

# BLABY LOCAL PLAN DELIVERY DEVELOPMENT PLAN DOCUMENT: MAIN MODIFICATIONS

## Sustainability Appraisal Addendum

September 2018



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#### **Introduction**

The Council submitted the Blaby Local Plan Delivery DPD to the Secretary of State for examination on 23 March 2018. A Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment) was submitted alongside the Delivery DPD.

The SA Report 2017 submitted alongside the Delivery DPD describes in detail the approach to how the sustainability appraisal was undertaken. The SA Addendum should be read alongside the SA Report 2017.

Following the Examination hearings, held between 31 July and 2 August 2018 and between 14 and 15 August 2018, a number of proposed Main Modifications have been prepared which are intended to make the Delivery DPD sound. The proposed Main Modifications take into account the matters raised during the Examination.

The purpose of the SA Addendum is to consider the likely significant effects of the proposed Main Modifications. Any Additional Modifications (such as factual or typographical errors) are not subject to SA as they are unlikely to result in significant effects.

This report has been prepared by Blaby District Council and reviewed by Scott Hughes Design.

#### **Previous Sustainability Appraisal Work**

The Delivery DPD (and previously named Site allocation and Development Management Policies DPD) has been the subject of SA throughout its preparation. The following stages have been undertaken:

- SA Scoping Report 2013
- SA Report, accompanying the Blaby Local Plan Delivery DPD (Preferred Options) 2016
- SA Report accompanying the Blaby Local Plan Delivery DPD (Proposed Submission Version) 2017
- SA Addendum 2018

## **Methodology**

The SA Report 2017 submitted alongside the Delivery DPD describes in detail the approach to how the SA undertaken. This includes details of the SA Framework and the scoring approach. A consistent approach has been undertaken throughout the process.

The Schedule of Main Modifications is used as the starting point to appraise the likely significant effects. Each Main Modification relating to a policy has been considered against the SA Framework to see whether the Main Modification would result in changes to the significant effects identified for each policy within Appendix G of the SA Report 2017.

Consideration has also been given as to whether the cumulative effects of the Delivery DPD and whether or not the likely cumulative effects are altered by the proposed Main Modifications.

## **Results**

Table 1 sets out the proposed Main Modifications, the Council's reasons for proposing the change and a record of the assessment of each Main Modification against the SA Framework and its implications.

Appendix 1 sets out the SA matrix for the proposed New Policy LPR1 Local Plan Review.

## **Conclusions**

There are no additional likely significant effects either individually or cumulatively arising from the proposed Main Modifications. There are no changes to the findings of the SA Report 2017. However, minor changes are proposed to the commentary.

**Table 1 Assessment of Main Modifications in relation to SA conclusions reported previously**

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
MM1	N/A	NEW Policy/paras	<p><i>Add new policy and supporting text (after Section 4):</i></p> <p><b><u>Local Plan Review</u></b></p> <p><b><u>5.1 Blaby District lies within the Leicester and Leicestershire Housing Market Area. The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) was published in January 2017. It sets out the long term objectively assessed need (OAN) for new housing in each of the local authority areas in the HMA up to 2036. The Council is also mindful that the introduction of the Standardised Methodology contained in the National Planning Policy Framework may have further implications for the OAN.</u></b></p> <p><b><u>5.2 In order to plan for the level of objectively assessed need identified, the local authorities in the Leicester and Leicestershire Housing market Area (HMA) area are working collaboratively to prepare the joint Leicester and Leicestershire Strategic Growth Plan. The Strategic Growth Plan is expected to be finalised by late 2018.</u></b></p> <p><b><u>5.3 The District Council will take account of the implications of the Strategic Growth Plan in its next Local Plan which is due to commence on adoption of the Delivery DPD as set out in its latest Local Development Scheme. Policy LP1 reflects this commitment.</u></b></p> <p><b><u>5.4 In addition, in the circumstances that the delivery of housing is significantly and persistently short of the expectation set out in the housing trajectory, a Local Plan</u></b></p>	To ensure the Delivery DPD is effective and the planning framework is up to date.	<b>No change to SA findings:</b> A SA matrix is included in Appendix 1. The amended wording relates to a future Local Plan Review and does not affect the scale or location of development proposed in the Delivery DPD. The Local Plan review would be subject to its own SA.

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p><b><u>Review will be commenced to identify alternative or additional development sites.</u></b></p> <p><b><u>Policy LPR1 LOCAL PLAN REVIEW</u></b></p> <p><b><u>The circumstances in which a new, full or part, Local Plan will commence (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) are specified as follows:</u></b></p> <ul style="list-style-type: none"> <li>a) <b><u>The adoption by the Council of the Strategic Growth Plan and the Memorandum of Understanding, which proposes a quantity or spatial approach that is significantly different to that set out in the Local Plan, unless there is sufficient flexibility already provided for within the Plan; or,</u></b></li> <li>b) <b><u>Changes occur within the HMA to the objectively assessed need for development or the spatial distribution of growth across the HMA, including Blaby, unless there is sufficient flexibility already provided for within the Plan; or,</u></b></li> <li>c) <b><u>Where monitoring of targets against the housing trajectory identify significant and persistent shortfalls in the delivery of housing.</u></b></li> </ul> <p><b><u>The new, full or part, Local Plan will be commenced within 6 months of the occurrence of one of the above circumstances and should be submitted for examination within three years from the commencement of the review.</u></b></p> <p><i>Consequential amendments to create new section and renumber following sections.</i></p>		

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
MM2	12-13	SA1/para 3.8	<p><i>Delete criteria c) of policy SA1 and amend supporting text:</i></p> <p>Land North of Hinckley Road, Kirby Muxloe</p> <p>3.8 The requirements for affordable housing and housing mix are set out in policies CS7 and CS8 of the adopted Core Strategy. <del>Policy DMP8 also seeks a proportion of self-build and custom-build housing and</del> Policy DMP911 <b>also</b> seeks a proportion of accessible and adaptable homes.</p> <p>SITE ALLOCATIONS POLICY SA1 Land North of Hinckley Road, Kirby Muxloe</p> <p>Land will be allocated for a minimum of 750 dwellings, of which a minimum of 510 will be delivered during the plan period. The site's boundaries are set out on the Policies Map.</p> <p>The site should meet the following requirements:</p> <p>Housing</p> <p>a) Affordable housing 25% affordable homes in accordance with policy CS7 should be provided on the site. The affordable housing mix should be 80% Social / Affordable rent and 20% intermediate housing unless evidence indicates otherwise.</p> <p>b) A mix of housing A mix of housing to meet local needs in accordance with policy CS8 of the adopted Local Plan Core Strategy 2013</p> <p><del>c) Self build and custom build housing 5% of plots are serviced plots for sale to self-builders or custom builders in accordance with policy DMP8.</del></p>	To ensure the Delivery DPD is justified.	<b>No change to SA findings</b> – the proposed modification does not alter the effects identified by the SA for Policy SA1, including the major beneficial direct (↑↑) effect on SA objective 1 Housing.

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
MM3	16-17	SA2/Paras 3.19 and 3.23	<p><i>Amend policy SA2 and supporting text:</i></p> <p><del>Gynsills Lane, Glenfield</del>  3.19 The site secured outline planning permission for 37 houses subject to a section 106 legal agreement. The site is proposed to be allocated in the Local Plan to improve certainty should the current permission lapse. The site could deliver some 9 affordable houses and would be required to make contributions towards open space, education provision, library services and residential travel packs to encourage the use of sustainable transport.</p> <p>Ratby Lane / Desford Road, Kirby Muxloe  3.23 The site could accommodate <del>some</del> <b>up to</b> 52 houses. Access can be gained from Ratby Lane and Desford Road. The site could deliver some 13 affordable houses and would be required to make contributions towards open space, education provision, library services and residential travel packs to encourage the use of sustainable transport.</p> <p>SITE ALLOCATIONS POLICY SA2  Smaller Housing Sites in the Principal Urban Area</p> <p>Land will be allocated for housing at the following sites as set out on the Policies Map. The sites will be required to be developed in conformity with other policies contained within the Blaby Local Plan Core Strategy and Delivery Development Plan Documents. Specific requirements for each of the sites, in addition to these policies, are contained below:</p> <p><del>SA2.a Land rear of Gynsills Lane, Glenfield*</del>  Land will be allocated for 37 dwellings.  The development should:</p>	<p>To ensure the Delivery DPD is justified and effective.</p> <p>The site at Gynsills Lane, Glenfield has planning permission for housing and is now under construction.</p>	<p><u>Deleted Policy SA2a:</u>  <b>No change to SA findings:</b>  The site no longer forms part of the Delivery DPD but is under construction so the potential effects are still relevant.</p> <p><u>Amended Policy SA2d:</u>  <b>No change to SA findings</b> – the proposed modifications do not alter the effects identified by the SA for Policy SA2d, including the major beneficial direct (↑↑) effect on SA objective 1 Housing.</p>

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>a) <del>Be accessed from Nursery Rise;</del>  b) <del>Provide at least 9 affordable units in accordance with Core Strategy policy CS7; and</del>  c) <del>Protect important trees on site.</del></p> <p><del>*Planning permission has been granted on the site subject to completion of a Section 106 legal agreement.</del></p> <p>SA2.<b>ba</b> Land at Grange Farm, Leicester Forest East</p> <p>Land will be allocated for 55 dwellings.  The development should:  a) Be accessed from Warden's Walk;  b) Provide at least 13 affordable units in accordance with Core Strategy policy CS7;  c) Retain the important trees and hedgerows along the northern boundary and fronting Baines Lane; and  d) Provide design solutions and mitigation measures to protect important areas of biodiversity.</p> <p>SA2.<b>eb</b> Land at Webb Close, Leicester Forest East</p> <p>Land will be allocated for 21 dwellings.  The development should:  a) Be accessed from Webb Close;  b) Provide at least 5 affordable units in accordance with Core Strategy policy CS7; and  c) Retain and enhance hedgerows to connect to southern boundary.</p> <p>SA2.<b>dc</b> Land at Ratby Lane / Desford Road, Kirby Muxloe</p> <p>Land will be allocated for <b>up to</b> 52 dwellings.</p>		



Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>The development should:</p> <p>a) Provide <del>at least 13</del> affordable units in accordance with Core Strategy policy CS7; and</p> <p>b) Improve habitat to enhance diversity and connect to wider landscape, including retention of trees and hedgerows.</p>		
MM4	21	SA3	<p><i>Amend criteria g) of the policy SA3:</i></p> <p>SITE ALLOCATIONS POLICY SA3 Employment Site Allocation</p> <p>Heritage</p> <p>f) The design and layout of any proposal will seek to minimise any impact on designated and non-designated heritage assets. In particular, the design and layout of the site shall seek to retain the integrity of the alignment of the Fosse Way Roman Road by avoiding development (other than necessary access infrastructure) along its length. Opportunities to provide 'interpretation' and increase awareness of the asset will be encouraged.</p> <p>g) Archaeological evaluation shall be undertaken in accordance with a scheme to be agreed with the County Archaeologist prior to <del>any development commencing on the site</del> <b><u>determination so that the design and layout can respond to the importance of any associated features with the line of the Roman Road. Finds shall be treated in a manner proportionate to their significance.</u></b></p>	To ensure the Delivery DPD is effective.	<b>No change to SA findings</b> – the proposed modification does not alter the effects identified by the SA for Policy SA3, including the major adverse direct (↓↓) effect on SA objective 9 Historic Environment.
MM5	24	SA4/para 3.37	<p><i>Amend policy SA4 and supporting text:</i></p> <p>3.37 This policy seeks to identify broad locations that will be suitable for gypsy and traveller and travelling show people accommodation <del>where there is a need for sites.</del></p>	To ensure the Delivery DPD is positively prepared and consistent with national policy.	<b>No change to SA findings</b> – the proposed modification does not alter

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>SITE ALLOCATIONS POLICY SA4 Broad Locations for Accommodating Gypsies and Travellers and Travelling Showpeople</p> <p><del>Where a need is identified, p</del>Provision will be made for Gypsies and Travellers and Travelling Showpeople meeting the definition for planning purposes through a combination of the development management process and the Delivery DPD, taking into account the most up to date Gypsy and Traveller Accommodation Needs Assessment.</p> <p>Sites for new and extensions to existing Gypsy and Traveller and Travelling Showpeople sites will be located, in order of preference, at the following locations:</p> <ol style="list-style-type: none"> <li>1. Within the defined Settlement Boundaries, as set out on the Policies Map, of the Principal Urban Area of Leicester, Blaby, the Larger Central Villages, the Rural Centre and the Medium Central Villages;</li> <li>2. Immediately adjoining defined Settlement Boundaries of the Principal Urban Area of Leicester, Blaby, the Larger Central Villages, the Rural Centre and the Medium Central Villages;</li> <li>3. Within <b>approximately</b> three miles of the Settlement Boundary for the Principal Urban Area of Leicester, Blaby, the Larger Central Villages and the Rural Centre or within <b>approximately</b> two miles of the Settlement Boundary for the Medium Central Villages.</li> </ol> <p>Accommodation for Gypsies and Travellers and Travelling Showpeople will not be supported in areas defined as Green Wedge or Areas of Separation.</p> <p>In addition, the proposal will be supported unless it is:</p>		<p>the effects identified by the SA for Policy SA4, including the beneficial indirect (→) effect on SA objective 1 Housing, the unknown beneficial or adverse (↕) effect on SA objective 2 Health, or the no significant (↔) effect on SA objective 11 Air quality that were already identified for Policy SA4.</p> <p>The proposed Main Modification removes the following text from criterion b) of the policy: 'avoiding major transport routes'.</p>

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>a) Contrary to other policies of the Local Plan, including CS9 Accommodation for Gypsies and Travellers;</p> <p>b) Within close proximity to <del>major transport routes and/or</del> air quality management areas and/or where <b>air quality or noise pollution</b> this could adversely affect the health <b>or living conditions</b> of the residents;</p> <p>c) Adversely affected by physical constraints such as flood risk;</p> <p>d) Demonstrated to cause adverse affects to protected areas, including wildlife and geology designations and scheduled ancient monuments; and</p> <p>e) Of a scale that causes overdevelopment in terms of the proposal or by extension to an existing site.</p> <p><b><u>The Council will undertake a review of the evidence base and work with the Leicester and Leicestershire local authorities to establish, if the review shows a requirement, the most appropriate and deliverable locations for additional transit provision. This information will inform the Local Plan Review.</u></b></p>		Reference to this text within the main SA report should therefore be disregarded.
MM6			<p><i>Amend policy DM4:</i></p> <p>DEVELOPMENT MANAGEMENT POLICY 4 Connection to Digital Infrastructure</p> <p>All new build major residential and commercial development <del>must</del> <b>should</b> be served by a fast, affordable and reliable broadband connection in line with the latest Government target. Developers will liaise with broadband infrastructure providers to ensure that a suitable connection is made.</p> <p>The broadband connection will need to be directly accessed from the nearest exchange and suitable for easy access to enable</p>	To ensure the Delivery DPD is effective.	<b>No change to SA findings:</b> The wording is proposed to be amended for clarity and the changes do not affect the meaning of the policy.

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>future repair, replacement and upgrading.</p> <p>Exceptions <del>may</del> <b>will</b> be made to the above, where applicants have demonstrated through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable.</p>		
MM7	42-43	DM10/Paras 4.42, 4.45, 4.47, 4.49, 4.50, 4.51, 4.52 and 4.53	<p><i>Amend policy DM10 and supporting text:</i></p> <p><del>4.42 This policy requires a proportion of plots on large housing sites to be provided as serviced plots and to be marketed to self and custom builders</del> <b><u>supports proposals for self and custom build housing in suitable locations.</u></b></p> <p><del>4.45 Serviced building plots are shovel-ready parcels of land with planning permission, laid out and ready for construction with access and utilities/services provided to the plot boundary.</del></p> <p>4.47 The Self-build and custom housebuilding register provides valuable information on the demand for self-build and custom housebuilding in Blaby District. It forms a key part of the evidence base of demand for this type of housing. The register shows that between 1st April 2016 and 1st April <del>2017</del> <b>2018</b>, <del>44</del> <b>34</b> individuals were accepted for entry on the register for Blaby District. Of these, <del>5</del> <b>13</b> individuals indicated that they had also applied to enter the registers for one or more nearby areas.</p> <p><del>4.49 From a development point of view, key issues with this market are associated with skills and risk: whilst there may be a notable number of people with an 'interest' in self-build, there is in some circumstances a significant financial outlay, risk and time-cost associated with self-build.</del></p>	To ensure the Delivery DPD is justified.	<b>No change to SA findings</b> – the proposed modification does not alter the beneficial direct (↑) effect on SA objective 1 Housing and the beneficial indirect (→) effect on SA objectives 2 Health, 5 Community empowerment, 13 Energy & water use, 14 Climate change causes, 16 Involving people in reducing environmental impacts, 20 Sustainable design &

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p><del>4.50 The HEDNA considers that most new delivery will be on small windfall sites but also recognises that there is some potential through policy to encourage developers of larger schemes to designate parts of these as plots available for self and custom build. However, it is likely to be difficult to demonstrate concrete evidence of demand at a local level, albeit those local authorities are required to maintain registers of those with an interest in doing so.</del></p> <p>4.51 Taking this information into account, the Council will seek to provide self and custom build plots by:</p> <ul style="list-style-type: none"> <li>• <del>Requiring developers to supply 5% of dwellings on sites over 100 dwellings as serviced plots</del> <b>Supporting proposals</b> for self and custom build housing <b>in suitable locations</b> and to market those plots;</li> <li>• Investigating whether the Council has any land for self and custom build housing opportunities;</li> <li>• Making available details of sites with planning permission through the annually produced Residential Land Availability Report.</li> </ul> <p><del>4.52 The policy requires a proportion of plots on large housing sites to be provided as serviced plots and to be marketed for self and custom builders. In order to ensure adequate plots are marketed, the policy sets out a minimum size. Analysis of those included on the Council's Self-build and Custom Housebuilding Register reveals that 50% require a plot size of 300sqm or above and 33% require plot size of between 150 and 300sqm. The minimum plot requirements reflect this in terms of the number of bedrooms.</del></p> <p><del>4.53 The marketing of the plots should include contact with people on the Council's Self-build and Custom Housebuilding</del></p>		<p>construction and 21 waste minimisation &amp; recycling that were already identified for</p> <p>The proposed Main Modification removes the requirement for 5% of dwellings (on sites over 100 dwellings) to be provided as self and custom build. Reference to this requirement within the main SA report should therefore be disregarded.</p>

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p><del>Register and via the National Custom and Self-build Association (NaCSBA) portal or similar. The price of marketed plots must be made available at their market value or less.</del></p> <p>DEVELOPMENT MANAGEMENT POLICY 10 Self and Custom Build Housing</p> <p>Proposals for self and custom build housing will be supported in suitable locations. The Council will maintain a register of prospective self and custom house builders and have regard to the register in its decision making, plan making, housing and regeneration functions.</p> <p><del>Development proposals over 100 dwellings will require developers to supply 5% of a site's dwelling capacity as serviced plots for self and custom build housing unless the Self-build and Custom Housebuilding Register shows a lower level of demand. The plots will be provided in accordance with the following criteria:</del></p> <p><del>a) With at least outline planning permission;</del></p> <p><del>b) At least 5 dwellings in a single site location to be developed in accordance with an agreed design code submitted with the planning application;</del></p> <p><del>c) Self and custom build plots should be of a size at least equal to that of those for dwellings of 2, 3 and 4 bedrooms on the main development site. The split will be determined by the Council based on examination of the Self-build and Custom Housebuilding Register;</del></p> <p><del>d) Marketed plots will be made available at their market value or less; and</del></p> <p><del>e) Where it has been demonstrated that plots have been made available and marketed appropriately for at least 12 months and have not sold for self and custom build housing, the plot(s) may</del></p>		

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<del>either remain on the open market or be built out by the developer.</del>		
MM8	43	DM11/para 4.58	<p><i>Amend policy DM11 and supporting text:</i></p> <p>4.58 The information from the datasets shows that the optional building regulation M4(2) for accessible and adaptable homes is justified. The evidence points to a requirement of 15% of new homes to meet the building regulation M4(2) would be the minimum considered appropriate. Three options for the requirement for the optional building regulations M4(2) of 5%, 10% and 15% were tested for viability. The final figure takes account of the viability testing. For larger sites, over <del>35</del> <b>20</b> dwellings, 5% of the dwellings will need to meet the higher building standard regulations (M4(2) for accessible and adaptable dwellings. This will apply to all tenures.</p> <p>DEVELOPMENT MANAGEMENT POLICY 11 Accessible and Adaptable Homes</p> <p><del>M4(2) Accessible and Adaptable Homes</del> Development proposals for housing of <del>35</del> <b>20</b> dwellings or more must meet the Building Regulations Standard M4(2) for 5% of the dwellings unless:</p> <p>a) site specific factors such as vulnerability to flooding, site topography, and other circumstances make a specific site less suitable for M4(2) compliant dwellings, particularly where step free access cannot be achieved or is not viable; <del>and/or,</del></p> <p><b>b) <u>the applicant can demonstrate that the use of this Building Regulation Standard is not viable through an independent viability assessment to be submitted with the application.</u></b></p>	<p>To ensure the Delivery DPD is justified and effective.</p> <p>Following a review of the evidence base, the Council now considers that the policy should be applied to sites of 20 dwellings or more. The Local Plan Viability Study tested the optional Building Regulations Standard M4(2) on major development proposals (i.e. sites of 10 dwellings or more).</p> <p>The study states that the delivery of M4(2) compliant dwellings would be viable for sites (of 10 dwellings and above) where there is little in the way of</p>	<p><b>No change to SA findings –</b> The lowering of the threshold to 20 dwellings may increase the number of accessible and adaptable homes but adding reference to viability may reduce the certainty of the provision of such homes. Taking these into account, the proposed modification does not alter the beneficial direct (↑) effect on SA objective 1 Housing and the beneficial indirect (→) effect on SA objective 2 Health.</p>

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				<p>abnormal costs expected.</p> <p>A threshold of 20 dwellings has been proposed as a 5% requirement for M4(2) compliant dwellings on schemes of 10 would only deliver 0.5 of a dwelling. To deliver a full M4(2) compliant at 5%, would need to on sites of 20 dwellings or more.</p> <p>Finally the policy also provides flexibility by taking into account potential viability issues on a case by case basis. These changes are considered necessary to make the policy both justified and effective.</p>	<p>The proposed Main Modification reduces the development site threshold for the delivery of accessible and adaptable homes from 35 to 20. Reference to the 35 threshold within the main SA report should therefore be disregarded.</p>
MM9	46	DM12	<i>Amend policy DM12:</i>	To ensure the Delivery DPD is	<b>No change to SA findings –</b>



Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>DEVELOPMENT MANAGEMENT POLICY 12 Designated and Non-designated Heritage Assets</p> <p><del>Where a development proposal affects a heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas or other non-designated heritage assets, or the setting of such assets, the applicant will need to submit a heritage impact assessment to demonstrate:</del></p> <p><del>a) An understanding of the heritage asset and its significance;</del>  <del>b) The impact of the development proposal on the heritage asset and its setting and the harm to the significance of the asset;</del>  <del>c) How any harm will be outweighed by the substantial public benefits of the proposal; and</del>  <del>d) How the proposal is consistent with the points (a) to (c), where appropriate, in Core Strategy Policy CS20.</del></p> <p><b><u>All new development should seek to avoid harm to the heritage assets of the District. Development proposals that conserve or enhance the historic environment will be supported.</u></b></p> <p><b><u>All proposals affecting either a designated or non-designated heritage asset and/or its setting will need to submit a statement which includes the following:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>a description of the heritage asset and its setting, proportionate to its significance;</u></b></li> <li>• <b><u>a clear identification of the impacts of the development proposal on the heritage asset and its setting;</u></b></li> <li>• <b><u>a clear justification as to why the impacts could be considered acceptable; and</u></b></li> <li>• <b><u>demonstrate how the proposal is consistent with Core Strategy Policy CS20</u></b></li> </ul>	<p>consistent with national policy.</p>	<p>the proposed modification does not alter the effects identified by the SA for Policy DM12, including the major beneficial indirect (→→) effect on SA objective 8 Historic Environment.</p>

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p><b><u>The Council will consider the submitted information having regard to the importance of the heritage asset(s) as follows:</u></b></p> <p><b><u>Designated heritage assets</u></b>  <b><u>Designated heritage assets and their settings (including Listed Buildings, Scheduled Monuments and Conservation Areas) will be given the highest level of protection to ensure that they are conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.</u></b></p> <p><b><u>Where substantial harm is identified, proposals will only be supported in exceptional circumstances in accordance with national planning guidance. Where a less than substantial level of harm is identified the scale of harm will be weighed against the public benefits of the proposal.</u></b></p> <p><b><u>Non-designated heritage assets</u></b>  <b><u>A balanced consideration will be applied to proposals which may impact non-designated heritage assets. Proposals will be supported where the benefits of the scheme are considered to outweigh the scale of any harm or loss, having regard to the significance of the heritage asset.</u></b></p>		
MM10	48	DM13	<p><i>Amend policy DM13:</i></p> <p>DEVELOPMENT MANAGEMENT POLICY 13  Land Contamination and Pollution</p> <p>Development proposals will be required to clearly demonstrate that any <b>unacceptable</b> adverse impacts related to land contamination, landfill, land stability and pollution (water, air,</p>	To ensure the Delivery DPD is effective.	<p><b>No change to SA findings:</b>  The wording is proposed to be amended for clarity and the changes do not affect the</p>

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			<p>noise, light and soils) can be satisfactorily mitigated.</p> <p>For the following circumstances, development proposals will be supported where <del>it is</del> <b>they are</b> accompanied by a detailed investigation of the issues and appropriate mitigation measures are identified to avoid any adverse impact upon the site or adjacent areas:</p> <p>a) Land that is (or has the potential to be) subject to land contamination or land stability issues;</p> <p>b) Close to an aquifer or surface water feature that may result in groundwater or surface water pollution;</p> <p>c) Close to or within an air quality management area or key transport corridors that may be affected by air quality;</p> <p>d) Close to a source of noise or light pollution and/or the proposal may be a source of noise or light pollution;</p> <p>e) Soils of high environmental value, including best and most versatile agricultural land.</p>		<p>meaning of the policy.</p> <p>The SA commentary which makes reference to 'any adverse contamination' should be disregarded as the proposed Main Modification amends this wording to 'unacceptable adverse contamination'.</p>
MM11	51	DM15/Para 8.87	<p><i>Amend policy DM15 and supporting text:</i></p> <p>4.87 The Minerals Safeguarding Areas will be defined by Leicestershire County Council in the <del>emerging</del> Minerals and Waste Local Plan. Detailed policies for Minerals Safeguarding Areas are set out in the Minerals and Waste Local Plan. <del>To enable</del> <b>Policy DM15 is included to help</b> developers to understand <b>the general locations</b> where these policies will apply, <del>the Minerals Safeguarding Areas will set out on the Policies Map when the details are available. Leicestershire County Council has published areas for mineral safeguarding as part of work on the emerging Minerals and Waste Local Plan.</del></p>	To ensure the Delivery DPD is consistent with national policy.	<b>No change to SA findings</b> – the proposed modification does not alter the beneficial indirect (→) effect on SA objective 12 Mineral resources & soil/land pollution that

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
			<p>DEVELOPMENT MANAGEMENT POLICY 15 Minerals Safeguarding Areas</p> <p>Development <del>will not be supported in locations where it would sterilise or prejudice the viable extraction of mineral reserves as</del> <b><u>proposals in areas identified for mineral safeguarding will need to ensure that mineral resources of national or local significance are not needlessly sterilised by non-mineral development. The policy approach is</u></b> set out in the Minerals and Waste Local Plan. The <del>locations will be set out on the Policies Map</del> <b><u>minerals safeguarding areas are set out in the Minerals and Waste Local Plan</u></b> and include:  a) Land in Soar <b><u>and Sence</u></b> Valleys;  b) Land in the vicinity of Croft Quarry.</p>		was already identified for Policy DM15.
MM12	61	Monitoring Framework Policy CS1	<p><i>Amend the Policy to include reference to Policy LPR1 Local Plan Review.</i></p> <p><i>Amend the Target for Policy CS1 – Strategy for locating new development:</i>  By 31 March 2021:  a) <del>6,495</del> <b><u>6,029</u></b> houses in the District  b) <del>2,472</del> <b><u>2,362</u></b> houses in the PUA  c) <del>3,723</del> <b><u>3,667</u></b> houses in the non-PUA</p> <p>By 31 March 2026:  a) <del>8,486</del> <b><u>8,568</u></b> houses in the District  b) <del>4,646</del> <b><u>4,635</u></b> houses in the PUA  c) <del>3,870</del> <b><u>3,933</u></b> houses in the non-PUA</p>	To provide Policy LPR1 Local Plan Review with a link to the Monitoring Framework. To update targets to reflect residential land availability data and Housing Trajectory at 1 April 2018	<b>No change to SA findings</b> – this is a factual change and does not reflect a change to any policy.
MM13	63	Monitoring Framework Policy CS5	<p><i>Amend the target for Policy CS5 – Housing Distribution and New Housing land Allocations SA2:</i>  Number of new houses completed on small site housing land</p>	To update targets to reflect residential land availability	<b>No change to SA findings</b> – this is a factual

Ref	Page	Policy/Paragraph	Main Modification	Reason	Change to SA findings
		Policy SA2	allocations SA2 by: a) 31 March 2023 – <del>37</del> <b>0</b> houses b) 31 March 2028 – <del>465</del> <b>128</b> houses c) 31 March 2029 – <del>0</del> <b>128</b> houses	data and Housing Trajectory at 1 April 2018	change and does not reflect a change to any policy.
MM14	64	Monitoring Framework Policy CS7	<i>Amend the Target for Policy CS7 – Affordable housing:</i> Number of affordable houses in the District by: a) 31 March 2016 – 696 dwellings b) 31 March 2021 – 4,242 <b>1,201</b> dwellings c) 31 March 2026 – 4,726 <b>1,766</b> dwellings d) 31 March 2019 – 1,960 dwellings	To update targets to reflect residential land availability data and Housing Trajectory at 1 April 2018	<b>No change to SA findings</b> – this is a factual change and does not reflect a change to any policy.
MM15	68	Monitoring Framework Policy DM8	<i>Amend the Policy reference from Policy DM8 to Policy DM10.</i>  <i>Delete the second Indicator:</i> <del>Number of serviced plots of land offered by the landowner or developer for self- and custom-build housing, and the number subsequently developed</del>	To correct error and to reflect amendments to Policy DM10	<b>No change to SA findings</b> – the change reflects the amendment to Policy DM15 which is considered separately above.
MM16	70	Updated Housing Trajectory	See Appendix 1 for updated trajectory	To update the Housing Trajectory to 1 April 2018	<b>No change to SA findings</b> – this is a factual change and does not reflect a change to any policy.

## Appendix 1 Appraisal of New Policy LPR1 Local Plan Review

SA Objective	LPR1 Local Plan Review Policy	Commentary / Recommendations
1. Housing	↔	(C) No significant effects anticipated. The amended wording relates to a future Local Plan Review and does not affect the scale or location of development proposed in the Delivery DPD.
2. Health	↔	(C) No significant effects anticipated.
3. Access to Heritage, Culture & Recreation	↔	(C) No significant effects anticipated.
4. Crime & Safety	↔	(C) No significant effects anticipated.
5. Community empowerment	↔	(C) No significant effects anticipated.
6. Natural species & habitats, green infrastructure (GI)	↔	(C) No significant effects anticipated.
7. Character, Diversity & Distinctiveness	↔	(C) No significant effects anticipated.
8. Historic environment	↔	(C) No significant effects anticipated.
9. Rural landscape	↔	(C) No significant effects anticipated.
10. Water environment	↔	(C) No significant effects anticipated.
11. Air quality	↔	(C) No significant effects anticipated.
12. Mineral resources & soil / land pollution	↔	(C) No significant effects anticipated.
13. Energy & Water Use	↔	(C) No significant effects anticipated.
14. Climate change causes	↔	(C) No significant effects anticipated.
15. Flooding & climate change impacts	↔	(C) No significant effects anticipated.

SA Objective	LPR1 Local Plan Review Policy	Commentary / Recommendations
16. Involving people in reducing environmental impacts	↔	(C) No significant effects anticipated.
17. Access to education	↔	(C) No significant effects anticipated.
18. Enterprise, innovation & employment	↔	(C) No significant effects anticipated.
19. Use of previously developed land, buildings and infrastructure	↔	(C) No significant effects anticipated.
20. Sustainable design & Construction	↔	(C) No significant effects anticipated.
21. Waste Minimisation and Recycling	↔	(C) No significant effects anticipated.
22. Access to services	↔	(C) No significant effects anticipated.
23. Public transport, cycling and walking	↔	(C) No significant effects anticipated.