380"> <ul style="list-style-type: none"> • Up to 20 hectares of prepared and serviced </td> </tr> </tbody> </table>	INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	Policy SS4 – South Melton Mowbray Sustainable Neighbourhood					Number of homes delivered at the South Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with policy SS4	Housing Priorities 1 and 2;	0 homes delivered by April 2018	<ul style="list-style-type: none"> • 250 by April 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	To deliver the Sustainable Neighbourhood in accordance with	Jobs and Prosperity Priority 4 <i>Provide sufficient land to meet current and</i>	0 ha by April 2018	<ul style="list-style-type: none"> • Up to 20 hectares of prepared and serviced 	<p>To provide further clarity with regards to the masterplan.</p> <p>To reflect modification MM1 that introduces a stepped housing requirement.</p>	<p>No change to SA findings – the proposed modification should help to ensure delivery of the proposed development within the intended time period, further reinforcing the already significant positive (++) effects identified on SA objectives 1: housing and 9: social cohesion for policy SS5. The proposed modification to the monitoring framework relates to how the effects of the policy will be monitored.</p>
INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET																			
Policy SS4 – South Melton Mowbray Sustainable Neighbourhood																							
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No.	Modification proposed					Reason for the proposed Modification	Implications for SA findings reported previously
	Sustainable Neighbourhood	Policy SS4	<i>future employment needs; and Community Development Priority 13. Promote sustainable communities</i>		plots by April 2036		
	Delivery of a Primary School at the South Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with Policy SS4	Community Development Priorities 12, 13, and 14	No school delivered by April 2018 6	<ul style="list-style-type: none"> • Delivery of the Primary School 1 		
	Policy SS5 – North Melton Mowbray Sustainable Neighbourhood						
	Number of homes delivered at the North Melton Sustainable Neighbourhood	To deliver the Sustainable Neighbourhood in accordance with policy SS5	Housing Priorities 1 and 2;	0 homes delivered by April 2018 6	<ul style="list-style-type: none"> • 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</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</p>	<p>Change to SA findings: the new site allocation ASF3 which is proposed to be included in policy C1(A) has now been subject to SA and the SA matrix can be found in Appendix 2 of this second SA Addendum. Potential significant positive effects have been</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																																				
	<p>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 homes*) with further flexibility provided by the reserve sites (a surplus of 562 homes), and the windfall allowance*.</p> <p>[footnote] *see Table 2 [MM1 above]</p> <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="230 780 1393 1382"> <thead> <tr> <th colspan="3" data-bbox="230 780 1393 839">Melton Mowbray</th> </tr> <tr> <th data-bbox="230 839 459 916">Site Reference</th> <th data-bbox="459 839 1243 916">Address</th> <th data-bbox="1243 839 1393 916">Capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="230 916 459 963">MNSN</td> <td data-bbox="459 916 1243 963">Melton North Sustainable Neighbourhood</td> <td data-bbox="1243 916 1393 963">1500</td> </tr> <tr> <td data-bbox="230 963 459 1011">SMSN</td> <td data-bbox="459 963 1243 1011">South Melton Sustainable Neighbourhood</td> <td data-bbox="1243 963 1393 1011">1700</td> </tr> <tr> <td data-bbox="230 1011 459 1059">MEL1</td> <td data-bbox="459 1011 1243 1059">Land at Nottingham Road</td> <td data-bbox="1243 1011 1393 1059">85</td> </tr> <tr> <td data-bbox="230 1059 459 1107">MEL2</td> <td data-bbox="459 1059 1243 1107">Site of King Edward VII school, Burton Road</td> <td data-bbox="1243 1059 1393 1107">120</td> </tr> <tr> <td data-bbox="230 1107 459 1155">MEL3</td> <td data-bbox="459 1107 1243 1155">Hilltop Farm, Nottingham Road</td> <td data-bbox="1243 1107 1393 1155">45</td> </tr> <tr> <td data-bbox="230 1155 459 1203">MEL4</td> <td data-bbox="459 1155 1243 1203">Top End, Cattle Market</td> <td data-bbox="1243 1155 1393 1203">26</td> </tr> <tr> <td data-bbox="230 1203 459 1251">MEL5</td> <td data-bbox="459 1203 1243 1251">Silverdale, Scalford Road</td> <td data-bbox="1243 1203 1393 1251">16</td> </tr> <tr> <td data-bbox="230 1251 459 1299">MEL6</td> <td data-bbox="459 1251 1243 1299">Land fronting Dieppe Way, Scalford Road</td> <td data-bbox="1243 1251 1393 1299">37</td> </tr> <tr> <td data-bbox="230 1299 459 1347">MEL7</td> <td data-bbox="459 1299 1243 1347">Land at Thorpe Road</td> <td data-bbox="1243 1299 1393 1347">16</td> </tr> <tr> <td data-bbox="230 1347 459 1382">MEL8</td> <td data-bbox="459 1347 1243 1382">Beeby's Yard, Burton Street</td> <td data-bbox="1243 1347 1393 1382">11</td> </tr> </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	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	<p>operation of Policy C1(B).</p> <p>To indicate how sites allocated in advanced neighbourhood plans will be treated.</p>	<p>identified in relation to SA objectives 2: education, 3: sustainable transport, 9: social cohesion, 10: social deprivation and 15: greenhouse gases and potential significant negative effects have been identified in relation to SA objectives 6: biodiversity and 8: efficient use of land and resources.</p> <p>The proposed removal of the site previously allocated as LONG4 means that the likely effects of that site allocation (as set out in Appendix 11 of the SA report) would no longer occur. Potential significant positive effects were previously identified in relation to SA objectives 9: social cohesion, 10: social deprivation, 14: health and 15: greenhouse gases, and a potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources.</p> <p>The SA scores for the overall housing allocations policy C1(A) are unchanged from those set out in the Pre-Submission Draft SA Report and updated in the first SA Addendum for the Focussed Changes, as the removal of one allocation and the addition of another (a net addition of 15</p>
Melton Mowbray																																							
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No.	Modification proposed		Reason for the proposed Modification	Implications for SA findings reported previously
	MEL9	Wycliffe House, Snow Hill	20	<p> dwellings) does not change the overall effects of the housing allocations in combination.</p> <p>The proposed additional wording relating to further sites that are allocated in Neighbourhood Plans prior to the adoption of the Local Plan would not affect the SA findings for policy C1A.</p>
	MEL10	Land adjacent to St Bartholomew's Way and Horseguards Way	70	
	MELTON MOWBRAY TOTAL		3646	
	Service Centres			
	Site Reference	Address	Capacity	
	ASF1	Land east of Station Lane & south of Klondyke Way	100	
	ASF2	Fields south of Bypass and north of Regency Road	60	
	ASF 3	Land off Hoby Road, Asfordby	70	
	Asfordby Total		160 230	
	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	
	Bottesford Total		324	
	CROX1	Land west of Saltby Road east of Highfields Farm	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		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	61	

No.	Modification proposed		Reason for the proposed Modification	Implications for SA findings reported previously
	Harby Total		139	
	HOS1	Land off Canal Lane	42	
	HOS2	Land west of Harby Lane	35	
	Hose Total		77	
	LONG1	Land at Melton Road	10	
	LONG2	Corner of Broughton Lane & Hickling Lane	35	
	LONG3	Birleys Garage, Waltham Lane	41	
	LONG4	Land off Sandpit Lane	55	
	Long Clawson Total		141 86	
	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	17	
	Stathern Total		82	
	WAL1	Land rear of 48 High Street	26	
	WAL2	Land east of Melton Road	88	
	Waltham on the Wolds Total		114	
	WYM1	Glebe Road	12	
	WYM2	Land off Butt Lane	21	

No.	Modification proposed		Reason for the proposed Modification	Implications for SA findings reported previously
	WYM3	Land known as Brickyard Lane	22	
	Wymondham Total		55	
	SERVICE CENTRES TOTAL		1267 1282	
	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	
	GRE A1	Land off Burdett Close	37	

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously															
	<table border="1" data-bbox="230 284 1395 563"> <tr> <td></td> <td>Great Dalby Total</td> <td>37</td> </tr> <tr> <td>THOR1</td> <td>Land to the South East of Thorpe Road, (A607)</td> <td>13</td> </tr> <tr> <td>THOR2</td> <td>Land to the west of Thorpe Road</td> <td>11</td> </tr> <tr> <td></td> <td>Thorpe Arnold Total</td> <td>24</td> </tr> <tr> <td colspan="2">RURAL HUBS TOTAL</td> <td>333</td> </tr> </table> <p data-bbox="215 595 1395 799"> Housing proposals will be supported where they provide: <ol style="list-style-type: none"> 1. A mix of dwellings in accordance with Policy C2; 2. Affordable housing in accordance with Policy C4; 3. The necessary infrastructure required to support development in accordance with Policy IN1 and IN2; and 4. High quality design in accordance with Policy D1. 5. The requirements as set out in Appendix 1 or relevant Neighbourhood Plan. <p data-bbox="215 847 1379 970"> <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> </p>		Great Dalby Total	37	THOR1	Land to the South East of Thorpe Road, (A607)	13	THOR2	Land to the west of Thorpe Road	11		Thorpe Arnold Total	24	RURAL HUBS TOTAL		333		
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MM4	APPENDIX 1: HOUSING SITE ALLOCATION POLICIES																	
	<p data-bbox="215 1075 371 1102">Asfordby Hill</p> <p data-bbox="215 1123 1395 1246"> 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="215 1267 1395 1390"> 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>	<p data-bbox="1429 1075 1671 1198">To take account of nationally designated heritage assets.</p>	<p data-bbox="1713 1075 2123 1390"> No change to SA findings - the additional text does not affect the negligible effects previously identified for both ASFH1 and ASFH2 in relation to SA objective 7: cultural heritage (both sites were assessed by Melton Borough Council as having no heritage issues). While the proposed text may provide some additional </p>															

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			mitigation for any possible impacts on Kirby Bellars Scheduled Monument, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on the heritage asset, rather that negative effects are avoided.
	<p>Asfordby General Capacity of Services 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 that lie 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>	To allocate further suitable, available and deliverable site in a location that accords with the MLP spatial strategy (Policy SS2).	<p>Change to SA findings – the newly allocated site ASF3 has been subject to SA taking into account the wording of the new site-specific allocation policy. The SA matrix for this new site allocation can be found in Appendix 2 of this second SA Addendum. Potential significant positive effects were identified in relation to SA objectives 2: education, 3: sustainable transport, 9: social cohesion, 10: social deprivation and 15: greenhouse gases and potential significant negative effects have been identified in relation to SA objectives 6: biodiversity and 8: efficient use of land and resources.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<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>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> 		

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																		
	<p>vii. <u>local educational capacity is available or can be created through developer contributions to meet the needs of the site</u></p> <p>viii. <u>it maintains visual links to the churches and landmarks in the surrounding area from public open space and through the development;</u></p> <p>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></p> <p>x. <u>it includes a high quality landscape edge to assimilate the built edge into the landscape and keep areas of openness;</u></p> <p>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></p> <p>xii. <u>a heritage assessment is provided and suitable mitigation measures identified to conserve the setting of the nearby listed building.</u></p> <p>Ranking of sites</p> <table border="1" data-bbox="215 823 1395 1406"> <thead> <tr> <th data-bbox="215 823 304 922">Rank</th> <th data-bbox="304 823 490 922">Address</th> <th data-bbox="490 823 656 922">Local Plan Reference</th> <th data-bbox="656 823 893 922">Planning App Reference</th> <th data-bbox="893 823 1043 922">Estimated Capacity</th> <th data-bbox="1043 823 1395 922">Summary of assessment</th> </tr> </thead> <tbody> <tr> <td data-bbox="215 922 304 1182">1</td> <td data-bbox="304 922 490 1182">Land east of Station Lane and south of Klondyke Way</td> <td data-bbox="490 922 656 1182">ASF1</td> <td data-bbox="656 922 893 1182">14/00980/OUT</td> <td data-bbox="893 922 1043 1182">100</td> <td data-bbox="1043 922 1395 1182">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)</td> </tr> <tr> <td data-bbox="215 1182 304 1406">2</td> <td data-bbox="304 1182 490 1406">Fields South of Bypass and North of Regency Road</td> <td data-bbox="490 1182 656 1406">ASF2</td> <td data-bbox="656 1182 893 1406">N/A</td> <td data-bbox="893 1182 1043 1406">60</td> <td data-bbox="1043 1182 1395 1406">Well related to the existing built up area, with little visual impact. Mitigation of noise from the bypass to the north required.</td> </tr> </tbody> </table>	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	N/A	60	Well related to the existing built up area, with little visual impact. Mitigation of noise from the bypass to the north required.		
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	N/A	60	Well related to the existing built up area, with little visual impact. Mitigation of noise from the bypass to the north required.																

No.	Modification proposed					Reason for the proposed Modification	Implications for SA findings reported previously
	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	<u>Land off Hoby Road, Asfordby</u>	<u>ASF 3</u>	<u>16/00570/OUT (planning appeal pending)</u>	<u>70</u>	<u>The site's connectivity to the built form of the village would depend upon ASF1 being developed in accordance with 14/00480/OUT. The site is affected by overhead power lines, proximity to an authorised landfill and the River Wreake to the south. It is in Flood Zone 2.</u>	
[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]							To update the accompanying plan to reflect these changes.
Policy EAST2: <ul style="list-style-type: none"> <u>that the existing frontage planting is retained and access is taken off the track</u> 						To give due regard to heritage assets.	No change to SA findings - the additional text does not affect the potential but uncertain negligible

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>between the sites EAST1 and EAST2, to safeguard the setting of the scheduled monument to the north.</u></p>		<p>effect previously identified for site EAST2 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having heritage asset/setting issues outside of the site which can be mitigated). While the proposed text may provide some additional mitigation for any possible impacts on the Scheduled Monument, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on the heritage asset, rather that negative effects are avoided.</p>
	<p>Policy FRIS 2: development at FRIS 2 will be supported provided:.....</p> <p>..... surface water from this sitez;</p> <ul 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> 	<p>To identify the specific heritage assets.</p>	<p>No change to SA findings - the additional text does not affect the negligible effect previously identified for site FRIS2 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having no heritage issues). While the proposed text may provide some additional mitigation for any impacts on heritage assets, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on heritage assets, rather that</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			negative effects are avoided.
	<p>Policy FRIS3: development at FRIS 3 will be supported provided:.... adjacent primary school-;</p> <ul 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 SA findings - the additional text does not affect the negligible effect previously identified for site FRIS3 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having no heritage issues). While the proposed text may provide some additional mitigation for any impacts on heritage assets, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on heritage assets, rather that negative effects are avoided.
	<p>Policy GRE1: Development of site GRE1 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 SA findings - the additional text does not affect the potential but uncertain negligible effect previously identified for site GRE1 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having heritage asset/setting issues outside of the site which can be mitigated). While the proposed text may provide some additional mitigation for any possible impacts on the Conservation Area, it does not

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on the heritage asset, rather that negative effects are avoided.
	<p>Long Clawson</p> <p>Long Clawson is well-served in terms of employment, retail, education and health services and has good access to transport choice.</p> <p>Capacity of Services</p> <p>Constraints</p> <p>Site allocations and specific policies</p> <p>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>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>Policy LONG2 :</p> <p>Policy LONG3 :....</p> <p>Policy LONG4 : Development of sites LONG4 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 ; 	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>Change to SA findings: the proposed removal of the site previously allocated as LONG4 means that the likely effects of that site allocation (as set out in Appendix 11 of the SA report) would no longer occur. Potential significant positive effects were previously identified in relation to SA objectives 9: social cohesion, 10: social deprivation, 14: health and 15: greenhouse gases, and a potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The renumbering of the site previously referred to as LONG5 to become LONG4 does not affect the SA findings for that site.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously															
	<ul style="list-style-type: none"> • 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="215 906 1397 1375"> <thead> <tr> <th>Rank</th> <th>address</th> <th>Local Plan ref</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>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>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 impact upon landscape and some ecological concerns, both of which will require sensitive treatment. Site is suitable for allocation. The Education Authority have been</td> </tr> </tbody> </table>	Rank	address	Local Plan ref	capacity	Summary of assessment	1	Land at Melton Rd	LONG1	10	Permission 15/00547/OUT granted subject to completion of S106	2	Corner of Broughton Lane and Hickling Lane	LONG2	35	Site is reasonably well related to existing built-up area of village, close to employment opportunities and local facilities. No significant technical objections. Limited impact upon landscape and some ecological concerns, both of which will require sensitive treatment. Site is suitable for allocation. The Education Authority have been		
Rank	address	Local Plan ref	capacity	Summary of assessment														
1	Land at Melton Rd	LONG1	10	Permission 15/00547/OUT granted subject to completion of S106														
2	Corner of Broughton Lane and Hickling Lane	LONG2	35	Site is reasonably well related to existing built-up area of village, close to employment opportunities and local facilities. No significant technical objections. Limited impact upon landscape and some ecological concerns, both of which will require sensitive treatment. Site is suitable for allocation. The Education Authority have been														

No.	Modification proposed				Reason for the proposed Modification	Implications for SA findings reported previously
				consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.		
3	Birleys Garage, Waltham Lane	LONG3	41	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. The potential capacity therefore decreased from 50 to 41 on this basis.		
4	Land off Sandpit Lane	LONG4	55	Adjoins existing built up area of village, close to employment opportunities and local facilities. Drainage problems highlighted by current application. Some impact upon heritage assets and landscape impact will require mitigation.		
5.4	RESERVE SITE: Canal Farm	LONG4 5	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.		
	<p>[See also Appendix 1: Map based Main Modifications to Appendix 1 – Site allocations and policies]</p> <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 				To provide appropriate protection for a nationally designated heritage	No change to SA findings - the additional text does not affect the potential but uncertain negligible effect previously identified for site MEL3 (known as MEL4 at Pre-

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<ul style="list-style-type: none"> • Historic Heritage England). noise impacts resulting from the HGV traffic along St Bartholomew’s Way are assessed and where impacts identified appropriate mitigation provided. 	asset.	Submission Draft stage) in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having heritage asset/setting issues outside of the site which can be mitigated). While the proposed text may provide some additional mitigation for any impacts on the Scheduled Monument, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on the heritage asset, rather that negative effects are avoided.
	<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> • <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> 	To rectify an error that resulted in the omission of this policy in the submitted plan	No change to SA findings: This text was included in the Pre-Submission Draft Local Plan (at the time, allocation MEL7 was known as MEL3) and it was subject to SA at that time. The omission of the text at Focussed Changes stage is rectified by the proposed modification, which simply changes the policy back to the same as that which was appraised at Pre-Submission Draft stage, with the findings set out in the SA report.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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 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>To give due regard to specific heritage assets.</p>	<p>No change to SA findings: the additional text does not affect the potential but uncertain negligible effect previously identified in the first SA Addendum for the Focussed Changes for site SCAL1 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having heritage asset/setting issues outside of the site which can be mitigated). While the proposed text may provide some additional mitigation for any impacts on heritage assets, it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on cultural heritage, rather that negative effects are avoided.</p>
	<p>Somerby</p> <p><u>Landscape:</u></p> <p>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</u></p>	<p>To enhance the Jubilee Way Green Infrastructure Corridor as it passes through Somerby.</p>	<p>No change to SA findings: The additional policy text may provide some mitigation for the potential but uncertain minor negative (-?) effect that was previously identified in relation to SA objective 6: biodiversity. However, the mitigation provided by the proposed amendment is not considered to change the overall effect of the policy as the potential</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>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>[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>minor negative effect was based on the proximity of the site to an area consisting of breeding ponds for Great Crested Newts and an area that may contain Badger Setts as well as three Local Wildlife Sites. While the Jubilee Way GIC may be able to be enhanced for its biodiversity value, this does not remove the potential for the wider development to impact negatively on nearby biodiversity features. The policy wording will also reinforce the already significant positive (++) effect identified in relation to SA objective 14: health.</p>
	<p>Thorpe Arnold Constraints and includes a Grade 2* St. Mary the Virgin Church and other heritage assets. THOR1.....</p> <ul style="list-style-type: none"> • The development <u>will conserve and enhance</u> is sympathetic to the setting of Grade ii listed building and other heritage assets, <u>including the Grade 2* St. Mary the Virgin Church.</u> 	<p>To give due regard to heritage assets.</p>	<p>No change to SA findings - the additional text does not affect the negligible effect previously identified for site THOR1 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having no heritage issues). While the proposed text may provide some additional mitigation for any impacts on heritage assets, it does not warrant a positive score as it</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
			is not considered that the development proposal would have a measurable positive effect on heritage assets, rather that negative effects are avoided.
	<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> 	To give due regard to heritage assets.	No change to SA findings - the additional text does not affect the negligible effect previously identified for site WAL2 in relation to SA objective 7: cultural heritage (the site was assessed by Melton Borough Council as having no heritage issues). While the proposed text may provide some additional mitigation for any impacts on heritage assets (including the Conservation Area), it does not warrant a positive score as it is not considered that the development proposal would have a measurable positive effect on heritage assets, rather that negative effects are avoided.
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 	To clarify the practical operation of the policy.	No change to SA findings – the proposed wording amendments are for clarity and will only reinforce the already significant positive (++) effect identified for this policy in relation to SA objective 1: housing. No changes

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																														
	<p>c) it is demonstrated <u>that a) and b) above</u> cannot be achieved through allocation under Policy C1(A) and other permissions granted. 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="230 863 1337 1377"> <thead> <tr> <th colspan="3" data-bbox="230 863 1337 922">Reserve Sites</th> </tr> <tr> <th data-bbox="230 922 459 1007">Site Reference</th> <th data-bbox="459 922 1167 1007">Address</th> <th data-bbox="1167 922 1337 1007">Capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="230 1007 459 1054">MEL11</td> <td data-bbox="459 1007 1167 1054">Snow Hill, Melton Mowbray</td> <td data-bbox="1167 1007 1337 1054">240</td> </tr> <tr> <td data-bbox="230 1054 459 1102">HAR5</td> <td data-bbox="459 1054 1167 1102">Land south of Colston Lane, Harby</td> <td data-bbox="1167 1054 1337 1102">13</td> </tr> <tr> <td data-bbox="230 1102 459 1150">LONG5-4</td> <td data-bbox="459 1102 1167 1150">Canal Farm, Long Clawson</td> <td data-bbox="1167 1102 1337 1150">40</td> </tr> <tr> <td data-bbox="230 1150 459 1198">OLD2</td> <td data-bbox="459 1150 1167 1198">Debdale Hill Field, Old Dalby</td> <td data-bbox="1167 1150 1337 1198">23</td> </tr> <tr> <td data-bbox="230 1198 459 1246">SOM3</td> <td data-bbox="459 1198 1167 1246">Land off Burrough Road, Somerby</td> <td data-bbox="1167 1198 1337 1246">33</td> </tr> <tr> <td data-bbox="230 1246 459 1294">STAT3</td> <td data-bbox="459 1246 1167 1294">Land west of Blacksmiths End, Stathern</td> <td data-bbox="1167 1246 1337 1294">45</td> </tr> <tr> <td data-bbox="230 1294 459 1342">WAL3</td> <td data-bbox="459 1294 1167 1342">Land east of Melton Road, Waltham on the Wolds</td> <td data-bbox="1167 1294 1337 1342">168</td> </tr> <tr> <td data-bbox="230 1342 459 1377">Total</td> <td data-bbox="459 1342 1167 1377"></td> <td data-bbox="1167 1342 1337 1377">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		are proposed to the list of reserve sites included in the policy.
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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																															

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
MM6	<p>UNALLOCATED SITES Policy SS3 – Sustainable Communities (unallocated sites) In rural settlements outside of the main urban area, the Council will seek to protect and enhance existing services and facilities and will support sustainable development proposals which contribute towards meeting local development needs, contributing towards the vision and strategic priorities of the plan, and improving the sustainability of our rural areas.</p> <p>Outside of 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 & 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. 	To clarify the operation of the policy and to ensure alignment with neighbourhood plans.	No change to SA findings – the amended wording does not change the scale or location of development that could result from the policy and the policy criteria are broadly unchanged despite the wording amendments.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
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> <ul style="list-style-type: none"> • <u>sharing evidence to ensure Neighbourhood Plans can make the fullest use of the most up to date available information;</u> • <u>providing advice and assistance in respect of the content of the NPPF and NPPG and any updates to these as it relates to the preparation of Neighbourhood Plans</u> • <u>sharing its experience of how Examinations have informed earlier Neighbourhood Plans;</u> • <u>providing comprehensive responses to consultations at 'Regulation 14' and 'Regulation 16' stages of Neighbourhood Plan preparation; and</u> • <u>engaging positively in constructive discussions regarding innovative approaches to housing supply and other issues.</u> <p><u>1.9.4 In accordance with the Neighbourhood Planning Act (2017), the Council will work with communities in ensuring Neighbourhood Plans stay up to date and functional, including if necessary supporting any reviews of Neighbourhood Plans. The Council will strongly encourage Neighbourhood Plan Groups to align review periods and content with that of the Local Plan, to ensure continued alignment as and when Local Plan review is necessary. This will allow Local Plans and Neighbourhood Plans to respond positively to changing needs, for example for housing or infrastructure. The Council will also use Local Plan Reviews as an opportunity to align Local Plan content to Neighbourhood Plan content where possible.</u></p> <p>1.9.5 For the purpose of testing conformity of Neighbourhood Plans with the Local Plan, all policies included in the Local Plan up to <u>and including</u> Chapter 8 are regarded as strategic policies. Whilst the remaining policies will be relevant for determining planning applications, they are not viewed as strategic policies for the purpose of testing Local Plan conformity.</p>	<p>To explain the Councils ongoing and positive support to Neighbourhood Plan groups, to provide further clarity and to comply fully with NPPF.</p>	<p>No change to SA findings – the additional text provides information about how the Council will work with communities preparing Neighbourhood Plans, and does not affect the scale or location of development that could come forward.</p>
	<p>Policy SS2: Development Strategy</p>	<p>To ensure alignment with revised NPPF as</p>	<p>No change to SA findings – the proposed amendment is a minor</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<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>well as current NPPF, and for consistent terminology.</p>	<p>wording change and does not affect the meaning of the policy.</p>
	<p><u>4.7.9 In undertaking any review, the Council will work with the qualifying bodies that have or are preparing any Neighbourhood Plans to ensure that any revisions to the local plan and neighbourhood plans align.</u></p>	<p>To ensure alignment with Neighbourhood Plans</p>	<p>No change to SA findings – the additional text provides information about how the Council will work with communities preparing Neighbourhood Plans, and does not affect the scale or location of development that could come forward. Any Local Plan review would be subject to its own SA at the time.</p>
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.</p> <p>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>		<p>No change to SA findings – the change to the supporting text for policy SS6 reflects changes to the policy wording, which are considered separately below.</p>
	<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</p>		<p>No change to SA findings – the minor wording amendments do not affect the scale or location of</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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 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>		development proposed through the Local Plan.
	<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</p>	To clarify that no preferred option has been established prior to review.	No change to SA findings – the amended wording relates to a future Local Plan review (which would be subject to its own SA at the time) and does not affect the scale or location of development proposed through this Local Plan and appraised in this SA.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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 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 Polices 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</u></p>		

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>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. 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>Table 9: <u>Optimum</u> housing mix requirements for market and affordable housing</p>	To clarify the evidence that will underpin the operation of Policy C2.	No change to SA findings – the change to the supporting text for policy C2 provide context for the proposed changes to the policy wording, which are considered separately below.
	<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</u> housing mix information set out in Table 9 <u>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</p>	Clarification of policy.	No change to SA findings – the proposed wording amendments do not affect the significant positive (++) effect previously identified for this policy in relation to SA objective 1: housing.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>any subsequent revisions.</p> <p>Proposals for wheelchair accessible dwellings, where the Council is responsible for allocating or nominating residents, will be encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(3), or any subsequent revisions.</p>		
	<p>Policy C3 – National Space Standards and Smaller Dwellings</p> <p>Residential developments for open market housing will be particularly supported where the national space standard is applied to dwellings with up to and including 3 bedrooms. <u>For affordable housing, schemes using the Housing Quality Indicators standards will be supported.</u></p>	<p>To clarify extent of application of the policy.</p>	<p>No change to SA findings – the proposed clarifications do not affect the minor positive (+) effect previously identified for this policy in relation to SA objective 1: housing.</p>
	<p>5.8.1 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. 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). <u>This definition is supplemented by further wording set out in Annex 2: Glossary of the National Planning Policy Framework.</u></p>	<p>To ensure alignment with revised NPPF.</p>	<p>No change to SA findings – the proposed wording amendment does not affect the meaning of the housing policy for which this supporting text provides context.</p>
	<p>5.8.12 Based on an analysis of where new housing is planned and the minimum percentage of affordable housing that the viability study indicates can be sought in different parts of the Borough, the local plan includes a target of 1300 net additional affordable homes to be provided. 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. <u>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>	<p>To comply with NPPF</p>	<p>No change to SA findings – this proposed change to the supporting text reflects the changes proposed to policy SS2 which are considered separately above in terms of their implications for the SA findings.</p>


No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>Notes</p> <ol style="list-style-type: none"> <u>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.</u> <u>The affordable housing requirement is the proportion of the remaining overall housing requirement that will be delivered as affordable housing.</u> 		
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. The GTAA will also be used as a basis for determining planning applications, together with the criteria within the most up to date national Planning Policy for Traveller Sites.</p> <p>We will support sites for Gypsies and Travellers that:</p> <ol style="list-style-type: none"> facilitate the traditional and nomadic life of travellers while respecting the interests of the 	To clarify the policy and avoid overlap with national policy.	<p>Change to SA findings: A significant amount of the policy text is proposed to be removed , although the criteria that have been removed are already set out in the national Planning Policy for Traveller Sites. Some of the minor positive effects previously identified for this policy would no longer occur and effects would</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>settled community; and</p> <p>2. are appropriate in scale, well designed, and provide suitable landscaping and boundary treatments; and</p> <p>3. provide an acceptable living environment for occupiers and are free from flooding, pollution, hazards or other adverse impacts on standards of living; and</p> <p>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</p> <p>5. promote peaceful and integrated co-existence between the site and the local community.</p>		<p>instead be negligible. This is the case for:</p> <ul style="list-style-type: none"> • SA objective 3: sustainable transport. • SA objective 9: social cohesion. • SA objective 14: health. • SA objective 16: flood risk. <p>In addition, some of the previously mixed effects are no longer mixed – this is the case for:</p> <ul style="list-style-type: none"> • SA objective 5: landscape (previously +/-? now -?). • SA objective 7: cultural heritage (previously +/-? now -?).
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 	<p>To clarify growth to occur on brownfield land at Asfordby Business Park</p>	<p>No change to SA findings – the clarification does not affect the area of land allocated at Asfordby Business Park or the use it is allocated for. A significant negative (--) effect was previously identified for this policy in relation to SA objective 8: efficient use of land and minerals, due to the large areas of greenfield land allocated within the policy. Although the wording amendment clarifies that development at Asfordby Business Park would be on brownfield land, the remainder of the policy still allocates a</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>cycling, and can be satisfactorily accessed by service and other employment related vehicles;</p> <p>5. It provides a mix of B-class employment uses that seek to meet local business and employment needs;</p> <p>6. The sequential approach to town centre uses is applied where offices (use class B1(a)) are proposed.</p>		<p>significant proportion of greenfield land; therefore the score for SA objective 8 remains unchanged.</p>
	<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><u>Other Key employment sites</u></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>To clarify the operation of Policy EC3 and to ensure the alignment of Neighbourhood Plans</p>	<p>Change to SA findings: the new criteria included in the policy in relation to the change of use of employment sites could have a minor positive (+?) effect on SA objective 1: housing as it is possible that, provided the criteria are met, employment sites could be changed to residential development. Because change of use will only be permitted if certain criteria are met in relation to the viability of ongoing employment use, the modifications proposed would not affect the significant positive (++) effects previously identified for SA objective 4: economy and 13: economic growth.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<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 longer economically viable for employment purposes in the long term; and 2. there are alternative employment facilities available to meet local employment needs in the same settlement or within the local vicinity; and 3. the site is not well related to existing centres (large, existing or planned areas of population, employment or commercial activity) or is not able to be easily accessed by public transport, walking or cycling; or 4. its release would offer significant benefits to the local area, <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. 	To ensure alignment with revised NPPF.	No change to SA findings – the minor wording amendment does not affect the overall meaning of the policy.
MM12	<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</u></p>	To clarify growth aspirations for Asfordby Business Park, and to clarify how improved access will be	No change to SA findings – the area allocated for new development at Holwell Works and Asfordby Business Park is unchanged, and the wording

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>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 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>	<p>achieved.</p>	<p>amendments are for clarity.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
		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 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 &</u></p>	To emphasise commitment and show possible avenues of delivery for the Boroughs comparison retail need.	No change to SA findings – the additional supporting text provides context for policy EC5, changes to which are considered separately below.

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<u>Prosperity Plan. 2018-2022) to ensure this need is met.</u>		
	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>	To help ensure alignment with revised NPPF as well as current NPPF.	No change to SA findings – the additional supporting text provides context for policy EC5, changes to which are considered separately below.
	<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 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>	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 SA findings – the wording amendments reinforce the already significant positive effects identified for SA objectives 4: economy and 13: economic growth.
	Policy EC7 – Retail Development in the Borough In other settlements with an existing retail offer..... other retail facilities within service centres.	To clarify that farm shops will be exempt	No change to SA findings – the minor wording amendment does

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously																		
	<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>	from retail impact assessments.	not affect the overall meaning of the policy.																		
	<p>Appendix 5: Monitoring Framework</p> <table border="1" data-bbox="215 512 1375 1067"> <thead> <tr> <th data-bbox="215 512 432 676">INDICATOR</th> <th data-bbox="432 512 638 676">KEY POLICY AIM</th> <th data-bbox="638 512 846 676">Link to Strategic Objectives and Priorities</th> <th data-bbox="846 512 1055 676">BASELINE</th> <th data-bbox="1055 512 1245 676">TARGET</th> <th data-bbox="1245 512 1375 676">NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="215 676 1375 740">Policy EC5 – Melton Mowbray Town Centre</td> </tr> <tr> <td data-bbox="215 740 432 1067">Percentage of non-A1 retail uses in 'primary shopping frontages' in Melton Mowbray town centre.</td> <td data-bbox="432 740 638 1067">To retain a strong presence of retail uses in the primary shopping frontages of Melton Mowbray town centre.</td> <td data-bbox="638 740 846 1067">Jobs and Prosperity Priority 3.</td> <td data-bbox="846 740 1055 1067">33% of Primary Retail Frontage currently occupied by non-A1 uses.</td> <td data-bbox="1055 740 1245 1067">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 740 1375 1067"></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.		To set a more realistic objective.	No change to SA findings - the proposed modification to the monitoring framework relates to how the effects of policy EC5 will be monitored.
INDICATOR	KEY POLICY AIM	Link to Strategic Objectives and Priorities	BASELINE	TARGET	NOTES																
Policy EC5 – Melton Mowbray Town Centre																					
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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>	To clarify the policy in respect of larger scale tourism development.	Change to SA findings: The additional policy wording means that new tourism developments could in theory come forward in many potential locations across the Borough, including in less accessible rural areas. This means that the minor positive (+) effect previously identified in relation to SA objective 3: sustainable																		

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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, <u>or any subsequent evidence document.</u></p> <p>Neighbourhood Plans will be encouraged to use evidence provided in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' to inform site allocations and design guidance, to ensure that the Borough's landscape will be enhanced and protected <u>conserved and, where possible, enhanced.</u></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) <u>existing, potential or proposed</u> internationally important sites, <u>such as Rutland Water Special Protection Area/Ramsar</u>, 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 ensure alignment with revised NPPF.</p>	<p>No change to SA findings – the wording amendments reinforce the significant positive (++) effect that was already identified for this policy in relation to SA objective 6: biodiversity and geodiversity.</p>
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; 	<p>For completeness and consistency of referencing of similar recreational and green infrastructure assets.</p>	<p>No change to SA findings – the addition of a further GI asset within the policy does not alter the previously identified effects of the policy, including the significant positive (++) effects on SA objectives 5: landscape and 6: biodiversity and geodiversity.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p><u>5. Leicestershire Round footpath</u></p> <p>5-6. Melton Country Park;</p> <p>6-7. Grantham Canal;</p> <p>7-8. The Wolds Escarpment;</p> <p>8-9. Burrough on the Hill Country Park; and</p> <p>9-10. Newark to Market Harborough disused railway line.</p> <p>(+ Subsequent renumbering of bullet points in the policy thereafter)</p>		
	<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 SA findings: The wording is proposed to be amended for clarity and the changes do not affect the meaning of the policy.</p>
MM17	<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 SA findings: The additional supporting text provides further context for policy EN6, which is already identified as likely to have a significant positive (++) effect on SA objective 7: cultural heritage.</p>
MM18	<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</p>	<p>To respond flexibly to any variations in viability over the plan period.</p>	<p>Change to SA findings – the reference to viability now included in the policy introduces some uncertainty in relation to the significant positive (++) effect previously identified in relation to</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>of:..... to support new development.</p>		<p>SA objective 15: greenhouse gases and air quality, and the score is now (++).</p>
	<p>Policy EN9 – Ensuring Energy Efficient and Low Carbon Development</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 renewable, locally sourced, have been transported in the most sustainable manner, and have low embodied energy; A site waste management plan which emphasises waste minimisation, re-use and recycling during demolition and construction; 2. How the design optimises natural sunlight and solar gain, and prevents overheating including providing non-mechanical means of ventilation and opportunities for cooling from tree planting and landscaping. 3. How heat loss from all elements of the building envelope will be prevented; 4. Water efficient measures to reduce demand on water resources, including through the use of efficient appliances, rainwater recycling, water butts and underground storage tanks, where technically feasible; Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete; 5. How developments (dwellings and non-dwellings) have considered On-site renewable, low carbon or de-centralised energy provision, including connection to existing networks, where feasible, in accordance with Policy EN10 ; 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>To clarify the requirements for design and access statements for major development, and to restrict the scope of the policy to major development proposals.</p> <p>To remove a requirement for low carbon heat networks that has not been justified.</p>	<p>No change to SA findings – the wording amendments do not affect the significant positive (++) effects already identified for this policy in relation to SA objectives 12: waste and 15: greenhouse gases and air quality. Although some of the policy text has been rearranged, the policy criteria are broadly unchanged.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<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> <ul style="list-style-type: none"> I. does not harm heritage assets or their significance; and II. protects the character of conservation areas. 		
	<p>7.18.5 All major development proposals will be expected to be accompanied by a proportionate statement of their sustainability. The statement will show.....can also support sustainable development.</p>	<p>To avoid unduly onerous requirements on planning applicants.</p>	<p>No change to SA findings – the amended supporting text does not affect the meaning of Local Plan policy.</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</p>	<p>To ensure alignment with revised NPPF as well as current NPPF.</p> <p>To insert appropriate references to the Policies Map.</p>	<p>No change to SA findings – the wording amendments reinforce the significant positive (++) effect already identified for this policy in relation to SA objective 15: greenhouse gases and air quality.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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>		
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>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 and outside of surface water flood risk). 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 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.</p> <p>Proposals for flood management identified in the Strategic Flood Risk Assessment have been addressed.</p>	<p>To ensure that the sequential approach is applied to both fluvial and pluvial flooding.</p> <p>To clarify how foul water sewerage capacity should be considered.</p>	<p>No change to SA findings – the wording amendments reinforce the significant positive (++) effect that was already identified in relation to SA objective 16: flood risk for this policy.</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 and the introduction of blue green corridors.</p>	<p>To clarify how SuDS can provide net gains for nature.</p>	<p>No change to SA findings – the wording amendments reinforce the significant positive (++) effect that was already identified for this policy in relation to SA objective 16: flood risk as well as the minor positive (+) effect that was identified for SA objective 6: biodiversity.</p>
MM20	<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</p>	<p>To reflect update to IDP and comments from LCC Education.</p>	<p>No change to SA findings – the additional supporting text provides further information about the</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>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>funding mechanisms for new school places that may be required (specific requirements are detailed in other policies, changes to which are considered separately).</p>
	<p>8.4.4 At secondary school level, the required places resulting from development justify additional provision, as anticipated pupil numbers cannot be accommodated at existing school sites over the plan period. Extensions to <u>Longfield Academy</u>, John Ferneley College and Belvoir High School are required, as well as provision within the South Sustainable Neighbourhood for a new 600 place secondary school. <u>Costs have been estimated for Longfield Academy expansion which are in excess of funds from developer contributions based on the yield rates and cost multipliers. To expand John Fernley College will require additional land. Further discussion is required with both Academy Trusts and Melton Borough Council.</u></p> <p><u>8.4.5 Leicestershire County Council has a duty to ensure that there is sufficient early learning and childcare for children from 0 to 14 years old for working parents. Leicestershire County Council’s Early Learning and Childcare Service is looking at how developer contributions can be sought to help provide early years places by, for example, adding early years provision onto new school builds which could be run by the school or a private provider.</u></p>	<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 SA findings – the additional supporting text provides further information about the delivery of new school places that may be required (specific requirements are detailed in other policies, changes to which are considered separately).</p>
MM21	<p>DESIGN</p> <p>Policy D1 – Raising the Standard of Design</p> <p>All new developments should.....</p>	<p>To ensure the most up to date guidance is used.</p>	<p>No change to SA findings – the minor wording change within this policy does not affect the meaning or likely effects of the policy.</p>

No.	Modification proposed	Reason for the proposed Modification	Implications for SA findings reported previously
	<p>j) Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of 'Active Design' for housing developments.</p> <p>k) makes adequate provision for car parking; and</p> <p>l) development should be managedsafeguarding and improving health and well-being for all.</p>		
	<p>9.4.14 The potential to reduce the risk of crime and anti-social behaviour and to promote public safety should be maximised though the design and layout of new development.....Gated communities, for example, will not normally be permitted.</p>	<p>To ensure alignment with revised NPPF as well as existing NPPF.</p>	<p>No change to SA findings – the amended supporting text to policy D1: Raising the Standard of Design provides extra context for the provisions of that policy, changes to which are considered separately above.</p>
	<p><u>Design Review</u></p> <p><u>9.4.19 Design Review is a tried and tested method of promoting good design and is a cost effective way to improve quality. Applicants will be encouraged to engage in design review for all new major developments.</u></p>	<p>To promote a tool to improve quality of new developments.</p>	<p>No change to SA findings – the additional supporting text to policy D1: Raising the Standard of Design provides extra context for the provisions of that policy, changes to which are considered separately above.</p>
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>	<p>Statement moved from reasoned justification to policy.</p>	<p>No change to SA findings – the additional policy wording (brought into the policy itself from the supporting text) reinforces the minor positive (+) effect already identified for this policy in relation to SA objective 5: landscape.</p>

Conclusions

- 1.22 As shown in **Table 1** above, the proposed modifications would result in a number of changes to the SA scores previously identified for the Local Plan (in the October 2016 SA Report for the Pre-Submission Draft and then updated in the June 2017 SA Addendum for the Focussed Changes). These changes are summarised in **Table 2** below.

Table 2: Summary of changes to SA scores as a result of the proposed modifications

Local Plan policy/proposal	Change to SA findings
SS2: Development Strategy	<p>The effects of this policy will be more pronounced later in the plan period when housing delivery rates would be higher, compared to later in the plan period and beyond. This would apply to the potential significant positive effects identified previously (SA objectives 1: housing, 2: education, 3: sustainable transport, 4: economy and employment, 9: access to services, 13: economic growth, 14: health and 15: greenhouse gases and air quality) as well as the potential significant negative effects identified previously (SA objectives 5: landscape, 6: biodiversity and geodiversity, 7: cultural heritage and 8: efficient use of land and minerals).</p>
C1(A): Housing Allocations	<p>The SA scores for the overall housing allocations policy C1(A) are unchanged from those identified previously, as the removal of one allocation (LONG4) and the addition of another (ASF3) does not change the overall effects of the housing allocations in combination.</p> <p>The new site allocation ASF3 is appraised in Appendix 2 - potential significant positive effects have been identified in relation to SA objectives 2: education, 3: sustainable transport, 9: social cohesion, 10: social deprivation and 15: greenhouse gases and potential significant negative effects have been identified in relation to SA objectives 6: biodiversity and 8: efficient use of land and resources.</p> <p>The removal of allocation LONG4 means that the likely effects of that site allocation would no longer occur. Potential significant positive effects were previously identified in relation to SA objectives 9: social cohesion, 10: social deprivation, 14: health and 15: greenhouse gases, and a potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources.</p>
ASF3	<p>The new site allocation ASF3 is appraised in Appendix 2 - potential significant positive effects have been identified in relation to SA objectives 2: education, 3: sustainable transport, 9: social cohesion, 10: social deprivation and 15: greenhouse gases and potential significant negative effects have been identified in relation to SA objectives 6: biodiversity and 8: efficient use of land and resources.</p>
LONG4	<p>The removal of allocation LONG4 means that the likely effects of that site allocation would no longer occur. Potential significant positive effects were previously identified in relation to SA objectives 9: social cohesion, 10: social deprivation, 14: health and 15: greenhouse gases, and a potential significant negative effect was identified in relation to SA objective 8: efficient use of land and</p>

Local Plan policy/proposal	Change to SA findings
	resources.
C6: Gypsies and Travellers	<p>Amendments to this policy mean that some of the effects previously identified would no longer occur and effects would instead be negligible. This is the case for:</p> <ul style="list-style-type: none"> SA objective 3: sustainable transport (previously minor positive). SA objective 9: social cohesion (previously minor positive). SA objective 14: health (previously minor positive). SA objective 16: flood risk (previously minor positive). <p>In addition, some of the previously mixed effects are no longer mixed – this is the case for:</p> <ul style="list-style-type: none"> SA objective 5: landscape (previously +/-? now -?). SA objective 7: cultural heritage (previously +/-? now -?).
EC3: Existing Employment Sites	The new criteria included in the policy in relation to the change of use of employment sites could have a minor positive (+?) effect on SA objective 1: housing .
EC8: Sustainable Tourism	The additional policy wording means that the minor positive (+) effect previously identified in relation to SA objective 3: sustainable transport is now uncertain (+?) and the minor negative part of the overall mixed effect (+/-) previously identified in relation to SA objective 15: greenhouse gases is reinforced.

- 1.23 Although a number of changes to SA scores would result from the main modifications, some of which reduce or remove positive effects previously identified, the changes to the SA findings (as summarised in **Table 2** above) do not fundamentally alter the in-combination effects of the Local Plan as described in the Pre-Submission Draft SA report (October 2016) and updated in the first SA Addendum for the Focused Changes. The overall scale of development proposed in the Local Plan, and the spatial strategy, are unaffected by the modifications. The removal of site allocation LONG4 and the inclusion of the new allocation ASF3 do not measurably affect the in-combination effects of the numerous sites allocated through the Local Plan in policy C1(A).

Monitoring

- 1.24 The SA Report which accompanied the examined Local Plan sets out indicators for monitoring the effects identified through the SA of the Local Plan. Having reviewed and appraised all the proposed modifications to the Local Plan, it is considered that the same monitoring indicators remain appropriate and no changes to the SA monitoring framework are proposed.

Next Steps

- 1.25 This second SA Addendum will be published alongside the proposed Main Modifications to the Local Plan.
- 1.26 Following the consultation on the proposed modifications to the Local Plan, the Inspector will consider the representations raised in respect of the Main Modifications and will report on the modified Local Plan's soundness.

- 1.27 If the Local Plan is found to be 'sound', it can be formally adopted by Melton Borough Council. Once the Local Plan has been adopted, a SA Adoption Statement will be published to report the full plan-making and SA process and the framework for monitoring future effects.

LUC
May 2018

Appendix 1

SA Framework

Table A1.1: SA framework for the Melton Local Plan

SA Objectives	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
1. To ensure that the housing stock meets the housing needs of the present and future residents of the Borough.	Will it supplement the current range of residential accommodation that will contribute to the overall needs of the community? Will it contribute to the stock of affordable housing in places where a need has been established? Will it facilitate accommodation for members of the community with particular housing needs?	Population Material assets
2. To develop a strong culture of learning, enterprise and innovation, ensuring that people have access to education.	Will it increase levels of qualification? Will it create high knowledge jobs? Will it improve access to educational facilities?	Population
3. To make efficient use of transport infrastructure, improve accessibility to employment and services, and encourage the use of public transport, walking and cycling and ensure that people can make sustainable transport choices.	Will it utilise and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car encouraging alternative modes of transport?	Air Climatic factors Material assets
4. To diversify the local economy and encourage new business formation, promoting high quality employment opportunities that meet the needs of the community.	Will it help to reduce commuting out of the Borough for employment? Will it add to the range of businesses in the Borough? Will it supplement the rural economy? Will it contribute to the number of jobs within the Borough? Will it increase jobs in the sectors that are currently underrepresented in the Borough? Will it encourage visitors to the Borough? Will it encourage inward investment?	Population Material assets
5. To conserve and enhance the quality and character of the landscape.	Will it protect or foster the character of the local landscape?	Landscape
6. To conserve and enhance biodiversity and geodiversity in and around the Borough.	Will it protect existing or facilitate new wildlife habitat? Will it protect or increase the amount of woodland? Will it protect or improve the condition of SSSIs and other sites of ecological interest? Will it protect or improve geodiversity in the Borough?	Biodiversity Flora Fauna
7. To conserve and enhance Melton’s historic environment, heritage assets and their settings.	Will it foster local distinctiveness of built form? Will it protect important architectural and archaeological assets? Will it protect or contribute to the appearance of the built form? Will it foster local distinctiveness of built form?	Cultural heritage including architectural and archaeological heritage

SA Objectives	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
	Will it conserve or enhance heritage assets including, buildings, conservation areas, landscape features and architectural and archaeological assets? Will it protect or contribute to the appearance of the built form? Will it protect the setting of heritage assets? Will it lead to the repair and re-use of a heritage asset or tackle heritage at risk?	
8. To use land and mineral resources prudently and efficiently, also maintaining and enhancing soil quality.	Will it make use of previously developed land? Will it minimise the loss of good agricultural land? Will it safeguard mineral deposits?	Soil
9. To promote social inclusion and cohesion and support the development of and access to community facilities across the Borough.	Will it improve access to cultural and recreational facilities? Will it enhance the provision of recreational and cultural facilities? Will it promote the participation in recreational and cultural activities?	Population
10. To reduce poverty, social deprivation and secure economic inclusion.	Will it enhance the provision of educational facilities? Will it promote participation in educational facilities? Will it contribute to the number and range of jobs within the Borough? Will it contribute to the stock of affordable housing in places where a need has been established?	Population
11. To improve community safety, reduce crime and the fear of crime.	Will it contribute to the reduction in crime levels? Will it reduce people's fear of crime? Will it reduce road traffic accidents? Will it improve the safety of pedestrians or cyclists?	Population
12. To minimise waste and increase the reuse and recycling of waste materials.	Will it reduce household waste? Will it increase waste recovery and recycling? Will it assist in maximising the use of recycled and secondary materials?	Material assets
13. To provide the necessary physical conditions and infrastructure to enable economic growth.	Will it provide the type of land and buildings of a type required by businesses? Will it improve the diversity of jobs available? Will it reduce traffic congestion in the Borough?	Material assets Population
14. To reduce health inequalities, promote healthy lifestyles and prolong life.	Will it improve access to health facilities? Will it encourage a healthy life style e.g. a healthy diet and encourage physical activity? Will it improve human health? Will it increase, or enhance the opportunities for sporting recreational physical activity?	Human health
15. To improve energy efficiency and reduce greenhouse gas emissions, also maintaining and	Will it reduce levels of air pollution? Will it improve energy efficiency?	Air Climatic factors

SA Objectives	Decision-Making Criteria	Relevant Topic(s) as set out in the SEA Regulations
improving air quality in the Borough.	Will it promote renewable forms of energy?	
16. To adapt to climate change by reducing the extent of flood risk within the Borough and elsewhere.	Will development be in an area at risk of flooding? Will it require mitigation to facilitate development? Will it increase the risk of flooding? Will the development tackle existing flooding issues?	Climatic factors Material assets
17. To maintain and improve water quality and encourage the efficient use of water resources.	Will it reduce levels of water pollution? Will it encourage efficient water consumption?	Water

Appendix 2

Additional SA Matrices

ASF3: Land off Hoby Road, Asfordby

SA Objectives	SA Score	Justification
1. To ensure that the housing stock meets the housing needs of the present and future residents of the Borough.	+	All of the residential site allocations are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. This site is relatively small and has been identified as being able to accommodate 70 new dwellings; therefore a minor positive effect is likely.
2. To develop a strong culture of learning, enterprise and innovation, ensuring that people have access to education.	++	Effects on this objective will in part depend on how accessible existing schools and colleges are from residential site options, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils. The site is located within 555m of Captains Close Primary School to the north east. The site allocation policy also specifies that development at the site will be supported provided that local educational capacity is available or can be created through developer contributions to meet the needs of the site. As such given the close proximity of the site to an existing school and the provisions of the policy, a significant positive effect is expected on this SA objective.
3. To make efficient use of transport infrastructure, improve accessibility to employment and services, and encourage the use of public transport, walking and cycling and ensure that people can make sustainable transport choices.	++	The site has been assessed by Melton Borough Council as having frequent (at least 1 hourly) public transport services and is within 400m of a bus stop; therefore a significant positive effect is expected on this SA objective. In addition, the site allocation policy specifies that development at the site will be supported provided that 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.
4. To diversify the local economy and encourage new business formation, promoting high quality employment opportunities that meet the needs of the community.	+	The proximity of new residential development to employment sites will affect the ability of residents to easily access jobs. How well connected sites are to public transport links will also influence how easily people are able to access job opportunities further away from the site. The site is not within walking distance (600m) of an existing employment site; however the site has frequent (at least 1 hourly) public transport services and is within 400m of a bus stop, and the site allocation policy makes provision for improvements to sustainable transport links. As such, a minor positive effect is expected on this SA objective.
5. To conserve and	-?	The site is located towards the western edge of Asfordby and has been identified as being within the LCZ3: Asfordby

SA Objectives	SA Score	Justification
enhance the quality and character of the landscape.		South in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. This area has medium to high sensitivity to residential development due to the characteristics of the floodplain landscape and historic landscape patterns. The site is not located within an Area of Separation. The site allocation policy supports development at the site, provided that it maintains visual links to the churches and landmarks in the surrounding area from public open space and through the development, and that 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. The policy also requires that development includes a high quality landscape edge to assimilate the built edge into the landscape and keep areas of openness, and that the hedgerow to the west of the site is retained and enhanced by a significant landscaped buffer zone. The River Wreake to the south of the site must be buffered from development by 20m of semi-natural vegetation. Overall, due to the level of mitigation included in the policy, a minor negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present.
6. To conserve and enhance biodiversity and geodiversity in and around the Borough.	--?	An in proximity of this site has been identified as potentially containing Badger Setts. Asfordby Amateur Sports Club's hedgerow is a candidate Local Wildlife Site located directly adjacent from the north western corner of the site. Wreake Plain Floodplain is another potential Local Wildlife Site located 695m south east of the site. As such the close proximity of the site to these features may result in impacts associated with habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Some mitigation relating to biodiversity impacts is included in the policy, as it states that development at the site will be supported provided that it includes mitigation of the harm to the great crested newt population in the vicinity. However, this does not remove the potential for significant negative effects on other aspects of biodiversity and nearby features. The potential significant negative effect is recorded as uncertain given that mitigation could be incorporated and the development may allow for biodiversity enhancements, for example through the onsite provision of green infrastructure.
7. To conserve and enhance Melton's historic environment, heritage assets and their settings.	-?	The site has been assessed by Melton Borough Council as having a potential adverse impact on the historic environment requiring mitigation; therefore a potential minor negative effect is identified in relation to this SA objective. This effect is recorded as uncertain at this stage as it will depend on factors such as the design of the development which is not yet known. The site allocation policy includes some mitigation, stating that development at the site will be supported provided that a heritage assessment is provided and suitable mitigation measures identified to conserve the setting of the nearby listed building.
8. To use land and mineral resources prudently and efficiently, also maintaining and enhancing soil quality.	--	The site is located within a sand and gravel Mineral Consultation Area. The development of housing at this location may impact upon the efficient use of minerals through restriction or even sterilisation; therefore a minor negative effect is identified in relation to the efficient use of resources. The site is also located on greenfield land which has been primarily identified as Grade 2 Agricultural Land and a small section along the southern border has been identified as Grade 3 Agricultural Land (it is unknown at this stage if the land is of Grade 3a or Grade 3b quality). Development at this location would result in this high quality agricultural land being lost to another use and an overall significant negative effect is therefore likely.
9. To promote social inclusion and cohesion	++	The site is at Asfordby which has been identified as a Service Centre by Melton Borough Council. As such locating housing at this site is likely to provide residents with good access to services, public transport and employment

SA Objectives	SA Score	Justification
and support the development of and access to community facilities across the Borough.		opportunities and a significant positive effect is therefore expected on this SA objective.
10. To reduce poverty, social deprivation and secure economic inclusion.	++	The effects of residential site allocations on this SA objective will depend on their proximity to education facilities and job opportunities. The site was given a significant positive score in relation to education (SA objective 2) and minor positive scores in relation to housing and access to employment opportunities (SA objectives 1 and 4). As such a significant positive effect is expected on this SA objective overall.
11. To improve community safety, reduce crime and the fear of crime.	0	The effects of new housing developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within housing developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of housing sites (rather they will be determined through the detailed proposals for each site). The location of residential developments will also not have a direct effect on the safety of cyclists and pedestrians, with this issue again being determined more by the design and layout of development sites. Therefore, the effects of all of the residential site allocations on this SA objective will be negligible.
12. To minimise waste and increase the reuse and recycling of waste materials.	-	The site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such a minor negative effect is expected on this SA objective.
13. To provide the necessary physical conditions and infrastructure to enable economic growth.	0	The location of housing sites will not influence the number, location or type of employment opportunities available in Borough. While the proximity of housing sites to employment sites, town centres (where employment opportunities are often focussed) and public transport nodes can affect people's ability to access jobs, particularly for those without use of a car, these issues are assessed separately under SA objectives 3 and 4 above. Therefore, all of the residential site allocations will have a negligible effect on this SA objective.
14. To reduce health inequalities, promote healthy lifestyles and prolong life.	+	The site is located in close proximity of a number of open spaces, public rights of way and a healthcare facility which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. Asfordby Sports and Social Club (contains AGP, football pitch and golf course) is located 200m west of the site. There is an area of open space within 145m north east of the site on Glendon Close which has an amenity greenspace feature and a children's' play area. There are allotments located 236m north east of the site on Hoby Road and another amenity greenspace feature located 310m east of the site on Chadwell Close. There is a bridleway along the western site boundary leading south towards Frisby on the Wreake and the site allocation policy includes measures seeking to improve connectivity for walkers and cyclists which may encourage residents to partake of more active modes of transport. There is not a health facility within walking distance (600m) of the site but the village of Asfordby does have a

SA Objectives	SA Score	Justification
		GP surgery. As such an overall minor positive effect is expected on this SA objective.
15. To improve energy efficiency and reduce greenhouse gas emissions, also maintaining and improving air quality in the Borough.	++	The site is located in Asfordby which has been identified as a Service Centre by Melton Borough Council. As such locating housing on this site is likely to provide new residents with good access to existing services, facilities and employment opportunities as well as public transport nodes. Therefore a significant positive effect is likely on this SA objective given that new residential development at this location may encourage travel by alternative forms of transport with the associated reduction in greenhouse gas emissions from private car journeys.
16. To adapt to climate change by reducing the extent of flood risk within the Borough and elsewhere.	-?	This site has been assessed as being partially within Flood Zone 3a (5%); therefore development here could have a negative effect on flooding although this is uncertain. However, the SFRA did not identify any of the types of SuDS assessed as being possibly unsuitable at this site and the site allocation policy requires flood mitigation measures to be put in place, with appropriate drainage infrastructure also required. A potential but uncertain minor negative effect is therefore likely overall.
17. To maintain and improve water quality and encourage the efficient use of water resources.	0	This site is not within a Source Protection Zone; therefore a negligible effect is expected.