Draft Melton Local Plan

ADDENDUM OF FOCUSED CHANGES

July 2017

Contents

		Page No.
Introduction		**iii**
Summary of the Proposed Changes		**v**
Other information		**v**
Appendices		**v**
Table 1	**Schedule and Summary of the proposed Focused Changes**	**vi**
APPENDICES		
Appendix 1	**Focused Change 1: Section 4.2, Policy SS2 and SS3.**	**1**
Appendix 2	**Focused Change 2 - Policies and reasoned justification for SS4 and SS5: South and North Melton Sustainable Neighbourhoods**	**8**
Appendix 3	**Focused Change 3 - Section 4.7: Long term growth strategy and triggers**	**12**
Appendix 4	**Focused Change 4 – housing allocations, reserve sites and site specific policies** FC4.1: Section 5.4 and Policies C1(A) and C1(B) FC4.2: Appendix 1: Site Allocations	**13** 13 18
Appendix 5	**Focused Change 5: Section 5.5: Housing Mix and Section 5.6: Housing Standards Review**	**93**
Appendix 6	**Focused Change 6: Section 5.8 and Policy C4: Affordable Housing**	**95**
Appendix 7	**Focused Change 7: Section 5.10 and Policy C6: Provision for Gypsies and Travellers**	**99**
Appendix 8	**Focused Change 8: Chapter 6: Melton's Economy, Section 6.5: Providing Jobs**	**101**
Appendix 9	**Focused Change 9: Section 7.14 -7.15 and Policy EN7: Indoor Sport and Recreation and Future Provision**	**102**
Appendix 10	**Focused Change 10: Section 8.2 – Infrastructure Delivery Plan & Appendix 4: Infrastructure Delivery Schedule** FC10.1: Section 8.2 FC10.2: Appendix 4	**103** 103 104
Appendix 11	**Focused Change 11: Section 8.3 Transport and Policy IN1**	**111**
Appendix 12	**Focused Change 12: Sections 8.10 and Policy IN2**	**117**
Appendix 13	**Focused Change 13: Policies Map** FC13.1 – Revised Boundary, Policy SS5 FC13.2 – New Policy IN1: Corridor of Investigation	**119**

INTRODUCTION

What is this document?

This document sets out a limited number of focused changes to the Pre Submission draft Local Plan. Taken together, the Pre-submission Draft Local Plan and the Addendum of Focused Changes is what the Council wishes to submit to the Government for examination as its submission draft local plan.

Who has prepared it and why has it been prepared?

This document has been prepared by Melton Borough Council. The focused changes proposed are to reflect and respond to new, updated or revised technical studies and information received during or after the consultation on the Pre Submission Draft Local Plan. In doing so, they also respond to many of the representations made about the draft local plan around these themes.

These focused changes are necessary for soundness and/or legal compliance on the main issues that the local plan seeks to address, namely:

1. Setting a housing requirement that meets the Borough's own housing needs, supports its economic ambitions and meets any unmet housing needs arising from elsewhere in the HMA;
2. Identifying an achievable portfolio of sufficient suitable and sustainable housing land which will provide a deliverable five year supply of housing land and meet the Boroughs housing requirement;
3. Delivering affordable housing;
4. Meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople; and
5. Delivering the Melton Mowbray Transport Strategy, in particular its key component, the Melton Mowbray Distributor Road

The main new items of information or evidence on which these focused changes rely are referenced at the appropriate point in this document and its appendices and are all available to view on www.meltonplan.gov.uk alongside this document.

Within its scope, the focused changes also respond to specific detailed information provided in consultation responses or ongoing dialogue with statutory bodies such as Leicestershire County Council (as the local education authority and local highways and transportation authority), the Environment Agency, Historic England, and utility companies, such as Severn Trent.

The Council does not consider that these focused changes result in a change to the plan's strategy , rather that they give clarity, realism and further detail on how, where, when and by whom the key components of that strategy will be delivered. Their publication does not preclude further modifications that could be suggested by the Council and others up to and during the Public Examination into the Melton Local Plan, or be recommended by a Local Plan Inspector in due course.

How and when can I comment on the focused changes?

You can make representations on the proposed focused changes online, via the Council's website, ww.meltonplan.co.uk.

A prize draw incentive will be offered to the first 100 entries that complete an online survey within the first 3 weeks. 1st prize is £100, 2nd prize is £60 and 3rd prize is £40.

If you are unable to respond this way, you can complete an electronic version of the representation form, and e-mail it to: planningpolicy@melton.gov.uk

If you are unable to respond electronically, you can fill in a paper copy of the representation form and return it to:
Local Plans Manager, Melton Borough Council, Parkside, Burton Street, Melton Mowbray, LE13 1BF

Any representations you wish to make on the proposed focused changes must be received no later than 5.00pm on Wednesday 23rd August 2017

Please note: Representations must indicate the focused change reference number(s) to which they relate. Representations that do not relate specifically to the focused changes will not be considered duly made, and will not be considered by the Council prior to submission of the plan to the Government for Examination, and do not have to be considered by a Local Plan Inspector.

How is the remainder of this document set out?

The remainder of this document summarises the proposed changes and signposts you to appendices where each proposed change is set out in full.

Is anything else being published?

Yes. As this consultation is being carried out to comply with Regulation 19 of the Town and County Planning (Local Planning)(England) Regulations 2012, the following documents (which are all available to view at www.meltonplan.co.uk) are also published alongside this document:

- Duty to Co-operate Statement Addendum
- Consultation Statement Addendum
- Habitats Regulations Assessment Screening
- Formal notice of the consultation
- Guidance on completing the representation form

Is there any other information I should be aware of?

For more information, visit www.meltonplan.co.uk. Updates and latest news will be provided here and there is the option to sign up for email updates. Updates and latest news will also be publicised via twitter @meltonplan and Facebook, Melton Local Plan.

I made representations on the draft Local Plan in December 2016, but can't see any evidence here that you have considered them.

Full schedules of representations made and the Council's responses to them have been published alongside this document on www.meltonplan.co.uk, and can be viewed in hard copy at the Council Offices in Melton Mowbray. If the issue you commented on is not covered in this document, then the responses schedule may indicate that

the Council will suggest a modification to the plan when it submits it to the Inspector. Otherwise, the Council is not proposing to change the draft plan in response to your comments. Again, this is indicated in the schedules of representations.

SUMMARY OF THE PROPOSED CHANGES

Table 1 sets out the sections of the draft Local Plan where changes are proposed and identifies whether the changes affect policies and/ or the reasoned justification. It also sets out why the changes are being proposed and what the main effects on the plan are, compared with the pre-submission draft local plan. It indicates which appendix of the document sets out the proposed change in detail.

OTHER INFORMATION

A 'tracked 'changes' document has also been prepared to help you see exactly how the plan with its proposed changes would differ from the November 2016 Pre-Submission Draft one. This is available online at www.meltonplan.co.uk.

A web map allows you to search the different settlements across the borough and check what changes have been made since the previous consultation in the Housing Allocations/Reserve Sites, the Sustainable Neighbourhoods and the Melton Mowbray Distributor Road. This is also available at www.meltonplan.co.uk.

APPENDICES

Appendices 1-13 set out the exact changes that are proposed to the Pre Submission Draft Local Plan.

Please refer to Table 1 to check if the proposed change is the replacement of a whole section or changes to limited words or phrases. The following approach has been used to help you identify the changes made:

i) Replacement sections are introduced as such and appear as normal text - this may include bold text too if policy wording is involved.

ii) New text inserted is indicated as underlined text

iii) Text in the draft local plan that it is proposed to delete is indicated as ~~strikethrough text~~.

Table 1: Schedule and Summary of the proposed Focused Changes

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
FC1: Section 4.2, Policy SS2 and SS3: Spatial Strategy and unallocated sites.				
FC1.1	• 4.2.1 • New text between 4.2.1 and 4.2.2	• Reflects and references the L&L HEDNA, the Council's Towards a Housing Requirement Report, including its addendum.	• Justifies an unchanged overall housing requirement on the basis of more up to date evidence.	1
FC1.2	• New reasoned justification between 4.2.15 and Policy SS2 • Policy SS2 • Policy SS3	• Justifies and sets out a slightly amended approach to small unallocated sites and explains approach for non housing development in rural area. • Changes to Policy SS3 • Consequential amendments to Policy SS2 arising from changes to Policy SS3 on small scale unallocated development	• Replaces site size thresholds for unallocated sites with links to scale and character of host settlements. • Deletes references to Melton Mowbray • Gives more prominence to the overall rural focus of the policy.	1
FC1.3	• Replacement text for 4.2.20 and 4.2.21. • Replacement of Tables 4 to 7	• Text setting out findings of site assessment work and what this means for Service Centres and Rural Hubs overall result in for housing provision by settlement • Text setting out a simplified approach to meeting needs across Rural Hubs.	The simplified approach seeks to achieve the necessary flexibility in the spatial strategy residual housing split at each level of the settlement hierarchy, rather than for every individual settlement as previously. Has consequential effects on Policy C1(A) ad Policy C1(B).	1
FC2: Section 4.4 and Policies SS4 and SS5: Northern and Southern Sustainable Neighbourhoods				
FC2.1	**Policy SS4**	Affordable housing requirement, to reflect findings of revised Local Plan and CIL Viability	• Reduces affordable housing requirement from 37% to 15% for the SUE,	2

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
		Study, and boundary change at the eastern end of the southern boundary to align with the boundary of a submitted planning application for delivery of a significant proportion of the overall SSUE no. of dwellings. Removes reference to 20 minute bus frequency. Removes duplication of map-based information.	consequential to the proposed change to Policy C4. • Extends the southern boundary of the SUE at its eastern end to accord with red line of planning application 16/00515/OUT. • Removes reference to 20 minute bus frequency. • Deletes Figure 8 (Information is already on the Policies Map) • Additional wording added to Policy SS4 Environment section to specify protection between the SN , Burton Lazars and the St Lazarus Scheduled Monument	
FC2.2	**Policy SS5**	Affordable housing requirement, to reflect findings of revised Local Plan and CIL Viability Study. Also, includes fuller references to Melton Country Park Greenway, moving this aspect of policy from draft Policy IN1. Removes reference to 20 minute bus frequency. Removes duplication of map-based information. Specifies the nature of the protection zone expected around the Country Park	• Reduces affordable housing requirement from 37% to 15% for the SUE, consequential to the proposed change to Policy C4. • Moving Melton County Park Greenway clause from elsewhere is a neutral change. • Removes reference to 20 minute bus frequency. • Deletes Figure 8 (Information is already on the Policies Map) • Additional wording added to Policy SS5 Environment section to specify the nature of the protection zone expected around the Country Park	2

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
FC 3: Long term growth strategy and review triggers				
FC3.1	**Section 4.7** Revised paragraphs 4.7.6, 4.7.7 and 4.78	References in the reasoned justification to the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017, the Leicester & Leicestershire Housing Market Area authorities Joint Statement of Cooperation Relating to Objectively Assessed Need for Housing, January 2017, and the emerging Strategic Growth Plan.	Reflects the updated evidence base and latest position on joint working to distribute any unmet need across the Leicester and Leicestershire housing market area.	3
FC4: Housing site allocations, reserve sites and site specific policies				
FC4.1	Section 5.4 Policy C1(A) Policy C1(B)	Reflecting and referencing the findings on suitability, sustainability, site capacity, availability and deliverability, which are set out in updated site and sustainability assessment work. Affects the reasoned justification and policy on housing allocations overall and the associated site specific policies and preamble. Includes deletions, additions, revised site boundaries and capacities, and some re-categorisation.	• 11 site allocations deleted • 3 reserve sites deleted • 16 site allocation boundaries amended • 22 allocated sites with capacity changes • 1 reserve site with a capacity change • 8 new site allocations, and 2 extended existing sites • 2 new reserve sites • 14 allocated sites and 2 reserve sites renumbered.	4
FC4.2	Appendix 1	Amended site specific policies. New reasoned justification and site specific policy for Scalford and Great Dalby.	• Reflects FC4.1 above. • Amended criteria setting out development conditions for some site specific policies.	4
FC5: Housing Mix				

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
FC5	**Paragraph 5.5.7 and Policy C2**	Sets out that Housing Needs Study 2016 is being used as the evidence base for this policy rather than HEDNA because it provides a finer grained spatial detail and aligns more closely to the housing requirement than does HEDNA. Changes Policy C2 to reflect viability advice regarding the deliverability by providers of viable developments that meet the standards outlined. Includes minor changes to the reasoned justification and Policy C2 to clarify and reflect up to date evidence, and future proof the policy.	• Replace the requirement to meet optional building regulation standards for accessible dwellings, retirement homes, sheltered homes and care homes with a policy of encouraging achievement of these standards. • Clarify the use of Table 9 • Future proof references to Building Regulations • Clarifies the weight given to different parts of the evidence base.	5
FC6: Affordable Housing				
FC6	**Section 5.8, including Policy C4**	Replacement policy and reasoned justification for affordable housing provision, to take account of the findings of HEDNA and a revised Local Plan and CIL Viability Study. Includes a plan showing the areas to which areas in the policies apply.	• Replaces a Borough wide 37% target with a range of minimum percentages according to location, all except the south of the Borough now being less than the 37% previously proposed. • Reduces the overall planned provision from 1775 to around 1300. • Reflect and references the most up to date evidence.	6
FC7: Provision for Gypsies and Travellers				
FC7	**Section 5.10 and Policy C6**	References and reflects the findings of the latest Leicester & Leicestershire Gypsy and Traveller Accommodation Needs Assessment 2017 (GTAA) in the reasoned justification and	• Reflects up to date evidence • Clarifies relationship between GTAA and national policy • Commits to regular review of pitch/plot	7

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
		policy for provision for Gypsies and Travellers. Removal of last clause of Policy which duplicates national policy. Makes a commitment to regular review of pitch/plot requirements. Makes clear that national policy and GTAA will be taken into account in determining any planning applications.	requirements.	
FC8: Melton' s Economy - Providing Jobs				
FC8	**Section 6.5**	Revised reasoned justification, to reflect the most up to date evidence regarding economic development needs and the Melton Mowbray Distributor Road in the reasoned justification.	• Updates references to the Strategic Housing Market Assessment with references to HEDNA and the Towards a Housing Requirement for Melton report (para 6.5.1). • Updates references to the MMDR, reflecting importance of whole scheme to housing and economic growth (para 6.5.2)	8
FC9: Indoor Sport and recreation				
FC9	**Para. 7.15.2 and Policy EN7**	Referencing the latest Indoor Sports Facilities Study 2017.	Reflects most up to date evidence.	9
FC10: Infrastructure Delivery Plan and Schedule				
FC10	**Section 8.2 and Appendix 4** Replacement Paragraph 8.2.1	References the refreshed Infrastructure Delivery Plan, 2017, links to draft Local Plan Policy IN2, and replaces the Infrastructure Delivery Schedule of 2016 with the March	Reflects most up to date evidence. Updates evidence that has resulted in some of the focused changes set out in this document , and on which the revised	10

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
		2017 version.	viability study relied.	
FC11: Melton Mowbray Transport Strategy				
FC11	**Replacement Section 8.3 reasoned justification** **A new Policy IN1**: Melton Mowbray Transport Strategy, prior to the draft Local Plan Policy IN1. **Revised (old) Policy IN1** **New evidence references at the end of Chapter 8.**	Clarifies and sets out the up to date position and reasoned justification for delivery of the Melton Mowbray Transport Strategy, particularly for the Melton Mowbray Distributor Road. Reworded reasoned justification to deal with non MMTS transport matters (other transport, accessibility and parking), and a revised (old) Policy IN1. Relocation of policy about Melton County Park Greenway.	• Updates and clarifies the reasoned justification for the Melton Mowbray Distributor Road as a whole, and sets out a new policy specifically for delivery of the Melton Mowbray Transport Strategy. • Identifies and safeguards a 'corridor of investigation' on the Policies Map, within which the preferred alignment of the MMDR will be. • The revised (old) Policy IN1 is to retain non MMTS transport matters in policy. • References to the Melton County Park Greenway deleted (moved to Policy SS5)	11
FC12: Melton Mowbray Transport Strategy, Infrastructure Delivery and the Community Infrastructure Levy				
FC12	**Section 8.10** **Policy IN2** **New evidence references at the end of Chapter 8.**	Reword Section 8.10; Reword Policy IN2; Renumber Policy IN2 as Policy IN3. Changes include reflecting updated position on MMDR, clarifying and updating references to the Council's intentions regarding CIL, and reflecting the existence of more up to date infrastructure and viability evidence.	References and reflects : • the refreshed Infrastructure Delivery Plan 2017 • the revised Local Plan and Community Infrastructure Levy Viability Study 2017; • the updated position on the Melton Mowbray Distributor Road. Clarifies that infrastructure requirements set out in neighbourhood plans can only be priorities for CIL once the NP has been	12

Focused Change No.	Draft Local Plan Sections and Policies affected (all refs are to Nov 16 version)	What proposed change covers	Main effect of change	Appendix where change can be found
			'made'.	
FC13: Policies Map				
FC13.1	**Revised boundary of Southern sustainable neighbourhood.**	See FC2.1 above.	consequential on Focused Changes listed above.	13
FC13.2	**Addition of a corridor of investigation/ interest for the proposed Melton Mowbray Distributor Road.**	See FC11 above.	See FC11 above.	13

END