

'Audit trail' of development of the Melton Local Plan Site Allocations

13/02/2018

Date	Working Group/Full Council	Report Title/Link	Summary	Outcome
Sept.2014	Evidence	SA of 'issues and Options' version of the Local Plan , MBC/WP2b	SA of the above – pages 57 -88address spatial strategy options and 117 = 141 'large site' options, with direct comparisons made on pages 138 -141	The SA did not address individual smaller sites but the spatial strategy options addressed different approaches that affected the range of sites that would be required. It concluded : “all of the options apart from dispersing development around the borough, either have a significant positive effect or minor positive effect. This is mainly due to the concentration of development allowing residents and business to have good access to services and facilities, therefore reducing out commuting. It is uncertain at this stage the impact that many of the options will have on SSSIs, landscape and the historic environment at this stage”. (page 88)
18.9.2014	Full Council	ISSUES AND OPTIONS CONSULTATION AND SUPPORTING DOCUMENTS	Report explaining content of proposed Issues and Options consultation document.	Agreement to publish 'Issues and Options' for consultation for a period of 12 weeks in Autumn 2014.
Sept. 2014	Full Council	'Issues and Options' version of the Local Plan, pages 34-41, MBC/G4b	Sought views of the various approaches to growth including the focus on Melton Mowbray and more dispersed approach; included invitation to comment on 5 'large site options' that had been presented.	
4.2.2015	Full Council	Issues and Options Consultation Summary	Report explaining content of proposed Issues and Options consultation document and suggested approach to key policy issues	Agreement to prepare the Local Plan on the basis of a presentation of <u>all sites</u> presented to the LPA and subsequent stages, to allow public comment.
July 2015	Evidence Document	Small scale site options Paper, MBC/SS7	Paper to set out how the Council has identified preferred	The paper has identified small site options that will help to meet housing needs in accordance

			sites for new housing when considered against all reasonable alternative options. Explains 4 stage process.	with the Council's preferred settlement hierarchy.
July 2015	Evidence Document	Assessing Large Scale Development Site Options. MBC/SS5	Paper addressing the 9 large site options that had come forward through the SHLAA and consultation at 'Issues and Options' stage.	When compared against the "Strategic Priorities" of the emerging Local Plan. The proposed 'Melton North' and 'Melton South' Sustainable Urban Extensions offer the best opportunities to provide strategic scale growth.
22.7.2015	Full Council	MELTON LOCAL PLAN EVIDENCE UPDATE	Report and appendices presenting a wide range of evidence, including: <ul style="list-style-type: none"> • Settlement Roles and Relationships Report Summary • Large Scale Development Site Options Report Summary 	Evidence accepted as the basis for the development of the LP.
Nov 2015	Evidence	SA of the Melton Local Plan: Emerging Options (Draft Plan), MBC/WP2d	SA of <u>all sites</u> included in Appendix 6, pages 165 – 282. Large site are addressed in Appendix 7 on page 322.	
18.12.2015	Full Council	EMERGING OPTIONS (DRAFT LOCAL PLAN)	Report explaining content of proposed Emerging Options consultation document.	Agreement to publish 'Emerging Options' for consultation for a period of 12 weeks In Jan – April 2016.
Jan 2016		'Emerging Options' version of the Plan , Jan 2016, MBC/G4ci and MBC/G4cij	Whole Plan for consultation, seeking comments on all the sites presented to the Council (whether or not favoured) which were displayed in the Appendix.	

May 2016	Evidence Document	<p>MBC/SS5 (a –s) Site Assessments by Settlement, MBC, 2016, MBC/SS5 under Archived Documents heading on https://www.meltonplan.co.uk/supporting-documents</p>	Individual assessment of all sites in accordance with spatial strategy.	<p>The Site Assessments methodology (MBS/HA3) used a wider range of criteria than the SA, including factors such as viability, market and ownership constraints. It used a symbol (++)/+/ - /--) scoring system that translated into numerical scores 2/1/-1/-2, which were then added up to give a total score for each site. This enabled sites to be ranked.</p> <p>The SA method was designed to identify the potential effects of developing a site, whereas the Site Assessment methodology was designed to inform the numerical scoring system. For example, where the SA concluded that a site was likely to have a negligible effect on biodiversity (SA objective 6) this was scored as a '0?'. The Site Assessment form scored such sites as '++' (translating into '2' for the scoring system), because this was considered to be a positive advantage in the site's favour.</p>
27.7.2016	Full Council	CONSIDERATION OF CONSULTATION RESPONSES ON 'EMERGING OPTIONS'	Report conveying to the Council the results of consultation on 'Emerging Options', and making recommendations about how the representations can be taken into account and carried forward into the next stage of the Local Plan, the 'submission version'.	Agree to receive a further assessment in respect of site selection, after a review of the 'spatial strategy' has taken place.
1.9.2016	Full Council	CONSIDERATION OF SETTLEMENT ROLES AND RELATIONSHIPS, MBC/SS4a , MBC/SS4b and MBC/SS4c	Consideration of the updated and amended approach to the settlement roles and relationships for the Borough following the issues raised through the consultation and engagement on the Emerging Options (Draft Plan).	<p>Council agreed :</p> <p>i) To approve the methodology and resulting 'settlement hierarchy' to inform the spatial distribution of development across the Borough as set out in this report, and directs that the Local plan is prepared on the basis;</p> <p>ii) That the Local plan is to prepared on the basis of 15% (322) of the number of dwellings to be provided outside of Melton</p>

				<p>Mowbray as an allowance for ‘windfall sites’, and that the remaining dwelling provision (1822) is dealt with through allocated sites;</p> <p>iii) the ‘proportionate approach’ to sharing development out depending on settlement size.</p>
19.9.2016	Full Council	MELTON LOCAL PLAN : CONSIDERATION OF SITE ALLOCATIONS	Report introducing package of site assessments and relating them to the spatial strategy in order to make selections. Site assessments of all sites provided in summarised tables	<p>The Council :</p> <p>(i) agreed that the Pre Submission Local Plan is to be formulated on the basis of site allocations drawn from each of the settlement summaries (comprised within Appendix D).</p> <p>(ii) approved the concept of ‘reserve sites’ and inclusion of the draft policy suggestion and additional suitable sites (where available) are allocated accordingly.</p> <p>iii) agreed to settlement specific appendices within the Local Plan explaining the choices made and specific policy requirements where necessary</p>
October 2016	Evidence Document	SA of the Melton Local Plan: Pre Submission Draft Plan, MBC/WP2e .	<p>The detailed SA matrices for the small-scale residential site options can be found in Appendix 5.</p> <p>The Council’s reasons for including or rejecting each site at the Pre-submission stage are set out in Appendix 8 of the SA Report, and are consistent with the reasons included in the Site Assessment schedules.</p>	<p>The SA did not decide which sites should be allocated and which should not. This decision was subsequently made by the Council taking into account the findings of the SA and the Council’s own Site Assessments (above), which included a summary of the SA findings for each site.</p> <p>“The reasonable alternative site and policy options as well as the policies and site allocations in the Pre-Submission Draft version of the Melton Local Plan have been subject to a detailed appraisal against the SA objectives. In general, <u>the policy approaches and site options that have been taken forward in the Local Plan are those that perform more positively or at least as well against the SA objectives than the rejected options,</u> although in a small number of</p>

				cases other planning considerations have determined that other options should be taken forward”.
20.10.2016	Full Council	MELTON LOCAL PLAN (PRE SUBMISSION VERSION)	Includes the site selections agreed on 19.9.2016 above.	Agreement to publish the Pre Submission Draft Plan for consultation from 8th November to 19th December 2016.
4.11.2016	Draft plan	Pre Submission Draft Melton Local Plan and accompanying evidence base including the SA, published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012: see MBC/G4di and ii)	As above	Includes the site selections and bespoke policies referred to above in MBC/G4di)
May 2017	Evidence Document	Revised and updates site assessments: Melton Mowbray sites: MBC/HA1a Service Centre Sites: MBC/HA1b Rural Hub sites: MBC/HA1c	Update of site selections identified at Pre Submission stage in the light of new information and consultation responses received AND consideration of new sites arising from the Pre Submission Draft Plan consultation Nov/Dec 2016.	Recommended a series of changes to the Site Selections determined at Pre Submission stage.
June 2017	Evidence	SA of Melton Local Plan Addendum of Focussed Changes, MBC/WP2g	Revised site selections and associated polices are addressed on pages 19 -52 The appraisal of sites was undertaken on a consistent basis at Emerging Options, Pre-submission and Focused Changes stages of the Local Plan preparation to the same level of detail using the assumptions set out in Appendix 5 of the SA Report (MBC/WP2e), using the same evidence base for all sites to ensure consistency. No weighting of SA objectives was applied as the SA sought to identify the effects of the sites against each SA objective in its own right.	The SA concluded “the proposed focussed changes would result in amended policy text in Appendix 1 of the Local Plan to support Policies C1(a) and C1(b) for sites ASF2, SOM1 and STAT2. This updated policy text would require that impacts on the historic environment would be further mitigated but it is not expected that this text would alter the likely sustainability effects identified for these sites in the October 2016” (page 36)

4.7.2017	Full Council	DRAFT MELTON LOCAL PLAN: HOUSING ALLOCATIONS AND RESERVE SITES' (POLICIES C1A AND C1B OF CHAPTER 5) AND POLICIES SS4 AND SS5 OF CHAPTER 4 (SUSTAINABLE NEIGHBOURHOODS) OF THE PRE SUBMISSION LOCAL PLAN	Consideration of amendments proposed to Policies C1(A) and C1(B) site allocations based on updated site assessment work and suggested changes in accordance with MBC/HA2	Agree to Focussed Change 4 for 6 week consultation period in July/August 2017 , MBC/G4ei and MBC/G4eii
27.9.2017	Full Council	MELTON LOCAL PLAN NEXT STEPS, SUBMISSION AND DELEGATIONS	Report explaining the next steps towards submission etc.	Agreed that the Melton Local Plan Pre Submission, as amended by the changes outlined in the Addendum of Focused Changes, be submitted to the Government for Examination.