

Site Assessments –					
Site Reference	ASF3 (MBC/040/16)				
Site Address	Land off Hoby Road				
Settlement	Asfordby				
Settlement Category	Service Centre				
Gross Site Area	3.06ha				
Net Site Area & Reason	1.91ha (62.5% of 3.06ha)				
Capacity & Calculation Formula	57 dwellings (1.91ha x 30dph). Planning application for 70 dwellings				
Planning History	16/00570/OUT refused and currently on appeal. 17/00442/OUT refused				
Land Owner/ Agent providing update	Jelson	Last update received	N/A	Assessment last updated	12-04-18
Overall Summary					
<p>Planning application for 70 dwellings currently subject to appeal. The site is adjacent to ASF1 extending into the countryside to the west. The site is not well related to the built form and has poor connectivity to services, the centre of Asfordby and to public transport. Measures could be proposed to mitigate this. Unless appropriately mitigated, development would have an adverse impact on the character of the settlement and appearance of the countryside.</p>					
Issues/ constraints to be mitigated					
<p>Improvement of footpath H36 to footway/cycleway will improve the connectivity to the settlement. Protection of the hedgerow to the west of development. Measures to protect from any potential harm to the GCN located 250m away from the proposal. Appropriate integration of the existing and future built form. Mitigation measures related to the overhead electricity line that crosses the site. Flooding mitigation measures if development takes place near the river. No harm to Red Lodge (grade II listed building) opposite to proposed access. The site is within a medium-high landscape character area and therefore appropriate design should be provided.</p>					

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Suitable for development as constraints can be mitigated including the connectivity of the site.	The site will be developed after the construction of ASF1. According to the trajectory part of the site will be deliverable (within 5 years) and a smaller proportion will be developed after the initial 5 years	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		-	
How many landowners are involved in the site?		One	
Has written confirmation been received from all landowners to confirm the land is available?		Yes	
Suitability			
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).	
Meeting identified need;	More than 20 houses. Potential for market and affordable dwellings	++	
Relationship / connectivity with host settlement;	Slightly detached but accessible using footpath	0	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 2km of services (bus stop within 800m of the edge of the site)	+	
Proximity to employment;	Over 2km from Asfordby Business Park and Melton Mowbray but connectivity with public transport	0	
Availability of public transport;	The bus stop is more than 400m away from the site, but the bus service (5 and 5A) is frequent (3 hourly on peak hours)	0	
Brownfield land.	Greenfield	- -	
Loss of employment or other beneficial use	Agricultural use no longer required	0	
Access / including public footpath access;	Access improvement required but deliverable. Access via Hoby Road would require a T junction which is considered acceptable by the Highways Authority	+	
Major infrastructure requirements (transport schemes etc)	None	++	
Infrastructure capacity (schools / GPs / etc);	Check ASF2/3 still valid	+	
Heritage Assets (SMs, listed buildings, CAs,	Listed Building opposite to proposed access (Red Lodge, grade II).	+	

¹ MfS indicates 800 metres can be walkable.

archaeology);	Mitigation measures would be required. Archaeology matters were resolved on the submission of 17/00442/OUT	
Flooding/Drainage	Part of the site within Flood Zone 2. The Environment Agency and the LLFA do not consider this as a stopper.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Great Crested Newt ponds within 250m. Unlikely to be affected but mitigation measures are required	+
TPO / Ancient woodland;	No	++
Historic Park;	No	++
Technical constraints (contamination / land stability);	None known	++
Landscape designation (<i>influence report – designation</i>).	Medium- High	-
Visual Impact	Visual impacts acceptable with mitigation	+
Agricultural Land classification	Large part of the site within grade 2 ALC	-
Noise or other pollutants	None	++

Constraints impacting on site area and capacity

High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	No issues raised by Severn Trent
Sewers	No issues raised by Severn Trent
Oil pipelines	None
Power lines	Over head electricity line – mitigation required

Sustainability Appraisal Summary

Potential significant positive effects have been identified in relation to SA objectives 2: education, 3: sustainable transport, 9: social cohesion, 10: social deprivation and 15: greenhouse gases and potential significant negative effects have been identified in relation to SA objectives 6: biodiversity and 8: efficient use of land and resources.

Viability

Are there any known factors that impact on the viability of bringing the site forward?	No.
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Deliverability

Is there any infrastructure required that would impact on delivery?	None
If so, what are the requirements and associated timescales?	N/A
What are the key constraints that need to be dealt with in order to bring the site forward?	Connectivity with Asfordby. Resolving issues related to the overhead electricity line

Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	After ASF1	2021/22 26 units	2022/23 36 units	2023/24 remainder		
Has the site got planning permission?	No					
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	A refusal of planning permission for 70 dwellings (16/00570/OUT) is currently the subject of an appeal, the decision on which is awaited.					
How long has been allowed for site preparation works?	Same than finalizing ASF1					
When is it expected that the first dwelling on site will be completed?	2021/22					
What is the planned phasing of delivery?	To follow on from completion of ASF1 adjacent to the east.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not known.					
When is it envisaged that the affordable housing element will be delivered?	In step with market housing completions.					

ASF3

Land off Hoby Road
Asfordby

Picture A:



Picture B:



Picture C:



Picture D:

