**MELTON LOCAL PLAN**  
**SCHEDULE OF MAIN MODIFICATIONS**  
**21st June 2018**

**Introduction**
This schedule sets outs the Proposed Main Modifications that the Council is proposing to make, to allow the Melton Local Plan to be found sound. The Inspector will consider all of the representations that are made on the proposed Main Modifications before reaching her final conclusions on any changes that need to be made to the Local Plan in order for it to be sound and capable of adoption. Her reasons will be set out in her report to the Council which will be published in due course.

The schedule sets out proposed main modifications to the plan as submitted by the Council to the Government for inspection in October 2017. The submitted plan was the Pre Submission Draft Melton Local Plan (November 2016) as amended by the Addendum of Focused Changes (July 2017).

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

<table>
<thead>
<tr>
<th>No.</th>
<th>Modification Proposed</th>
<th>Reason(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MM1</td>
<td><strong>THE HOUSING REQUIREMENT AND ITS PLANNED DELIVERY</strong></td>
<td></td>
</tr>
<tr>
<td>4.2.2</td>
<td>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. <strong>The overall quantity proposed is 6125 houses over the plan period of 2011 – 2036. This quantity would meet the demographic needs with affordability adjustment identified by HEDNA of 154 per year (3850 over the plan period) with the additional quantity of 91 per year (2275) required to deliver the strategic and economic objectives of the Plan set out in Chapter 3. This additional quantity would be drawn from the unmet need present elsewhere within the Housing Market Area (HMA). Only the City of Leicester have formally declared unmet need up to 2031 and requested that unmet need be dealt with in the Melton Local Plan. Should unmet need be declared elsewhere within the HMA within the local plan period, the apportionment across HMA authorities of all unmet need arising within the HMA shall be agreed as set out in a Memorandum of Understanding (see paragraph 4.7.8). If the unmet needs apportioned to Melton Borough exceed the 2275 dwellings, there may be a need for a full or partial review of the Local Plan, in accordance with Policy SS6.</strong></td>
<td>To clarify the derivation of the housing requirement and the source of additional housing needs that will be accommodated within the Borough.</td>
</tr>
<tr>
<td>4.2.3</td>
<td>The <strong>planned</strong> delivery of this growth, <strong>together with the sources of supply and the housing requirement over the whole plan period</strong> is illustrated by <strong>the</strong> a trajectory <strong>set out in Figure 6. The key components of housing</strong></td>
<td>To better reflect the plan’s spatial strategy</td>
</tr>
</tbody>
</table>
supply identified to deliver this are identified in Table 2, published alongside this Plan that will be regularly monitored and updated.

Figure 6: Melton Borough Housing Trajectory

To reflect housing supply data up to 31st March 2018. New Figure 6.
Notes

1. The ‘stepped requirement’ line shows the annual amount of new housing required, which increases in steps so that the overall housing requirement of 6125 new homes can be met over the plan period.

2. The ‘planned delivery’ line shows the annual amount of new housing that is expected to come forward from the sources of supply identified in the graph and in Table 2 below.

Table 2: Key Components of Housing Supply

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2011-2018</td>
<td>777</td>
</tr>
<tr>
<td>Remaining completions on large unallocated sites¹</td>
<td>525</td>
</tr>
<tr>
<td>Allocated sites (remaining capacity²)</td>
<td>5314</td>
</tr>
<tr>
<td>Remaining completions on small unallocated sites³</td>
<td>265</td>
</tr>
<tr>
<td>Windfall allowance⁴</td>
<td>435</td>
</tr>
<tr>
<td>TOTAL</td>
<td>7316</td>
</tr>
</tbody>
</table>

¹Dwellings not completed at 31st March 2018 on sites of 10 dwellings or more with planning permission
²Allocations minus 11 completions in 17/18
³Dwellings not completed at 31st March 2018 on sites of less than 10 dwellings with planning permission
⁴Annual windfall allowance of 29dpa from Year 4 (21/22) for 15 years to 2036

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

Policy SS2 – Development Strategy

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

| Average annual housing requirement | 2011-2021 a minimum of 170 dpa |
Development will be distributed across the Borough in accordance with the spatial strategy set out below: ........

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

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

| Table 4: Residual Housing Requirements for Service Centre & Rural Hubs |
|-------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Service Centre                                             | Population Estimate (from ONS Output) | % of population | Requirement based on % of population | Total Net Completions 31/03/2017 | Dwellings under construction - 31/03/2017 | Dwellings with planning permission on small sites at 31/03/2017 | Equals 'Residual' Requirement identified in policy C1(a) | Capacity from Site Allocations identified in policy C1(a) |
|-------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Asfordby                                                    | 2446            | 16              | 16              | 290             | 76              | 0               | 0               | 214             | 225             | 160             |                  |                  |
| Bottesford                                                  | 3525            | 23              | 23              | 419             | 72              | 2               | 11              | 334             | 324             | 357             |                  |                  |
| Croxton Kerrial                                             | 530             | 4%              | 4%              | 72              | 3               | 1               | 0               | 68              | 59              | 55              |                  |                  |
| Harby                                                       | 931             | 6%              | 6%              | 109             | 15              | 15              | 1               | 78              | 128             | 139             |                  |                  |
| Hose                                                        | 580             | 4%              | 4%              | 72              | 6               | 0               | 1               | 65              | 76              | 77              |                  |                  |
| Long Clawson                                                | 1066            | 7%              | 7%              | 128             | 11              | 2               | 4               | 111             | 90              | 141             |                  |                  |
| Old Dalby                                                   | 355             | 2%              | 2%              | 36              | 5               | 0               | 23              | 8               | 28              |                  |                  |
| Scalford                                                    | 356             | 2%              | 2%              | 36              | 8               | 2               | 1               | 25              | 23              |                  |                  |
| Somerby                                                     | 548             | 4%              | 4%              | 72              | 14              | 1               | 13              | 44              | 69              |                  |                  |
| Stathern                                                    | 728             | 5%              | 5%              | 91              | 10              | 0               | 10              | 71              | 75              | 82              |                  |                  |

To reflect latest delivery evidence and allow time for the local housing market to adjust to the uplift of housing delivery.
<table>
<thead>
<tr>
<th>Location</th>
<th>2016-21</th>
<th>2021-26</th>
<th>2026-31</th>
<th>2031-36</th>
</tr>
</thead>
<tbody>
<tr>
<td>* footnote* total number of units from allocations in Service Centres and Rural Hubs, including completions on allocated sites. The total number of dwellings shown in this table is 11 units more than the numbers from allocations in Service Centres and Rural Hubs shown in the trajectory, where completions in Local Plan allocations, in this case 11 units, are included in the 'completions' column.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 8: Large Scale Development Site Delivery Summary
## Appendix 5: Monitoring Framework

<table>
<thead>
<tr>
<th>INDICATOR</th>
<th>KEY POLICY AIM</th>
<th>Link to Strategic Objectives and Priorities</th>
<th>BASELINE</th>
<th>TARGET</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Policy SS2 – Development Strategy</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total net additional homes completed in accordance with need identified.</td>
<td>Meeting Objectively Assessed Need of an average of 245 homes per year from April 2011 – March 2036</td>
<td>Housing Priority 1. Help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing</td>
<td>777 492 homes at April 2016</td>
<td>492 dwellings completed by 2016</td>
<td>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.</td>
</tr>
<tr>
<td>Net additional homes completed in Melton Mowbray Main Urban Area</td>
<td>Deliver homes in accordance with Policy SS2.</td>
<td>As above as well as Housing Priority 2. Develop a housing stock to provide for the future aspirations for the local economy.</td>
<td>382 229 homes at April 2016</td>
<td>229 by April 2016</td>
<td>Based on the spatial policy target of 65% in the town and 35% for the remainder of the Borough.</td>
</tr>
</tbody>
</table>

To ensure coherence between plan policies and monitoring targets.
| 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. | Service Centres = 186 homes at April 2016  
Rural Hubs = 33 homes at April 2016  
Other Rural Settlements = 54 homes at April 2016.  
Service Centres = 276 homes at April 2018  
Rural Hubs = 50 homes at April 2018  
Other Rural Settlements = 69 homes at April 2018. | Based on the spatial policy target of 65% in the town and 35% for the remainder of the Borough. |

| Deliver homes in accordance with Policy SS2 | 6273 completed by April 2016.  
595 764 by April 2021  
1024 4225 by April 2026  
1584 1685 by April 2031  
2144 by April 2036 |  |  |

|  |  |  |  |

**MM2**  
**MELTON SUSTAINABLE NEIGHBOURHOODS (SNs)**  
4.4.7 The landscape, design and layout principles set out in the Areas of Separation and Settlement Fringe Sensitivity Study (2015) and the Biodiversity and Geodiversity Study (2015) should be used to develop a comprehensive masterplan and set of design codes to guide the on-going development of the site, to ensure that it respects the existing landscape, wildlife and heritage assets and makes a positive contribution to the appearance of the settlement edge in this location. *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.*

Give due regard to the setting of a Scheduled Ancient Monument.

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.  

To further clarify the requirement for a master plan for the SN.
Policy SS4
Melton Borough Council will work in partnership.... ..... Housing
h1: 2,000 homes (of which 1,700 will be delivered before 2036), 15% of which should be affordable, subject to viability;

......
en3: ...in accordance with Policy EN13; including the St Mary and St Lazarus hospital scheduled monument 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.

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

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

The SSN masterplan will be prepared ..... Local Planning Authority.

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

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

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

Policy SS5
h1 : 1,700 houses (of which 1500 will be delivered before 2036), 15% of which should be affordable, subject to viability;

.................
Community Facilities

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

............... 

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

............... 

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

............... 

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

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

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

Appendix 5 – Monitoring Framework

<table>
<thead>
<tr>
<th>INDICATOR</th>
<th>KEY POLICY AIM</th>
<th>Link to Strategic Objectives and Priorities</th>
<th>BASELINE</th>
<th>TARGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy SS4 – South Melton Mowbray Sustainable Neighbourhood</td>
<td>To deliver the Sustainable Neighbourhood in accordance with policy SS4</td>
<td>Housing Priorities 1 and 2; 0 homes delivered by April 20186</td>
<td>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>
<td></td>
</tr>
<tr>
<td>Number of homes delivered at the South Melton Sustainable Neighbourhood</td>
<td>To deliver the Sustainable Neighbourhood in accordance with policy SS4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amount of</td>
<td>To deliver the</td>
<td>Jobs and Prosperity</td>
<td>0 ha by April</td>
<td>Up to 20 hectares of</td>
</tr>
</tbody>
</table>
### employment land delivered at the South Melton Sustainable Neighbourhood

| Sustainable Neighbourhood in accordance with Policy SS4 | Priority 4 Provide sufficient land to meet current and future employment needs; and Community Development Priority 13. Promote sustainable communities | 20168 | prepared and serviced 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 | • 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 | • 125 by April 2021 200 by April 2023 300 by April 2025 500 by April 2026 1100 by April 2031 1000 by April 2031 1500 by April 2036 |

### MM3 HOUSING ALLOCATIONS

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

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

To reflect the insertion of a new allocation for Asfordby and the deletion of LONG 4 (see MM4 below)

To clarify the operation of Policy C1(B).

To indicate how sites allocated in advanced
allowance [MM1 above]

Policy C1 (A) – Housing Allocations
New housing will be delivered within the Local Plan on the following sites:

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNSN</td>
<td>Melton North Sustainable Neighbourhood</td>
<td>1500</td>
</tr>
<tr>
<td>SMSN</td>
<td>South Melton Sustainable Neighbourhood</td>
<td>1700</td>
</tr>
<tr>
<td>MEL1</td>
<td>Land at Nottingham Road</td>
<td>85</td>
</tr>
<tr>
<td>MEL2</td>
<td>Site of King Edward VII school, Burton Road</td>
<td>120</td>
</tr>
<tr>
<td>MEL3</td>
<td>Hilltop Farm, Nottingham Road</td>
<td>75 45</td>
</tr>
<tr>
<td>MEL4</td>
<td>Top End, Cattle Market</td>
<td>26</td>
</tr>
<tr>
<td>MEL5</td>
<td>Silverdale, Scalford Road</td>
<td>16</td>
</tr>
<tr>
<td>MEL6</td>
<td>Land fronting Dieppe Way, Scalford Road</td>
<td>37</td>
</tr>
<tr>
<td>MEL7</td>
<td>Land at Thorpe Road</td>
<td>16</td>
</tr>
<tr>
<td>MEL8</td>
<td>Beeby’s Yard, Burton Street</td>
<td>11</td>
</tr>
<tr>
<td>MEL9</td>
<td>Wycliffe House, Snow Hill</td>
<td>20</td>
</tr>
<tr>
<td>MEL10</td>
<td>Land adjacent to St Bartholomew's Way and Horseguards Way</td>
<td>70</td>
</tr>
<tr>
<td><strong>MELTON MOWBRAY TOTAL</strong></td>
<td></td>
<td><strong>3676 3646</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF1</td>
<td>Land east of Station Lane &amp; south of Klondyke Way</td>
<td>100</td>
</tr>
<tr>
<td>ASF2</td>
<td>Fields south of Bypass and north of Regency Road</td>
<td>55 60</td>
</tr>
<tr>
<td>ASF 3</td>
<td>Land off Hoby Road, Asfordby</td>
<td>70</td>
</tr>
<tr>
<td><strong>Asfordby Total</strong></td>
<td></td>
<td><strong>160 225</strong></td>
</tr>
<tr>
<td>BOT1</td>
<td>Land rear of Daybell’s Farm &amp; 18 Grantham Road</td>
<td>41</td>
</tr>
<tr>
<td>BOT2</td>
<td>Land off Grantham Road</td>
<td>65</td>
</tr>
<tr>
<td>BOT3</td>
<td>Rectory Farm</td>
<td>163</td>
</tr>
<tr>
<td>BOT4</td>
<td>Land at bottom of Beacon Hill, Normanton Lane</td>
<td>55 88</td>
</tr>
<tr>
<td><strong>Bottesford Total</strong></td>
<td></td>
<td><strong>324 357</strong></td>
</tr>
<tr>
<td>CROX1</td>
<td>Land west of Saltby Road east of Highfields Farm</td>
<td>39 35</td>
</tr>
<tr>
<td>Reference</td>
<td>Location Description</td>
<td>Acres</td>
</tr>
<tr>
<td>-----------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>CROX2</td>
<td>Land east of Saltby Road &amp; south of A607</td>
<td>10</td>
</tr>
<tr>
<td>CROX3</td>
<td>Land south of Main Street (A607) and west of the Nook</td>
<td>10</td>
</tr>
<tr>
<td><strong>Croxton Kerrial Total</strong></td>
<td></td>
<td><strong>59</strong></td>
</tr>
<tr>
<td>HAR1</td>
<td>Allotment Gardens, Boyers Orchard</td>
<td>15</td>
</tr>
<tr>
<td>HAR2</td>
<td>Former Cheese Producing Dairy, Langar Lane</td>
<td>10</td>
</tr>
<tr>
<td>HAR3</td>
<td>Former Millway Foods, Colston Lane</td>
<td>53</td>
</tr>
<tr>
<td>HAR4</td>
<td>Land at Colston Lane</td>
<td>50</td>
</tr>
<tr>
<td><strong>Harby Total</strong></td>
<td></td>
<td><strong>128</strong></td>
</tr>
<tr>
<td>HOS1</td>
<td>Land off Canal Lane</td>
<td>41</td>
</tr>
<tr>
<td>HOS2</td>
<td>Land west of Harby Lane</td>
<td>35</td>
</tr>
<tr>
<td><strong>Hose Total</strong></td>
<td></td>
<td><strong>76</strong></td>
</tr>
<tr>
<td>LONG1</td>
<td>Land at Melton Road</td>
<td>10</td>
</tr>
<tr>
<td>LONG2</td>
<td>Corner of Broughton Lane &amp; Hickling Lane</td>
<td>35</td>
</tr>
<tr>
<td>LONG3</td>
<td>Birleys Garage, Waltham Lane</td>
<td>45</td>
</tr>
<tr>
<td>LONG4</td>
<td>Land off Sandpit Lane</td>
<td>55</td>
</tr>
<tr>
<td><strong>Long Clawson Total</strong></td>
<td></td>
<td><strong>141</strong></td>
</tr>
<tr>
<td>OLD1</td>
<td>North Lodge Farm, Longcliffe Hill</td>
<td>28</td>
</tr>
<tr>
<td><strong>Old Dalby Total</strong></td>
<td></td>
<td><strong>28</strong></td>
</tr>
<tr>
<td>SCAL1</td>
<td>Land south of Melton Road</td>
<td>23</td>
</tr>
<tr>
<td><strong>Scalford Total</strong></td>
<td></td>
<td><strong>23</strong></td>
</tr>
<tr>
<td>SOM1</td>
<td>Football field at Somerby</td>
<td>27</td>
</tr>
<tr>
<td>SOM2</td>
<td>Land off High Street</td>
<td>42</td>
</tr>
<tr>
<td><strong>Somerby Total</strong></td>
<td></td>
<td><strong>69</strong></td>
</tr>
<tr>
<td>STAT1</td>
<td>Point Farm, Main Street</td>
<td>65</td>
</tr>
<tr>
<td>STAT2</td>
<td>Land adjacent Lavesley House 14 City Road Stathern</td>
<td>10</td>
</tr>
<tr>
<td><strong>Stathern Total</strong></td>
<td></td>
<td><strong>75</strong></td>
</tr>
<tr>
<td>WAL1</td>
<td>Land rear of 48 High Street</td>
<td>26</td>
</tr>
<tr>
<td>WAL2</td>
<td>Land east of Melton Road</td>
<td><strong>105</strong></td>
</tr>
<tr>
<td><strong>Waltham on the Wolds Total</strong></td>
<td></td>
<td><strong>131</strong></td>
</tr>
<tr>
<td>WYM1</td>
<td>Glebe Road</td>
<td>12</td>
</tr>
<tr>
<td>WYM2</td>
<td>Land off Butt Lane</td>
<td>21</td>
</tr>
<tr>
<td>WYM3</td>
<td>Land known as Brickyard Lane</td>
<td>22</td>
</tr>
<tr>
<td><strong>Wymondham Total</strong></td>
<td></td>
<td><strong>55</strong></td>
</tr>
</tbody>
</table>
### Rural Hubs

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABK1</td>
<td>Land off A606</td>
<td>10</td>
</tr>
<tr>
<td><strong>Ab Kettleby Total</strong></td>
<td></td>
<td><strong>10</strong></td>
</tr>
<tr>
<td>ASFH1</td>
<td>Land off Houghton Close &amp; Glebe Road</td>
<td>40</td>
</tr>
<tr>
<td>ASFH2</td>
<td>Land of Stanton Road</td>
<td>47</td>
</tr>
<tr>
<td><strong>Asfordby Hill Total</strong></td>
<td></td>
<td><strong>87</strong></td>
</tr>
<tr>
<td>EAST1</td>
<td>Land east of Green Lane</td>
<td>9</td>
</tr>
<tr>
<td>EAST2</td>
<td>Land west of Green Lane</td>
<td>12</td>
</tr>
<tr>
<td><strong>Easthorpe Total</strong></td>
<td></td>
<td><strong>21</strong></td>
</tr>
<tr>
<td>FRIS1</td>
<td>Land off Great Lane</td>
<td>48</td>
</tr>
<tr>
<td>FRIS2</td>
<td>Water Lane</td>
<td>22</td>
</tr>
<tr>
<td>FRIS3</td>
<td>Land south of village</td>
<td>48</td>
</tr>
<tr>
<td><strong>Frisby on the Wreake Total</strong></td>
<td></td>
<td><strong>118</strong></td>
</tr>
<tr>
<td>GADD1</td>
<td>Holme Farm</td>
<td>14</td>
</tr>
<tr>
<td>GADD2</td>
<td>Land off Pasture Lane</td>
<td>11</td>
</tr>
<tr>
<td>GADD3</td>
<td>Land north of Pasture Lane</td>
<td>11</td>
</tr>
<tr>
<td><strong>Gaddesby Total</strong></td>
<td></td>
<td><strong>36</strong></td>
</tr>
<tr>
<td>GREA1</td>
<td>Land off Burdett Close</td>
<td>37</td>
</tr>
<tr>
<td><strong>Great Dalby Total</strong></td>
<td></td>
<td><strong>37</strong></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><strong>Thorpe Arnold Total</strong></td>
<td></td>
<td><strong>24</strong></td>
</tr>
<tr>
<td><strong>RURAL HUBS TOTAL</strong></td>
<td></td>
<td><strong>333</strong></td>
</tr>
</tbody>
</table>

Housing proposals will be supported where they provide:
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.

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.

APPENDIX 1: HOUSING SITE ALLOCATION POLICIES

Asfordby Hill

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

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

Asfordby General

Capacity of Services

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

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

Site allocations and specific polices
One of the allocated sites in Asfordby (ASF1) …. … therefore necessary on this site.

To take account of nationally designated heritage assets.
To allocate further suitable, available and deliverable site in a location that accords with the MLP spatial strategy (Policy SS2).
The provision of site ASF2 would likely require the expansion of the primary school. In addition, details should be submitted with any planning application for sites ASF2 and ASF3 showing how the noise from the bypass to the north can be mitigated sufficiently.

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

Due to these constraints, the following policies are proposed:

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

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

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

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

iii. It includes measures to provide utility trip connectivity for walkers, cyclists and people with disabilities, to support a sustainable travel plan for the site. In particular, it should include the retention and enhancement of a link between the Public Footpath and Bridleway across the site, so that it forms an extension to the cycleway/footway link being created along Footpath H36 to this site, and links into the adjacent development on ASF1;

iv. The hedgerow to the west of the site is retained and enhanced by a significant landscaped buffer zone;

v. The River Wreake to the south of the site is buffered from development by 20m of semi-natural vegetation;

vi. It includes mitigation of the harm to the great crested newt population in the vicinity;

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

viii. it maintains visual links to the churches and landmarks in the surrounding area from public open space and through the development;

ix. development is sensitively placed along the countryside edges, and the height of the development at this location is no more than 2 storeys, to minimise the hard edge;

x. it includes a high quality landscape edge to assimilate the built edge into the landscape and keep areas of openness;

xi. flood mitigation measures have been put in place and the drainage infrastructure is available to accommodate the surface water from this site; and

xii. a heritage assessment is provided and suitable mitigation measures identified to conserve the setting of the nearby listed building.
### Ranking of sites

<table>
<thead>
<tr>
<th>Rank</th>
<th>Address</th>
<th>Local Plan Reference</th>
<th>Planning App Reference</th>
<th>Estimated Capacity</th>
<th>Summary of assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Land east of Station Lane and south of Klondyke Way</td>
<td>ASF1</td>
<td>14/00980/OUT</td>
<td>100</td>
<td>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>2</td>
<td>Fields South of Bypass and North of Regency Road</td>
<td>ASF2</td>
<td>16/00539/OUT</td>
<td>55</td>
<td>Well related to the existing built up area, with little visual impact. Mitigation of noise from the bypass to the north required.</td>
</tr>
<tr>
<td>3</td>
<td>Paddocks west of Saxelby Road and south of Loughborough Road, Asfordby</td>
<td>ASF3</td>
<td>N/A</td>
<td>21</td>
<td>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.</td>
</tr>
<tr>
<td>3</td>
<td>Land off Hoby Road, Asfordby</td>
<td>ASF 3</td>
<td>16/00570/OUT</td>
<td>70</td>
<td>The site’s connectivity to the built form of the village would depend upon ASF1 being developed in accordance with 14/00480/OUT. The site is affected by overhead power lines, proximity to an authorised landfill and the River Wreake to the south. Part of the site is in Flood Zone 2.</td>
</tr>
</tbody>
</table>

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

**Bottesford**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Address</th>
<th>Local Plan Reference</th>
<th>Planning App Reference</th>
<th>Estimated Capacity</th>
<th>Summary of assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Land at Bottom of Beacon Hill, Normanton Lane, Bottesford</td>
<td>BOT4</td>
<td>17/00641/OUT</td>
<td>55</td>
<td>Site well ……. Areas. The site was reduced in area to limit the visual impact, but capacity was not initially updated to reflect this. The potential capacity has therefore decreased from 84 to 55 on</td>
</tr>
</tbody>
</table>

To update the accompanying plan to reflect these changes.

To take into account the planning permission granted. Necessary to
Croxton Kerrial
Site allocations and specific policies

<table>
<thead>
<tr>
<th></th>
<th>Land West of Saltby Road &amp; East of Highfields Farm</th>
<th>CROX1</th>
<th>17/00299/OUT</th>
<th>39 35</th>
</tr>
</thead>
</table>

The Borough Council have been provided with a Phase 1 ecological walkover and an illustrative masterplan for the site. The capacity of the site has been reduced slightly to preserve the setting of the adjacent listed building. Design of the site is able to mitigate potential landscape and conservation matters and will need particular attention at either Full or Reserved Matters stage.

Access should be achieved from the Nook and not the A607. Site is less well located than the other two recommended allocations but is a reasonable location for development in the village, provided due regard is paid to the nearby SSI and oil pipeline buffer. The site has been subject to refined area calculations, deducting the area currently used for the Doctors Surgery car park from the gross area to allow for the facility to be retained or relocated within the site. This has led to a decrease in capacity from 20 to **10** on this basis.

Policy EAST2: ..... 
- that the existing frontage planting is retained and access is taken off the track between the sites EAST1 and EAST2, to safeguard the setting of the scheduled monument to the north.
Policy FRIS 2: development at FRIS 2 will be supported provided:…..
….. surface water from this site:;
• the design, scale, layout and boundary treatment of any reserved matters application must conserve and enhance heritage assets, including the Conservation Area and the Grade I Listed Church of St Thomas of Canterbury.

Policy FRIS3: development at FRIS 3 will be supported provided:…..
…… adjacent primary school:;
• the design, scale, layout and boundary treatment of any reserved matters application must conserve and enhance heritage assets, including the Conservation Area and the Grade I Listed Church of St Thomas of Canterbury.

Gaddesby
Site Specific Policies:

Site GADD1 benefits from an extant outline planning permission (15/00361/OUT).
GADD3 and GADD2: Further development of site GADD3 and GADD2 will be supported only when local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.

Policy GREA1: Development of site GREA1 will be supported provided:
• the proposal includes the suitably designed access in accordance and agreement with the Highways 6Cs design guide;
• local educational capacity is available, or can be created through developer contributions, to meet the needs of the site
• the future development is sympathetic and limits the impact on the Conservation Area through appropriate choice of materials and high quality, well considered design.
• development proposals for the site should 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.

Harby

<table>
<thead>
<tr>
<th>Land at Colston Lane</th>
<th>HAR4</th>
<th>16/00318/OUT</th>
<th>50 64</th>
</tr>
</thead>
</table>

The site is a large site and would be large scale in relation to the village impacting on the setting and rural character along Colston Lane and village as a
To ensure that the site would not be detrimental to the setting of the village, suitable landscaping and mitigation measures will be required. Subject to links back into the village, the site would be appropriate for development.

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

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

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

<table>
<thead>
<tr>
<th></th>
<th>Land off Canal Lane</th>
<th>HOS1</th>
<th>15/00944/OUT (25 dwellings) and 17/00401/OUT for 16 dwellings</th>
<th>Site has resolution to grant planning permission subject to S106</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

Capacity of Services ....

Constraints ....

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

Due to the lack of current capacity at Long Clawson primary school, a policy is required to expand capacity if granted.

To update the accompanying plan to reflect these changes.

To remove LONG4 from the allocations because the benefits of the proposed development do not outweigh the harm that could be
development is to take place. There continues to be evidence that surface water drainage needs to be addressed before further sites are developed. Allocations LONG3, LONG4 and LONG5 require sensitive boundary treatment to assimilate these developments into the landscape and mitigate any impact.

Policy LONG2: ....
Policy LONG3: ....
Policy LONG4: Development of sites LONG4 will be supported provided:
  - local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.
  - drainage infrastructure is available to accommodate the surface water from these sites without causing or exacerbating flooding elsewhere
  - that substantial boundary landscaping and screening is provided and that all existing boundary hedges and trees are retained;
  - An area of open space is included in the development to provide a buffer from the adjacent listed building to the north, to protect its setting;
  - A heritage assessment is provided with impacts assessed and suitable mitigation measures identified. This should pay particular attention to the effect of the development proposal on the Conservation Area, the setting of adjacent listed buildings and potential archaeological interests;

Policy LONG45: Development of site LONG45 will be supported provided:
  - local educational capacity is available, or can be created through developer contributions, to meet the needs of the site;
  - drainage infrastructure is available to accommodate the surface water from these sites without causing or exacerbating flooding elsewhere
  - that substantial boundary landscaping and screening is provided and that all existing boundary hedges and trees are retained.

<table>
<thead>
<tr>
<th>Rank</th>
<th>address</th>
<th>Local Plan ref</th>
<th>Planning application reference</th>
<th>capacity</th>
<th>Summary of assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Land at Melton Rd</td>
<td>LONG1</td>
<td>15/00547/OUT</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>N/A</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 consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</td>
</tr>
</tbody>
</table>
### Site Descriptions

<table>
<thead>
<tr>
<th>Site Code</th>
<th>Site Name</th>
<th>Long</th>
<th>Grid Ref</th>
<th>Site Size (Hectares)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Birleys Garage, Waltham Lane</td>
<td>LONG3</td>
<td></td>
<td>44-45</td>
<td>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, but this has been superseded by the capacity indicated by the grant of planning permission. The potential capacity therefore decreased from 50 to 41 on this basis.</td>
</tr>
<tr>
<td>4</td>
<td>Land off Sandpit Lane</td>
<td>LONG4</td>
<td></td>
<td>55</td>
<td>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.</td>
</tr>
<tr>
<td>5.4</td>
<td>RESERVE SITE: Canal Farm</td>
<td>LONG4</td>
<td>N/A</td>
<td>40</td>
<td>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.</td>
</tr>
</tbody>
</table>

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

### Policy MEL3: Development proposals will be supported provided that:
- no development takes place within 100m of the eastern boundary of the Scheduled Monument, in accordance with planning permission 15/00593/OUT;
- they are supported with an appropriate Heritage Assessment identifying the significance of the designated Heritage Asset and provide appropriate mitigation (in consultation with Historic England);
- noise impacts resulting from the HGV traffic along St Bartholomew’s Way are assessed and where impacts identified appropriate mitigation provided.

### Policy MEL7: Development proposals will be supported provided:
- the former Work House and Vagrant Cells buildings are retained. Any loss of the buildings will be required to be fully justified and viability appraisal will be required to support any proposal requiring demolition of the buildings of local interest.
- A Transport Assessment is provided, identifying the impacts upon the existing highways infrastructure, in particular the junction with Thorpe Road/Wilton Road, and where required, provide for mitigation in proportion to the impacts identified;
- The layout and density responds to the local character and provides opportunities for landscape enhancements along the site frontage with Thorpe Road.
- flood mitigation measures have been put in place and the drainage infrastructure is available to

To update the accompanying plan to reflect these changes

To provide appropriate protection for a nationally designated heritage asset.

To rectify an error that resulted in the omission of this policy in the submitted plan.
accommodate the surface water from this site.

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Hilltop Farm, Nottingham Road, Melton Mowbray (part)</td>
<td>MEL3</td>
<td>15/00593/OUT (30 units), 16/00281/OUT (15 units) and 17/00281/OUT (30 units)</td>
</tr>
</tbody>
</table>

Site is well connected to the town and parts of the site have potential to relate well to the existing built setting to the southeast. Much of the site is not developable due to the presence of a Scheduled Monument. Oil and gas pipelines cross the site. The part of the site that is suitable is already subject to planning permission for 45 units. 

The capacity of the site (75 dwellings) is the result of the three planning permissions.

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

To update the accompanying plan to reflect these changes

To give due regard to specific heritage assets.

Policy SCAL1:......

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

Somerby Landscape:
Somerby is set in four LCZs. All of them are medium sensitivity, with the exception of LCZ2 at the North, where no potential allocations have been proposed. Development in LCZ1 at the West would have relevant adverse visual impacts that would require mitigation (MBC/048/13 SOM3). Most of the sites are in LCZ4 where ‘There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.’

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

To enhance the Jubilee Way Green Infrastructure Corridor as it passes through Somerby.
Policy SOM2: Development of the site reference SOM2 will be supported provided:
- access is provided via High Street only;
- the existing play area is relocated and enhanced as an integral part of the development;
- Residential development is concentrated in the north section of the site, close to High St.
- local educational capacity is available, or can be created through developer contributions, to meet the needs of the site.
- 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.
- **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.**

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

<table>
<thead>
<tr>
<th>Stathern</th>
<th>Site allocations and specific policies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>One None</strong> of the allocated sites have <strong>has</strong> extant planning permissions.</td>
<td></td>
</tr>
</tbody>
</table>

| 2 | Land adjacent to Levesley House, 14 City Road | STAT2 | N/A 17/01212/OUT | 10 17 | Small infill site on the edge of the village well contained by existing trees and hedges to the boundary. Development should be low density and provide a soft, attractive edge to the village to protect its setting in this location. |

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

<table>
<thead>
<tr>
<th>Thorpe Arnold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constraints</td>
</tr>
</tbody>
</table>

**THOR1**
- The development **will conserve and enhance** is sympathetic to the setting of Grade ii listed building and other heritage assets, **including the Grade 2* St. Mary the Virgin Church.**
WAL2 ……
- the development will conserve and enhance heritage assets, including the Conservation Area to the north.

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Land east of Melton Rd.</td>
<td>WAL2</td>
<td>15/01011/OUT for 45 (part of the allocation) and 16/00847/OUT for 60 dwellings (remainder)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>105 106</td>
</tr>
</tbody>
</table>

Both parts of the site now have planning permission (approx. ½) is subject to planning application 15/01011/OUT, which has resolved the technical and environmental issues as part of the application 15/01011/OUT. Site is well located in a settlement towards the top of our assessment of services. The site is screeed by existing development on 3 sides and distant from the Conservation Area. The site performs well in the SA criteria.

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

MM5 RESERVE SITES

Policy C1 (B): Reserve Sites
Proposals for new housing development on the reserve sites listed in this policy and identified on the Policies Map will be permitted where:

a) it helps to meet the identified housing requirement and development needs of the settlement; and
b) it will secure the sustainability of the settlement; and

c) it is demonstrated that a) and b) above cannot be achieved through allocations 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.

Where proposals on reserve sites are submitted, assessment will be carried out taking into account the following:

i. the degree to which the allocated requirement is unmet within a settlement;
ii. the likelihood that the allocated sites and outstanding permissions in the relevant settlement category (Melton Mowbray or Service Centre) will be delivered; and

iii. evidence of the extent of community support through allocation of reserve sites in Neighbourhood Plans and/or bespoke approaches to measuring support.

iv. the wider public benefits arising from the development; and

To give due regard to heritage assets.
To reflect planning permission granted.
To update the accompanying plan to reflect these changes.
To clarify the practical operation of the policy.
v. compliance with each of the criteria of Policy SS3.

### Reserve Sites

<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Address</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEL11</td>
<td>Snow Hill, Melton Mowbray</td>
<td>240</td>
</tr>
<tr>
<td>HAR5</td>
<td>Land south of Colston Lane, Harby</td>
<td>13</td>
</tr>
<tr>
<td>LONG5-4</td>
<td>Canal Farm, Long Clawson</td>
<td>40</td>
</tr>
<tr>
<td>OLD2</td>
<td>Debdale Hill Field, Old Dalby</td>
<td>23</td>
</tr>
<tr>
<td>SOM3</td>
<td>Land off Burrough Road, Somerby</td>
<td>33</td>
</tr>
<tr>
<td>STAT3</td>
<td>Land west of Blacksmiths End, Stathern</td>
<td>45</td>
</tr>
<tr>
<td>WAL3</td>
<td>Land east of Melton Road, Waltham on the Wolds</td>
<td>168</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>562</td>
</tr>
</tbody>
</table>

**MM6 Policy SS1- Presumption in favour of Sustainable Development**

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

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application, or relevant policies or the policies which are most important for determining an application are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

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

#### To seek alignment with the proposed revision of NPPF, para 11 as well as current NPPF.

**Policy SS2 – Development Strategy**

Provision will be made....

#### To clarify the approach to development within and adjoining Melton Mowbray,
Development will be distributed....

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

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

Development on unallocated sites in the rural area

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

Policy SS3 – Sustainable Communities (unallocated sites)

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

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

Service Centres and Rural Hubs.

Clarification.

To clarify the approach to development within and adjoining service centres and rural hubs and to clarify the relationship between policies SS1, 2 and 3.
1. The development provides housing or economic development which meets a **proven** local need as identified by substantive evidence, for example within a Neighbourhood Plan or appropriate community-led strategy or a housing or economic needs assessment or other evidence provided by the applicant; and/or

2. Through repeated application will not result in a level or distribution of development that is inconsistent with the development strategy, and;

3. The development respects the Borough’s landscape and settlement character such that it conforms with policies EN1, EN4 and EN6; and that (where relevant), the design conforms with Policy D1 and applicable environmental policies in any relevant Neighbourhood Plan; and

4. The development will be served by sustainable infrastructure and/or provide new infrastructure or services to the wider benefit of the settlement; and

5. The development respects ecological, heritage and biodiversity features and where appropriate, provides mitigation to prevent any potential harm; and

6. Where possible the development does not result in the loss of best and most versatile agricultural land; and

7. The development **can be adequately drained and would** does not increase the risk of flooding, in accordance with Policy EN11.

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### MM7 NEIGHBOURHOOD PLANNING

1.9.3 Melton Borough Council is working with these communities to align timetables and aspirations. **This will include:**

- sharing evidence to ensure Neighbourhood Plans can make the fullest use of the most up to date available information;
- 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;
- sharing its experience of how Examinations have informed earlier Neighbourhood Plans;
- providing comprehensive responses to consultations at ‘Regulation 14’ and ‘Regulation 16’ stages of Neighbourhood Plan preparation; and
- engaging positively in constructive discussions regarding innovative approaches to housing supply and other issues.

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**

To clarify the operation of the policy and to ensure alignment with Neighbourhood plans.

To explain the Councils ongoing and positive support to Neighbourhood Plan groups, to provide further clarity and to comply fully with NPPF.
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.

1.9.5 For the purpose of testing conformity of Neighbourhood Plans with the Local Plan, all policies included in the Local Plan up to and including Chapter 8 are regarded as strategic policies. Whilst the remaining policies will be relevant for determining planning applications, they are not viewed as strategic policies for the purpose of testing Local Plan conformity.

Policy SS2: Development Strategy
Provision will be made……..
……The Council will support the preparation of Neighbourhood Plans and development proposals promoted through Neighbourhood Plans, provided that they are consistent with the strategic objectives policies and proposals contained within this Local Plan.

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.

<table>
<thead>
<tr>
<th>MM8</th>
<th>LONG TERM GROWTH STRATEGY AND REVIEW TRIGGERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.7.4 Following the adoption of the Melton Local Plan, …… that could help deliver growth. These include :-</td>
<td></td>
</tr>
<tr>
<td>• Sustainable new village proposals such as that previously considered at Six Hills, or other suitable locations;</td>
<td></td>
</tr>
<tr>
<td>• Other ‘suitable’ sites within the rural area not allocated or identified as reserve sites; and</td>
<td></td>
</tr>
<tr>
<td>• Land to the west of Melton Mowbray, a wide range of options comprising sites already considered during the Plan making process and any new opportunities that subsequently emerge.</td>
<td></td>
</tr>
<tr>
<td>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&amp;L area was published in January 2017, which sets out the long term objectively assessed need for new housing in each of the local authority areas up to 2036. A Joint Statement of Co-operation between the L&amp;L housing market area authorities was also agreed concurrently, to commit the parties to continue to work collaboratively, and has been updated by a version dated November 2017.</td>
<td></td>
</tr>
<tr>
<td>4.7.7 This collaborative working is taking place through the preparation of a joint Leicester and Leicestershire Strategic Growth Plan. The Plan, which is expected to be finalised in Summer Spring 2018 will include a vision for</td>
<td></td>
</tr>
</tbody>
</table>
Leicester and Leicestershire to 2050 and will set out the scale and spatial distribution of future development in the HMA up to 2031 and 2036.

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

4.7.9 [see MM 7 above]

Policy SS6 – Alternative Development Strategies and Local Plan Review

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

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

• Previously considered large scale site options at Normanton airfield, Dalby airfield and Six Hills;
• ‘Suitable’ small sites within the rural area; and
• Land to the west of Melton Mowbray

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:

- 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;
- 5 years from adoption and every 5 years subsequent to the completion of the Review or;

To clarify that no preferred option has been established prior to review.

To clarify the triggers for
30

• changes occur within the HMA to the objectively assessed need for development or the spatial
distribution of growth across the HMA including Melton, or
• Where, when demonstrated by the Monitoring Framework (Appendix 5), that:
  (i) 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
  (ii) The circumstances for review specified in Policies SS4 and SS5 above in respect of the
      masterplanning and delivery of the Melton Mowbray Sustainable Neighbourhoods, become
      applicable

The review will be commenced within 6 months of occurrence of one of the above circumstances.

Where there is a made Neighbourhood Plan, the review will carried out in consultation with the NP ‘qualifying
bodies’ and, where applicable, solutions prepared via the NP revision process. If a NP is in preparation but not
made, the Council will inform the qualifying body who may consult with their community to identify alternative
proposals for consideration.

MM9

HOUSING NEED, INCLUDING HOUSING MIX AND AFFORDABLE HOUSING

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 be applied having
regard to the particular characteristics used together with site specific circumstances of a scheme when
providing advice on planning applications, or where planning permission is sought. Further guidance on
how housing mix will be dealt with through development management will be set out in an affordable
housing and housing mix supplementary planning document. Until that document is completed, the
Housing Needs Study (MBC, 2016) and the HEDNA (2017) will be used as the evidence to inform the
determination of planning applications.

Table 9: Optimum housing mix requirements for market and affordable housing

<table>
<thead>
<tr>
<th>Policy C2 – Housing Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 site specific circumstances and the housing mix information set out in Table 9 or in any future update of the housing mix evidence, and site...</td>
</tr>
</tbody>
</table>

Clarification of policy.
Residential proposals for developments for 10 or more dwellings should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough including extra care and accessible housing, having regard to the latest evidence of housing need. Residential developments which include bungalows will be particularly supported.

Proposals for retirement homes, sheltered homes and care homes will be supported and encouraged to meet the technical standard for access of Building Regulations 2015 Part M4(2) or any subsequent revisions.

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.

Policy C3 – National Space Standards and Smaller Dwellings
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. For affordable housing, schemes using the Housing Quality Indicators standards will be supported.

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).

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. The planned delivery of these is indicated in the affordable housing trajectory in Figure C4.2 below.

Figure C4.2: Affordable Housing Trajectory
Notes
1. The planned delivery trajectory is the annual amount of new affordable housing that is expected to come forward from the sources of supply referred to in paragraph 5.8.12 above.
2. The affordable housing requirement is the proportion of the remaining overall housing requirement that will be delivered as affordable housing.

MM10 PROVISION FOR GYPSIES AND TRAVELLERS

Policy C6 – Gypsies and Travellers
The most recent Gypsy and Traveller Accommodation Assessment will be used to identify pitch and plot requirements and where a need is found, steps will be taken to deliver sites. The Council will take steps to deliver the necessary sites in a timely manner in order to support the Gypsy and Traveller and Travelling Showpeople community. The GTAA will also be used as a basis for determining planning applications, together with the criteria within the most up to date national Planning Policy for Traveller Sites. We will support sites for Gypsies and Travellers that:
1. facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community; and
2. are appropriate in scale, well designed, and provide suitable landscaping and boundary treatments; and
3. provide an acceptable living environment for occupiers and are free from flooding, pollution, hazards or other adverse impacts on standards of living; and
4. are well-related to local infrastructure and services of a nearby town or village, including safe and convenient access to the road network; and
5. promote peaceful and integrated co-existence between the site and the local community.

**MM11  GENERAL EMPLOYMENT**

**Policy EC1 – Employment Growth in Melton Mowbray**

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:

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.

Proposals for employment development on allocated and non-allocated sites in Melton Mowbray will be allowed where:

4. The site is located in an area that can be easily accessed by public transport, walking and cycling, and can be satisfactorily accessed by service and other employment related vehicles;
5. It provides a mix of B-class employment uses that seek to meet local business and employment needs;
6. The sequential approach to town centre uses is applied where offices (use class B1(a)) are proposed.

**Policy EC3 – Existing Employment Sites**

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).

*Employment facilities listed for retention*

EC3(i): Masterfoods HQ, Waltham.
EC 3 (ii): Asfordby Business Park, Asfordby Hill
EC3(iii): Holwell Works (Melton Mowbray Business Park), Asfordby Hill

To clarify growth to occur on brownfield land at Asfordby Business Park
EC3 (iv): Stanton Plc (St Gobain), Asfordby Hill
EC3 (v): Saxby Road Area (Incorporating Hudson Road Estate), Melton Mowbray
EC3 (vi): Crown Business Park, Old Dalby
EC3(vii): Six Hill Business Area, Six Hills
EC3(viii): Old Dalby Trading Estate, Old Dalby
EC3 (ix): Melton And Kettleby Foods, Melton Mowbray
EC3 (x): Leicester Road Estate, Melton Mowbray.

Other Key employment sites
EC3 (xi): Normanton Lane, Bottesford.
EC3 (xii): Orston Lane, Bottesford.
EC3 (xiii): Hickling Lane Employments Sites, Long Clawson.
EC3(xiv): Snow Hill Industrial Estate, Melton Mowbray
EC3 (xv): Burrough Court, Burrough on the Hill

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

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, in particular where proposals have demonstrable community support, for example through an allocation in a made Neighbourhood Plan.

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

Policy EC4
Proposals for employment……..
• The site is located in an area that can or has the scope to be easily accessed by public transport, walking and cycling; and
• ………. context of the existing settlement.
6.12.1 The Holwell Works and Asfordby Business Park represent significant opportunities and challenges for the Borough. The area identified as Asfordby Business Park in Figure 8 and on the Policies Map is the entire business park area that is being marketed for employment uses. It includes at least 10ha of brownfield land, and it is this that should be the focus of growth during the plan period. Any expansion beyond this, onto the greenfield part of the site (8.6ha in the north west corner), should have appropriate regard to the adjacent Grade I listed Welby Church and its setting, and consultation should take place with Historic England to ensure this.

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

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

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 12,670m$^2$ net of additional comparison retail floorspace by 2036.

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

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

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

Policy EC7 – Retail Development in the Borough
In other settlements with an existing retail offer…… other retail facilities within service centres.
Small independent village shops, post offices, and social enterprises and farm shops up to 200 square metres are exempt from this requirement.

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

Appendix 5: Monitoring Framework

<table>
<thead>
<tr>
<th>INDICATOR</th>
<th>KEY POLICY AIM</th>
<th>Link to Strategic Objectives and Priorities</th>
<th>BASELINE</th>
<th>TARGET</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy EC5 – Melton Mowbray Town Centre</td>
<td>Percentage of non-A1 retail uses in ‘primary shopping frontages’ in Melton Mowbray town centre.</td>
<td>To retain a strong presence of retail uses in the primary shopping frontages of Melton Mowbray town centre.</td>
<td>Jobs and Prosperity Priority 3.</td>
<td>No more than 10% of primary shopping in Melton Mowbray town centre to be occupied by non-A1 uses.</td>
<td>To set a more realistic objective.</td>
</tr>
</tbody>
</table>

MM14 TOURIST ACCOMMODATION

Policy EC8 – Sustainable Tourism
Sustainable tourism, visitor and cultural development ……………...valued tourist attractions in the Borough.

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.”

To clarify the policy in respect of larger scale tourism development.

MM15 LANDSCAPE AND NATURE CONSERVATION
Policy EN1 – Landscape
The character of Melton Borough’s landscape and countryside will be enhanced and protected, conserved and, where possible, enhanced by:

I. Ensuring new development is sensitive to its landscape setting and that it seeks, where possible, to enhance the distinctive qualities of the landscape character areas type (as defined in the Landscape Character Assessment); and

II. Requiring new developments to respect existing landscape character and features. Proposals will be supported where they do not have an unacceptable adversely affect effect upon important landscape features including:

1. Distinctive topography;
2. Important trees, hedges and other vegetation features;
3. Important ponds, watercourses & other water areas;

In addition, new developments will be supported where they:

5. Do not have an unacceptable adversely affect effect upon an area’s sense of place and local distinctiveness; and

6. Do not have an unacceptable adversely affect effect upon areas of tranquillity, including those benefiting from dark skies, unless proposals can demonstrate how it is intended to contribute towards minimising light pollution.

In order to mitigate potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals will be required to respond should have due regard to design guidance in the individual assessments of settlement fringe sensitivity in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, or any subsequent evidence document.

Neighbourhood Plans will be encouraged to use evidence provided in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ to inform site allocations and design guidance, to ensure that the Borough’s landscape will be enhanced and protected, conserved and, where possible, enhanced.

Policy EN2 – Biodiversity & Geodiversity
The Borough Council will seek to achieve .........

G) existing, potential or proposed internationally important sites, such as Rutland Water Special Protection Area/Ramsar, either individually or cumulatively in association with other plans or projects, namely Rutland Water SPA/Ramsar, planning obligations and management agreement.

To ensure conformity with paragraph 109 of the NPPF.

To indicate how the ‘dark skies’ clause will operate.

To clarify operation of policy and to ensure policy responds to changing evidence.

MM16 GREEN INFRASTRUCTURE AND GREEN SPACE
### Policy EN3 – The Melton Green Infrastructure Network

A strategic approach to the delivery, protection and enhancement of green infrastructure will be taken by the Borough Council working with partners, in order to deliver new assets where deficits have been identified in the green infrastructure strategy and to enhance the following primary green infrastructure areas:

1. Melton North and Melton South Sustainable Neighbourhoods in accordance with Policy C1;
2. Areas of Separation in accordance with Policy EN4;
3. River Wreake and River Eye strategic corridor;
4. Jubilee Way;
5. **Leicestershire Round footpath**
   - Melton Country Park;
   - Grantham Canal;
   - The Wolds Escarpment;
   - Burrough on the Hill Country Park; and
   - Newark to Market Harborough disused railway line.

(+ Subsequent renumbering of bullet points in the policy thereafter)

For completeness and consistency of referencing of similar recreational and green infrastructure assets.

### Policy EN5 – Local Green Space

Development proposals will be required..... Local Green Space such that its character is protected. Neighbourhood Plans are encouraged to designate additional Local Green Space as evidenced by the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study or other up to date evidence document. Spaces which have the potential for designation in the future, subject to enhancement, have been identified in the Study.

To clarify the evidence that can be used to underpin Local Greenspace Designation.

### MM17 SETTLEMENT CHARACTER

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.

To add a reference to advice from Historic England.

### MM18 CLIMATE CHANGE, ENERGY EFFICIENCY AND LOW CARBON DEVELOPMENT, AND ENERGY GENERATION

Policy EN8 – Climate Change

All new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, **subject to considerations of viability**, in terms of:.............

............. to support new development.

To respond flexibly to any variations in viability over the plan period.
Policy EN9 – Ensuring Energy Efficient and Low Carbon Development

**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:**

Development proposals, including refurbishment, will be supported where they demonstrate the following, subject to viability:

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 decentralised energy provision, including connection to existing networks, where feasible, in accordance with Policy EN10. Where it is not possible to connect to or install a low carbon heat network, a statement must provide evidence that this has been fully explored and is unfeasible;
6. Space for a home office in new homes has been considered;
7. Space for cycle storage in new homes and employment sites has been considered and, where appropriate, showers and changing facilities;
8. Charging points for electric cars has been considered;
9. A design and access statement for major development which demonstrates how the need to reduce carbon emissions has influenced the design, layout and energy source used.

A site waste management plan which emphasizes waste minimization, re-use and recycling during demolition and construction will be required for major development proposals;

Development should be phased to ensure sufficient waste water treatment capacity is available before development is complete;

The retro-fitting of existing buildings so as to maximise opportunities to prevent heat loss from all elements of the building envelope will be supported where it:

I. does not harm heritage assets or their significance; and

To clarify the requirements for design and access statements for major development, and to restrict the scope of the policy to major development proposals.

To remove a requirement for low carbon heat networks that has not been justified.
II. protects the character of conservation areas.

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.

Policy EN10: Energy Generation from Renewable and Low Carbon Sources
Renewable and low carbon energy proposals appropriate for Melton, including biomass power generation, combined heat and power (CHP), hydro, wind, solar and micro generation systems, will be supported and considered in the context of sustainable development and climate change.

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;

………

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.

In developing proposals for new thermal generating stations, developers should consider the opportunities for CHP and district heating from the very earliest point and it should be adopted as a criterion when considering locations for a project. Renewable and low carbon energy proposals which will directly benefit a local community in the medium and long term and/or are targeted at residents experiencing fuel poverty will be particularly supported.

MM19 FLOOD RISK, FOUL WATER AND SUSTAINABLE DRAINAGE SYSTEMS

Policy EN11 – Minimising the Risk of Flooding
Melton Borough Council will ensure that ……… developers and landowners.

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, 

.........

Proposals will need to demonstrate that 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.

Proposals for flood management ................. identified in the Strategic Flood Risk Assessment have been addressed. Policy EN12 – Sustainable Drainage Systems 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.

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| 8.4.3| In the rural area, a number of schools are likely to require developer contributions to help meet the costs of providing additional pupil places, either through an extension to existing schools or through replacement with a new larger school. 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.

8.4.4 At secondary school level, the required places resulting from development justify additional provision, as anticipated pupil numbers cannot be accommodated at existing school sites over the plan period. Extensions to Longfield Academy, John Ferneley College and Belvoir High School are required, as well as provision within the South Sustainable Neighbourhood for a new 600 place secondary school. 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.

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.

To clarify how foul water sewerage capacity should be considered.

To clarify how SuDS can provide net gains for nature.

To reflect update to IDP and comments from LCC Education.

To reflect updated IDP and LCC Education position.

To Introduce the prospect of developer contributions for early years places.
### DESIGN

Policy D1 – Raising the Standard of Design
All new developments should......
j) Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of ‘Active Design’ for housing developments.
k) makes adequate provision for car parking; and
l) development should be managed ........safeguarding and improving health and well-being for all.

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.

#### Design Review

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.

### AGRICULTURAL WORKERS’ DWELLINGS

Policy D3 – Agricultural Workers’ Dwellings

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.

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.

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To ensure the most up to date guidance is used.

To seek alignment with the proposed revision of NPPF as well as existing NPPF.

To promote a tool to improve quality of new developments.

Statement moved from reasoned justification to policy.
MELTON LOCAL PLAN REVISED SCHEDULE OF MAIN MODIFICATIONS

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

June 2018