

## APPENDIX 1

### Focused Change 1: Section 4.2, Policy SS2 and SS3.

#### FC 1.1: Amended text to replace paragraph 4.2.1:

#### 4.2 Housing and Employment Growth (Overall Strategy)

4.2.1 ~~The Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) 2014~~ Housing and Economic Development Needs Assessment (HEDNA)(Jan 2017), the Towards and Housing Requirement for Melton report (TAHR)(Jan 2017), and its addendum (June 2017) identify Melton Borough as forming part of the Leicester & Leicestershire Housing Market Area. ~~It~~ The HEDNA provides a consistent, objective assessment of need for housing (OAN) following the approach prescribed by Government in Planning Practice Guidance and identifies an Objectively Assessed Need for the equivalent of 245-170 new dwellings each year from 2011 to 2036 for the Borough of Melton, driven by:

- natural population increase (i.e. births exceeding deaths);
- more people moving into the area than leaving;
- the trend for smaller households, including more people living alone;
- existing shortfalls in housing, particularly affordable housing ~~in rural areas and~~ .
- economic growth trends
- an adjustment for market affordability
- ~~the ability to service the economy with sufficient people of working age.~~

4.2.2 The Melton TAHR indicated that taking account of wider considerations, there was a clear justification for planning for between 5,750 and 7,000 dwellings, equivalent to 230-280 dwellings per annum. The Council has agreed a housing requirement of 245dpa, within that range.

4.2.3 Delivery of this growth is illustrated by a trajectory published alongside this Plan that will be regularly monitored and updated.

Consequent number changes to all paragraphs in section 4.2 following

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#### FC 1.2:

#### Policy SS2 – Development Strategy

**Provision will be made for the development of at least 6,125 homes and some 51 hectares of employment land between 2011 and 2036 in Melton Borough.**

Development will be distributed across the Borough in accordance with the spatial strategy set out below:

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

Service Centres and Rural Hubs will accommodate the remainder (approximately 35%) of the Borough's housing need (1822) on a proportionate basis. This will be delivered by planning positively for the development of sites allocated within and adjoining the Service Centres and Rural Hubs by 2036, and by encouraging small scale development of ~~10 dwellings or less outside of the allocations in Service Centres, or 5 dwellings or less for the Rural Hubs,~~ where it would enhance the sustainability of the community in accordance with policy SS3 - Sustainable Communities.

Alongside Service Centres and Rural Hubs, Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as 'windfall' sites within and adjoining settlements by 2036. This development will be delivered through small unallocated sites of ~~3 dwellings or less~~ which meet needs and enhance the sustainability of the settlement in accordance with Policy SS3.

Open Countryside: Outside the settlements identified as Service Centres, and those villages identified Rural Hubs and Rural Settlements, new development will be restricted to that which is necessary and appropriate in the open countryside.

#### Small-scale Unallocated Development

~~Outside of those sites allocated through the Local Plan, planning permission will be granted for small scale development of up to:~~

- ~~• 10 dwellings in Service Centres,~~
- ~~• 5 dwellings in Rural Hubs, and~~
- ~~• 3 in 'Rural Settlements';~~

~~which enhance the sustainability of the settlement in accordance with Policy SS3 and, through repeated application, will not, result in a level or distribution of development that is inconsistent with the development strategy.~~

Neighbourhood Plans

The Council will support the preparation of Neighbourhood Plans and development proposals promoted through Neighbourhood Plans, provided that they are consistent with the strategic objectives and proposals included within this Local Plan.

#### **Development on unallocated sites in the rural area**

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

4.2.17 Where employment or other development is proposed, this would need to be in accordance with Policies EC2, EC7, EC8, and C7, as appropriate.

#### **Policy SS3 – Sustainable Communities (unallocated sites)**

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

Outside of those sites allocated through the local plan, planning permission will be granted for new development in the rural area within or on the edge of existing settlements, provided it is in keeping with the scale and character of the host settlement and where small scale development of up to

- ~~10 dwellings in Melton Mowbray and in Service Centres;~~
- ~~5 dwellings in Rural Hubs; and~~
- ~~3 in 'Rural Settlements';~~

~~where~~ it has been demonstrated that the proposal enhances the sustainability of the settlement(s) to which it relates and, through repeated application, will not result in a level or distribution of development that is inconsistent with the development strategy. The Council expects proposals to meet the following criteria:

1. The development provides housing or economic development which meets a local need as identified in a Neighbourhood Plan or appropriate community-led strategy, housing or economic needs assessment; ~~and/or~~
2. The development respects the Borough's landscape and settlement character such that it conforms with policies EN1, EN4 & EN6; and that (where relevant), the design conforms with Policy D1; and

3. The development will be served by sustainable infrastructure and or provide new infrastructure or services to the wider benefit of the settlement; and
  4. The development respects ecological, heritage and biodiversity features and where appropriate, provides mitigation to prevent any potential harm; and
  5. Where possible the development does not result in the loss of best and most versatile agricultural land; and
  6. The development does not increase the risk of flooding, in accordance with Policy EN11.;
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### FC1.3:

#### A proportionate approach

4.2.18 Information on population has been compiled and an estimate of the number of households in each settlement has been calculated. This allows a clear idea of the size of settlements, with the general approach that development should be commensurate with existing settlement size.

4.2.19 This gives rise to the approach to distribution set out in Table 4.

4.2.20 Figures have been calculated identifying the number of new dwellings to be provided in each settlement based on existing population size. This figure has been amended to take into account dwellings that have been completed or are under construction since the beginning of the plan period in 2011, and to allow for those dwellings on small sites with an extant planning permission which are yet to be started. The final residual requirement that should be allocated in each settlement is identified in Table 4 below.

4.2.21 Not all settlements have sufficient allocations with the capacity to meet their residual requirement. ~~In particular, the villages of Scaford and Great Dalby have no available or suitable sites. Of the 12 Service Centres, 4 villages (Asfordby, Bottesford, Croxton Kerrial and Scaford) do not meet their own residual requirement, however the remaining Service Centre villages provide enough surplus to cover the shortfall and also provide additional capacity of 119 dwellings. In the Rural Hubs, 2 villages do not meet their residual requirements (Gaddesby and Great Dalby), however as in the case for the Service Centres, the total capacity provided by the remainder of the Rural Hubs cover the shortfall and provide additional capacity of 97 dwellings. This surplus provides a 13% 'buffer' of capacity in the rural area adding flexibility in the plan to react to changing circumstances. Of the 19 villages which are identified as~~ Service Centres or Rural Hubs, ~~5 do not have enough capacity to meet the residual requirement set out. Together these 5 villages, Asfordby, Hese, Scaford, Stathern and Great Dalby, have a shortfall of 162 houses which need to be identified in other locations. The 162 dwelling shortfall is redistributed amongst the remaining Service Centres and Rural Hubs on a proportionate basis, related to population. The villages with capacity above their allocation are identified in Table 6 below, along with the proportion of the shortfall that is added to the~~

~~original residual requirement, and Table 7, the final consolidated number of dwellings required for that settlement:~~

Delete current tables 4-7 and replace with Table 4

<b>Table 4: Residual Housing Requirements for Service Centre &amp; Rural Hubs</b>	<b>Population Estimate (from ONS Output Areas)</b>	<b>% of population</b>	<b>Requirement based on % of population</b>	<b>Minus</b>	<b>Total Net Completions 2011 - 31/03/2017</b>	<b>Dwellings under construction - 31/03/2017</b>	<b>Dwellings with planning permission on small sites at 31/03/2017</b>	<b>Equals</b>	<b>'Residual' Requirement</b>	<b>Capacity from Site Allocations identified in policy C1(a)</b>
<b>Service Centre</b>										
Asfordby	2446	16%	290		76	0	0		214	160
Bottesford	3525	23%	419		72	2	11		334	324
Croxtan Kerrial	530	4%	72		3	1	0		68	55
Harby	931	6%	109		15	15	1		78	139
Hose	580	4%	72		6	0	1		65	77
Long Clawson	1066	7%	128		11	2	4		111	141
Old Dalby	355	2%	36		5	0	23		8	28
Scalford	356	2%	36		8	2	1		25	23
Somerby	548	4%	72		14	1	13		44	69
Stathern	728	5%	91		10	0	10		71	82
Waltham on the Wolds	836	6%	109		19	9	5		76	114
Wymondham	632	4%	72		12	1	5		54	55
<b>Service Centres</b>			<b>1506</b>		<b>251</b>	<b>33</b>	<b>74</b>		<b>1148</b>	<b>1267</b>
<b>Rural Hub</b>										
Ab Kettleby	223	1%	18		12	1	3		2	10
Asfordby Hill	589	4%	72		20	5	0		47	87
Easthorpe	143	1%	18		1	0	9		8	21
Frisby on the Wreake	557	4%	72		2	0	2		68	137
Gaddesby	381	3%	55		1	0	7		47	36
Great Dalby	544	4%	72		6	0	1		65	37
Thorpe Arnold	120	1%	18		0	0	0		18	24
<b>Rural Hubs</b>			<b>325</b>		<b>42</b>	<b>6</b>	<b>22</b>		<b>255</b>	<b>352</b>
							<b>Totals</b>		<b>1403</b>	<b>1619</b>

