

Melton Local Plan

SA / HRA Report Addendum:

Appraisal of Modifications

October, 2026

Quality information

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Non-Technical Summary

Introduction

AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Melton Local Plan (Thereafter referred to as 'the Plan'). SA is a mechanism for considering and communicating the likely effects of the plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Plan is a legal requirement.

This is a Non-Technical Summary (NTS) of this SA Report Addendum, which is an Addendum to the full SA Report published in January 2025 [Exam ref: CD04].

The aim of the SA Report Addendum is essentially to present information on the proposed modifications, and alternatives where appropriate, with a view to informing the forthcoming consultation and subsequent plan finalisation.

Scope

The scope of the SA work, with respect to the Local Plan, is summarised within the SA Report. Essentially, the scope is reflected in a list of Sustainability Topics and corresponding objectives, which collectively provide a methodological 'framework' for appraisal. The SA Objectives are listed below.

Sustainability Objectives

- Air Quality
- Biodiversity
- Climate change resilience
- Climate change mitigation
- Economy
- Equality and diversity
- Health
- Historic environment
- Housing
- Landscape and townscape
- Soil and land
- Transport
- Water

Screening of Proposed Modifications

As a result of the Examination of the Plan, a number of main modifications and additional modifications to the submitted Plan have been proposed. It is necessary to screen the modifications to determine if they significantly affect the findings of the main SA Report [CD04] and if further appraisal work is therefore required.

All of the proposed Main Modifications have been screened to determine if further SA work is required or if they can be screened out from further appraisal work. The proposed changes and detailed findings of the screening including the rationale for why a main modification was screened in or out are provided in Appendix A of this SA Report Addendum.

The majority of modifications involve edits to the Plan text for clarification, factual correction, to enhance readability or other minor reasons and have therefore been screened out as not being significant in terms of the SA (i.e. they would be inherently unlikely to give rise to significant effects or affect the overall conclusions).

The screening of the proposed Main Modifications (Appendix A) found that the majority of the modifications would be unlikely to have a significant effect on the findings of the previous SA work presented in the main SA Report.

Only the following Modifications were identified that required further consideration in the SA at this stage. These are as follows:

- Modifications to the approach to rural housing (MM6).
- Modifications to the Melton South and Melton North strategic housing sites (MM7 and MM8).
- Modifications to housing mix and specialist housing requirements (MM12 and MM13).
- Modifications to health policies, this includes clarifying when further Health Impact Assessment may not be necessary (MM17 and MM18).
- A reduction in the employment allocation at Land South of Leicester Road (MM21).
- A more permissive approach to employment land in rural areas (MM22).
- Modifications to climate change and sustainable development policies (MM35, MM39 and MM40).
- Modifications to water efficiency requirements (MM41 and MM42).
- Modifications to the assessment of wind energy proposals (MM48).
- Modifications to flood risk and drainage policies (MM52 and MM53).
- Modifications to design requirements for streets (MM64).

Consideration of alternatives

The Council explored whether there were any reasonable alternatives in relation to the proposed Main Modifications.

No further alternatives were identified as being reasonable or needing to be appraised through further SA work.

Appraisal of Modifications

The appraisal identifies that the Modifications would not lead to significant changes to the sustainability appraisal findings (compared to the Submission version of the Plan) when considering the overall effects of the Plan 'as a whole'. However, though the significance of effects remains unchanged for most SA Objectives, there are some differences between the Submitted Version of the Plan and the version with Modifications that are worth summarising.

The key differences are summarised below:

- Stronger requirements for watercourse restoration and sustainable drainage provide further opportunities for habitat enhancement and climate adaptation, which is positive for biodiversity and climate resilience.
- Updated emissions targets and stronger requirements for energy efficiency and whole-life carbon aimed to reducing emissions, which is positive for climate change mitigation.

- Reduction in employment allocation at Land South of Leicester Road, which is negative for economy and can be considered positive for transport and air quality as this helps facilitate the Melton Mowbray Distributor Road.
- Strengthened requirements for specialist and accessible housing, requirement for 60 extra-care units at Melton South Sustainable Neighbourhood, and greater flexibility to respond to evidenced housing needs, which is positive for housing, health and equality and diversity.

Mitigation and enhancement

No further mitigation or enhancement measures have been identified at this stage.

Monitoring

No significant effects have been identified at this stage. Therefore, the monitoring indicators identified in the main SA Report remain unchanged. A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted. This could include updates to reflect any changes to the Council's proposed monitoring framework for the Plan.

Next Steps

Following consultation, the Inspectors will consider all representations received, before deciding how to report on the Plan's soundness. Assuming that the Inspectors are ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

1. Introduction

1.1. Background

- 1.1.1 Melton Borough Council is preparing a Local Plan (thereafter referred to as ‘the Plan’). The Plan is at an advanced stage, having gone through various rounds of consultation and is currently at public examination.
- 1.1.2 A number of modifications are being proposed to the Plan. It is important to explore whether these changes will affect the sustainability appraisal and Habitat Regulations Assessments findings. This SA/HRA Addendum should be read in conjunction with the SA Report (Exam CD04) and Habitats Regulations Assessment Report [Exam: CD06]

1.2. Sustainability Appraisal (SA)

- 1.2.1 AECOM is commissioned to undertake Sustainability Appraisal (SA) in support of the Plan. SA is a legally required process that aims to ensure that the significant effects of an emerging draft plan (and alternatives) are systematically considered and communicated. It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulations’) 2004.

1.3. Habitats Regulations Assessment (HRA)

- 1.3.1 AECOM is also commissioned to undertake Habitats Regulations Assessment (HRA) in support of the Plan. HRA is a legally required process that aims to ensure that the potential effects of an emerging plan on European sites are identified, assessed and taken into account during plan preparation. HRA is undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and comprises a staged assessment process, including the screening of likely significant effects and, where necessary, Appropriate Assessment.

1.4. Purpose and Structure of this Addendum

- 1.4.1 The aim of this Addendum is to present information on the proposed main modifications with a view to informing further consultation and subsequent plan finalisation.
- 1.4.2 This report is known as an SA / HRA Report ‘Addendum’ on the basis that it is an Addendum to the SA Report published in January 2025 [Exam ref: CD04] and the HRA Report [Exam ref: CD06]. This Addendum is structured as follows:
- **Section 2** - presents the scope of the SA;
 - **Section 3** - explains the method and presents the findings of the screening of proposed modifications;
 - **Section 4** - sets out consideration of alternatives;
 - **Section 5** – sets out an appraisal of the screened in modifications;
 - **Section 6** – considers mitigation and enhancement;
 - **Section 7** – discusses the next steps;
 - **Appendix A** – sets out the SA screening of the modifications; and
 - **Appendix B** – Sets out a review of modifications with regards to the HRA.

2. What's the scope of the SA?

2.1. The SA Framework

2.1.1 The scope of the SA work, with respect to the Plan is introduced within the SA Report and was set out in detail within a scoping report in November 2023 (Exam ref: WPE01). The scope is reflected in a list of sustainability objectives and supporting criteria, which collectively provide a methodological 'framework' for appraisal. The SA Objectives and criteria are listed below in Table 2.1. It has not been necessary to update or revise the SA framework for the purposes of appraisal work at this stage.

Table 2.1: The SA Framework

SA Objectives	Appraisal questions
Air Quality Protect and improve local air quality and reduce the potential for negative effects on human health and the environment.	<ul style="list-style-type: none"> • Implement road traffic measures to reduce air pollution? • Facilitate a move towards low emission / zero emission vehicles? • Improve sustainable transport infrastructure, including walking and cycling routes, and public transport in order to promote healthy, active lifestyles and travel choice? • Protect and promote greenspaces and healthy environments in urban areas to alleviate air pollution? • Manage air quality emissions associated with agricultural land use and changes.
Biodiversity Protect, restore and enhance habitats and their connectivity achieving net gains in biodiversity and positive outcomes for health and wellbeing.	<ul style="list-style-type: none"> • Protect the integrity of internationally, nationally and locally designated sites within and in proximity to Melton? • Manage existing and potential future pressures on habitats and species in Melton? • Protect and enhance priority habitats, as well as the habitats of priority species, during both the construction and operational phases of development? • Protect and enhance ecological networks and contribute to the wider Nature Recovery Network? • Achieve a measurable net gain in biodiversity? • Increase the resilience of biodiversity to the potential effects of climate change? • Encourage opportunities for engagement with Melton's biodiversity resource? • Protect and enhance watercourses and riparian zones?
Climate Change Resilience Support Melton's resilience to the potential effects of climate change, particularly flooding.	<ul style="list-style-type: none"> • Ensure that inappropriate development does not take place in areas at medium to high risk of flooding, considering the likely future effects of climate change? • Improve and extend green and blue infrastructure networks to support adaptation to the potential effects of climate change? • Sustainably manage water run-off through the use of SuDS, reducing surface water runoff without increasing flood risk elsewhere? • Ensure the potential risks associated with climate change are considered through new development areas? • Encourage nature-based solutions to help adapt to climate change? • Minimise the implications of climate change for existing flood protection infrastructure?

SA Objectives**Appraisal questions****Climate Change**

Mitigation Take proactive measures to help achieve zero carbon targets for Melton.

- Promote the use of sustainable modes of transport, including walking, cycling and public transport?
- Increase the number of new developments meeting or exceeding sustainable design criteria?
- Generate energy from low or zero carbon sources?
- Reduce energy consumption from non-renewable resources?
- Maximise resource efficiency?
- Reduce embodied carbon in new developments?
- Encourage nature based solutions to contribute to climate change mitigation.

Economy

Build upon key industries and support growth, timely investment in infrastructure and economic diversification that has tangible benefits to the lives of local residents whilst addressing social inequalities.

- Meet local employment land requirements?
- Support traditional and emerging sectors of Melton Borough's economy?
- Enhance the vitality of Melton Borough's local centres?
- Improve accessibility to employment opportunities?
- Enhance training and educational opportunities?

Equality and diversity

Support equitable outcomes for all communities by tackling inequalities, embracing diversity and improving accessibility.

- Enable people from all background to access services and facilities equitably?
- Ensure that decisions do not disproportionately affect minority populations in an adverse manner?
- Ensure that the needs of all communities and people are met in an equitable way?
- Reduce the inequalities suffered by minority groups, including those with protected characteristics?
- Reduce sex-based discrimination and inequalities?

Health

Improve generational health and wellbeing and reduce inequalities between residents.

- Reduce the impacts of pollution on health?
- Improve healthy life expectancy whilst reducing health inequalities?
- Create and maintain safe public spaces?
- Maintain and / or enhance the quality of life of all residents?
- Create dementia-friendly environments?
- Enhance the provision of, and healthy access to, open spaces and green and blue infrastructure?
- Encourage healthy choices and active travel modes, including walking and cycling?
- Protect and enhance community facilities, public infrastructure and health care facilities?

SA Objectives

Appraisal questions

Historic

Environment

Conserve and enhance the significance of heritage assets and the contribution made by their settings; whilst supporting engagement and enjoyment of the historic environment.

- Protect and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting?
- Protect and enhance the special interest, character and appearance of conservation areas and their setting?
- Protect and enhance the special interest, character and appearance of registered parks and gardens, and their settings?
- Protect and, where possible, enhance the wider historic environment, including historic landscapes?
- Conserve and enhance archaeological resource, including features listed on the Leicestershire and Rutland HER?
- Support access to, interpretation and understanding of the historic evolution and character of the environment?
- Ensure that, where possible, development contributes to improved public understanding of assets and their settings?

Housing

Support timely delivery of an appropriate mix of housing types and tenures.

- Support timely delivery of an appropriate mix of housing types and tenures to meet objectively assessed housing need in sustainable locations?
- Support delivery of a range of good quality, affordable and specialist housing that meets the needs of Melton's residents, including older people, people with disabilities and families with children?
- Enable managed growth at rural communities where to do so would help improve the sustainability of these settlements?

Landscape and townscape

Protect and enhance the character and quality of Melton's landscapes, townscapes and villagescapes?

- Support the distinctive qualities of the NCAs and LCAs within and surrounding Melton?
- Protect and enhance key landscape, townscape and villagescape features which contribute to local distinctiveness?
- Protect locally important viewpoints contributing to sense of place and visual amenity?
- Improve understanding of Melton's distinctive landscape, townscape and villagescape resources?

Soil and land

Protect important soil and mineral resources, promote the effective use and restoration of land and buildings, and sustainably manage waste and minerals.

- Avoid the loss of BMV agricultural land?
- Prioritise the re-use of brownfield land where appropriate?
- Support the remediation of contaminated land?
- Minimise the risk of pollution from contaminated land?
- Protect the integrity of mineral resources?
- Encourage recycling of materials and minimise consumption of resources during construction, operation and maintenance of new infrastructure?

SA Objectives

Appraisal questions

Transport

Ensure that provision of transport infrastructure reflects local population and demographic needs, promotes sustainable modes of travel, connects new housing to employment, education, health and local services and maximises accessibility for all.

- Improve transport infrastructure throughout the borough including active and public transport?
- Meet future transport trends and service those of all abilities?
- Encourage active transport to improve the communities health in the longer term, whilst benefiting the environment?
- Improve transport to ensure sustainable and active modes are most desired as used to connect people to places?
- Ensure infrastructure is in place to support flexible working arrangements and positive changes in travel behaviours that emerge in response to crises such as COVID19.

Water

Ensure the sustainable management of water resources, helping to protect and enhance value with regards to the environment, human health and economic growth.

- Support improvements to water quality consistent with the aims of the Water Environment regulations?
- Ensure that appropriate drainage and waste water infrastructure is available to serve the borough's needs?
- Manage groundwater resources and watercourses proactively and holistically from a strategic viewpoint?

3. Screening of Proposed Modifications

3.1. Introduction

- 3.1.1 A number of Main Modifications to the submitted Plan are proposed as a result of the examination hearing sessions and representations received. It is necessary to screen these modifications to determine if they could significantly affect previous SA findings and if further appraisal work is therefore required.

3.2. Method

- 3.2.1 All of the proposed Main Modifications were screened to determine if further SA work was required or if they could be screened out from appraisal. The findings of the screening exercise, including the rationale for why a modification was screened in or out, are provided in Appendix A.
- 3.2.2 The majority of modifications involve minor edits to the Plan text for clarification or factual correction and have therefore been screened out as not being significant in terms of requiring further exploration through the SA (i.e. they would be inherently unlikely to give rise to significant effects).
- 3.2.3 Where modifications are identified as potentially giving rise to significant effects, then additional appraisal work has been undertaken.

3.3. Screening Findings

- 3.3.1 The screening of the proposed Main Modifications (**Appendix A**) found that the majority of modifications would not be likely to have a significant effect on the findings of the previous SA work presented in the SA Report [Exam ref: CD04]. This is because the changes do not fundamentally alter the thrust of the policies when considering the Plan 'as a whole'.
- 3.3.2 Several modifications have been identified as requiring further consideration through the SA process. These are as follows:
- Modifications to the approach to rural housing, including development thresholds and circumstances where additional housing may be acceptable (MM6).
 - Modifications to the Melton South and Melton North strategic housing sites, including green infrastructure, community facilities, self-build housing and historic assets (MM7 and MM8).
 - Modifications to housing mix and specialist housing requirements, including accessibility and wheelchair provision (MM12 and MM13).
 - Modifications to health policies, strengthening requirements for health and wellbeing and clarifying when further Health Impact Assessment may not be necessary (MM17 and MM18).
 - A reduction in the employment allocation at Land South of Leicester Road, Melton Mowbray, from 9.96 hectares to 6.62 hectares (MM21).
 - A more permissive approach to employment land uses in rural areas (MM22).

- Modifications to climate change and sustainable development policies, including emissions targets, building standards and whole-life carbon considerations (MM35, MM39 and MM40).
- Modifications to water efficiency requirements, including measures to reduce potable water use and improve water reuse (MM41 and MM42).
- Modifications to the assessment of wind energy proposals, including residential amenity, separation distances and landscape and visual effects (MM48).
- Modifications to flood risk and drainage policies, including watercourse protection, buffer zones and Sustainable Drainage Systems (SuDS) requirements (MM52 and MM53).
- Modifications to design requirements, allowing alternative landscaping, biodiversity or green infrastructure measures where tree-lined streets are not appropriate (MM64).

3.4. Appraising modifications

3.4.1 Each of the modifications that have been 'screened-in' have been considered in further detail, covering the following elements:

- Consideration of reasonable alternative approaches
- Appraisal against the SA framework
- Potential for mitigation / enhancement
- Monitoring

4. Consideration of alternatives

4.1. Appraising modifications

- 4.1.1 For the modifications that have been screened-in, the potential for alternative approaches has been considered. This is discussed below.

Modifications to the approach to rural housing (MM6)

- 4.1.2 The modifications to Policy SS3 clarify the application of the rural housing policy. These changes refine the implementation of the existing approach rather than fundamentally introduce a different spatial strategy for rural housing. The alternatives to the submitted policy approach have already been considered through the plan-making and SA process, and no further reasonable alternatives are considered to arise from these clarifications.

Modifications to the Melton South and Melton North strategic housing sites (MM7 and MM8)

- 4.1.3 The modifications update aspects of the development frameworks for the two allocated Sustainable Neighbourhoods, including extra care accommodation, neighbourhood centre provision and the approach to self-build and custom housebuilding. The changes refine the implementation of existing allocations rather than alter the principle or location of development. The alternative of retaining the policy detail has been appraised through the consideration of the effects that modifications will have compared to the Submission version of the Plan. No further reasonable alternatives have been identified.

Modifications to housing mix and specialist housing requirements (MM12 and MM13).

- 4.1.4 The modifications to Policy C2 allow site-specific circumstances to inform housing mix and strengthen requirements for specialist and supported housing. These changes provide a more responsive approach while retaining the overall objective of meeting identified housing needs. The only reasonable alternative would be to retain the policy detail, which has been appraised through the consideration of the effects that modifications will have compared to the Submission version of the Plan. No further reasonable alternatives have been identified.

Modifications to health policies (MM17 and MM18)

- 4.1.5 The modifications strengthen the emphasis on reducing health inequalities and clarifying when further Health Impact Assessment may not be necessary. These changes strengthen health considerations in decision-making while avoiding unnecessary duplication of assessment. Retaining the policy detail in the Submission version of the Plan would not provide the same clarity, and no alternative approach has been identified that would achieve the purpose of the modifications. There are no reasonable alternatives.

Modifications to employment allocation at Land South of Leicester Road (MM21)

- 4.1.6 The modification reduces the Land South of Leicester Road employment allocation from 9.96 ha to 6.62 ha to reflect the proposed road between Kirby Lane and Leicester Road in the western part of the site. As the road scheme is progressing independently and may be underway before the Local Plan is adopted, retaining the allocation boundary is not considered a reasonable alternative. The wider employment strategy and remaining employment land provision have already been appraised through the SA of the Submission version of the Plan, and the modified cumulative provision remains above the identified minimum need for industrial and warehousing use. In this context, identifying additional employment sites to compensate for the reduced allocation is not considered reasonable, as the remaining provision already substantially exceeds identified need. The modification therefore represents a site-specific adjustment to accommodate the road scheme rather than a fundamental change to the employment strategy. No further reasonable alternatives have been identified.

A more permissive approach to employment land growth (MM22)

- 4.1.7 The modification refines the implementation of Policy EC1 but does not materially alter the Plan strategy. As such, it does not give rise to a reasonable alternative requiring further appraisal.

Modifications to climate change and sustainable development policies (MM35, MM39 and MM40)

- 4.1.8 These modifications largely reflect updated national policy and standards and clarify how the existing policy detail should be applied. Alternative wording that retained superseded references or prescribed a single method of demonstrating compliance would not provide a clear benefit and undermine the effectiveness of the policy. The modifications refine the existing policy approach rather than introduce a fundamentally different approach. No reasonable alternatives have been identified.

Modifications to water efficiency requirements (MM41 and MM42)

- 4.1.9 The modifications clarify and provide flexibility in how water efficiency is demonstrated and support water reuse and recycling where practical. The changes retain the objective of improving water efficiency but allow appropriate evidence and recognised sustainability approaches to be used in different development circumstances. A more restrictive approach prescribing a single assessment method would not necessarily be appropriate across the range of non-residential development and existing buildings covered by the policy. The modifications are refinements to the existing policy approach, and no reasonable alternatives have been identified.

Modifications to the assessment of wind energy proposals (MM48)

- 4.1.10 The modification revises the approach to assessing wind energy proposals, replacing minimum separation distances with a more site-specific consideration of residential amenity and clarifying the technical assessments that may be required, including in relation to visual effects, noise and shadow flicker. This approach allows the circumstances of individual proposals to be assessed while retaining the need to address potential effects. Retaining minimum distances would provide a more prescriptive approach but would not account as directly for site-specific conditions and evidence. The modified policy approach has been refined through examination, and no further reasonable alternatives have been identified beyond the approach in the Submission version of the Plan, which has already been considered through the SA.

Modifications to flood risk and drainage policies (MM52 and MM53).

- 4.1.11 The modifications strengthen and clarify the Plan's approach to flood risk, drainage and water quality. The changes clarify how existing policy objectives should be achieved, rather than introduce a different strategy. No reasonable alternatives have been identified.

Modifications to design requirements for streets (MM64)

- 4.1.12 The modification provides flexibility in landscaping and green infrastructure where tree-lined streets are not feasible or appropriate to local character. It refines the design policy to accommodate local circumstances without changing its underlying objectives. A rigid requirement for tree-lined streets in all circumstances would not necessarily be appropriate, while removing existing protections would weaken the policy. No reasonable alternatives have been identified.

5. Appraisal of the modifications

5.1. Introduction

- 5.1.1 The Main Modifications that are ‘screened-in’ have been appraised in further detail against the full SA Framework. The findings are discussed below, first summarising the predicted effects of the submission version of the Plan and then commenting on the implications that the modifications have in relation to these effects. This helps to provide a context for which the modifications are being appraised within.
- 5.1.2 In some instances, the effects are not predicted to be significantly different as a result of the modifications, but it has been possible to discuss whether the modifications are generally more or less beneficial with regards to a particular SA Objective.
- 5.1.3 Following the discussion of each objective is a table summarising how each ‘iteration’ of the Plan performs with regards to the SA Objective ‘relative to each other’. It could be the case that positive effects are predicted in both iterations, but that it is possible to conclude on the overall rank of preference.
- 5.1.4 The two iterations covered are: the proposed version of the Plan at Submission stage; and the Plan incorporating the main modifications.

5.2. SA Objective: Air Quality

Summary of effects of the Plan on Air Quality (Submission version)

- 5.2.1 The increase in employment land will lead to additional vehicular movements, which could lead to some negative effects on air quality in the short term. However, the effects are unlikely to be significantly negative given that baseline levels of air quality are good and the scale of growth is modest. In the longer term, public transport access and active travel is likely to be improved for the Melton Mowbray sites and there is expected to be an overall reduction in emissions from vehicles. The Plan update is also expected to contribute to an overall reduction in emissions from transport in the longer term, and an increase in green infrastructure, both of which should help to offset any increase in employment growth. Overall, **neutral effects** are predicted

Implications of modifications

- 5.2.2 The reduction in the employment allocation at Land South of Leicester Road, from 9.96 to 6.62 hectares (Policy EC1b, MM21) may marginally reduce the potential for traffic-related emissions associated with future industrial and warehousing development, including HGV movements. The reduction in the allocation boundary reflects the proposed road connection between Kirby Lane and Leicester Road, which is the subject of a planning application and forms part of the wider Melton Mowbray Distributor Road (MMDR) South linking Leicester Road to the A606. Although the potential for the wider MMDR to reduce traffic congestion and associated emissions in the town centre and along key routes, including Leicester Road and Burton Road, was recognised in the Submission version of the Plan, the modification may help facilitate delivery of the road by accommodating the proposed connection within the revised allocation boundary. This could increase the likelihood of these previously identified air quality benefits being realised, although their extent would depend on changes to traffic flows and distribution.
- 5.2.3 Construction and increased traffic associated with development may still generate short-term emissions, but these could reduce over time as road transport becomes less carbon-intensive, including through the uptake of electric vehicles.

- 5.2.4 The modifications to climate change and sustainable development policies, including Policy EN9A (MM39 and MM40), primarily concern greenhouse gas emissions and resource efficiency, rather than local air pollutants, and are therefore unlikely to materially alter air quality effects directly. Overall, whilst the revised allocation boundary may support the realisation of previously identified air quality benefits associated with the MMDR, the modifications are not expected to significantly alter the **neutral effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Neutral	Neutral
<i>Rank</i>	2	1

5.3. SA Objective: Biodiversity

Summary of effects of the Plan on Biodiversity (Submission version)

- 5.3.1 The allocated sites for employment growth are not significantly constrained from a biodiversity perspective, but there are some priority habitats nearby or potentially protected species present. Whilst the plan requires impacts to be avoided and mitigated (and compensated for if necessary), there is some uncertainty about negative effects arising.
- 5.3.2 It is expected that any effects would be minor though, and ultimately, there will be a need to achieve net gain.
- 5.3.3 Other Plan updates provide a clearer and stronger strategy with regards to biodiversity protection, enhancement and expansion, as well as specific measures that should help to encourage wildlife movement and improved quality of water-based and urban environments. This should serve to have **moderate positive effects** on biodiversity overall.

Implications of modifications

- 5.3.4 The modifications to the Melton South and Melton North strategic housing sites (Policies SS5 and SS6, MM7 and MM8) strengthen the emphasis on green infrastructure within these sites, providing opportunities to incorporate habitat creation and ecological connectivity into their layout. The revised boundary of the employment allocation at Land South of Leicester Road (Policy EC1b, MM21) accommodates the proposed road connection between Kirby Lane and Leicester Road, moving the allocation boundary away from the watercourse along the western edge and reducing the potential for direct effects on the watercourse and its associated habitats. The road connection could also help maintain the separation of the watercourse corridor from the employment development, supporting the preservation of its ecological integrity and connectivity, subject to the detailed design of the road and any associated mitigation measures.
- 5.3.5 Policy D1 (MM64) allows for alternative landscaping, biodiversity or green infrastructure measures where tree-lined streets are not appropriate, providing flexibility to secure appropriate measures within new development. The modifications to watercourse protection and drainage (Policies EN11 and EN12, MM52 and MM53), including support for restoring watercourses to a more natural condition, minimum buffer zones alongside watercourses and requirements for Sustainable Drainage Systems (SuDS), could also provide benefits for habitats and ecological connectivity. The modifications to Policy EN9A (MM39 and MM40) also strengthen the policy framework for climate change mitigation and adaptation, which may indirectly support biodiversity resilience.

- 5.3.6 Overall, these modifications reinforce the Plan's approach to biodiversity protection and enhancement, but are not expected to significantly alter the **moderate positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Moderate positive	Moderate positive
<i>Rank</i>	2	1

5.4. SA Objective: Climate Change Resilience

Summary of effects of the Plan on Climate Change Resilience (Submission version)

- 5.4.1 The Plan takes a more proactive approach to the consideration of climate change resilience, and recognises the importance of green infrastructure, biodiversity and the design of new development to ensure that Melton adapts to climate change and becomes more resilient. In this respect, minor positive effects are predicted. The allocated sites are not significantly constrained by flood risk from rivers, but there is some limited potential for surface water impacts and there will be a loss of greenfield land. It is expected that appropriate drainage solutions would be secured though, so **neutral effects** are predicted.

Implications of modifications

- 5.4.2 The modifications to flood risk and drainage policies (Policies EN11 and EN12, MM52 and MM53) strengthen requirements relating to watercourse protection, buffer zones and Sustainable Drainage Systems (SuDS). The emphasis on restoring watercourses to a more natural condition and managing runoff in accordance with updated standards could support natural flood management and help development respond to changing rainfall patterns. The modifications to the Melton South and Melton North strategic housing sites (Policies SS5 and SS6, MM7 and MM8) also refer to green infrastructure, which can contribute to climate change resilience. Furthermore, modifications to Policy EN9A (MM39 and MM40) introduce a more comprehensive approach to climate change adaptation, requiring climate-related risks to inform site layout, design and construction. Modifications to Policy EN9B (MM41 and MM42) also strengthen support for water efficiency, conservation and reuse, which could help development respond to increased water scarcity.
- 5.4.3 In relation to the employment allocation at Land South of Leicester Road (Policy EC1b, MM21), the revised boundary moves the allocation boundary away from the watercourse along the western edge. Although the Submission version of the allocation includes a small area within Flood Zones 2 and 3, development in this area would already be unlikely given the flood risk constraints. The revised boundary may nevertheless help preserve the watercourse corridor and, subject to the detailed road design and associated drainage measures, reduce the potential for long-term flood risk to affect the employment allocation.
- 5.4.4 Overall, the modifications reinforce the Plan's approach to climate change resilience, but are not expected to significantly alter the neutral effects identified for the Plan's approach to resilience.

	Submission Plan	Plan with modifications
<i>Effects</i>	Neutral	Neutral
<i>Rank</i>	2	1

5.5. SA Objective: Climate Change Mitigation

Summary of effects of the Plan on Climate Change Mitigation (Submission version)

- 5.5.1 The Plan update is likely to have mixed impacts with regards to climate change mitigation, ultimately leading to **neutral effects**. On one hand, an increase in employment land provision will increase emissions associated with construction and traffic. However, these are short term impacts. Other plan policies require higher standards of sustainable design in new development, which should lead to a decrease in emissions from the built environment, including at the employment site allocations and new homes.

Implications of modifications

- 5.5.2 The modifications to climate change policies (Policies EN8 and EN9A, MM35, MM39 and MM40) strengthen the Plan's approach to emissions reduction, including a more ambitious greenhouse gas emissions reduction target, consideration of future building standards and requirements to address operational and whole-life carbon emissions through design. These changes could help reduce emissions associated with buildings, construction and the use of materials over the lifetime of development. Modifications to Policy EN9B (MM41 and MM42) also strengthen support for water efficiency, resource conservation and reuse, which could help reduce emissions associated with resource consumption. In addition, modifications to Policy EN10 (MM48) replace fixed separation distances for wind turbines with a more flexible, site-specific approach, supporting further renewable energy development on sites where impacts can be appropriately addressed.
- 5.5.3 The reduction in the employment allocation at Land South of Leicester Road (Policy EC1b, MM21) may marginally reduce localised emissions associated with construction and operation, including HGV movements. The revised boundary should help enable the proposed road connection between Kirby Lane and Leicester Road; while the wider MMDR could support more efficient traffic movement and reduce congestion.
- 5.5.4 Overall, the modifications strengthen the Plan's contribution to climate change mitigation, but are not expected to significantly alter the neutral effects identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Neutral	Neutral
<i>Rank</i>	2	1

5.6. SA Objective: Economy

Summary of effects of the Plan on Economy (Submission version)

- 5.6.1 Allocation of suitable land for employment will support investment in the borough, particularly in Melton Mowbray, which is the key centre of economic activity. This should lead to jobs that are mostly taken up by local residents. The Plan Update also takes a more proactive approach to sustainable design and the 'green economy', which will be more attractive to investors and employees. There are also likely to be some minor enhancements in relation to infrastructure that is beneficial for businesses and local communities. Overall, a **major positive effect** is predicted.

Implications of modifications

- 5.6.2 The reduction in the employment allocation at Land South of Leicester Road, from 9.96 hectares to 6.62 hectares (Policy EC1b, MM21) reduces the overall employment land supply identified by the Plan from 42.45 hectares to 39.11 hectares. However, this remains substantially above the identified minimum industrial and warehousing need of 26.22 hectares, continuing to provide a broad choice of sites to support economic growth. The revised allocation boundary facilitates the proposed road connection between Kirby Lane and Leicester Road, which could support improved access and connectivity for communities to existing and proposed employment opportunities in the west of Melton Mowbray.
- 5.6.3 Modifications to Policies EN9A and EN10 (MM39, MM40 and MM48) may also support further investment in low-carbon technologies and renewable energy, potentially creating additional opportunities for growth in these sectors. Finally, MM22 is more permissive with regards to sustainable rural business.
- 5.6.4 Overall, although employment land provision is marginally reduced, the Plan continues to provide a substantial supply above identified need and other changes are more permissive with regards to sustainable rural business growth. The modifications are therefore not expected to significantly alter the **major positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Major positive	Major positive
<i>Rank</i>	-	-

5.7. SA Objective: Equality and Diversity

Summary of effects of the Plan on Equality and Diversity (Submission version)

- 5.7.1 The Plan is not likely to have disproportionate negative effects on any group with protected characteristics, or on any particular communities.
- 5.7.2 The most notable effects will arise in Melton Mowbray, with the new employment allocations providing job opportunities that could be accessed by deprived communities.
- 5.7.3 Other Plan policies are likely to have positive effects on development more generally by improving space standards and living environments. This is likely to have benefits for elderly and disabled people (which are protected characteristics).
- 5.7.4 In combination, **moderate positive effects** are predicted.

Implications of modifications

- 5.7.5 The modifications strengthen the Plan's approach to meeting the needs of people with protected characteristics, particularly in relation to access to suitable housing and services. Modifications to housing mix and specialist housing requirements (Policy C2, MM12 and MM13) require proposals for specialist or supported housing to demonstrate how their design, layout and access will meet occupiers' needs, including those relating to physical or mental health, learning disabilities and neurodivergence. This provides a more explicit basis for assessing the suitability of housing for disabled and neurodivergent people and those with specific support needs. The requirement for extra care, retirement, sheltered and care homes to be wheelchair accessible is retained, supporting access to appropriate accommodation for people with mobility impairments. In addition, allowing site-specific departures from the identified housing mix where robustly evidenced, rather than only in exceptional circumstances, provides greater flexibility to respond to evolving local housing needs over the plan period.
- 5.7.6 Policy SS4 identifies provision for 60 extra care units at Melton South Sustainable Neighbourhood, providing clarity and greater certainty over the planned delivery of specialist accommodation for older people and those requiring additional support. Modifications to health policies (Policies C9 and C10, MM17 and MM18) strengthen consideration of health and wellbeing in planning decisions, including opportunities to reduce health inequalities.
- 5.7.7 Overall, the modifications reinforce the Plan's approach to accessibility, inclusion and meeting diverse housing needs, but are not expected to significantly alter the **moderate positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Moderate positive	Moderate positive
<i>Rank</i>	2	1

5.8. SA Objective: Health

Summary of effects of the Plan on Health (Submission version)

- 5.8.1 The allocation of additional employment land to support jobs growth will bring positive effects as employment is a wider determinant of health. The majority of additional floor space is proposed at Melton Mowbray, which correlates with areas of greater deprivation (though the borough as a whole has relatively low levels of deprivation). The release of the sites for employment are unlikely to have significant negative effects in terms of health and wellbeing as the sites are not valuable with regards to recreation and unlikely to bring about amenity issues for nearby communities.
- 5.8.2 Other Plan policies are likely to have positive effects on development more generally by improving space standards, enhancing green infrastructure and seeking to achieve healthy neighbourhoods. Overall, the policies are predicted to work together to achieve **moderate positive effects** on health outcomes.

Implications of modifications

- 5.8.3 The modifications to health policies (Policies C9 and C10, MM17 and MM18) strengthen the Plan's approach to health and wellbeing. Policy C9 places greater emphasis on promoting positive health outcomes and reducing health inequalities, while Policy C10 clarifies the requirements for Health Impact Assessments, helping to ensure that potential health effects are considered more consistently in planning decisions.
- 5.8.4 The modification to Policy EN10 (MM48), which replaces fixed separation distances for wind turbines with a more flexible, site-specific approach, could have implications for residential amenity, including potential noise and disturbance effects. While the previous minimum distances provided a baseline below which proposals would not be acceptable, there was a risk that these could be interpreted in practice as sufficient to demonstrate acceptability beyond that threshold, irrespective of site-specific circumstances. The revised policy retains the requirement for proposals to satisfactorily address effects on residential amenity. The policy requires appropriate separation distances, buffers and mitigation measures to be informed by site-specific evidence and proportionate technical assessment. This provides scope for potential effects on individual properties to be considered more directly, helping to avoid or minimise adverse effects on residents' health and wellbeing, although the effectiveness of this approach will depend on how the policy is applied in practice.
- 5.8.5 Modifications to housing mix and specialist housing requirements (Policy C2, MM12 and MM13) require proposals for specialist or supported housing to demonstrate how design, layout and access will meet occupiers' needs, including those relating to physical or mental health, learning disabilities and neurodivergence. Modifications to Policy SS4 (MM7) specify a minimum provision of 60 extra care units within the Melton South Sustainable Neighbourhood, providing greater certainty over the scale of specialist accommodation to be delivered. Together, these modifications are likely to ensure that specialist housing is better suited to the needs of its intended occupants, supporting their wellbeing, independence and access to appropriate accommodation.
- 5.8.6 Overall, the modifications reinforce the Plan's approach to health and wellbeing, but are not expected to significantly alter the **moderate positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Moderate positive	Moderate positive
<i>Rank</i>	2	1

5.9. SA Objective: Historic Environment

Summary of effects of the Plan on Historic Environment (Submission version)

- 5.9.1 Overall, it is considered that the Plan update is likely to have a **neutral effect** in terms of the historic environment. The site allocations are not constrained by heritage assets and development is unlikely to significantly alter the historic environment. There are some minor changes to plan policies that reference the need to consider heritage in relation to SUDs and design more generally, but these are unlikely to have a significant effect

Implications of modifications

- 5.9.2 The modification to Policy SS5 (MM8) changes the approach to heritage assets relating to the Melton North Sustainable Neighbourhood by retaining their protection while making enhancement conditional on whether it is possible. This introduces greater flexibility in how heritage assets are addressed through development. The modifications to design requirements (Policy D1, MM64) also provide flexibility for alternative landscaping and green infrastructure measures where tree-lined streets are not appropriate, allowing design responses to better reflect local context. Overall, these changes are negligible, and not expected to significantly alter the **neutral effects** identified for the Submission version of the Plan in relation to the historic environment.

	Submission Plan	Plan with modifications
<i>Effects</i>	Neutral	Neutral
<i>Rank</i>	-	-

5.10. SA Objective: Housing

Summary of effects of the Plan on Housing (Submission version)

- 5.10.1 The Plan updates are unlikely to have any significant effects upon housing delivery, but the quality of new homes should be improved (given changes relating to space standards, affordability and self / custom build housing). There is also a commitment to commencing a new local plan and an early plan review, which present opportunities to address any changes in housing need. These are **minor positive effects**.

Implications of modifications

- 5.10.2 Modifications to Policy C2 (MM12) allow an alternative housing mix to that set out in the Local Plan to be considered where robustly evidenced. This provides flexibility to respond to site-specific circumstances and evolving housing needs over the plan period. Modifications to Policy C2 (MM13) also require proposals for specialist or supported housing to demonstrate how their design, layout and access will meet occupiers' needs, including those relating to physical or mental health, learning disabilities and neurodivergence. Policy SS4 (MM7) specifies a minimum provision of 60 extra care units within the Melton South Sustainable Neighbourhood, providing greater certainty over the planned delivery of specialist accommodation for older people. Modifications to Policies SS4 and SS5 (MM7 and MM8) also provide that self-build or custom housebuilding plots are not required unless there is evidenced demand, allowing housing provision to better respond to demonstrated need. Together, these changes provide flexibility in the type and mix of housing delivered, while helping to ensure that provision responds to evidenced needs and supports a range of households. Overall, the modifications are not likely to significantly alter the **minor positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan review with modifications
<i>Effects</i>	Minor positive	Minor positive
<i>Rank</i>	2	1

5.11. SA Objective: Landscape and Townscape

Summary of effects of the Plan on Landscape and Townscape (Submission version)

- 5.11.1 The Plan is predicted to have **minor negative effects** on landscape as a result of the new site allocations. Whilst the sites are not significantly constrained and there will be a need to implement appropriate mitigation, it is likely that residual effects will remain given that there will be change in land use and the sites are adjacent to each other. However, the Plan seeks to implement enhancements to green and blue infrastructure, which ought to minimise effects and lead to positive effects throughout the borough.

Implications of modifications

- 5.11.2 The modifications to the Melton South and Melton North Sustainable Neighbourhood site policies (Policies SS4 and SS5, MM7 and MM8) include provisions relating to green infrastructure, which should contribute towards integrating development into the landscape and reducing adverse visual effects. Modifications to Policy D1 (MM64) allow for alternative landscaping, biodiversity and green infrastructure measures where tree-lined streets are not appropriate, providing flexibility to respond to local townscape character.
- 5.11.3 Modifications to Policies EN11 and EN12 (MM52 and MM53), relating to watercourse restoration and sustainable drainage systems, may also provide opportunities to enhance landscape quality through the preservation and improvements to green infrastructure, particularly where this contain features that are intrinsic to local landscape character.
- 5.11.4 The reduction in the employment allocation at Land South of Leicester Road (Policy EC1b, MM21) could help establish a stronger, more clearly defined settlement edge to the west of Melton Mowbray. However, the reduction in the allocation is not likely to materially alter adverse effects on landscape character, as development would still cause harm to landscape character from its elevated position in the landscape.
- 5.11.5 Modifications to Policy EN10 (MM48) remove specific separation distances between wind turbines and settlements or residential properties. Although this provides greater flexibility in the siting of wind turbines, it reduces certainty over separation from sensitive receptors; proposals would nevertheless remain subject to assessment of landscape and visual effects which should help mitigate potential adverse effects.
- 5.11.6 Overall, the modifications have mixed implications, but are not expected to significantly alter the **minor negative effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Minor negative	Minor negative
<i>Rank</i>	-	-

5.12. SA Objective: Soil and Land

Summary of effects of the Plan on Soil and Land (Submission version)

- 5.12.1 The Plan update is likely to have mixed effects. On one hand there will be a permanent loss of agricultural land/ greenfield land, but the Plan is also more proactive in relation to green infrastructure enhancement (which could have some indirect benefit for soil). On balance, **minor negative effects** are predicted, owing to the loss of agricultural land which is categorised as best and most versatile (or is likely to be)

Implications of modifications

- 5.12.2 The reduction in the employment allocation at Land South of Leicester Road from 9.96 to 6.62 hectares (Policy EC1b, MM21) could reduce the loss of productive agricultural land. However, as a planning application has been submitted for the proposed road connection between Kirby Lane and Leicester Road, it is assumed that the land required for the road will come forward for this purpose regardless of the Local Plan. Therefore, the reduced allocation is unlikely to reduce the cumulative loss and alter the effects on agricultural land resource.
- 5.12.3 Modifications to green infrastructure and landscaping requirements (MM7, MM8 and MM64) could help preserve soil functions within urban areas, while modifications to Policies EN11 and EN12 (MM52 and MM53) support sustainable drainage, watercourse restoration and environmental enhancement, which may contribute to the long-term functioning of land resources. Overall, the modifications are not expected to significantly alter the **minor negative effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Minor negative	Minor negative
<i>Rank</i>	-	-

5.13. SA Objective: Transport

Summary of effects of the Plan on Transport (Submission version)

- 5.13.1 the Local Plan update is predicted to have **minor positive effects** overall. On one hand it is likely that additional employment land will be located in areas that encourage car trips (at least in the short term), but the effects are unlikely to be significantly negative. Conversely, the Plan takes a more proactive approach to supporting sustainable modes of travel more generally, and this is likely to have positive implications for development across the borough. Overall, minor positive effects are concluded.

Implications of modifications

- 5.13.2 The reduction in the Land South of Leicester Road employment allocation from 9.96 to 6.62 hectares (Policy EC1b, MM21) could marginally reduce employment-related traffic movements, including HGVs, and associated pressure on the local transport network. The revised allocation boundary accommodates the proposed road connection between Kirby Lane and Leicester Road, which forms part of the wider MMDR South linking Leicester Road to the A606. This could help facilitate delivery of the road connection, improving access to existing and proposed employment opportunities in the west of Melton Mowbray and potentially supporting more efficient traffic movements and reduced congestion on surrounding routes, including Leicester Road, Burton Road and the town centre. Although these wider benefits were recognised in the Submission version of the Plan, the modification could increase the likelihood of their realisation by accommodating the proposed connection by revising the allocation boundary. Other modifications do not directly relate to the transport objective. Overall, the modifications are not expected to significantly alter the **minor positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Minor positive	Minor positive
<i>Rank</i>	2	1

5.14. SA Objective: Water

Summary of effects of the Plan on Water (Submission version)

- 5.14.1 The employment land allocations are not likely to lead to water pollution or negative effects on resource use. Several policies have been updated to ensure that water efficiency is improved for new developments, whilst a range of policies should also have indirect positive effects on water quality through an enhancement of green and blue infrastructure. Overall, potential **moderate positive effects** are concluded.

Implications of modifications

- 5.14.2 The modifications to Policy EN9B (MM41 and MM42) support additional water reuse and recycling measures where practical, which could help conserve water resources. The modifications to Policies EN11 and EN12 (MM52 and MM53) strengthen the approach to watercourse protection and pollution prevention. Policy EN11 retains the requirement to protect existing watercourses and waterbodies, including an appropriate buffer for maintenance and management, while adding greater emphasis on restoring watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement. Policy EN12 extends the SuDS requirement to development proposals that could affect drainage on or around the site, rather than only major development, and retains the requirement for SuDS to reduce flood and pollution risks and enhance water quality. The requirement for greenfield sites, and where possible previously developed sites, to achieve undeveloped greenfield runoff rates or lower should also help manage surface water runoff and reduce the potential for pollutants to enter watercourses.
- 5.14.3 Policy D1 (MM64) provides flexibility for alternative landscaping, biodiversity or green infrastructure measures where street trees are not feasible, which could support natural drainage and help manage surface water runoff.
- 5.14.4 Overall, the modifications reinforce the Plan's approach to sustainable water management through improved watercourse protection and restoration, pollution prevention, water reuse and recycling, and the management of surface water runoff. However, these changes are not expected to significantly alter the **moderate positive effects** identified for the Submission version of the Plan.

	Submission Plan	Plan with modifications
<i>Effects</i>	Moderate positive ?	Moderate positive ?
<i>Rank</i>	2	1

5.15. Summary of Effects

- 5.15.1 The modifications broadly reinforce the Plan's existing approach to sustainable development, particularly through strengthened policies on climate change, biodiversity, water management and green infrastructure. Changes to Policies EN9A, EN9B, EN11 and EN12 (MM39–MM42 and MM52–MM53) support emissions reduction, water efficiency, watercourse restoration and sustainable drainage, while modifications to Policies SS4, SS5 and D1 (MM7, MM8 and MM64) provide further opportunities to enhance green infrastructure and respond to local character. These changes are likely to derive additional environmental benefits but are not expected to significantly alter the overall conclusions for these topics.
- 5.15.2 Modifications to housing and health policies strengthen the approach to meeting local housing needs, improving accessibility and supporting wellbeing. Changes to Policy C2 (MM12 and MM13) provide flexibility to respond to evidenced housing needs and clarify requirements for specialist and supported housing, while Policy SS4 (MM7) specifies a minimum of 60 extra care units at Melton South Sustainable Neighbourhood. Changes to Policies C9 and C10 (MM17 and MM18) also strengthen consideration of health outcomes and inequalities. Collectively, these modifications could support more inclusive communities but are not expected to significantly change the overall conclusions for housing, equality and diversity, or health.
- 5.15.3 The reduction in the Land South of Leicester Road employment allocation from 9.96 to 6.62 hectares (Policy EC1b, MM21) reduces overall employment land provision to 39.11 hectares. However, the overall proposed employment land provision for industrial and warehousing uses continues to remain substantially above the identified minimum need of 26.22 hectares. The revised boundary helps to facilitate the proposed road link between Kirby Lane and Leicester Road, potentially helping facilitate delivery of the wider Melton Mowbray Distributor Road (MMDR) South and associated benefits for traffic movements, congestion, air quality and access to employment. However, the reduction is not expected to materially alter the overall conclusions for the economy, air quality, climate change mitigation, transport, landscape and townscape, or soil and land. Changes to Policy EN10 (MM48) provide greater flexibility for wind turbine siting but remove specified separation distances from settlements and residential properties, reducing certainty for sensitive receptors; site-specific assessment requirements remain in place.
- 5.15.4 Overall, the modifications mostly strengthen or refine the Plan's existing policy framework, with potential additional benefits for environmental protection, climate resilience, housing and health. However, no modification is expected to result in significant changes to the overall conclusions of effects for any SA Objective.
- 5.15.5 Table 5.1 below, summarises the effects of the Submission version of the Plan, the broad implications of the Modifications, and the 'residual' effects of the modified version of the Plan.

Table 5.1: Summary of SA findings

SA Objective	Effects of Submission Plan	Broad Implications of the modifications	Effects taking account of modifications
Air quality	Neutral	Positive	Neutral
Biodiversity	Moderate positive?	Positive	Moderate positive?
Climate change resilience	Neutral	Positive	Neutral
Climate change mitigation	Neutral	Positive	Neutral
Economy	Major positive	Mixed	Major positive
Equality and diversity	Moderate positive	Positive	Moderate positive
Health	Moderate positive	Positive	Moderate positive
Historic Environment	Neutral	Mixed	Neutral
Housing	Minor positive	Positive	Minor positive
Landscape and townscape	Minor negative	Mixed	Minor negative
Soil and land	Minor negative	Negligible	Minor negative
Transport	Minor positive	Positive	Minor positive
Water	Moderate positive?	Positive	Moderate positive?

5.16. Ranking

5.16.1 Though the significance of effects has remained the same for all of the SA Objectives, it has been possible to comment on whether the modifications contribute more positively toward the objective or not. This allows the two versions of the plan to be compared and relatively ranked. For four of the SA objectives ('Economy', 'Historic Environment', 'Landscape and Townscape,' 'Soil and Land', there has been limited change or mixed effects, and the different plan versions are ranked on par with each other (represented by the - symbol in table 5.2 below). The modifications serve to improve the performance against most of the SA Objectives relatively speaking including; 'Air quality', 'Biodiversity', 'Climate change resilience', 'Climate change mitigation', 'Equality and diversity, 'Health', 'Housing', 'Transport' and 'Water'.

Table 5.2: Rank of performance

SA Objective	Submission Plan	Plan with modifications
Air quality	2	1
Biodiversity	2	1
Climate change resilience	2	1
Climate change mitigation	2	1
Economy	-	-
Equality and diversity	2	1
Health	2	1
Historic Environment	-	-
Housing	2	1
Landscape and townscape	-	-
Soil and land	-	-
Transport	2	1
Water	2	1

6. Mitigation and enhancement

- 6.1.1 None of the modifications are predicted to have significant negative effects, and therefore no mitigation measures have been identified in this respect.
- 6.1.2 For some topics, the modifications lead to marginally improved outcomes for SA Objectives (albeit not to a significant extent). Therefore, the modifications in and of themselves are considered to constitute 'mitigation/enhancement'. No further measures are considered necessary at this stage.

7. Next steps

7.1. Monitoring

- 7.1.1 The SA Report [Exam ref: CD04] submitted alongside the Local Plan presented a range of 'measures envisaged concerning monitoring'.
- 7.1.2 The modifications are not likely to lead to significant changes to the SA findings, and therefore, it is considered unnecessary to identify further monitoring measures to address significant effects.
- 7.1.3 A final list of monitoring measures will be presented within the SA Statement produced once the Local Plan is adopted. This could include updates to reflect any changes to the Council's proposed monitoring framework for the Plan.

7.2. Plan Finalisation

- 7.2.1 Following consultation on the modifications and supporting evidence (including this SA Addendum), the Inspectors will consider all representations received, before deciding how to report on the Plan's soundness.
- 7.2.2 Assuming that the Inspectors are ultimately able to find the Plan 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published that explains the process of plan-making/SA in full and presents 'measures decided concerning monitoring'.

APPENDIX A: SCREENING THE MAIN MODIFICATIONS



Melton Local Plan Partial Update Schedule of Main Modifications

October 2026

Introduction

This schedule sets out the Main Modifications (MMs) to the Melton Local Plan Partial Update. The document references are related to the submitted version of the local plan update. For clarification, existing text, as appears in the [Pre-Submission Local Plan Partial Update](#), is shown in **bold**. Text that is proposed to be deleted is indicated by ~~strikethrough~~ annotation. Text proposed to be inserted is indicated in **bold and is underlined**. Context is provided as plain text.

Note: The MM references in this schedule do not correspond to the reference numbers used for modifications proposed prior to or during the hearing sessions.

Separate schedules for Additional Modifications [\[add link\]](#) and Policies Map Modifications [\[add link\]](#) have been prepared.

Chapter 1: Introduction

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM1	6	Paragraph 12	Paragraph 12: The council is committed to be clear and transparent in relation with the policies and text that are not subject to changes as consequence of the Local Plan Review and its consequential update. Appendix 2 provides a summary of the relation between the policies in the 1999 Local Plan, the 2018 adopted Local Plan and this Partial Update. <u>The second table in appendix 2 outlines the 2018 adopted Local Plan policies that are intended to be superseded by this Local Plan Partial Update.</u>	For clarity and to demonstrate full compliance with regulations.	No implications for SA findings.

Chapter 2: Melton Borough Today – A Portrait

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM2	21	Chapter 2: Footnote 24	Footnote 24: Melton Mowbray West is a Medium Super Output Area; the area it covers is shown in the Policies Map [with hyperlink to the policies map]. and a Leicestershire County Council Ward. It consists of the Melton borough electoral wards of Melton Dorian, Melton Egerton and Melton Sysonby. Identified as an area of concern for health inequalities in the Leicestershire Joint Strategic Needs Assessment (2022-2025).	Accuracy. Area mapped was as set out in Melton Borough's Health and Wellbeing Plan, however this was incorrectly described in that plan as aligning to the County Council ward area which is not fully congruent to the Medium Super Output Area that forms the 'area of concern' as set out in the Joint Strategic Needs Assessment (2022-2025).	No implications for the SA findings, which were assessed using an appropriate evidence base.

Chapter 3: Vision for Melton Borough

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM3	23	Vision	i) demanding ever higher environmental and design quality of new developments;	Clarity of wording 'ever higher' could be read as never ending.	No implications for SA findings.
MM4	23	Vision, additional point	k) managing resources responsibly and efficiently by minimising waste and carbon emissions; and l) supporting the development of Neighbourhood Plans to improve local areas; and <u>m) Ensure local housing meets the local communities current and future needs.</u>	Unintentional omission. The additional point was covered at Regulation 18 and it was given high relevance by several representations	No implications for SA findings.

Policy SS1 – Presumption in Favour of Sustainable Development

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM5	25	Policy SS1	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 to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at	Adaptation of the policy following the publication of the 2026 NPPF.	No implications for SA findings.

			<p>every level should seek to approve applications for sustainable development where possible. Sustainable development must address the causes and impacts of climate change.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.-</p> <p>Where there are no policies relevant to the application, 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:-</p> <p>the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or-</p> <p>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.-</p> <p><u>The council will take a positive and proactive approach to achieving sustainable development. Development proposals that contribute to the economic, social and environmental wellbeing of Melton borough,</u></p>		
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			<p><u>including by mitigating and adapting to the effects of climate change and supporting the efficient use of energy and natural resources, will be supported where they accord with the development plan.</u></p> <p><u>Planning applications that accord with the policies of the development plan will be approved without delay unless material considerations indicate otherwise.</u></p> <p><u>Where relevant development plan policies are absent, silent or out of date, proposals will be determined in accordance with the most up-to-date National Planning Policy Framework and other material considerations.</u></p>		
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Policy SS3 – Unallocated Housing in the Rural Area

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM6	30	Policy SS3 Paragraph 89	<p>Paragraph 89: The Local Plan Partial Update addresses some of the previous issues associated with the interpretation of the policy by applicants and the council by adding clarity while also refining the overarching objectives of the policy. The following elements are covered in more detail to provide further guidance to the interpretation of the policy:</p>	Clarity, flexibility, consistency and operability	Likely to have positive implications for housing delivery in rural locations through a more flexible approach.

			<ul style="list-style-type: none"> • Spatial limitations. The policy only applies in areas within and adjoining <u>the built form of Service Centres, Rural Hubs and Rural Settlements at the date of the adoption of the plan.</u> It does not apply to Melton Mowbray or the open countryside (except for the criteria related to subdivisions). • Thresholds. <u>The policy indicates support for ‘small-scale’ development.</u> Schemes of up to about 10 dwellings may be appropriate within (a gap in an otherwise built-up frontage) and adjoining Service Centres, schemes of up to about 5 for Rural Hubs, and schemes of up to about 3 dwellings for Rural Settlements. These thresholds are relevant regardless of the housing stock limitation for Rural Settlements. • [...] • Housing stock limitation for ‘Rural Settlements’. Following the above support to the appropriate type and size, and to avoid unintended consequences (uncontrolled development) in Rural Settlements, the policy limits development in these settlements to up to 10% of their 2011 housing stock. Appendix 6 provides guidance to applicants and decision-makers. <u>The</u> 		
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			<p><u>council may permit a departure from the 10% threshold, such as to facilitate the redevelopment of previously developed land or the re-use of redundant buildings, where this would not result in harm to the character, scale or function of the settlement.</u></p> <p>The remainder of the supporting text is unaltered.</p> <p>Policy SS3:</p> <p><u>Small-scale dDevelopment at Service Centres, Rural Hubs and Rural Settlements will be managed to enhance their social, economic and environmental sustainability. Development should mitigate and adapt to the effects of climate change and minimise demand for energy and other resources, while retaining and enhancing local services and employment.</u></p> <p><u>In addition to those This policy does not apply to sites allocated in a Local Plan or Neighbourhood Plan or development in accordance with Policy SS2 or other Local Plan and Neighbourhood Plan policies that is acceptable in principle under another spatial policy of the development plan.; a gap in an otherwise built-up frontage within a settlement development or redevelopment will be permitted within, and adjoining Service Centres, Rural Hubs and Rural Settlements provided they meet the overarching objective of this policy and the following criteria: Proposals for small-scale</u></p>		
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			<p><u>development or redevelopment within a gap in an otherwise built-up frontage, or within or immediately adjoining the built form of a Service Centre, Rural Hub or Rural Settlement, will be permitted where they accord with the overarching objective of this policy and follow one of the following two compliance routes:</u></p> <p>a) proposals for 2 and 3-bedroom houses and accessible bungalows that conform with the Nationally Described Space Standards will be supported, unless the cumulative effect of the proposal has a harmful impact on the sustainability and infrastructure of the settlement. Proposals for a different house type and size would not be generally supported unless justified by strong evidence. <u>In Growth within or adjoining ‘Rural Settlements’ growth is limited to up to a total of 10% of the 2011 housing stock for the settlement over the plan period, with development resulting in growth above this threshold only being permitted where it is strongly justified;</u> or</p> <p>b) the development is supported by the community through an adopted Neighbourhood Plan, Community Right to Build Order or Neighbourhood</p>		
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			<p>Development Order (or a similar robust mechanism that is acceptable to the council). These proposals should demonstrate how community involvement has shaped their design.</p> <p>Proposals would require a compliance condition to ensure the perpetuity of the type and size.</p> <p><u>A planning condition will be attached to permissions granted under this policy to ensure that the dwellings remain of the type and size approved.</u></p> <p>Proposals would <u>should</u> be of a high standard of design and do <u>should</u> not adversely affect the area's context, character and design details, sociable spaces and residential separation. This should include the provision of development with net zero operational emissions which has <u>been designed to</u> reduced the need for energy and other resources in line with EN9A and <u>consider</u> opportunities to enhance infrastructure, facilities and create employment opportunities, which could further enhance the social and economic sustainability and self-sufficiency of the settlement.</p> <p>Proposals would <u>should</u> not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.</p> <p>Proposals for self-build and custom housebuilding will be supported where they</p>		
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			<p>meet the above criteria <u>requirements</u> and do not conflict with other policies within this plan.</p> <p>The subdivision of an existing larger dwelling, including isolated dwellings in the countryside, will be supported where the proposed subdivision respects the scale, floor area and domestic curtilage of the existing dwelling and does not conflict with other policies within this plan or any relevant Neighbourhood Plan.</p>		
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Policy SS4 – Melton South Sustainable Neighbourhood

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM7	33	Policy SS4	<p>Melton Borough Council will work in partnership with developers and delivery partners to deliver the Melton South Sustainable Neighbourhood (MSSN) identified as a strategic development location on the Policies Map.</p> <p>Planning permission will be granted for the MSSN where it is in general accordance with a comprehensive masterplan <u>and phasing plan</u> that has been approved by the local planning authority, and any future approved iterations. The masterplan <u>and phasing plan</u> will be in general accordance with the illustrative development framework below.</p> <p>[...]</p>	<p>Clarity, flexibility in meeting green/blue infrastructure and open space requirements, and introduction of the self and custom housebuilding exception.</p> <p>Insertion of latest Development Framework Plan.</p>	<p>Increased certainty on the scale of care home provision.</p> <p>Increased flexibility and ability to deliver more market housing plots (rather than</p>

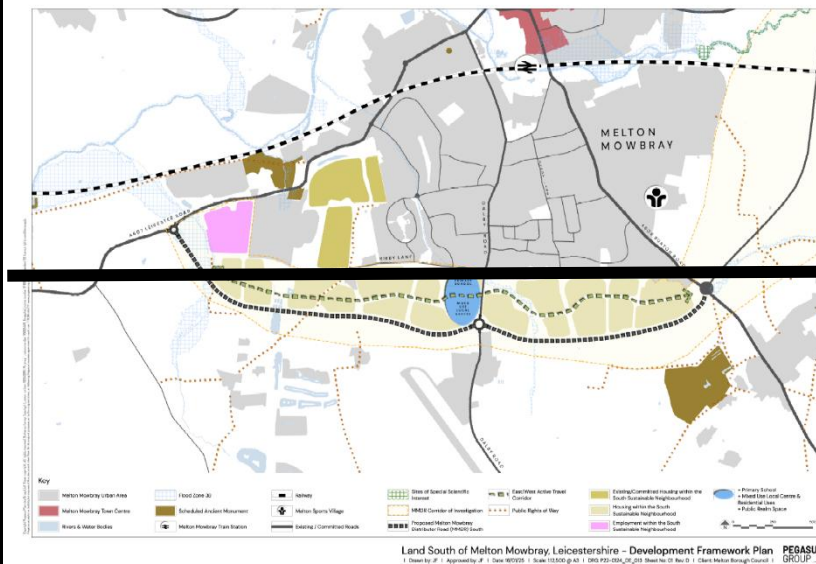
		<p>m3: Areas of green infrastructure, including landscaping, green gaps to be protected, green space, and play spaces <u>having regard to Policies EN3 and EN7;</u></p> <p>[...]</p> <p><u>h2: Extra care provision At least 60 units of extra care accommodation to meet the needs of the ageing population, co-located with the neighbourhood centre.</u></p> <p>[...]</p> <p><u>h3: As an exception to the standard requirements of Policy C8, there is no requirement for self-build or custom housebuilding plots to be provided on this site, unless there is an evidenced demand. Any such provision shall be made in accordance with Policy C8, up to a maximum equivalent to 5% of the total number of dwellings.</u></p> <p>[...]</p> <p>c2: An accessible neighbourhood centre of Class E uses not exceeding 1045sqm in total to meet the local day-to-day needs of residents of the development. No single unit within the neighbourhood centre shall exceed 400sqm to ensure that there are a range of goods and services available. The neighbourhood centre shall be in a central location of the MSSN and include a community hall and the co-location of extra care provision (see h2).</p> <p><u>c2: An accessible neighbourhood centre, centrally located within the MSSN to act as a focus of the community, providing up to 1045sqm of floor space to meet the day-to-day needs of residents, comprising:</u></p>		<p>custom and self build).</p>
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- a community hall;
- Class E retail provision, with no individual unit exceeding 400 square metres gross floor space;
- other Class E uses appropriate to a neighbourhood centre, with no individual unit exceeding 400 square metres gross floor space.

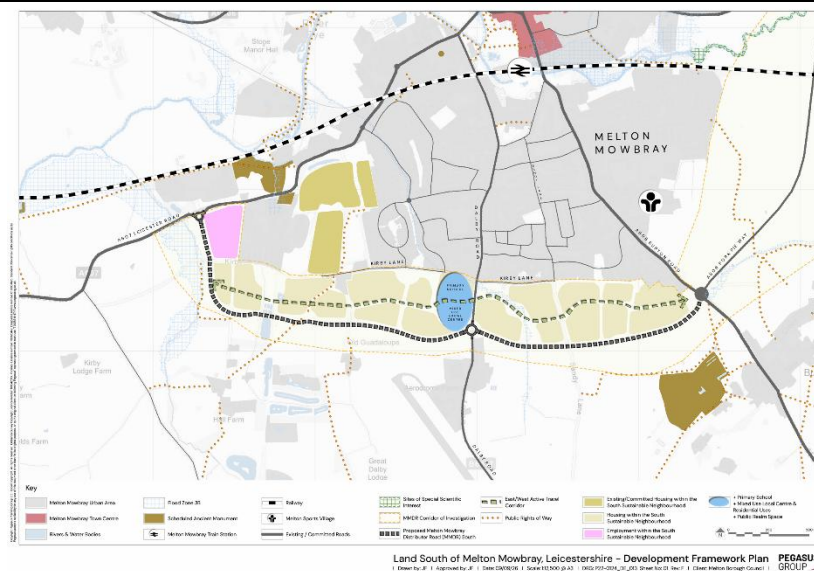
The neighbourhood centre shall be located adjacent to the extra care provision required by criterion h2.

[...]

Page 36 - delete Development Framework Plan:



Page 36 - replace with latest version (larger version is shown in annex 1):



Policy SS5 – Melton North Sustainable Neighbourhood

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM8	39	Policy SS5	<p>[...]</p> <p>m3: Areas of green infrastructure, including landscaping, green gaps to be protected, green space, and play spaces <u>having regard to Policies EN3 and EN7</u>;</p> <p>[...]</p> <p><u>h2: As an exception to the standard requirements of Policy C8, there is no requirement for self-build or custom housebuilding plots to be provided on this</u></p>	Clarity, flexibility in meeting green/blue infrastructure and open space requirements, and introduction of the self and custom housebuilding exception	Increased flexibility and ability to deliver more market housing plots (rather than custom and self build).

			<p><u>site, unless there is an evidenced demand. Any such provision shall be made in accordance with Policy C8, up to a maximum equivalent to 5% of the total number of dwellings.</u></p> <p>[...]</p> <p>en2: Protection and enhancement of <u>Protect</u> and where possible enhance historic assets and their settings.</p>		
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Policy SS6 – Local Plan Review

This modification is linked to the relevant Statement of Common Ground.

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM9	43	<p>Policy SS6 and Footnote 36.</p> <p>Paragraph 24 in Chapter 1</p> <p>Supporting text for Policy SS6</p> <p>Appendix 5</p>	<p>Paragraph 24: On an external level, there are a variety of plans and strategies that have been considered during the preparation of the Local Plan Update. Reference to these is included where appropriate throughout the document. A main driver for the adopted Local Plan and this Update is the Strategic Growth Plan (2018), which it is prove of the extensive record of collaboration between local authorities in Leicester and Leicestershire. Its function and relevance are covered in more detail in the text preceding Policy SS6. It is also our commitment to continue working</p>	<p>Simplification and clarity. The draft policy attempts to provide double reassurance (new Local Plan and/or review) which is confusing.</p> <p>The supporting text, except for the introductory paragraph, is not</p>	<p>No implications for SA findings. The SA takes account of the commitment to an early plan review / plan update. The intent and implications for the policy remain the same.</p>

		<p><u>collaboratively with other authorities to meet unmet needs within the Housing Market Area.</u></p> <p>Paragraph 109: <u>As identified in the Local Development Scheme (2023) and subsequent updates</u>, the council is committed to commence the preparation of a new local plan (update or new plan) covering a longer plan period immediately after the adoption of this Local Plan Partial Update. <u>This plan will be prepared under the provisions of the reformed approach to plan-making.</u> This commitment is now added to Policy SS6</p> <p>Paragraph 110: To add further [...]</p> <p>Paragraph 111: Melton Borough [...]</p> <p>Paragraph 112: The council [...]</p> <p>Paragraph 113: Where the council [...]</p> <p>Paragraph 114: Given the pivotal [...]</p> <p>Paragraph 115: The council [...]</p> <p>Paragraph 116: Local authorities [...]</p> <p>Paragraph 117: Local authorities [...]</p> <p>Paragraph 118: The publication [...]</p>	<p>needed. The introductory paragraph needs some minor changes.</p> <p>Collaboration between districts and reference to the Strategic Growth Plan appears in paragraph 24, which needs a minor amendment consequential of the changes in Policy SS6.</p> <p>Appendix 5 introductory text needs to be amended accordingly</p>	
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			<p>Paragraph 119: In 2020 Leicester [...]</p> <p>Paragraph 120: No other unmet [...]</p> <p>Paragraph 121: The NPPF [...]</p> <p>Policy SS6 – <u>New</u> Local Plan Review</p> <p>The council will commence a new Local Plan immediately upon adoption of this partial update.</p> <p><u>On adoption of the partial update, the council will publish a timetable for the preparation of a new Local Plan.</u></p> <p>The council will monitor social, economic and environmental changes, development and infrastructure against the Plan’s vision, policies and targets.</p> <p>The council will consider carrying out an early statutory plan review³⁶, taking account of the following criteria and the potential for measures other than a local plan update to resolve issues:</p> <p>a) factors listed in the National Planning Policy Framework or other national guidance;</p> <p>b) progress towards the Local Plan’s vision, including in relation to climate change and infrastructure;</p>		
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		<p>c) formal agreements, and more specifically, commitment to collaborative working to meet any unmet need within the Housing Market Area;</p> <p>d) spatial distribution, within the borough, which deviates significantly from the plan strategy; or</p> <p>e) delivery of Melton's North or South Sustainable Neighbourhoods or Distributor Road.</p> <p>Should the statutory review indicate that the Local Plan requires a partial or full update the council will seek to commence the update within 6 months.</p> <p>Footnote 36: The Local Planning Regulations 2012 (as amended) state that, at least every five years from adoption, a review of the Local Plan must be undertaken to consider whether a partial or full local plan update is required</p> <p>Appendix 5: The table below outlines the matters that the council will monitor to understand if the Local Plan is working or not. The information provided by the monitoring, will to be reported through the Authority Monitoring Report (AMR), may give rise to the need to consider reviewing the Local Plan. It needs to be noted that monitoring these indicators should be a</p>		
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			proportional exercise and might vary in the future.		
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Policy C2 – Housing Mix

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening																														
MM10	46	Supporting text for Policy C2	Paragraph 130: The Local Housing Needs Assessment 2024 is used as the primary evidence for the housing mix (see Table 5 below). Affordable housing is split between affordable home ownership and affordable housing for rent, with the rented split between general and older person's rented housing. This is to reflect the difference in the housing mix requirements of each. <u>Site specifics will be considered if they are robustly evidenced and could include an alternative housing mix to meet a specific housing need or to take account of viability constraints.</u> Further guidance on how housing mix is dealt with is in the Affordable Housing and Housing Mix SPD (2019) .	Clarification on the application of the policy and flexibility.	No implications for SA findings.																														
MM11	46	Supporting text for Policy C2 (Table 5)	<table border="1"> <thead> <tr> <th></th><th>Market Housing</th><th>Affordable Home Ownership</th><th>Rented Affordable Housing: General Needs</th><th>Rented Affordable Housing for Older People</th><th>Affordable Housing for Older People (alignment with LHNA)</th></tr> </thead> <tbody> <tr> <td>1 bed</td><td>0-10%</td><td>15-20%</td><td>30-35%</td><td>45-50%</td><td></td></tr> <tr> <td>2 bed</td><td>25%-35%</td><td>45%</td><td>25%-30%</td><td>50%-55%</td><td></td></tr> <tr> <td>3 bed</td><td>40%-50%</td><td>30% 35-40%</td><td>25%-30%</td><td>50%-55%</td><td>0%</td></tr> <tr> <td>4+ bed</td><td>15%-25%</td><td>10%-15% 0%</td><td>10%-15%</td><td>50%-55%</td><td>0%</td></tr> </tbody> </table>		Market Housing	Affordable Home Ownership	Rented Affordable Housing: General Needs	Rented Affordable Housing for Older People	Affordable Housing for Older People (alignment with LHNA)	1 bed	0-10%	15-20%	30-35%	45-50%		2 bed	25%-35%	45%	25%-30%	50%-55%		3 bed	40%-50%	30% 35-40%	25%-30%	50%-55%	0%	4+ bed	15%-25%	10%-15% 0%	10%-15%	50%-55%	0%		No implications for SA findings.
	Market Housing	Affordable Home Ownership	Rented Affordable Housing: General Needs	Rented Affordable Housing for Older People	Affordable Housing for Older People (alignment with LHNA)																														
1 bed	0-10%	15-20%	30-35%	45-50%																															
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3 bed	40%-50%	30% 35-40%	25%-30%	50%-55%	0%																														
4+ bed	15%-25%	10%-15% 0%	10%-15%	50%-55%	0%																														

MM12	47	Policy C2	a) a housing mix in accordance with Table 5 or any future update of the housing mix evidence. Site specifics will be considered in exceptional circumstances if they are robustly evidenced; and	Flexibility	
MM13	47	Policy C2	<u>Proposals for specialist or supported housing are required to demonstrate they will meet the occupiers' needs; such as physical or mental health needs, learning disabilities or neurodivergent needs, on the basis of design, layout and access. Proposals for extra care housing, retirement homes, sheltered homes and care homes are expected to provide these as wheelchair accessible, in accordance with Part M4(3)(b), or any subsequent revisions.</u>	Strengthen the policy in relation to specialist housing designed to meet the needs of specific groups based on advice from Leicestershire County Council's Public Health Team.	Marginal improvement in terms of health, wellbeing and equality topics.

Policy C3 – Internal Space Standards

No main modifications proposed

Policy C4 – Affordable Housing Provision

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM14	54	Policy C4	<p>Proposals for major residential developments where 10 or more dwellings will be provided and/or the site has an area of 0.5 hectares or more are required to provide affordable housing, as defined within the National Planning Policy Framework, having regard to housing needs and housing mix (in regard to tenure, type and size).</p> <p>On residential sites of 4 or more dwellings in the borough's designated rural areas, 25% affordable housing is required.</p> <p>The requirements are based on the following percentages for different value areas, <u>subject to viability</u>:</p> <p>The table in the policy remains unchanged</p> <p><u>On residential sites of 4 to 9 or more dwellings in the borough's designated rural areas, 25% affordable housing is required.</u></p>	Clarification	No implications for SA findings.

Policy C7 – Community Facilities and Services

No main modifications proposed

Policy C8 – Self-build and Custom Housebuilding

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening																																																																	
MM15	59	Policy C8 and its supporting text	Paragraph 165. Table 8 below shows the relation between demand and permission granted for the period between the 1st of April 2016 and 30th of October 2024 ⁵ . The identified shortfall by the end of this period is 3043 dwellings.	Additional base periods added, justification simplified, affordable housing requirement removed	No implication for SA findings.																																																																	
			<table><tr><th>Base period</th><th>Monitoring period</th><th>Demand</th><th>Permissions granted</th><th>Shortall/ oversupply</th></tr><tr><td>1</td><td>1st Apr 2016 – 30th Oct 2016</td><td>0</td><td>0</td><td>0</td></tr><tr><td>2</td><td>31st Oct 2016 – 30th Oct 2017</td><td>0</td><td>7</td><td>+7</td></tr><tr><td>3</td><td>31st Oct 2017 – 30th Oct 2018</td><td>0</td><td>0</td><td>0</td></tr><tr><td>4</td><td>31st Oct 2018 – 30th Oct 2019</td><td>21 24</td><td>18</td><td>-3 -6</td></tr><tr><td>5</td><td>31st Oct 2019 – 30th Oct 2020</td><td>33 35</td><td>21</td><td>-12 -14</td></tr><tr><td>6</td><td>31st Oct 2020 – 30th Oct 2021</td><td>19</td><td>11</td><td>-8</td></tr><tr><td>7</td><td>31st Oct 2021 – 30th Oct 2022</td><td>14</td><td>9</td><td>-5</td></tr><tr><td>8</td><td>31st Oct 2022 – 30th Oct 2023</td><td>7</td><td>7</td><td>0</td></tr><tr><td>9</td><td>31st Oct 2023 – 30th Oct 2024</td><td>17 19</td><td>8</td><td>-9 -11</td></tr><tr><td>10</td><td>31st Oct 2024 – 30th Oct 2025</td><td>18</td><td>12</td><td>-6</td></tr><tr><td>11</td><td>31st Oct 2025 – 30th Oct 2026</td><td>6</td><td></td><td></td></tr><tr><td>12</td><td>31st Oct 2026 – 30th Oct 2027</td><td>3</td><td></td><td></td></tr></table>			Base period	Monitoring period	Demand	Permissions granted	Shortall/ oversupply	1	1 st Apr 2016 – 30 th Oct 2016	0	0	0	2	31 st Oct 2016 – 30 th Oct 2017	0	7	+7	3	31 st Oct 2017 – 30 th Oct 2018	0	0	0	4	31 st Oct 2018 – 30 th Oct 2019	21 24	18	-3 -6	5	31 st Oct 2019 – 30 th Oct 2020	33 35	21	-12 -14	6	31 st Oct 2020 – 30 th Oct 2021	19	11	-8	7	31 st Oct 2021 – 30 th Oct 2022	14	9	-5	8	31 st Oct 2022 – 30 th Oct 2023	7	7	0	9	31 st Oct 2023 – 30 th Oct 2024	17 19	8	-9 -11	10	31 st Oct 2024 – 30 th Oct 2025	18	12	-6	11	31 st Oct 2025 – 30 th Oct 2026	6			12	31 st Oct 2026 – 30 th Oct 2027	3		
			Base period			Monitoring period	Demand	Permissions granted	Shortall/ oversupply																																																													
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12	31 st Oct 2026 – 30 th Oct 2027	3																																																																				

13	31 st Oct 2027 – 30 th Oct 2028	11		
Total		111	81	-30
		136	93	-43

Table 8 Figures from Government's published Right to Build Registers Monitoring. Base periods 11, 12 and 13 added for information only.

Paragraph 166. ~~As identified in the [Local Housing Needs Assessment 2024](#), it will be important for the council to maintain the policy requirements (5% of serviced dwelling plots for self-building and custom builders) in the Melton Sustainable Neighbourhoods. The report also opens the option for a reduced size threshold to address the increasing demand. The updated policy reduces the threshold from 100 dwellings (in the adopted local plan) to 20 dwellings, as a mechanism to address the current needs.~~

Paragraph 167. ~~The self-build and custom housebuilding policy provides a mechanism for developers of large residential developments to sell a proportion of service plots to prospective self-builders and custom builders. Even though it is not explicitly covered by the policy, self-build and custom housebuilding are an excellent opportunity for exemplar design proposals, such as Passivhaus standards (or similar), which will imply a significant reduction in ongoing water and energy costs for the building. It needs to be noted that the Sustainable Neighbourhoods have a specific clause in Policies SS4 and SS5 for the provision of Self-build and custom housebuilding, acknowledging a low demand for this type of housing in Melton Mowbray and within large strategic sites.~~

Paragraph 168. ~~To draft the updated policy, the council engaged with the Right to Build Task Force. As addressed in the [Local Housing Needs Assessment](#), the Task Force recognises that a proportion of the windfall allowance for housing is expected to be delivered as custom or self-~~

	<p>builds given their status as exception sites for Biodiversity Net Gain (BNG) requirements.</p> <p>Paragraph 169. To avoid an overreliance on speculative permissions to address the existing shortfall and the increasing demand, the policy also reduces the threshold for large sites, encourages provision in areas with a local shortfall and encourages provision via Neighbourhood Plan allocations. The estimated effect of Biodiversity Net Gain exceptions and the reduction of the threshold are shown in Table 9 below.</p> <table><tr><td></td><td>Number of dwellings</td></tr><tr><td>Annual average demand (since 2018/19)</td><td>19 (rounded)</td></tr><tr><td>Annual average permissions granted (since 2018/19)</td><td>12 (rounded)</td></tr><tr><td>Annual average surplus/shortfall</td><td>-7</td></tr><tr><td>Annual contributions from reduced threshold (to 2036)</td><td>+1</td></tr><tr><td>Annual windfall allowance</td><td>29</td></tr><tr><td>70% of windfall allowance as CSB (as result of BNG)</td><td>20 (rounded)</td></tr><tr><td>Current CSB contribution from windfall sites (annual)</td><td>7 (rounded)</td></tr><tr><td>Estimate annual net increase CSB due to BNG exceptions</td><td>+13</td></tr><tr><td>Annual estimated surplus/shortfall</td><td>+7</td></tr></table> <p><i>Table 9 Estimated demand and revised annual supply</i></p> <p>Paragraph 170. The policy introduces exceptions for in-lieu payments for two units or less, and affordable homes as a consideration, subject to viability, for unsuccessfully marketed plots. For example, a 40-dwelling scheme would need to deliver two custom or self-build dwellings, unless there are very exceptional circumstances allowing for in-lieu payments. If the plots are not sold within 12 months (under the circumstances specified in the policy), then on-site affordable housing provision will be expected as per Policy C4 unless this is unviable.</p>		Number of dwellings	Annual average demand (since 2018/19)	19 (rounded)	Annual average permissions granted (since 2018/19)	12 (rounded)	Annual average surplus/shortfall	-7	Annual contributions from reduced threshold (to 2036)	+1	Annual windfall allowance	29	70% of windfall allowance as CSB (as result of BNG)	20 (rounded)	Current CSB contribution from windfall sites (annual)	7 (rounded)	Estimate annual net increase CSB due to BNG exceptions	+13	Annual estimated surplus/shortfall	+7	
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Current CSB contribution from windfall sites (annual)	7 (rounded)																					
Estimate annual net increase CSB due to BNG exceptions	+13																					
Annual estimated surplus/shortfall	+7																					

		<p>Paragraph 171. Finally, to enhance the council's monitoring, the policy sets a requirement for the submission of information to demonstrate how the initial homeowners had primary input into the final design and layout of the dwelling. This information is expected to be submitted at reserve matters of full planning stage.</p> <p>[...]</p> <p>Policy C8 – Self-build and Custom Housebuilding</p> <p>[...]</p> <p>Criteria 2: each plot must be marketed for at least a 12-month marketing period, this period running from the point that the plots are ready to be developed, fully serviced and accessible. A robust marketing strategy must be agreed with the council and plot sales values should be supported by an independent valuation and take account of the likely higher build costs associated with self and custom build housing. If they are not sold within this period, consideration will need to be given for the plots to be delivered as affordable housing on site as per Policy C4 <u>where the affordable housing requirement is not being met in full on the site, or otherwise as market housing.</u></p>		
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Policy C9 – Healthy Communities

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM16	63	Supporting text for Policy C9	Paragraph 177: The locally developed Healthy Place Making platform <u>Leicestershire County Council's health and wellbeing resources</u> provides advice and resources on how to create healthier places in Leicester, Leicestershire and Rutland.	To provide the best long-term link for locally relevant guidance based on advice from Leicestershire County Council's Public Health Team.	No implications for SA findings.
MM17	64	Policy C9	<u>All development proposals should seek to make a positive contribution to health and wellbeing. Development proposals are expected to appropriately promote, support and enhance physical and mental health and wellbeing across the life course, and contribute to reducing health inequalities, by ensuring high quality development is provided, alongside accessible local services and facilities to support health, in accordance with the wider policies of this plan.</u>	Clarity and alignment with local strategic health plans which have a strong life course approach. Based on advice from Leicestershire County Council's Public Health Team.	Marginal additional positives for health, wellbeing and equality topics.

Policy C10 – Health Impact Assessments

MM Ref	Pg	Item	Proposed change	Reasons	SA Findings
MM18	65	Supporting text for Policy C10	Insert new paragraph after paragraph 182; <u>Where a relevant HIA has been previously undertaken for a site, for example to support an allocation, a Masterplan or a previous planning permission, the HIA process may not be necessary. Here it may be appropriate to set out within a section of the design and access statement how the findings and recommendations of the pre-existing HIA have informed the design of the proposal.</u>	To provide clarity on the need for Health Impact Assessments where health impacts have already been robustly assessed.	Procedural clarity does not affect SA findings, as policy still ensures health impacts are addressed where they have not already been explored in detail.
MM19	66	Policy C10	b) development located in an identified Area of Concern in the Leicestershire Joint Strategic Needs Assessment as identified on the policies map; or	To ensure policy wording is clearly written and unambiguous.	No implications for SA findings.

Policy EC1 – Employment Need, Allocations and Development

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM20	70	Supporting text for Policy EC1	Insert new paragraph after paragraph 193: <u>The Local Plan Update supports and complements the ambitions set out in Melton's Inward Investment Strategy 2025–2030, providing a spatial and policy framework that enables sustainable economic growth.</u>	Alignment with the council's Inward Investment Strategy	No implications for SA findings.

			<u>attracts high-value investment, and strengthens Melton’s identity as the Rural Capital of Food.</u>			(published after the Regulation 19 consultation)	
MM21	71	Policy EC1, supporting text and Appendix 5	Refer ence	Site	Allocation Area (ha)	Accuracy, to reflect site boundary change for employment allocation EC1b to remove proposed Leicester Road/Kirby Lane link road route within submitted planning application.	Screened in. Adjusted site boundary to account for planning application for a road scheme.
			EC1a	Asfordby Business Park, Asfordby	10.0		
			EC1b	Land South of Leicester Road, Melton Mowbray	9.96 <u>6.62</u>		
			EC1c	Airfield Farm, Melton Mowbray	8.57		
			EC1d	Melton Airfield, Melton Mowbray	12.88		
			EC1e	Burrough Court Extension, Burrough on the Hill	1.04		
				TOTAL	42.45 <u>39.11</u>		
			[...] Paragraph 189, third bullet point: <ul style="list-style-type: none">• 19.96<u>16.62</u>ha of industrial/warehousing need will be met through the continued allocation of two existing employment allocations; and [...] Paragraph 190, second bullet point: <ul style="list-style-type: none">• Land South of Leicester Road, Melton Mowbray. Continued allocation from the adopted Local				

			<p>Plan, albeit reduced in size. The greenfield site has outline planning permission (application reference 21/01280/OUT) for <u>9.966.62</u>ha employment development.</p> <p>[...]</p> <p>Appendix 5, Policy EC1, target, second bullet point:</p> <ul style="list-style-type: none"> • <u>9.966.62</u> ha of B2/B8/E(g) at Land South of Leicester Road (EC1b) 		
MM22	72	Policy EC1	<p>Replace the final paragraph of Policy EC1: Proposals for employment development of non-allocated sites will be considered against the above criteria if it becomes evident that employment need will not be met by the allocations, or reflecting a significant change in economic circumstances, or if the proposal is in a rural area and complies with Policy EC2. In both cases, the above policy criteria should be met.</p> <p><u>Proposals for employment development on non-allocated sites will be positively considered against the above criteria, where they contribute to meeting identified employment needs not addressed by existing allocations or respond to evolving economic conditions. In rural areas, proposals must comply with Policy EC2 to ensure they support sustainable rural enterprise, respect local character, and contribute to community vitality. All proposals should align with the Local Plan's sustainable development principles and Melton's ambition to attract innovative, socially responsible businesses. Developments that support priority sectors - such as food manufacturing, logistics, and</u></p>	<p>Alignment with the council's Inward Investment Strategy (published after the Regulation 19 consultation) and adds clarity to the application of the policy. Clearer link to Policy EC2</p>	<p>Provides more support for employment growth that is not covered by allocations.</p>

			<u>professional services - and enhance Melton's role as a regional centre of excellence will be especially encouraged.</u>		
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Policy EC2 – Rural Economy

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM23	73	Policy EC2	<p>[...]</p> <p>f) are for B2, B8 and E(g) use class employment sites, provided that they are appropriate for their location in accordance with the criteria for all employment proposals in Policy EC1; and</p> <p>[...]</p> <p>Support for the principle of these proposals does not negate the requirement to comply with other policies related to impact upon surrounding amenity, design, landscape, transport and parking provision, <u>including the criteria (a) to (i) in Policy EC1.</u></p>	Clearer link with Policy EC1	No implications for SA findings.

Policy EC3 – Existing Employment Sites

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM24	76	Policy EC3	<p>Footnote 49: <u>"If after 3 years of this site ceasing to be occupied no progress has been made to bring this site back into employment use, a broader range of uses will be acceptable and criteria (a) and (b) in relation to proposals for non-employment uses will be considered to be met"</u></p>	To add clarity relating to the application of footnote 49.	No implications for SA findings.

Policy EC5 – Main Town Centre Uses and Melton Mowbray Town Centre

No main modifications proposed

Policy EC8 – Tourism

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM25	87	Policy EC8	d) in the case of visitor accommodation, such as glamping, camping and bed & breakfast, it is small in scale <u>an appropriate scale</u>; and	To ensure consistency for points a-d.	No implications for SA findings.

Policy EN2A – Protecting Biodiversity and Geodiversity

No main modifications proposed

Policy EN2B – Designing with Nature

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM26	92	Supporting text for policy EN2B	Insert new paragraph following paragraph 296: <u>The Borough contains military safeguarding areas related to RAF Barkston Heath, RAF Cottesmore, RAF Syerston, East 1 WAM Network and the Defence Animal Centre Melton Mowbray. Proposals for biodiversity enhancements within military safeguarding zones should consult the Ministry of Defence as early as possible in the planning process to ensure proposals are compatible with aviation safety.</u>	To address unintended omission.	No implications for SA findings.

MM27	92	Policy EN2B	Where an ecological survey is required by Policy EN2A, the design should be <u>informed by</u>based on that survey.	Clarity	No implications for SA findings.
MM28	92	Policy EN2B	Developments should follow these principles <u>where possible</u>, taking account of the <u>scale, type and location</u> of the development.	Clarity and to remove any possible ambiguity	No implications for SA findings.
MM29	93	Policy EN2B	c) create new habitats, particularly <u>priority habitats and habitats to support priority species</u>rare and valuable ones.	To ensure policy wording is clearly written and unambiguous.	No implications for SA findings.
MM30	93	Policy EN2B	i) choose appropriate <u>native and climate-resilient</u> species in landscaping and other planting that provide maximum biodiversity benefits including food for pollinators and other fauna.	To ensure policy wording is clearly written and unambiguous.	No implications for SA findings.

Policy EN3 – The Melton Green and Blue Infrastructure Network

MM Ref	Pg	Item	Proposed change	Reasons	SA findings
MM31	95	Supporting text for policy EN3	<p>Paragraph 303:</p> <p>303. The Strategy outlines eight spatial strategies based on the existing GBI corridor network and eight thematic strategies alongside priorities and objectives for GBI within the borough, reflecting the various opportunities to enhance and connect existing green and blue assets through new development. Proposals should, wherever possible, aim to provide new or enhanced GBI that seeks to meet the council’s spatial and thematic priorities as reflected within Policy EN3.</p> <p>New Paragraph 304:</p> <p><u>The five headline GBI standards are outlined in Policy EN3 criteria a-e. Standards c, d and e are referred to as ‘Urban’ standards to align with the naming used within the GI Strategy and Natural England’s GI Framework. The five headline standards apply to major developments across the whole borough, in both rural and urban areas; apart from standards c)2 and e)1 which only apply to Melton Mowbray, Bottesford and Asfordby.</u></p> <p>New Paragraph 305:</p> <p><u>The Urban Tree Canopy Cover Standard supports the application of the 3-30-300 principle as a recognised framework for delivering healthier, greener and more resilient communities. Where compliance with the policy is achieved by providing three trees visible or close to every home, this should be interpreted as</u></p>	Clarity and remove any possible ambiguity.	No implications for SA findings.

		<p><u>providing views of at least three established or proposed trees from principal habitable room windows and/or immediately adjacent public spaces. Compliance may be demonstrated through landscape plans, visualisations, verified views, or GIS-based visibility assessments showing that the expected standard will be achieved at the anticipated maturity of the proposed planting. This approach will help ensure that the benefits of urban greening are integrated into the daily lives of residents and contribute positively to health, wellbeing, climate resilience and local character.</u></p> <p>New Paragraph 306 (previously paragraph 303):</p> <p>The GI Strategy and Action Plan provides further information and guidance in applying the five standards, which should be considered alongside the detailed user guides[56] and case studies prepared by Natural England as appendices to the Green Infrastructure Framework.</p> <p>New Paragraph 307:</p> <p><u>GBI can often perform multiple functions and contribute to the delivery of a range of Local Plan objectives. For example, a single green infrastructure asset may provide recreational open space, biodiversity enhancement, sustainable drainage, climate resilience and landscape benefits. Recognising and maximising this multifunctionality can help achieve more efficient and effective use of land while supporting high-quality place-making. Where elements of GBI are intended to fulfil more than one policy requirement, including</u></p>		
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			<u>meeting open space standards as outlined within Policy EN7, submitted proposals should clearly identify and demonstrate these multifunctional benefits within their supporting documentation. The council's updated Open Space evidence provides further information and guidance to support the application of Policies EN3 and EN7.</u>		
MM32	96	Policy EN3	<p>Insert new footnote in criteria a)1. after a GBI Strategy or Plan</p> <p>Footnote: <u>to be provided as part of the Design and Access Statement or other supporting document</u></p> <p>[...]</p> <p>Criteria c)2.</p> <p>major development in Melton Mowbray, Bottesford and Asfordby will be required to include provision and sustainable management of 1 hectare of Local Nature Reserve (LNR) per 1,000 <u>new</u> population and enhancement of areas that qualify as Local Wildlife Sites.</p> <p>[...]</p> <p>Criteria e)1.</p> <p>major development in Melton Mowbray, Bottesford and Asfordby <u>should, where possible, provide for 3three</u> trees visible or close to every home, <u>or alternatively demonstrate that the development will achieve 30% tree canopy cover within the development or lower super output area (LSOA), and that homes will be no more than 300 metres from the nearest public park or</u></p>	Clarity and remove any possible ambiguity.	No implications for SA findings.

			<p>green space, taking local nature recovery priorities <u>and the Green Infrastructure Strategy (January 2025) or latest local GI evidence</u> into consideration; and</p> <p>[...]</p> <p><u>In appropriate cases (and subject to viability)</u></p> <p>dDeveloper contributions may be sought as an <u>alternative to meeting a standard</u> to facilitate improvements to the quality of the GBI network, where reasonably required to support and mitigate the impact of development, in accordance with Policy IN3 and the council's Developer Contributions SPD.</p>		
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Policy EN5 – Local Green Space

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM33	101	Policy EN5	<p><u>a) in reasonably close proximity to the community they serve</u>of particular local significance and demonstrably special to a local community;</p> <p><u>b) of particular local significance and demonstrably special to a local community</u>in reasonably close proximity to the community they serve; and</p> <p>c) local in character and not an extensive tract of land.</p> <p>[...]</p> <p>Development within them will be assessed against <u>national Green Belt policies</u> and any harm to their reasons for designation.</p>	For clarity and to ensure consistency with national policy.	No implications for SA findings.

Policy EN7 – Open Space, Sport and Recreation

MM Ref	Pg	Item	Proposed change				Reasons	SA Screening
MM34	109	Policy EN7	Total Public Open Space	5.03	Not applicable	Not applicable	To ensure policy is clearly written and unambiguous.	No implications for SA findings.
			Outdoor Sports Space	In accordance with Sport England’s Playing Pitch and Sports Facility Calculators and latest playing pitch and indoor sports facilities assessments.				

Policy EN8 – Climate Change

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM35	111	Supporting text for Policy EN8	<p>Paragraph 362: This aligns with national legally binding commitments in place to achieving net zero emissions by no later than 2050, with an interim target to reduce emissions by 81% 78% by 2035⁶¹.</p> <p>Footnote 61: 81% 78% reduction from 1990 levels. Net Zero commitments set out in the Climate Change Act 2008, as amended.</p>	To reflect an update to the Government's Nationally Determined Contributions .	Marginal improvement in climate change mitigation topic.
MM36	112	Supporting text for Policy EN8	Paragraph 365: This is why the Local Plan as a whole has been developed to address climate change with relevant considerations embedded across its policies <u>having regard to the council's Climate Change Study (2024)</u>. This approach	To provide clarity on the role of Climate change study to embed climate change	No implications for SA findings.

			<u>seeks to ensure that taken as a whole the local plan provides an effective response that contributes to the mitigation of, and adaptation to, climate change. Policy EN8 below sets out [...]</u>	considerations across the plan.	
MM37	112	Policy EN8	<p>a) Minimising carbon emissions, including by:</p> <p>5. considering whole life carbon emissions arising not only from the use of a building (its operational emissions) but those that relate to its construction (including materials), building maintenance and end of life decommissioning <u>of all types of development;</u></p> <p>6. supporting appropriate opportunities to increase renewable energy regeneration; and</p>	<p>To ensure it is clear that considerations should apply to all types of development.</p> <p>Opportunity to amend a typo.</p>	No implications for SA findings.

Policy EN9A – Ensuring Sustainable Development

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM38	114	Supporting text for Policy EN9A	<p>Paragraph 370: Building design will be expected to apply the strategy set out in Policy EN9A. This adopts the Energy Hierarchy as shown in Figure 10 below and takes a design and fabric first approach, so that, as far as possible, development has minimised the need for energy with residual energy requirements being met from renewable and low carbon sources (this can includes electricity supplied by the National Grid which is in the process of being once decarbonised).</p>	To ensure supporting text is clearly written and unambiguous.	No implications for SA findings.

MM39	119	Policy EN9A and supporting text for Policy EN9A	<p>[...]</p> <p>Development proposals that achieve net zero operational emissions, by reducing heat and power demand to low levels and then meet remaining operational energy through onsite renewables are strongly supported.</p> <p><u>Design and Access Statements should clearly set out how appropriate climate change considerations have influenced and been incorporated into the design of proposals. They should adopt a comprehensive approach that includes consideration of energy and water efficiency, energy supply, material use and occupant wellbeing (including overheating and flood risks).</u></p> <p><u>Development proposals that achieve accreditation with a nationally recognised good practice sustainability standard are supported, this includes Passivhaus and BREEAM ('Very Good' or higher). Where an accredited standard is agreed, a condition will be attached to the planning permission to ensure compliance.</u></p> <p>Delete part a) of the policy</p> <p>Delete part b) of the policy</p> <p>Re-letter part c) to part a).</p> <p>Re-letter part d) to part b).</p>	To address the publication of the Future Homes and Building Standards.	Improved clarity over delivery mechanism and evidence that developments address sustainable design. A beneficial change, but unlikely to significantly change SA findings.
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			<p>Re-letter part e) to part c).</p> <p>Insert new paragraph directly before paragraph 367: <u>Policy EN9A requires consideration of both climate change adaptation and mitigation. This requires the consideration of; energy and water efficiency, energy supply, material use and occupant wellbeing (including overheating, and flood risks) and this should be across the lifetime of a development (during construction, whilst in use, and at the end of its life).</u></p> <p>New development</p> <p>Insert new paragraph before paragraph 374: <u>Building Regulations introduced under the Future Homes and Buildings Standards will ensure that new homes and non-domestic buildings are energy efficient with low carbon heating systems (such as heat pumps) and appropriately incorporate renewable energy systems (such as roof mounted solar panels). Buildings constructed to the Future Homes and Buildings Standards will not be net zero in operation, they will meet a ‘net zero ready’ standard. This means they will not require retrofitting to become zero carbon in use when the electricity grid decarbonises.</u></p> <p>Paragraph 374: <u>Building Regulations represent the minimum standards required. By adopting best practice standards many new buildings, including most new homes housing, can be</u></p>		
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			<p>designed to be ‘net zero’ from the outset, operate with lower energy requirements that can be met by onsite renewable energy generation, such as roof mounted solar panels. <u>Best practice standards can be demonstrated and ensured by adopting a nationally recognised and independently accredited best practice framework. This includes Passivhaus and BREEAM. Other independently accredited frameworks exist and are emerging, these may be acceptable (subject to council approval).</u></p> <p>[insert new paragraph break]</p> <p>[New title] BREEAM</p> <p>[New paragraph] BREEAM is a broad credit-based sustainability framework which covers <u>energy, water, materials, transport, ecology, health, waste and management. Its use is considered a good way to demonstrate sustainable development in accordance with the requirements of Policy EN9A. BREEAM can also be used to demonstrate appropriate consideration of embodied (whole life) carbon and water efficiency, in accordance with Policies EN9A.c and EN9B respectively. A BREEAM ‘Very Good’ (or higher standard, where viable) will be supported⁶³.</u></p> <p>Delete paragraphs 375, 376 and 377</p> <p>(Delete footnotes 64, 65, 66, 67, and 68)</p>		
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			[note: footnote 63 moved to new position – wording unchanged]		
MM40	118	Policy EN9A and Supporting Text for Policy EN9A	<p>Delete and replace supporting text; paragraphs 385 and 386.</p> <p>Paragraph 385: Whole life carbon assessments are an effective way to understand and consider actions to achieve this for large scale developments. They assess and consider actions to reduce emissions, from construction (including the embodied energy of materials, the use of sustainable construction practices and minimising waste) through to building use (operational emissions) and any emissions associated with lifetime maintenance and end of life decommissioning. They should be undertaken at an early stage of the design process to facilitate efficient, cost-effective solutions. Policy EN9A is intended to ensure proportionate consideration of whole-life carbon, waste and material use relative to the scale and complexity of the proposal. The policy requires large-scale developments to demonstrate how whole-life carbon impacts have been considered and, where practical, reduced through the design of the development.</p> <p>Paragraph 386. Policy EN9A sets out requirements in relation to consideration of whole-life carbon, waste and material use that are proportional to the scale and complexity of</p>	<p>To improve the clarity, proportionality and effectiveness of Policy EN9A whilst appropriately maintaining policy requirements that support for the Plan's climate change objectives.</p> <p>To offer greater flexibility to demonstrate compliance and provide clarity in how to demonstrate compliance.</p>	<p>Improved clarity and flexibility over delivery mechanism and evidence that developments address sustainable design. A beneficial change, but unlikely to significantly change SA findings.</p>

		<p>the development proposal and are not considered prohibitive, as they do not at this stage set any targets or requirements that need to be met. Compliance with accredited best practice standards, including Passivhaus and BREEAM can ensure such considerations have been incorporated into proposals. <u>Whole-life carbon assessments are one effective way of understanding and considering the whole-life carbon impacts of large-scale development. Such assessments can be used to identify opportunities to reduce emissions arising from construction, including the embodied carbon of materials, sustainable construction practices and waste reduction, as well as emissions associated with the operation, maintenance, adaptation and end-of-life decommissioning of developments. Recognised accredited frameworks, such as BREEAM, can also assist in demonstrating how material selection, resource efficiency and lifecycle impact considerations have been addressed. The use of whole-life carbon assessments and accredited frameworks is most effective when applied at an early stage of the design process, when there is the greatest opportunity to influence design decisions and secure efficient and cost-effective solutions.</u></p> <p>Policy EN9A:</p>		
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			<p>ae) Large Scale Major Development Schemes</p> <p>Large-scale major residential schemes for 150 homes or more and non-residential development above 1,000 m2, should, also <u>within the Design and Access Statement or another supporting document;</u></p> <p>1. demonstrate how calculate whole-life carbon emissions impacts have been considered and, where practical, reduced through the design of development. <u>Compliance may be demonstrated through a nationally recognised Whole Life Carbon Assessment and demonstrate actions to reduce life-cycle carbon emissions; or a nationally recognised accredited framework.</u> <u>Development that achieves BREEAM 'Very Good' (or an equivalent or higher standard) demonstrating appropriate Material category credits have been secured is supported.</u></p> <p>2. [...]</p>		
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Policy EN9B – Water Efficient Development

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM41	124	Policy EN9B and supporting text	<p>Non-residential development will be required to achieve full credits for category Wat 01 of BREEAM (unless demonstrated impracticable) or demonstrate compliance through an equivalent or better methodology.</p> <p><u>Non-residential development should be designed to be water efficient and e</u>Existing buildings undergoing works are encouraged to provide water efficient water fittings where new or replacement fittings are required. Proposals that meet water efficiency recommendations made in a retrofit assessment will be supported. Provision of water fittings that do not exceed the maximum fittings consumption levels set out in table 2.2 of Approved Document G (or any subsequent standards that supersedes it) are supported.</p> <p><u>Support will be given to non-residential or existing development that achieves any of the following standards:</u></p> <ul style="list-style-type: none"> • <u>accreditation with a nationally recognised sustainability standard which incorporates appropriate water efficiency measures, including BREEAM for non-residential development (where a minimum of 2 credits for Wat 01 is achieved).</u> 	In response to MM39, which reduces the justification to retain a BREEAM (or equivalent or better methodology) requirement within the policy.	The changes place less emphasis on 'requirements' but still encourages development to be water efficient. There is greater flexibility in demonstrating compliance.

		<ul style="list-style-type: none"> • <u>meeting water efficiency recommendations that are set out in a sustainability appraisal or retrofit assessment.</u> • <u>provision of efficient water fittings, that do not exceed the maximum fittings consumption levels set out in table 2.2 of Approved Document G, or any subsequent standards that supersede it.</u> <p>Paragraph 392: There is significant water use outside of homes, non-household use of water is estimated to accounts for around 30% of total <u>potable water use</u>. BREEAM has been set out as a preferred method to demonstrate sustainability considerations for non-residential development in EN9a. Its credits-based sustainability assessment enables developers to be awarded credits for incorporating sustainable measures for water efficiency, water reuse and rainwater harvesting and securing these credits (WAT01) is supported. <u>Non-residential uses can vary significantly and there is no single standard to demonstrate water efficient non-residential development. Non-residential developments are encouraged to consider good practice guidance on water use for their sector and use type. Non-residential proposals that achieve accreditation with a nationally recognised framework that incorporates water efficiency standards, such as BREEAM are encouraged and will be supported. Non-residential proposals that are supported by a sustainability assessment, and meet water efficiency recommendations set out in it, will also be supported. Fitting standards set out for dwellings in</u></p>		
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			<p><u>table 2.2 of the Building Regulations Part G are considered efficient and non-residential developments that incorporate domestic scale components</u> ^[new footnote] <u>that meet or exceed these standards will be supported.</u></p> <p><u>new footnote: Domestic-scale components include water consumed by internal building components, including kitchen and hand basin taps, baths, showers and toilets.</u></p>		
MM42	124	Policy EN9B	<p>Development should be designed to minimise the need for to potable water for irrigation. A water butt should be provided for all new dwellings with a garden. Green spaces outside of residential gardens should demonstrate how measure have been incorporated to minimise demand or eliminate the need for potable water for irrigation. Additional water reuse and recycling measures are supported where practical.</p>	<p>To ensure policy wording is clearly written, unambiguous and ensure alignment with the supporting text.</p> <p>To make clear support for wider water reuse and recycling measures.</p>	<p>Changes reduce the need to demonstrate how additional measures have been incorporated into green spaces in new development. However, additional measures are still supported, and changes are unlikely to have significant implications.</p>

Policy EN10 – Energy Generation from Renewable and Low Carbon Sources

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM43	128	Supporting text for Policy EN10	Paragraph 408: [...] The type and level of assessments required to support applications will vary depending on a number of factors including location, design, siting, the renewable energy technology and scale of the proposal. Proposals in proximity to the Strategic Road Network should consider Circular 01/2022 to mitigate potential distractions for motorists and ensure safety is not compromised. [...]	To ensure it is clear what appropriate buffers and other requirements are for proposals in proximity to the Strategic Road Network.	No significant implications for SA findings.
MM44	129	Policy EN10	c) The impacts on the amenity of sensitive neighbouring uses, including local residents, are minimised having regard to by virtue of matters such as noise, dust, odour, shadow flicker, glare and glint, air quality, lighting, and traffic and any relevant health and safety considerations;	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM45	129	Policy EN10	d) the proposal is consistent with other relevant policies within this plan and any relevant <u>neighbourhood plan</u>	Ensure that the role of any Neighbourhood Plan and its policies are considered.	No significant implications for SA findings.
MM46	130	Policy EN10	The council may commission its own independent assessment of advice on the proposal, to ensure it is satisfied to determine the degree of harm and	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.

			whether reasonable mitigation opportunities are being taken.		
MM47	130	Policy EN10	<p>Solar-Based Energy Developments</p> <p>i) demonstrate that the proposed use of any agricultural land is necessary, set out how the site has been selected to utilise that areas of poorer quality agricultural land have been utilised in preference to those of higher quality and that the proposal will not adversely affect the use of the best and most versatile agricultural land.</p>	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM48	131	Policy EN10	<p>Wind-Based Energy Developments</p> <p>Proposals for a single wind turbine of less than 25m from ground level to blade tip are, in principle, supported across the borough, subject to <u>satisfactorily acceptably</u> addressing all matters set out in criteria a) to d) above.</p> <p>Proposals for larger wind turbines are more likely to be supported where they are located within an area identified as having technical potential for the scale of turbine proposed, as identified in the Policies Map, subject to <u>satisfactorily acceptably</u> addressing all matters as set out in criteria a) to d) above.</p> <p>Appropriate residential buffers and other constraints will need to be reviewed and implemented on a site-by-site basis. Medium to large scale wind turbines (over 40m, from ground to tip of blade) should not be within 500m of any</p>	<p>To improve the clarity, effectiveness and consistency of Policy EN10, ensuring that it remains positively prepared, justified and effective.</p> <p>To reflect that buffer considerations based on turbine heights have been incorporated within the technical potential maps.</p> <p>To ensure policy wording avoids</p>	

		<p>settlement or individual residential property. Any proposal for a medium to large scale wind turbines located between 500-2000m of residential property will need clear evidence of no significant harm arising. This would include assessment of noise, flicker, overbearing nature of the turbines (established by visual effects from within commonly used habitable rooms) and any other amenity which is presently enjoyed by the occupier.</p> <p><u>Appropriate separation distances, buffers and mitigation measures should be informed by site-specific evidence and proportionate technical assessment.</u></p> <p>To end of paragraph 407. [...] The policy approach taken supports appropriately sited and designed proposals based on robust site-specific assessments that consider the direct, indirect, individual and cumulative impacts of proposals in a proportionate way, appropriate to the type, scale and likely impacts of the development proposed. <u>Applicants should ensure that the scope and extent of assessments are proportionate to the nature of the proposal, informed by recognised good practice guidance, and sufficient to identify and assess the likely effects arising from the development. Protecting local and residential amenity is an important consideration in the planning and design of renewable energy development. Where there is potential for</u></p>	<p>unnecessary repetition of matters set out at parts a-d of the policy.</p> <p>To ensure appropriate guidance is set out in the supporting text.</p>	
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			<p><u>significant adverse effects on the visual amenity of nearby residential properties, a Residential Visual Amenity Assessment (RVAA) should be provided alongside any other appropriate technical assessments relating to residential amenity, including, where appropriate, noise and shadow flicker. The scope and study area of these assessments should be appropriate to the scale, visibility and likely effects of the proposal.</u></p> <p>To end of paragraph 409. [...] are more likely to be acceptable in landscape terms. <u>Structures of up to 30m tip height (measured from ground level to the blade tip) are broadly comparable in scale to existing vertical features found within the Borough, including church towers, mature trees and electricity infrastructure. Above this height, wind turbines are increasingly likely to become prominent features in the landscape, with potential effects on landscape character, visual amenity, heritage assets and residential amenity extending beyond the immediate site. A greater level of assessment is therefore likely to be required for turbines exceeding 30m tip height.</u></p>		
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Policy EN11 – Minimising the Risk of Flooding

MM Ref	Pg	Item	Proposed change	Reasons	
MM49	135	Policy EN11	b) control the risk of flooding affecting the site and ensure no increase in risk to third parties;	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM50	135	Policy EN11	d) manage remaining risks including warning procedures, safe refuge and/or escape routes.	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM51	135	Policy EN11	Where a Flood Risk Assessment is required this should investigate all potential sources of flooding, including possible failure of the Grantham Canal and investigate measures to reduce flood risk elsewhere. Its <u>The Flood Risk Assessment</u> recommendations and relevant ones from the Strategic Flood Risk Assessment recommendations should be incorporated when implementing the hierarchy.	To ensure policy wording is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.	No significant implications for SA findings.
MM52	135	Policy EN11	Existing watercourses and waterbodies should be retained, and their settings respected, restoring them to a more natural state <u>through the removal of hard engineering such as culverts and</u>	To add clarity and address unintended omission.	Additional clarity beneficial for SA topics relating to climate change resilience and water.

			<u>bank reinforcement and providing an, as a minimum, 8 metre buffer from the top of both banks, or other appropriate protection buffer with access for maintenance and management where required.</u>		
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Policy EN12 – Sustainable Drainage Systems

MM Ref	Pg	Item	Proposed change	Reasons	
MM53	136	Policy EN12	<p><u>Major Development proposals which could affect drainage on or around the development site should incorporate a Sustainable Drainage System (SuDS) which lowers flood and pollution risk on the site and elsewhere by delaying, reducing and minimising surface water runoff and enhancing water quality in line with current guidance. Greenfield sites, and where possible previously developed sites, should achieve undeveloped greenfield runoff rates or betterlower.</u></p> <p>[...]</p> <p>Insert new footnote in criteria b) after standards, policy and guidance from the government</p> <p>Footnote: <u>National Standards for Sustainable Drainage Systems (2025) or successor document.</u></p>	To align with national policy and latest published standards, to add clarity and address unintended omission.	Additional clarity beneficial for SA topics relating to climate change resilience and water.

Policy IN1 – Melton Mowbray Transport Strategy (MMTS)

No main modifications proposed

Policy IN2 – Transport, Accessibility and Parking

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM54	145	Supporting text for policy IN2	Paragraph 464: This, or any equivalent successor document agreed by the Local Highway Authority, will form the basis for considering the adequacy of parking provision and detailed design requirements proposed as part of new development.	To add clarity relating to the use of the Leicestershire Highway Design Guide.	No significant implications for SA findings.
MM55	145	Policy IN2	The council and its delivery partners will support and promote a more sustainable transport system that manages carbon emissions, improves public health & safety, <u>enables behavioural change towards sustainable and active travel</u> and supports the delivery of sustainable growth within the borough. All new developments, <u>taking account of scale, type and location</u>, should:	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM56	145	Policy IN2	b) <u>invest in new, improved transport infrastructure and measures providing for travel between homes, shops, facilities and employment in line with the sustainable transport hierarchy which prioritises walking, cycling, public transport and car sharing in preference to single occupancy car use.</u>	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.

MM57	145	Policy IN2	New footnote added to the end of criteria c), saying: Footnote: <u>Active travel encompasses journeys made by modes of transportation that are fully or partially powered by the person. This is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, electric cycles, scooters and using public transport.</u>	To provide clarity to the Policy based on advice from Leicestershire County Council's Public Health Team.	No significant implications for SA findings.
MM58	145	Policy IN2	<u>d) provide a Transport Assessment or Statement for major developments and a Travel Plan for agreement and implementation, where required by Leicestershire County Council.</u>	To ensure policy wording is clearly written and unambiguous.	No significant implications for SA findings.
MM59	146	Policy IN2	<u>f) not unacceptably impact on the safety-and movement of traffic on the highway network or mitigate any such impacts through appropriate improvements.</u>	To align wording with NPPF.	No significant implications for SA findings.
MM60	146	Policy IN2	<u>h) provide appropriate and effective vehicle parking, safe, secure and accessible cycle parking and servicing arrangements which support high quality layout and design and the take-up of electric vehicles in accordance with the Leicestershire Highway Design Guide and Leicestershire Electric Vehicle Charging Strategy (or similar subsequent documents) or current Government endorsed guidance;</u>	For consistency with Policy D1 based on advice from Leicestershire County Council's Public Health Team. Opportunity to amend a typo.	No significant implications for SA findings.

				Reference to Government endorsed guidance inserted to future proof this document.	
MM61	146	Policy IN2	<p>New footnote added to the end of criteria i), saying:</p> <p>Footnote: <u>Vulnerable highway users refers to those who have less protection than occupants of motor vehicles, so would have a higher risk of being injured or killed in a road traffic accident. This includes but is not limited to pedestrians, cyclists, motorcyclists and their passengers, children, older people and disabled pedestrians, animals and their riders.</u></p>	To provide clarity to the Policy based on advice from Leicestershire County Council's Public Health Team.	No significant implications for SA findings.

Policy IN4 – Communication Infrastructure

No main modifications proposed.

Policy D1 – Raising the Standard of Design

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM62	157	Policy D1	<p>Proposals will be supported where they have <u>appropriately</u> considered regard to the following factors:</p> <p>[...]</p> <p>Proposals will be supported where they are high quality design, giving <u>appropriate consideration</u> applying considered regard to the following criteria proportionate to the nature of the proposal:[...]</p>	Typo	No significant implications for SA findings.
MM63	157	Policy D1	<p>b) transport and parking: proposals should result in safe and effective highways for all users, in accordance with the Leicestershire Highway Design Guide or other current Government endorsed documents [...]</p>	For clarity, so it is clear that the Leicestershire Highway Design Guide is not Government endorsed.	No significant implications for SA findings.
MM64	158	Policy D1	<p>c) trees and hedges: proposals for new streets should be tree lined. <u>Where it is demonstrated that street trees are not feasible or would fail to respond positively to local character, alternative landscape, biodiversity or green infrastructure measures providing equivalent benefits may be considered.</u> Existing trees and hedges should be retained and where a proposal involves the loss of</p>	Provide flexibility where street trees are not feasible or would fail to respond to local context.	Positive implications for townscape and heritage.

			trees, each tree should be replaced in accordance with the following standards: [...]		
MM65	159	Policy D1	In addition to this policy, full consideration should be given to , and precedence given to, in the case of policy conflict, relevant design policies in adopted Neighbourhood Plans, reflecting their important role in providing locally distinctive design guidance and informing the assessment of design quality and local character.	Ensure Plan is in accordance with Section 38(5) of the Planning and Compulsory Purchase Act 2004.	No significant implications for SA findings.

Appendix 2. Policy link between the 1999 Melton Local Plan, 2018 adopted Local Plan and Local Plan Update

MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM66	164	Appendix 2	<p>Insert text above the first table:</p> <p><u>The following table, which is replicated from appendix 2 of the adopted Local Plan (2018), outlines the 1999 Local Plan Saved Policies which have been replaced by the 2018 adopted Local Plan.</u></p> <p>Insert text above the second table:</p> <p><u>The following table outlines the 2018 adopted Local Plan policies that are intended to be superseded by this Local Plan Partial Update.</u></p>	For clarity and to demonstrate full compliance with regulations.	No significant implications for SA findings.

Appendix 5. Monitoring Framework

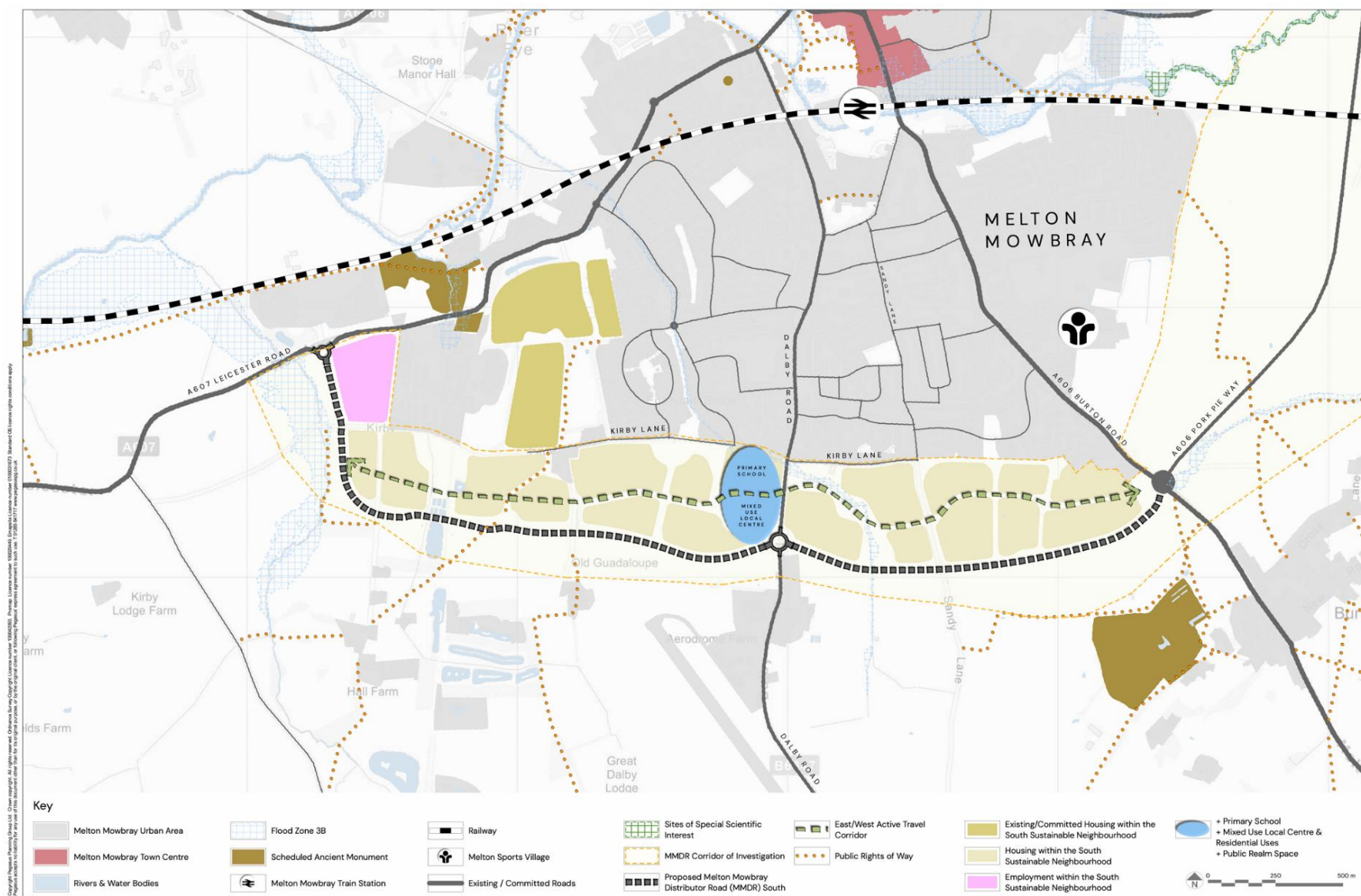
MM Ref	Pg	Item	Proposed change	Reasons	SA Screening
MM67	173	Appendix 5 Monitoring Framework for Policy SS6	Indicators <u>N/A. A new plan will be commenced upon adoption of the Partial Update plan</u> Years after adoption Significant changes to Local Housing Need Figure (including unmet needs) Five-year Housing Land Supply Housing Delivery Test Delivery of the Sustainable Neighbourhoods Delivery of the Melton Mowbray Distributor Road and other key infrastructure Alignment with new Climate Change-related evidence Target <u>N/A. A new plan will be commenced upon adoption of the Partial Update plan</u> The policy acts as Review mechanism and is informed by other policies' performance	To align with changes to Policy SS6.	No significant implications for SA findings. Indicator changes to be considered when finalising the SA monitoring framework post Adoption and presented in the SA Statement.
MM68	177	Appendix 5 Monitoring Framework for Policy IN2	Indicators Planning Applications Appeals <u>Walking and cycling statistics</u> <u>Vehicle registration statistics</u>	To monitor wider indicators related to transport policy aims.	Indicator changes to be considered when finalising the SA

			<u>EV chargepoint statistics</u> Target It is considered that 100% of applications would meet the policy unless material considerations justify otherwise. <u>Increase in active travel. Increase in percentage of vehicles that are low emission. Increase in the number of public EV chargepoints. Decrease in number of private vehicles per household.</u>		monitoring framework post Adoption and presented in the SA Statement.
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Appendix 6. Housing Stock relation for Rural Settlements (Policy SS3)

No main modifications proposed

Annex 1. Larger version of latest MSSN Development Framework Plan (see MM7)



Land South of Melton Mowbray, Leicestershire – Development Framework Plan

| Drawn by: JF | Approved by: JF | Date: 09/09/26 | Scale: 1:2,500 @ A3 | DRG: P22-0124_DE_013 Sheet No: 01 Rev: F | Client: Melton Borough Council |

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GROUP

APPENDIX B: HRA screening update

Introduction

This appendix considers whether the proposed Main Modifications to the Melton Local Plan Partial Update affect the conclusions of the Habitats Regulations Assessment (HRA) Report.

The HRA concluded that the Plan would not result in likely significant effects on any European site, either alone or in combination with other plans and projects. Consequently, Appropriate Assessment was not required.

This appendix considers whether any Main Modifications materially alter the growth strategy, development quantum, spatial distribution of development, or assumptions underpinning those conclusions (and could therefore lead to significant effects).

Review of Main Modifications

The majority of Main Modifications comprise minor amendments to policy wording, supporting text, monitoring provisions and references to evidence base documents. These changes do not alter the scale or distribution of development proposed through the Plan and are not considered relevant to the HRA conclusions.

A small number of modifications have been reviewed in greater detail as they have some relevance to impact pathways:

Policy SS3: Unallocated Housing Development in Rural Areas

Modifications to Policy SS3 provide additional clarification regarding the circumstances in which development may be supported within rural settlements.

The modifications do not allocate additional sites, alter the settlement hierarchy or increase the housing requirement. Development will be limited in scale and associated with existing settlements. As such, the modifications are not considered to materially alter the pattern of growth assessed through the HRA or introduce new pathways for effects on European sites.

Employment Development

Modifications relating to employment development clarify the circumstances in which proposals on non-allocated sites may be supported to meet identified employment needs. No additional employment land is allocated, nor is there any alteration to the overall employment strategy of the Plan. Therefore, effects beyond those assessed through the HRA are unlikely.

Tourism Development

Amendments to the tourism policy provide greater flexibility regarding the scale of visitor accommodation that may be considered acceptable. Whilst tourism development can contribute to recreational effects on European sites, the modifications do not allocate new visitor destinations or alter the spatial distribution of growth. They are therefore not considered capable of materially affecting the conclusions reached in respect of recreational pressure.

Environmental Policies

A number of modifications relate to biodiversity, green infrastructure, climate change, flood risk and water management, which can influence environmental impacts.

Broadly speaking though, the modifications provide clarification, update policy wording or strengthen environmental requirements. Therefore, likely significant effects remain unlikely.

Assessment of HRA Pathways

The original HRA screened out the following impact pathways:

- recreational pressure;
- water quality effects; and
- water resources effects.

The review of the Modifications has not identified any changes that would materially alter the assessment of these pathways. In particular, the modifications do not result in a material increase in development, a redistribution of growth towards sensitive locations, or the introduction of new sources of pressure on European sites.

Conclusion

It is concluded that the Main Modifications would not result in likely significant effects on any European site, either alone or in combination with other plans and projects. Consequently, no further HRA work or Appropriate Assessment is required.

