



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
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The second table in appendix 2 outlines the 2018 adopted Local Plan policies that are intended to be superseded by this Local Plan Partial Update.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.

Chapter 2: Melton Borough Today – A Portrait

MM Ref	Pg	Item	Proposed change	Reasons
--------	----	------	-----------------	---------

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).
-----	----	---------------------------	---	---

Chapter 3: Vision for Melton Borough

MM Ref	Pg	Item	Proposed change	Reasons
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.
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 m) <u>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

Policy SS1 – Presumption in Favour of Sustainable Development

MM Ref	Pg	Item	Proposed change	Reasons
MM5	25	Policy SS1	<p>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 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,</p>	Adaptation of the policy following the publication of the 2026 NPPF.

		<p>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, 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>	
--	--	---	--

Policy SS3 – Unallocated Housing in the Rural Area

MM Ref	Pg	Item	Proposed change	Reasons
MM6	30	Policy SS3 Paragraph 89	Paragraph 89: The Local Plan Partial Update addresses some of the <u>previous</u> 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:	Clarity, flexibility, consistency and operability

			<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 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>The remainder of the supporting text is unaltered.</p> <p>Policy SS3:</p> <p>Small-scale development 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.</p> <p>In addition to those <u>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 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 style="padding-left: 40px;">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</p>	
--	--	--	--	--

			<p>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; or</u></p> <p>b) the development is supported by the community through an adopted Neighbourhood Plan, Community Right to Build Order or Neighbourhood 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</p>	
--	--	--	--	--

			<p>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 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>	
--	--	--	---	--

Policy SS4 – Melton South Sustainable Neighbourhood

MM Ref	Pg	Item	Proposed change	Reasons
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</p>	Clarity, flexibility in meeting green/blue infrastructure and open space requirements, and introduction of the self

		<p>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>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>h2: Extra care provision <u>At least 60 units of extra care accommodation</u> to meet the needs of the ageing population, co-located with the neighbourhood centre.</p> <p>[...]</p> <p>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.</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</p>	<p>and custom housebuilding exception.</p> <p>Insertion of latest Development Framework Plan.</p>
--	--	---	---

			<p>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> <ul style="list-style-type: none"> • <u>a community hall;</u> • <u>Class E retail provision, with no individual unit exceeding 400 square metres gross floor space;</u> • <u>other Class E uses appropriate to a neighbourhood centre, with no individual unit exceeding 400 square metres gross floor space.</u> <p><u>The neighbourhood centre shall be located adjacent to the extra care provision required by criterion h2.</u></p> <p>[...]</p> <p>Page 36 - delete Development Framework Plan:</p>	
--	--	--	--	--

			<p>Land South of Melton Mowbray, Leicestershire - Development Framework Plan</p> <p>1. Overview: A map showing the land south of Melton Mowbray, Leicestershire. The map includes the town of Melton Mowbray, the Melton Mowbray Urban Area, the Melton Mowbray Town Centre, and the Melton Mowbray Train Station. The map also shows the Melton Mowbray Urban Area, the Melton Mowbray Town Centre, and the Melton Mowbray Train Station. The map is titled 'Land South of Melton Mowbray, Leicestershire - Development Framework Plan' and includes a key and a scale bar.</p> <p>2. Key:</p> <ul style="list-style-type: none"> Melton Mowbray Urban Area Melton Mowbray Town Centre Melton Mowbray Train Station Melton Mowbray Urban Area Melton Mowbray Town Centre Melton Mowbray Train Station Melton Mowbray Urban Area Melton Mowbray Town Centre Melton Mowbray Train Station <p>3. Scale:</p> <p>0 100 200 300 400 500 600 700 800 900 1000</p>	
--	--	--	--	--

Policy SS5 – Melton North Sustainable Neighbourhood

MM Ref	Pg	Item	Proposed change	Reasons
MM8	39	Policy SS5	<p>[...]</p> <p>m3: Areas of green infrastructure, including landscaping, green gaps to be protected, green space, and play spaces having regard to Policies EN3 and EN7;</p> <p>[...]</p> <p>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 site, unless there is an evidenced demand. Any such provision shall</p>	Clarity, flexibility in meeting green/blue infrastructure and open space requirements, and introduction of the self and custom housebuilding exception

			<p><u>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 and where possible enhance</u> historic assets and their settings.</p>	
--	--	--	--	--

Policy SS6 – Local Plan Review

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

MM Ref	Pg	Item	Proposed change	Reasons
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 collaboratively with other authorities to meet unmet needs within the Housing Market Area.</p> <p>Paragraph 109: As identified in the Local Development Scheme (2023) and subsequent updates, 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</u></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 needed. The introductory paragraph needs some minor changes.</p> <p>Collaboration between districts and reference to the Strategic Growth Plan</p>

		<p><u>the reformed approach to plan-making. This commitment is now added to Policy SS6</u></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>Paragraph 119: In 2020 Leicester [...]</p> <p>Paragraph 120: No other unmet [...]</p> <p>Paragraph 121: The NPPF [...]</p> <p>Policy SS6 – <u>New Local Plan Review</u></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>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>
--	--	--	---

			<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> <ul style="list-style-type: none"> a) factors listed in the National Planning Policy Framework or other national guidance; b) progress towards the Local Plan's vision, including in relation to climate change and infrastructure; c) formal agreements, and more specifically, commitment to collaborative working to meet any unmet need within the Housing Market Area; d) spatial distribution, within the borough, which deviates significantly from the plan strategy; or e) delivery of Melton's North or South Sustainable Neighbourhoods or Distributor Road. <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</p>	
--	--	--	---	--

			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 proportional exercise and might vary in the future.	
--	--	--	--	--

Policy C2 – Housing Mix

MM Ref	Pg	Item	Proposed change	Reasons
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.

MM11	46	Supporting text for Policy C2 (Table 5)		Market Housing	Affordable Home Ownership	Rented Affordable Housing: General Needs	Rented Affordable Housing: Housing for Older People	Accuracy and unintentional error (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%	
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.

Policy C3 – Internal Space Standards

No main modifications proposed

Policy C4 – Affordable Housing Provision

MM Ref	Pg	Item	Proposed change	Reasons
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

Policy C7 – Community Facilities and Services

No main modifications proposed

Policy C8 – Self-build and Custom Housebuilding

MM Ref	Pg	Item	Proposed change	Reasons																																																																											
MM15	59	Policy C8 and its supporting text	<p>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 2045. The identified shortfall by the end of this period is 3043 dwellings.</p> <table border="1"> <thead> <tr> <th>Base period</th><th>Monitoring period</th><th>Demand</th><th>Permissions granted</th><th>Shortall/ oversupply</th></tr> </thead> <tbody> <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 <u>24</u></td><td>18</td><td>-3 <u>-6</u></td></tr> <tr> <td>5</td><td>31st Oct 2019 – 30th Oct 2020</td><td>33 <u>35</u></td><td>21</td><td>-12 <u>-14</u></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 <u>19</u></td><td>8</td><td>-9 <u>-11</u></td></tr> <tr> <td>10</td><td>31st Oct 2024 – 30th Oct 2025</td><td>18 <u>18</u></td><td><u>12</u></td><td><u>-6</u></td></tr> <tr> <td>11</td><td>31st Oct 2025 – 30th Oct 2026</td><td><u>6</u></td><td></td><td></td></tr> <tr> <td>12</td><td>31st Oct 2026 – 30th Oct 2027</td><td><u>3</u></td><td></td><td></td></tr> <tr> <td>13</td><td>31st Oct 2027 – 30th Oct 2028</td><td><u>11</u></td><td></td><td></td></tr> <tr> <td>Total</td><td></td><td>111 <u>136</u></td><td>81 <u>93</u></td><td>-30 <u>- 43</u></td></tr> </tbody> </table> <p><i>Table 8 Figures from Government's published Right to Build Registers Monitoring. Base periods 11, 12 and 13 added for information only.</i></p>	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 <u>24</u>	18	-3 <u>-6</u>	5	31 st Oct 2019 – 30 th Oct 2020	33 <u>35</u>	21	-12 <u>-14</u>	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 <u>19</u>	8	-9 <u>-11</u>	10	31 st Oct 2024 – 30 th Oct 2025	18 <u>18</u>	<u>12</u>	<u>-6</u>	11	31 st Oct 2025 – 30 th Oct 2026	<u>6</u>			12	31 st Oct 2026 – 30 th Oct 2027	<u>3</u>			13	31 st Oct 2027 – 30 th Oct 2028	<u>11</u>			Total		111 <u>136</u>	81 <u>93</u>	-30 <u>- 43</u>	Additional base periods added, justification simplified, affordable housing requirement removed
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 <u>24</u>	18	-3 <u>-6</u>																																																																											
5	31 st Oct 2019 – 30 th Oct 2020	33 <u>35</u>	21	-12 <u>-14</u>																																																																											
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 <u>19</u>	8	-9 <u>-11</u>																																																																											
10	31 st Oct 2024 – 30 th Oct 2025	18 <u>18</u>	<u>12</u>	<u>-6</u>																																																																											
11	31 st Oct 2025 – 30 th Oct 2026	<u>6</u>																																																																													
12	31 st Oct 2026 – 30 th Oct 2027	<u>3</u>																																																																													
13	31 st Oct 2027 – 30 th Oct 2028	<u>11</u>																																																																													
Total		111 <u>136</u>	81 <u>93</u>	-30 <u>- 43</u>																																																																											

		<p>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.</p> <p>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.</p> <p>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-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>	
--	--	---	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

			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>	
--	--	--	---	--

Policy C9 – Healthy Communities

MM Ref	Pg	Item	Proposed change	Reasons
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.
MM17	64	Policy C9	<u>All development proposals should seek to make a positive contribution to health and wellbeing.</u> Development proposals are expected to <u>appropriately promote, support and enhance physical and mental health and wellbeing across the life course,</u> 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.	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.

Policy C10 – Health Impact Assessments

MM Ref	Pg	Item	Proposed change	Reasons
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.
MM19	66	Policy C10	b) development located in an identified Area of Concern in the Leicestershire Joint Strategic Needs Assessment <u>as identified on the policies map</u>; or	To ensure policy wording is clearly written and unambiguous.

Policy EC1 – Employment Need, Allocations and Development

MM Ref	Pg	Item	Proposed change	Reasons
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, attracts high-value investment, and strengthens Melton’s identity as the Rural Capital of Food.</u>	Alignment with the council’s Inward Investment Strategy (published after the Regulation 19 consultation)

MM21	71	Policy EC1, supporting text and Appendix 5	Reference	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.
			EC1a	Asfordby Business Park, Asfordby	10.0	
			EC1b	Land South of Leicester Road, Melton Mowbray	9.96 6.62	
			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 39.11	
			[...]			
Paragraph 189, third bullet point:						
<ul style="list-style-type: none">19.9616.62ha 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 Plan, albeit reduced in size. The greenfield site has outline planning permission (application reference 21/01280/OUT) for 9.966.62ha employment development.						
[...]						
Appendix 5, Policy EC1, target, second bullet point:						
<ul style="list-style-type: none">9.966.62 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:</p> <p>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 professional services - and enhance Melton's role as a regional centre of excellence will be especially encouraged.</u></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
------	----	------------	---	--

Policy EC2 – Rural Economy

MM Ref	Pg	Item	Proposed change	Reasons
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 proposats in Policy EC1; and</p>	Clearer link with Policy EC1

			<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>	
--	--	--	--	--

Policy EC3 – Existing Employment Sites

MM Ref	Pg	Item	Proposed change	Reasons
MM24	76	Policy EC3	Footnote 49: “ 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 ”	To add clarity relating to the application of footnote 49.

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
MM25	87	Policy EC8	d) in the case of visitor accommodation, such as glamping, camping and bed & breakfast, it is small in <u>scale an appropriate scale</u>; and	To ensure consistency for points a-d.

Policy EN2A – Protecting Biodiversity and Geodiversity

No main modifications proposed

Policy EN2B – Designing with Nature

MM Ref	Pg	Item	Proposed change	Reasons
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.
MM27	92	Policy EN2B	Where an ecological survey is required by Policy EN2A, the design should be informed bybased on that survey.	Clarity
MM28	92	Policy EN2B	Developments should follow these principles where possible, taking account of the scale, <u>type and location of the development.</u>	Clarity and to remove any possible ambiguity
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.
MM30	93	Policy EN2B	i) choose appropriate <u>native and climate-resilient species</u> in landscaping and other planting that provide maximum	To ensure policy wording is clearly written and unambiguous.

			biodiversity benefits including food for pollinators and other fauna.	
--	--	--	---	--

Policy EN3 – The Melton Green and Blue Infrastructure Network

MM Ref	Pg	Item	Proposed change	Reasons
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</u></p>	Clarity and remove any possible ambiguity.

		<p><u>resilient communities. Where compliance with the policy is achieved by providing three trees visible or close to every home, this should be interpreted as 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</u></p>	
--	--	---	--

			<p><u>more than one policy requirement, including 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></p>	
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 new 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 should, where possible, provide for 3three trees visible or close to every home, 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 green space,</p>	Clarity and remove any possible ambiguity.

			<p>taking local nature recovery priorities and the <u>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) dDeveloper contributions may be sought as an 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>	
--	--	--	--	--

Policy EN5 – Local Green Space

MM Ref	Pg	Item	Proposed change	Reasons
MM33	101	Policy EN5	<p>a) in reasonably close proximity to the community they serve of particular local significance and demonstrably special to a local community;</p> <p>b) of particular local significance and demonstrably special to a local community 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</u> policies and any harm to their reasons for designation.</p>	For clarity and to ensure consistency with national policy.

Policy EN7 – Open Space, Sport and Recreation

MM Ref	Pg	Item	Proposed change				Reasons
MM34	109	Policy EN7	Total Public Open Space	5.03	Not applicable	Not applicable	To ensure policy is clearly written and unambiguous.
			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
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 .
MM36	112	Supporting text for Policy EN8	<p>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 seeks to ensure that taken as a whole the local plan provides an effective response that contributes to</p>				To provide clarity on the role of Climate change study to embed climate change considerations across the plan.

			the mitigation of, and adaptation to, climate change. Policy EN8 below sets out [...]	
MM37	112	Policy EN8	a) Minimising carbon emissions, including by: 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 of all types of development; 6. supporting appropriate opportunities to increase renewable energy regeneration; and	<p>To ensure it is clear that considerations should apply to all types of development.</p> <p>Opportunity to amend a typo.</p>

Policy EN9A – Ensuring Sustainable Development

MM Ref	Pg	Item	Proposed change	Reasons
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 include 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.
MM39	119	Policy EN9A and supporting	<p>[...]</p> <p>Development proposals that achieve net zero operational emissions, by reducing heat and power demand to low</p>	To address the publication of the Future Homes and Building Standards.

		<p>text for Policy EN9A</p> <p>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> <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 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. 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 energy, water,</p>	
--	--	--	---	--

			<p><u>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> <p>[note: footnote 63 moved to new position – wording unchanged]</p>	
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 <u>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</u></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</p>

		<p><u>impacts have been considered and, where practical, reduced through the design of the development.</u></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 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. 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.</p> <p>Policy EN9A:</p> <p>ae) Large Scale Major Development Schemes</p>	<p>demonstrate compliance.</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 <u>whole-life carbon emissions impacts have been considered and, where practical, reduced through the design of development. 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. 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>	
--	--	--	---	--

Policy EN9B – Water Efficient Development

MM Ref	Pg	Item	Proposed change	Reasons
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 eExisting buildings undergoing works are encouraged to provide water efficient water fittings where new or</u></p>	In response to MM39, which reduces the justification to retain a BREEAM (or equivalent or better methodology) requirement within the policy.

		<p>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> • <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 potable water use. 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. Non-residential uses can vary significantly and there is no single standard</p>	
--	--	---	--

			<p><u>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 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>

Policy EN10 – Energy Generation from Renewable and Low Carbon Sources

MM Ref	Pg	Item	Proposed change	Reasons
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.
MM44	129	Policy EN10	c) The impacts on the amenity of sensitive neighbouring uses, including local residents, are minimised <u>having regard to</u> by virtue of matters such as noise, dust, odour, shadow flicker, glare and glint, air quality, <u>lighting, and traffic and any relevant health and safety considerations</u>;	To ensure policy wording is clearly written and unambiguous.
MM45	129	Policy EN10	d) the proposal is consistent with other relevant policies within this plan <u>and any relevant neighbourhood plan</u>	Ensure that the role of any Neighbourhood Plan and its policies are considered.
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 whether reasonable mitigation opportunities are being taken.	To ensure policy wording is clearly written and unambiguous.
MM47	130	Policy EN10	Solar-Based Energy Developments 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	To ensure policy wording is clearly written and unambiguous.

			agricultural land <u>have been utilised in preference to those of higher quality</u> and that the proposal will not adversely affect the use of the best and most versatile agricultural land.	
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 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>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 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>

		<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 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</u></p>	
--	--	---	--

			<p><u>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>	
--	--	--	--	--

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 <u>and ensure no increase in risk to third parties;</u>	To ensure policy wording is clearly written and unambiguous.
MM50	135	Policy EN11	d) manage remaining risks including warning procedures, <u>safe refuge and/or escape routes.</u>	To ensure policy wording is clearly written and unambiguous.
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 <u>from the Strategic Flood Risk Assessment recommendations</u> 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.

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 bank reinforcement</u> 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.	To add clarity and address unintended omission.
------	-----	-------------	---	---

Policy EN12 – Sustainable Drainage Systems

MM Ref	Pg	Item	Proposed change	Reasons
MM53	136	Policy EN12	<p>Major dDevelopment proposals <u>which could affect drainage on or around the development site</u> 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, <u>and where possible previously developed sites</u>, should achieve undeveloped greenfield runoff rates or better<u>lower</u>.</p> <p>[...]</p> <p>Insert new footnote in criteria b) after standards, policy and guidance from the government</p> <p>Footnote: National Standards for Sustainable Drainage Systems (2025) or successor document.</p>	To align with national policy and latest published standards, to add clarity and address unintended omission.

Policy IN1 – Melton Mowbray Transport Strategy (MMTS)

No main modifications proposed

Policy IN2 – Transport, Accessibility and Parking

MM Ref	Pg	Item	Proposed change	Reasons
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.
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, enables behavioural change towards sustainable and active travel and supports the delivery of sustainable growth within the borough. All new developments, taking account of scale, type and location, should:	To ensure policy wording is clearly written and unambiguous.
MM56	145	Policy IN2	b) 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.	To ensure policy wording is clearly written and unambiguous.
MM57	145	Policy IN2	New footnote added to the end of criteria c), saying:	To provide clarity to the Policy based on advice

			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>	from Leicestershire County Council's Public Health Team.
MM58	145	Policy IN2	d) provide a Transport Assessment or Statement for major developments and a Travel Plan for agreement and implementation, where required by Leicestershire County Council.	To ensure policy wording is clearly written and unambiguous.
MM59	146	Policy IN2	f) not unacceptably impact on the safety and movement of traffic on the highway network or mitigate any such impacts through appropriate improvements.	To align wording with NPPF.
MM60	146	Policy IN2	h) provide appropriate and effective vehicle parking, <u>safe</u>, 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 Charing Charging Strategy (or similar subsequent documents) or current Government endorsed guidance;	For consistency with Policy D1 based on advice from Leicestershire County Council's Public Health Team. Opportunity to amend a typo. 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.
------	-----	------------	--	---

Policy IN4 – Communication Infrastructure

No main modifications proposed.

Policy D1 – Raising the Standard of Design

MM Ref	Pg	Item	Proposed change	Reasons
MM62	157	Policy D1	<p>Proposals will be supported where they have appropriately 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
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</p>	For clarity, so it is clear that the Leicestershire Highway Design Guide is not Government endorsed.

			Guide or other current Government endorsed documents [...]	
MM64	158	Policy D1	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 trees, each tree should be replaced in accordance with the following standards: [...]	Provide flexibility where street trees are not feasible or would fail to respond to local context.
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.

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
MM66	164	Appendix 2	Insert text above the first table: <u>The following table, which is replicated from appendix 2 of the adopted Local Plan (2018), outlines the 1999 Local</u>	For clarity and to demonstrate full compliance with regulations.

			<p><u>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>	
--	--	--	---	--

Appendix 5. Monitoring Framework

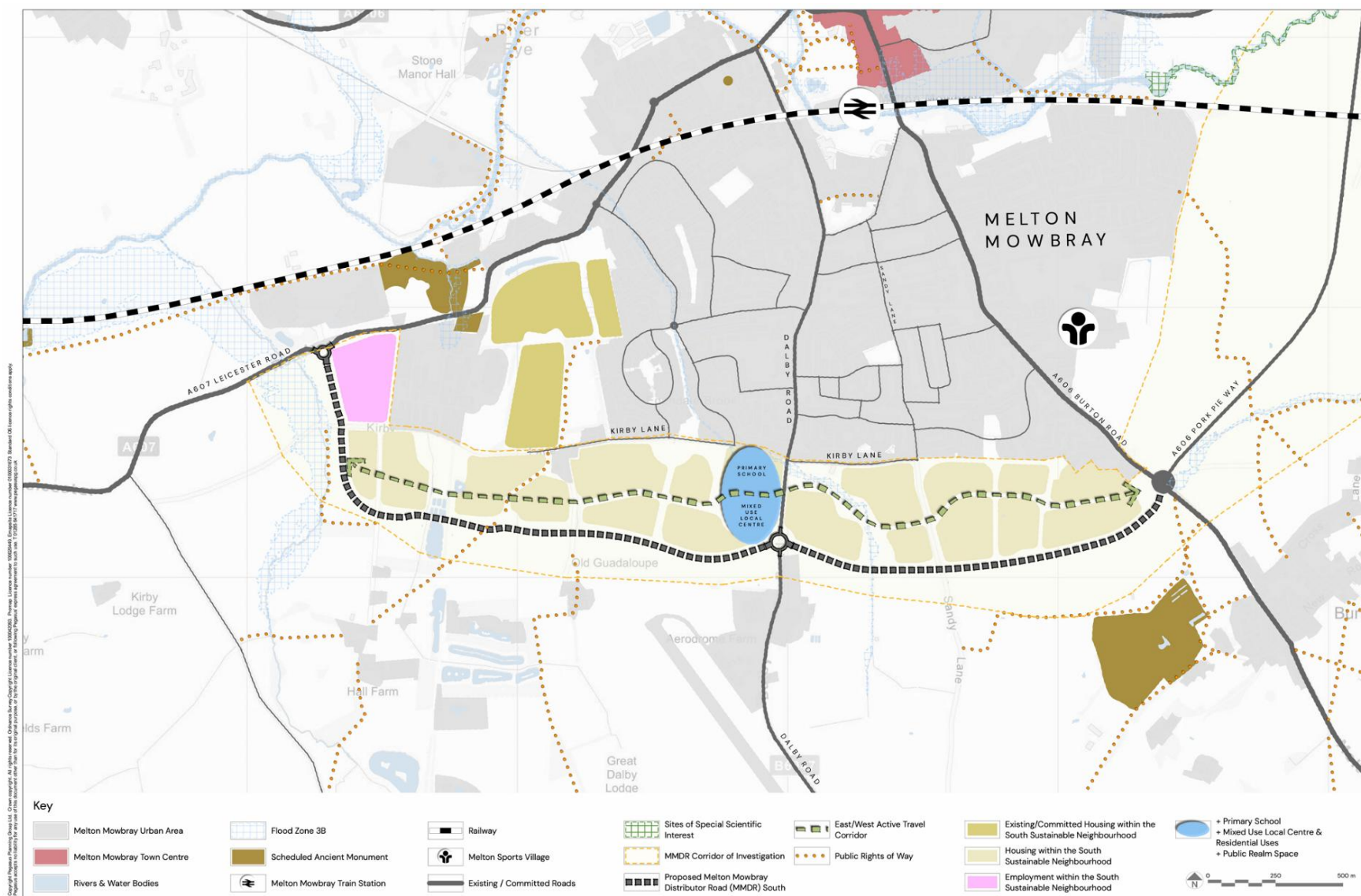
MM Ref	Pg	Item	Proposed change	Reasons
MM67	173	Appendix 5 Monitoring Framework for Policy SS6	<p>Indicators</p> <p><u>N/A. A new plan will be commenced upon adoption of the Partial Update plan</u></p> <p>Years after adoption</p> <p>Significant changes to Local Housing Need Figure (including unmet needs)</p> <p>Five-year Housing Land Supply</p> <p>Housing Delivery Test</p> <p>Delivery of the Sustainable Neighbourhoods</p> <p>Delivery of the Melton Mowbray Distributor Road and other key infrastructure</p> <p>Alignment with new Climate Change-related evidence</p> <p>Target</p> <p><u>N/A. A new plan will be commenced upon adoption of the Partial Update plan</u></p>	To align with changes to Policy SS6.

			The policy acts as Review mechanism and is informed by other policies' performance	
MM68	177	Appendix 5 Monitoring Framework for Policy IN2	Indicators Planning Applications Appeals <u>Walking and cycling statistics</u> <u>Vehicle registration statistics</u> <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>	To monitor wider indicators related to transport policy aims.

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

I Drawn by: JF | Approved by: JF | Date: 09/09/26 | Scale: 1:12,500 @ A3 | DRG: P22-0124_DE_013 Sheet No: 01 Rev: F | Client: Melton Borough Council |

PEGASUS
GROUP