

# Brownfield Land Register 2021

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## 1. Introduction

- 1.1. Melton Borough Council's Brownfield Land Register ('the Register') has been prepared in accordance with the Housing and Planning Act 2016, which introduced a requirement for local planning authorities to maintain and update annually a register of brownfield sites that are suitable for residential development within their local authority area. The register also meets the technical requirements as set out in the Town and Country Planning (Brownfield Land Register) Regulations 2017.
- 1.2. Brownfield land is commonly also referred to as previously developed land. The definition of previously developed land, as set out in Annex 2 to the revised and updated National Planning Policy Framework (NPPF), is:

*'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.'*

*This excludes:*

- *land that is or was last occupied by agricultural or forestry buildings;*
- *land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures;*
- *land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and*
- *land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.'*

- 1.3. The Brownfield Land Register consists of two parts.

**Part 1:** All brownfield sites that a local planning authority has assessed as appropriate for residential development. This will include sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission.

**Part 2:** Those sites from Part 1 that the local planning authority has determined are suitable for a grant of permission in principle for residential development.

## 2. Methodology

- 2.1. For a site to be included within the Register, it must:
  - Meet the definition of Previously Developed Land (set out in 1.2 above);
  - Have a site area of at least 0.25 hectares **or** be capable of supporting at least 5 dwellings;
  - Be considered **suitable** for residential development (development on the site would comply with local and national planning policies); and

- Be considered **available** for residential development (on best information, the landowner/developer is willing to develop the site); and
  - Be considered **achievable** for residential development (on best information, it would be viable to develop the site within 15 years);
- 2.2. Many sites that have been considered for inclusion on the Register contain a mix of previous land uses and some contain areas of land that do not meet the definition of previously developed land. Each site has been evaluated for inclusion on the Register on its own merits. As a consequence, some qualifying sized sites which include an element of brownfield land have been excluded from the Register. This will include development proposals for:
- replacement dwellings on large plots (above 0.25ha) where;
    - the majority of the site does not meet the definition of previously developed land (e.g. residential garden or paddock) and is expected to remain undeveloped, or
    - the size of the previously developed element of the land is significantly below 0.25ha, or
    - less than 5 replacement dwellings are proposed.
  - Developments that are expected to only include land that does not meet the definition of previously developed land, such as development limited to residential gardens of existing dwellings.
- 2.3. Sites that already are under construction are also not included in the Register.
- 2.4. **Suitable** for residential development is taken to mean that the land at the entry date (December 2021);
- has been allocated in a local development plan document for residential development; or
  - has planning permission for residential development; or
  - has a grant of permission in principle for residential development; or
  - is, in the opinion of the local planning authority, appropriate for residential development, having regard to any adverse impact on the natural environment; the local built environment, including in particular on heritage assets; any adverse impact on the local amenity which such development might cause for intended occupiers of the development or for occupiers of neighbouring properties, and any relevant representations received.
- 2.5. **Available** for residential development is taken to mean the relevant owner (or, where there is more than one, all the relevant owners):
- has expressed an intention to sell or develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention, having regard to any information publicly available on that date; and any relevant representations received;
  - the developer has expressed an intention to develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a

change to that intention, having regard to any information publicly available on that date; and any relevant representations received; or

- In the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place, having regard to any information publicly available on that date; and any relevant representations received.
- 2.6. **Achievable** for residential development is taken to mean that, in the opinion of the local planning authority the development is likely to take place within **15 years** of the entry date, having regard to any information publicly available; and any relevant representations received.
- 2.7. The Melton Local Plan 2011-2036 was adopted on 10<sup>th</sup> October 2018. It assessed the suitability, availability and achievability of identified sites for residential development and included land allocations to meet the need for residential development to 2036. It has been robustly tested and examined over the last 3 years and is considered to accurately reflect achievable and deliverable residential land over the next 15 year period relevant to the Register. Alongside an examination of Melton Local Plan land allocations, Neighbourhood Plan allocations and planning permissions (including those in principle) have been considered (to December 2021). A review of sites that were submitted for consideration for the Council's Strategic Housing Land Availability Assessment (SHLAA, 2020) was also undertaken to try to identify any additional sites for inclusion on the Register.
- 2.8. Part 2 of the Register is optional. The Council has assessed each entry on Part 1 of the register to see if it would be benefit from inclusion on a Part 2 Register, taking into account granted planning permissions, site allocations in the Local Plan and other relevant information. No sites in Part 1 of the register were identified whereby inclusion in a Part 2 register would be considered to offer a significant benefit above each site's existing status. Consequently, a Part 2 register has not been produced by the Council at this time. The provision of a Part 2 register will be kept under review and reconsidered annually.
- 2.9. The Government introduced a data standard which each Brownfield Land Register must accord with. The Council's Register is therefore laid out in the format prescribed by this data standard in the Brownfield Land Register CSV format file that accompanies this document.
- 2.10. The Brownfield Land Register sites have also been mapped. A link to the map for each site is provided within its entry on the register. More information about the sites allocated in the Melton Local Plan is also available from the Melton Local Plan website [www.meltonplan.co.uk](http://www.meltonplan.co.uk), including the adopted interactive policies Map page.
- 2.11. The Register will be updated and reviewed annually, in line with Government requirements. This edition of the Register replaces the version previously published in December 2020.

### 3. Key Findings

- 3.1. The Council has identified 17 sites which it considers meet the required criteria for inclusion on the Register. These 17 sites could provide in the region of 698 dwellings over the next 15 years.
- 3.2. Over half of these brownfield sites are in Melton Mowbray (69.5%) and the remaining sites are spread across Melton's rural settlements, as set out in table 1 below.

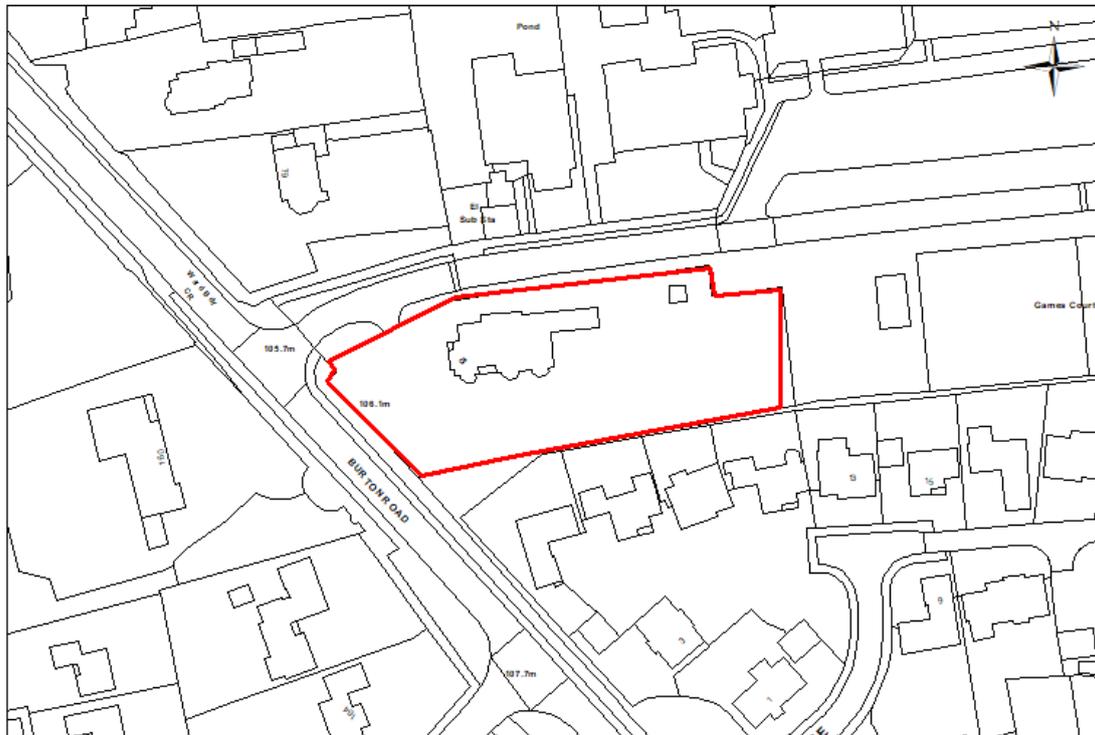
Table 1: Breakdown of brownfield land register 2021 by settlement

<b>Settlement</b>	<b>Number of Sites</b>	<b>Total Estimated Dwelling Capacity</b>
Melton Mowbray	10	485
Brooksby	1	70
Harby	1	53
Long Clawson	1	45
Old Dalby	2	30
Wymondham	1	7
Gaddesby	1	8
<b>Total</b>	<b>17</b>	<b>698</b>

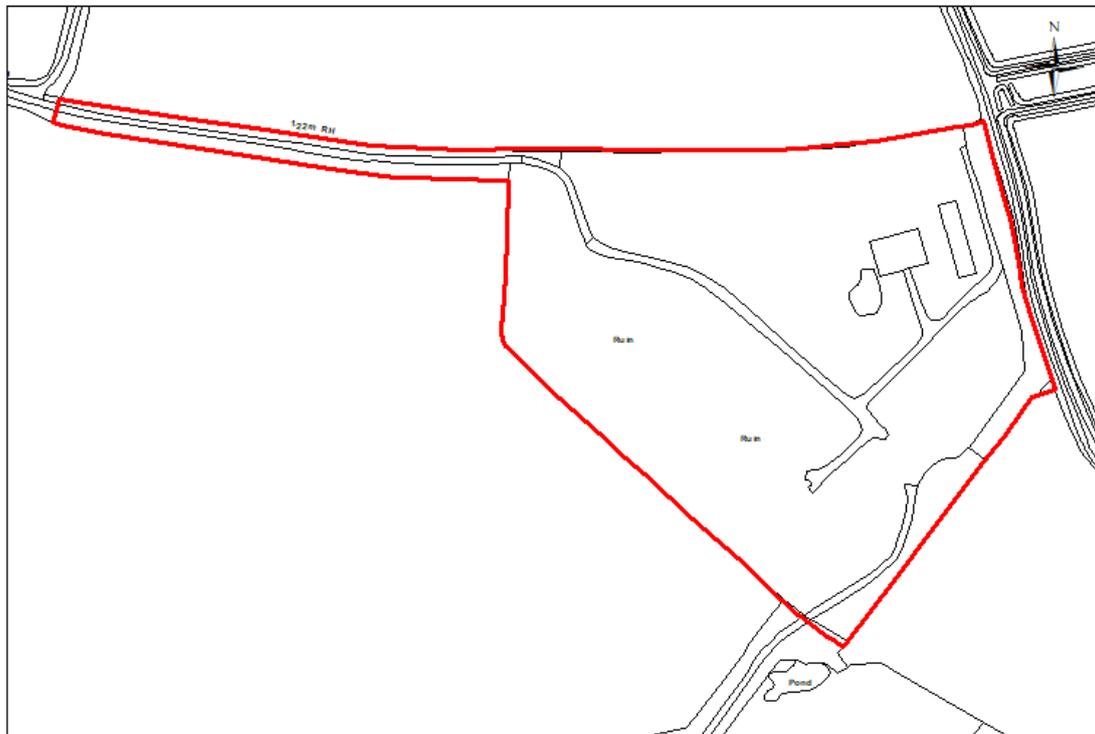
- 3.3. If the site no longer needs to be listed (for example, if the site has been built on), it should remain on the register for historical reasons and not be deleted. A total of six sites have been removed from the list since the last release, with five sites at various stages of construction and one site now not deemed to be brownfield due to being largely residential garden land within a built up area.

## 4. Summary of brownfield land register 2021

14/00496/FUL - 81 Burton Road, Melton Mowbray



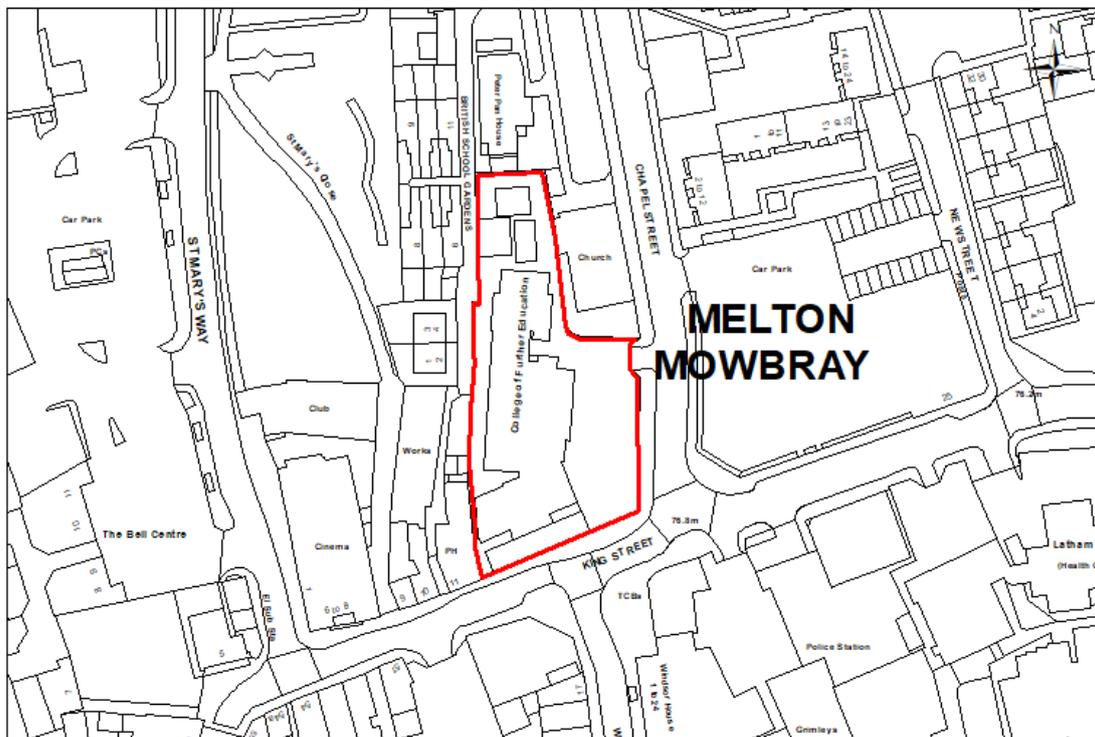
15/00537/OUT - Sandy Lane Poultry Farm Sandy Lane Melton Mowbray



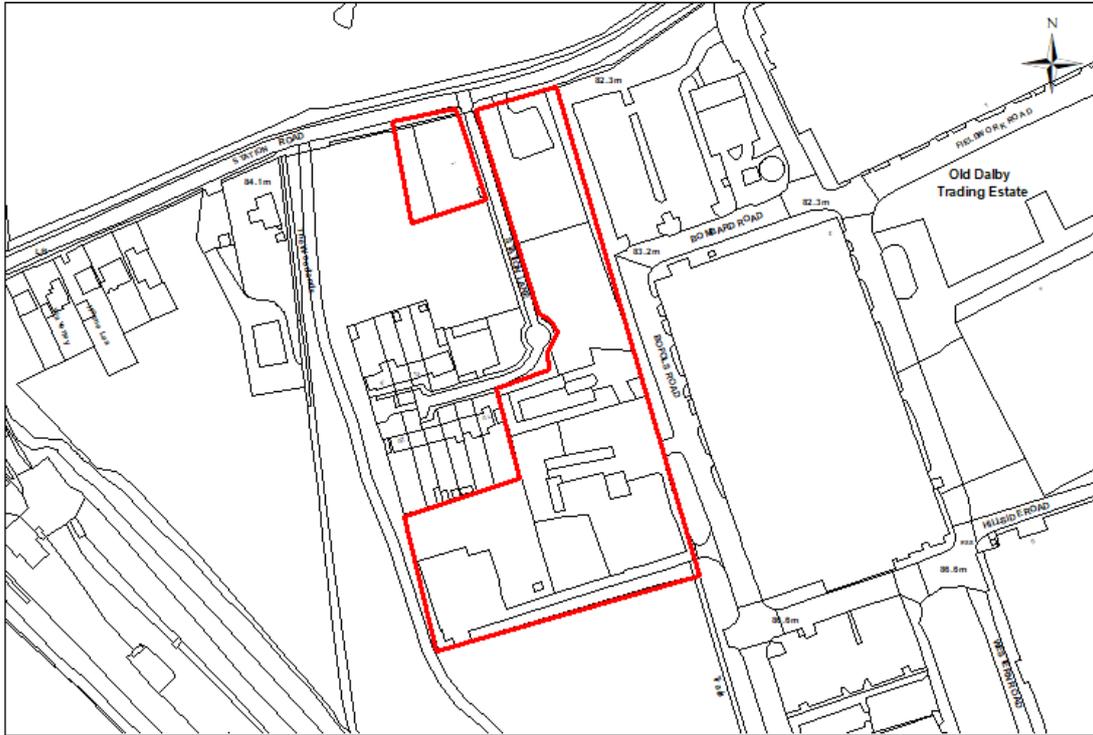
19/01073/FUL - Land Adjacent 7, Ashby Road, Gaddesby



16/00919/FUL - Former BMC Campus, Kings Street, Melton Mowbray



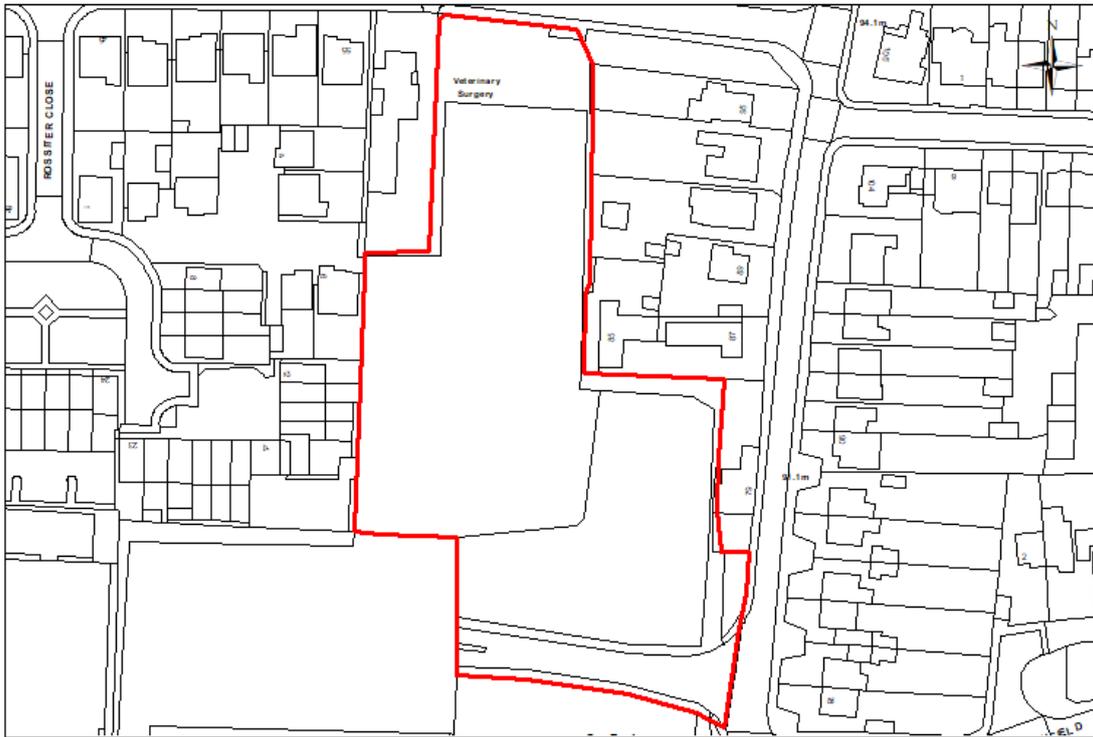
16/00157/OUT - Land at former White Lodge, Station Road, Old Dalby



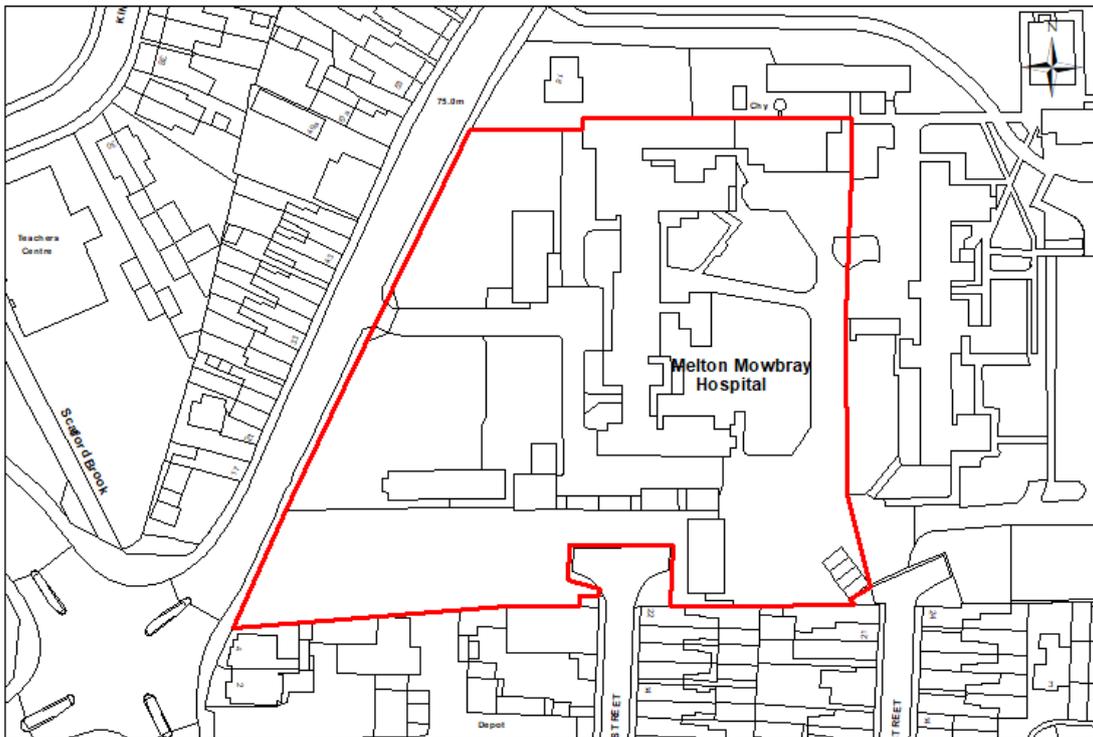
MEL9 - Wycliffe House, Snow Hill, Melton Mowbray



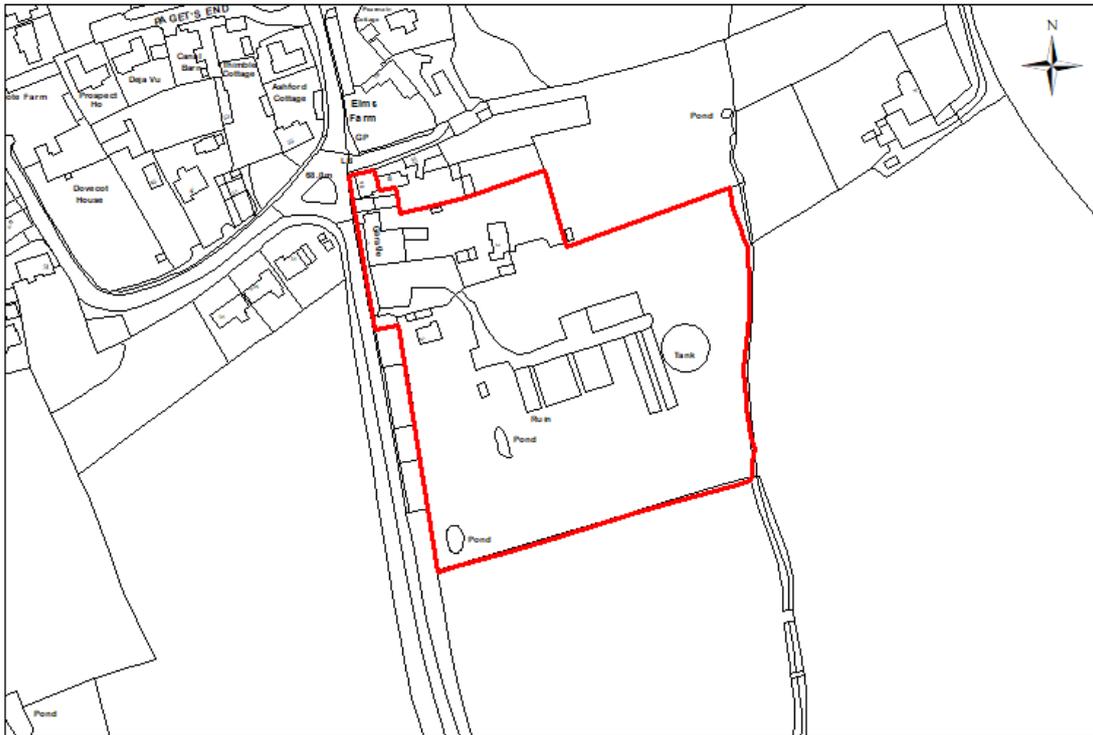
MEL4 - Top End Cattle Market, Melton Mowbray



19/00909/OUT - Land at Thorpe Road, Melton Mowbray



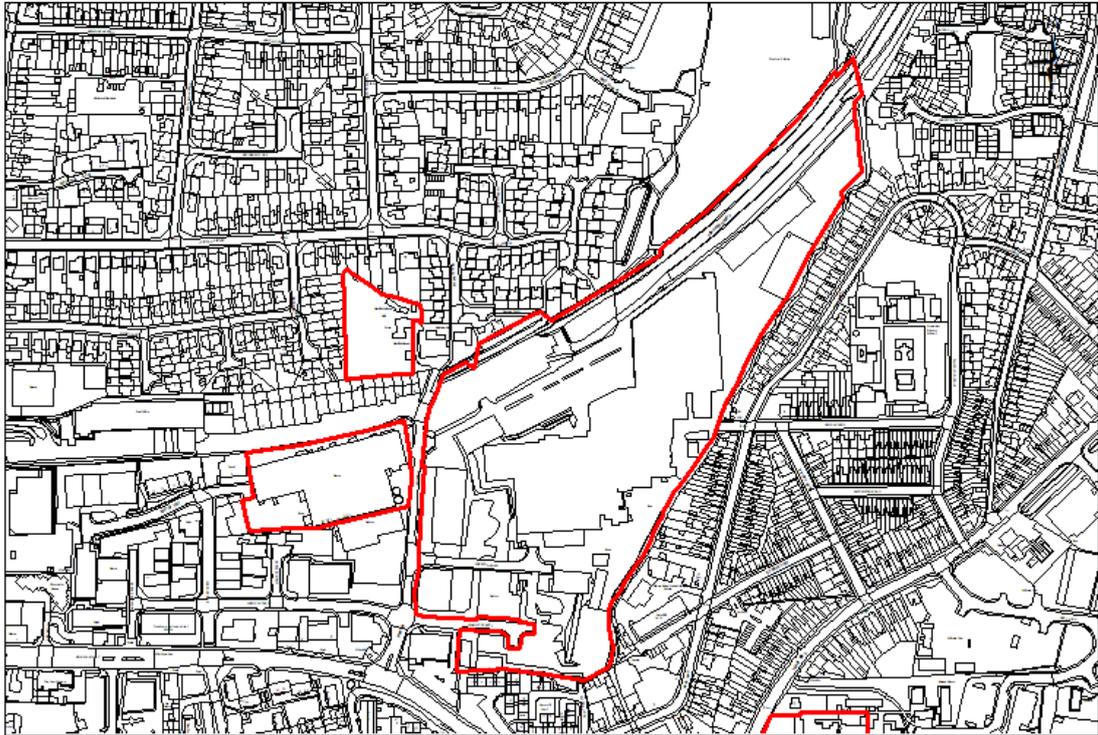
16/00560/OUT - Birleys Garage, Waltham Lane, Long Clawson



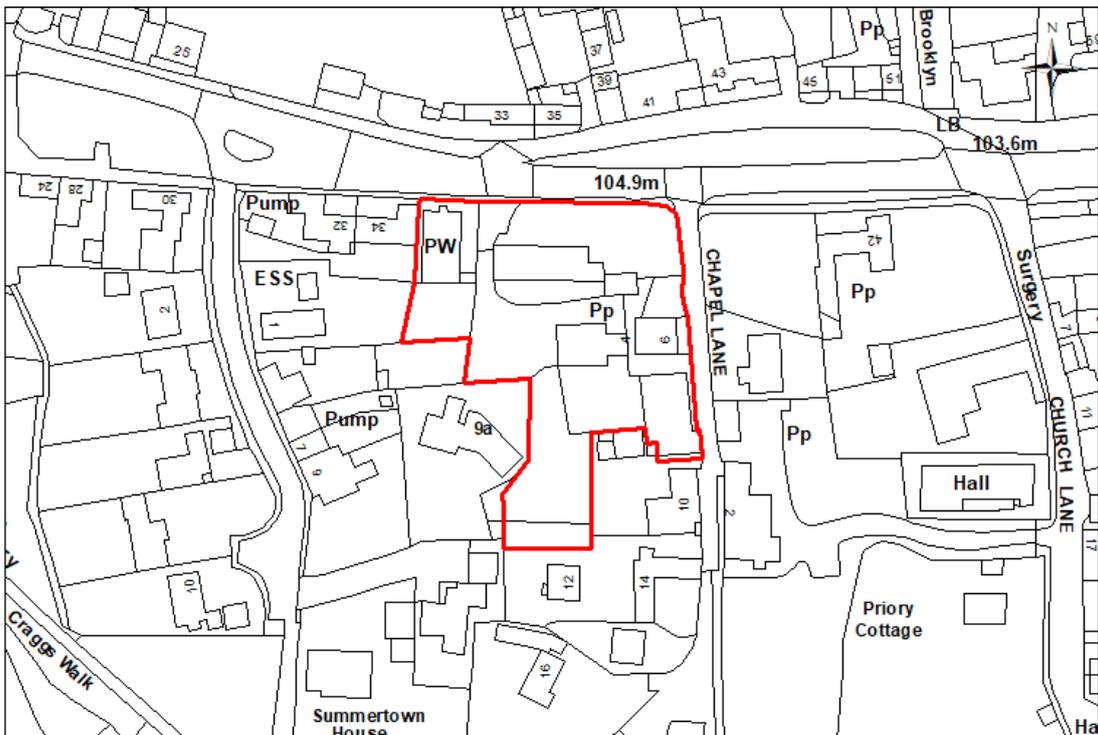
15/00673/OUT - Former Millway Foods Premises, Colston Lane, Harby



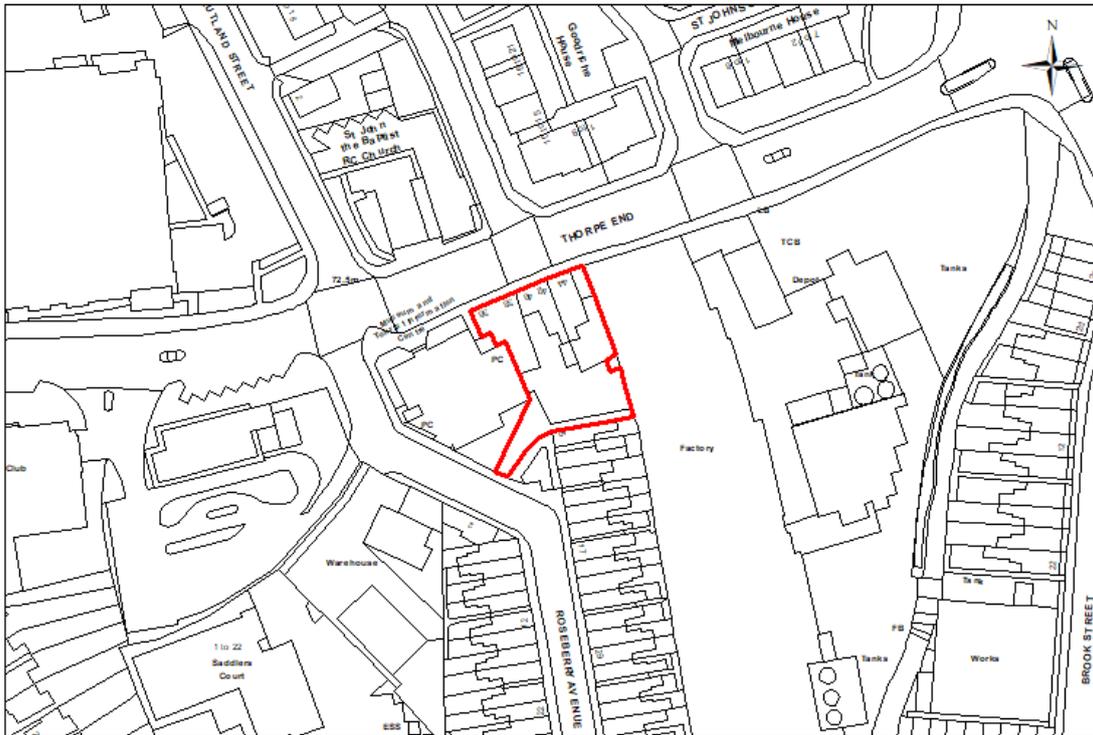
MEL11 - Land at Snow Hill; Melton Mowbray



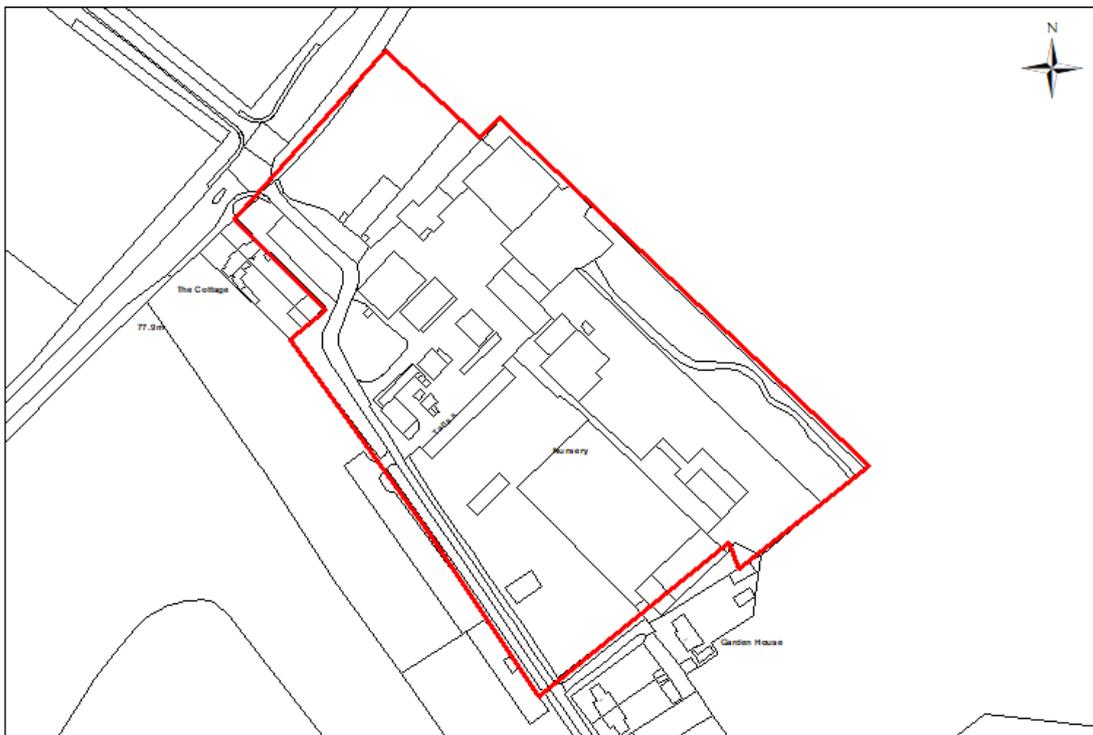
20/00444/FUL - The Gollings; Main Street; Wymondham



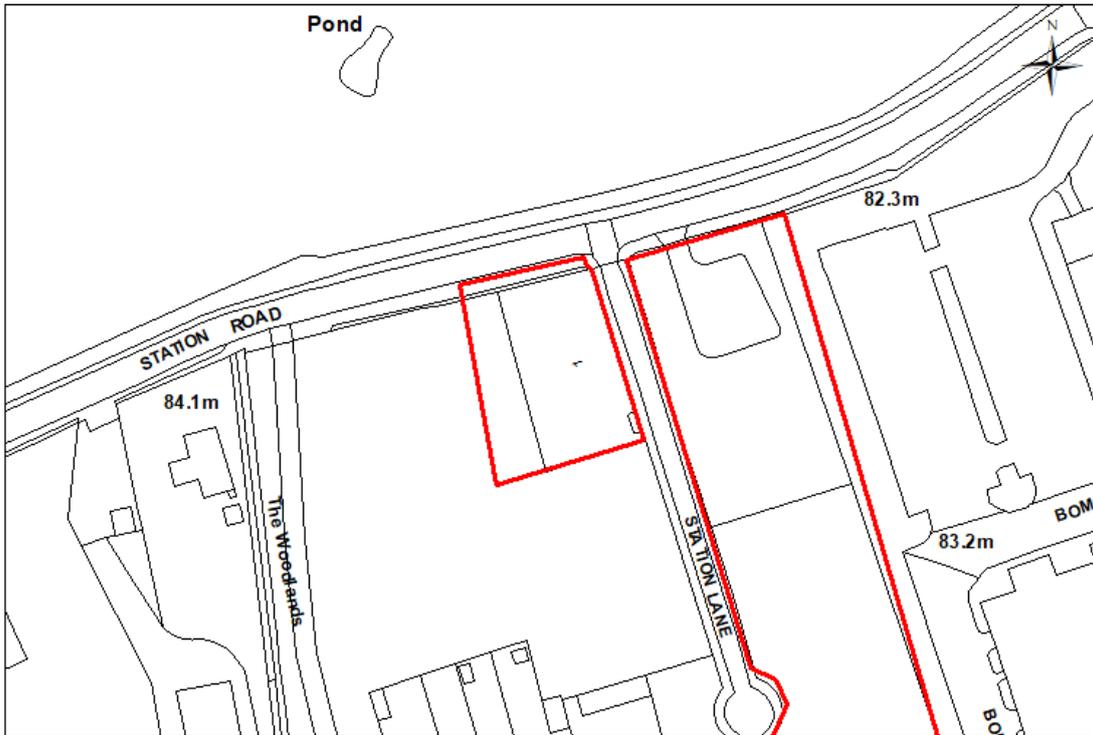
MBC/124/13 - 36 - 44 Thorpe End, Melton Mowbray



20/01388/REM - Spinney Campus - Brooksby Melton College, Melton Road



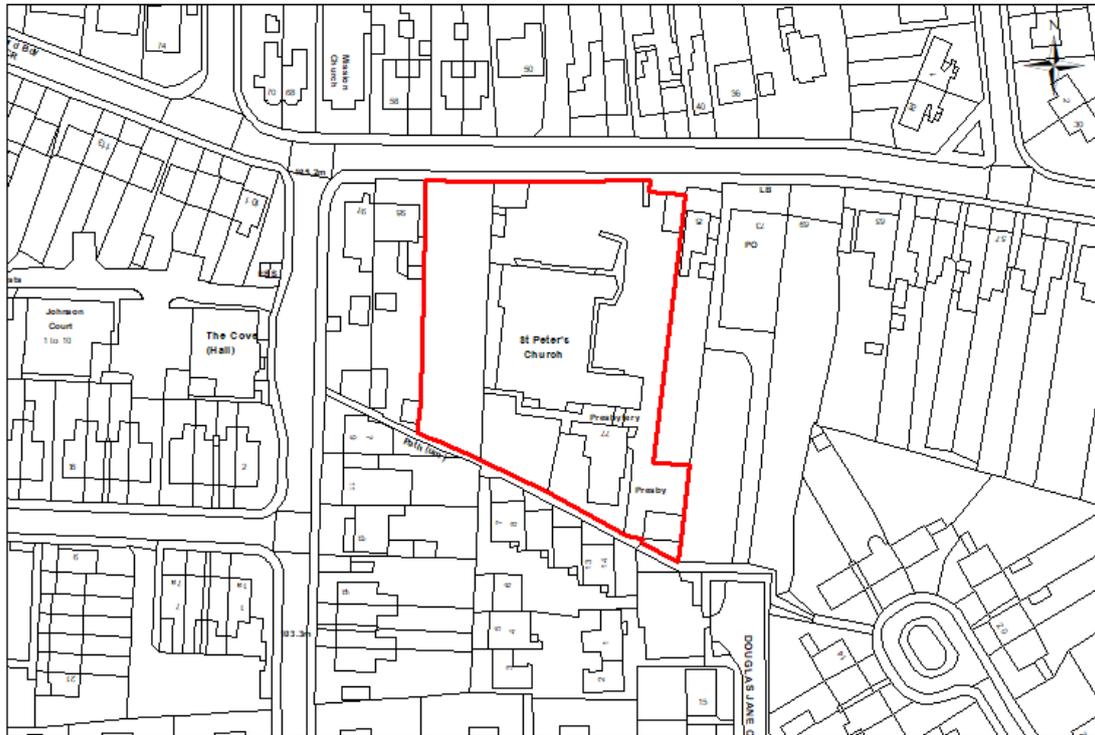
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16/00926/OUT - Sysonby Lodge, Nottingham Road, Melton Mowbray



## 20/00003/FUL - The Presbytery, 77 Welby Lane, Melton Mowbray



### Relevant Links

[2021 Brownfield Register CSV](#)

[Brownfield Register Interactive Map](#)

[Melton Local Plan Website](#)

[Guidance: Brownfield land registers](#)

[Brownfield registers and permission in principle: frequently asked questions](#)

[The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

[How to guides: publishing local authority brownfield registers](#)

[Brownfield Land Registers Data Standard: Preparing and publishing a register](#)