

Site details

Settlement	Thorpe Arnold	
Site Address	Land to the West of Thorpe Road, (A607)	
SHLAA ref (if available)	MBC/161/15 & MBC/010/16	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	none	
Site Area	Gross site area: 1.98 ha	Net site area: 1.94 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 58 (from SHLAA form)	Net Capacity: 48 (@30p/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the north of the village adjacent the village hall car park area sited along the eastern boundary of the A607. The site is within 2.5 km of the town centre.	+

	<p>Within the village is a village hall and church.</p> <p>An adopted footway from the edge of the site provides opportunities for walking into Melton town centre. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route. Bus stops are within 100 metres of the site but not footways exist.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2.5km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport. The Tesco Supermarket (24hrs) and petrol station is situated along the Thorpe Road at a distance of 1.2kms. The footway to the south of the site would require extending to include the site access.</p> <p>The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 100 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance for a fit and able bodied person of employment opportunities in Melton Mowbray town centre (2.5km) and Saxby Industrial Park (2.5km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 100 metres of the site boundary.	++
Brownfield land.	No. Greenfield	--

¹ MfS indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Small parcel of pastoral land	++
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>The site falls within the 40mph speed restrictions and the footway ends at the southern boundary to the site and would require extending.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 provides a connection to Twin Lakes Tourist facility. F2 is accessible from the northeast corner of the site and runs to the east of the village connecting to Woodfold Lane and the open countryside.</p>	++
Major infrastructure requirements (transport schemes etc)	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Provisions of footways required.</p>	0
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town.</p> <p>Brownlow Primary School is within 1.7 kms to the southwest. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 3 km distance and has a</p>	++

	<p>surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 12 Potential secondary pupils generated 10</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None within the site itself.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. Potential to have protected species on site. Ordinary water course in the adjacent field.	+
TPO / Ancient woodland;	Trees on site but not subject to TPO's Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+

Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer.	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.	-
Visual Impact	<p>The site is at the northern edge of the village along the higher topography. The land slopes from east to west towards Melton Spinney Road. The site consists of two parcels of land with strong mature boundary hedgerows with sporadic planting of trees within the field itself.</p> <p>The elevated and large scale, more open landscape overlooking Twin Lakes Park from the A607 creates the potential for much more expansive views and indivisibility, and therefore greater ‘visual sensitivity’.</p> <p>Development would be required to respond to the village edge the trees on site should be incorporated into any layout to help with the transition of open countryside to the built form. A lower density scheme may be suitable incorporating the existing trees and hedgerows within the layout.</p>	+

Agricultural Land classification	3a/3b	+
Noise or other pollutants	Site wraps around a cluster of farm builds to the south. Some are in storage and office uses. Farming practise still exists on the site and some noise mitigation may be required. Possible noise implications from the A607	+

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability issues	++
Known market constraints;	No market constraints	++
Land ownership constraints;	Single ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in

the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

This edge of settlement location is located in a higher topography overlooking the small valley and water course below. Whilst not functioning as an Area of Separation the location is still sensitive to development due to its expansive views. Large scale development would erode the character of the village settlement but may be able to accommodate small scale of development to the front of the site in the first field. The trees in the field and around the hedgerows would assist with assimilating development into the landscape and would be an important contribution.

The A607 class I road would present some difficulties with access issues by foot and the installation of footways would be required to encourage walking into the village/town. Due to the geometry of the road it would be necessary for residents/visitors to cross the A607 to gain a safer route to the town. Provisions of the footway may need the consent from other land owners.

Situation may change in the future with the siting of the eastern bypass.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footways
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)

Consultation Responses: None.

Site details

Settlement	Thorpe Arnold	
Site Address	Land to the South East of Thorpe Road, (A607)	
SHLAA ref (if available)	MBC/160/15 & MBC/011/16	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	None	
Site Area	Gross site area: 1.1 ha	Net site area: 1.1 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 31 (from SHLAA form)	Net Capacity: 27 (@30p/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the north of the village along the eastern boundary of the A607. The site is within 2.5 km of the town centre.	+

	<p>Within the village is a village hall and church.</p> <p>An adopted footway from the village centre provides opportunities for walking into Melton town centre. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route. Bust stops are within 200 metres of the site but not footways exist.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2.5km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport. The footway to the south will need to be extended as it finishes at the village hall car park which is adjacent the site.</p> <p>The BR8 Melton<->Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 200 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance for a fit and able bodied person of employment opportunities in Melton Mowbray town centre (2.5km) and Saxby Industrial Park (2.5km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 200 metres of the site boundary.	++
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Agricultural farming land	++

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>There are no footways along the site frontage however the adopted footway falls short of the site boundary to the south which could be extended.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs to the east of the village to Woodfold Lane and the open countryside.</p>	+
Major infrastructure requirements (transport schemes etc)	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Provisions of footways required and possible traffic calming (?)</p>	--
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town.</p> <p>Brownlow Primary School is within 1.7 kms to the southwest. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 3 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref</p>	++

	<p>15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 6 Potential secondary pupils generated 5</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None within the site itself.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. these form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood zone 1	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. Potential to have protected species on site.	+
TPO / Ancient woodland;	Trees on site but not subject to TPO's Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+
Historic Park;	None	++

Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer.	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ fringe to residential development is medium . The existing settlement edge is exposed in part and this could be mitigated through small scale development with appropriate landscaping on this edge. The valley contours are apparent and the watercourse forms a clear limit to the settlement. The landscape pattern has been altered by modern development and important features should be conserved through further development. It is recognised that aspects of this LCZ are more exposed and are more susceptible than others.	0
Visual Impact	<p>The site is at the northern edge of the village along the higher topography. The land falls gently away from west to east. The site consists of a triangle parcel of land with strong mature boundary hedgerows with sporadic planting of trees within the field itself.</p> <p>Development would be required to respond to the village edge the trees on site should be incorporated into any layout to help with the transition of open countryside to the built form. A lower density scheme may be suitable incorporating the existing trees and hedgerows within the layout.</p>	+
Agricultural Land classification	3a/3b	+

Noise or other pollutants	Possible noise issues from the A607	+
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Single ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

This edge of settlement location is located in a higher topography. Subject to scale and massing the site would be well related to the village extending the northeast boundary. The site would be suitable to accommodate small scale of development providing the footway is extended to give the connectivity to the village and the town of Melton to the southwest. The trees and boundary hedgerows would assist with assimilating development into the landscape and would be an important contribution.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)

Consultation Responses: None.

Site details

Settlement	Thorpe Arnold	
Site Address	MBC/066/13	
SHLAA ref (if available)	Land at Lag Lane, Thorpe Arnold	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	None	
Site Area	Gross site area: 6.5 ha	Net site area: 6.5 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 15 (from SHLAA form)	Net Capacity: 121 (@30d/ph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 2.5 km of the town centre. There are no adopted footways to provide opportunities for walking. Cycling could be hazardous along the main A607 which is a main arterial route into the town. Bus services run regularly through the village	+

	being segregated by the A607 Leicester/Grantham route.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Thorpe Arnold sits east of the town within 2.5km distance. Services and facilities are accessible on foot but at a greater distance than that recommended (MfS), public transport and less so by bicycle due to classification of highway. The BR8 Melton<->Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station.	+
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (2.5km). Saxby Industrial Park is by vehicle 2.5kms distance using main routes. Access by foot and cycling can be gained using Lag Lane which shortens the distance to within 950 metres.	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service.	++
Brownfield land.	No. Greenfield site.	--
Loss of employment or other beneficial use	Low grade agricultural land.	++

Site constraints

¹ MfS indicates 800 metres can be walkable.

Issue	Comments	Potential impact
<p>Access / including public footpath access;</p>	<p>Lag Lane is single width track with no footway provisions. It is un-adopted highway and used by walkers. It provides a link from the village to Saxby Road which has a footpath at the point of access into the town, past Saxby Industrial estate.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 provides a connection to Twin Lakes Tourist facility/employment opportunity. F2 runs to the east of the village to Woodfold Lane and connects to the open countryside for recreational purposes.</p>	<p>--</p>
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>Expected to mitigate against highway transport impacts within the town.</p>	<p>0</p>
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Site has access to all forms of education and full Health Care facilities located in the town.</p> <p>Brownlow Primary School is within 1.3 kms to the east. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 3 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727</p>	<p>++</p>

	<p>pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 30 Potential secondary pupils generated 24</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings or SMs on the site.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village to the north of the site. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site does not fall within any national designation. The field may have some ecological interest around the boundary hedgerows.	++
TPO / Ancient woodland;	<p>None.</p> <p>Hedgerow may fall within the Ancient Hedgerow Regulations 2007</p>	+

Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer. Site falls within the outer buffer. No known contamination issues.	+
Landscape designation (<i>influence report – designation</i>).	The whole village is awash with the landscape character zone LCZ2 Melton Mowbray Northwest. Overall landscape sensitivity to residential development is judged to be medium to high . The areas to the west and southwest of the village form an Area of Separation to retain the individual identity of the two settlements aided by the tributary valley which runs between the two areas of settlement. The landscape is described as distinctly undulating tributary valley topography, which is important in defining the visual and physical buffer between the exposed and prominent eastern edge of Melton Mowbray and the rural vernacular settlement of Thorpe Arnold. The site falls outside of the Area of Separation being further to the southeast of the village.	-
Visual Impact	The site sits to the southeast and would retain the visual link between the two settlements preventing coalescence. The site is detached from the built edge of Thorpe Arnold and would impact upon the built form of the village creating an isolated community detached from the village.	--
Agricultural Land classification	3b	++

Noise or other pollutants	None identified. The site sits to the north of Asfordby Storage Site, an intense commercial use with, beepers from HGV's and machinery.	-
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Single ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

The site is removed from the village separated by a parcel of land and would not relate well to the built up area of the village. It would provide a detached group of housing with no physical connection. Access issues from adopted highway, Lag Lane not suitable for vehicles due to its geometry and width.

At present it is not considered that the site is suitable for promotion of housing. The position may change in the future once the eastern bypass proposals have been confirmed.

Mitigation / Issues to address in policy

Due to the location close to the settlement of Melton and Thorpe Arnold archaeology assessments/investigations may be required. Noise assessment/mitigation from the industrial sites nearby by be requested.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)

Consultation Responses

Site details

Settlement	Thorpe Arnold	
Site Address	Thorpe Arnold outskirts of Melton (land east of Melton Spinney Road)	
SHLAA ref (if available)	MBC/154/15a	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	03/00850/FUL - Proposed flood alleviation scheme providing flood defences at three locations along Thorpe Brook. Granted.	
Site Area	Gross site area: 15.04 ha	Net site area: 7.5 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 30-35 (from SHLAA form)	Net Capacity: 140 (@30p/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the west of the village sited between the built up area of Melton Mowbray along Melton Spinney Road and Thorpe Arnold. The site is within 1.6 km of the town centre.	+

	<p>Within the village is a village hall and church.</p> <p>There is no adopted footway on the north side of the A607 and crossing the road would be required to access the footway opposite. Opportunities exist for walking into Melton town centre. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2 km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport.</p> <p>The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 300 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (1.6km) and Saxby Industrial Park (2km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 300 metres of the site boundary.	++
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Part of the site is home to Thorpe Arnold Cricket Club (1.85 ha)	-

Site constraints

¹ Mfs indicates 800 metres can be walkable.

Issue	Comments	Potential impact
Access / including public footpath access;	<p>The site has limited roadside frontage off the A607 and would need access through the Cricket Ground due to being bound by other land uses. Access from Melton Spinney Road would require other land owners consent (SHLAA MBC/0179/15). There is an adopted footpath leading from the site entrance of the Cricket Club into the town.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs diagonally through the site to the east of the village connecting to Woodfold Lane and the open countryside beyond the site</p>	-
Major infrastructure requirements (transport schemes etc)	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Provision of footway.</p> <p>Relocation of the Cricket Club.</p>	-
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town due to close relationship with Melton Mowbray.</p> <p>Brownlow Primary School is within 1km to the southwest of the site. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 2.5 km distance and has a surplus of 83 pupil places.</p>	++

	<p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 35 Potential secondary pupils generated 29</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None within the site itself.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II, these form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	<p>Flood zone 1/2/3. An ordinary water courses runs through the site leaving parts of the site in flood zone 3b. Development would be restricted away from this area reducing the amount of developable area. The Cricket Ground is wholly within the flood area and no dry access and egress to the site can be gained from this part of the site.</p>	--
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. An ordinary water course runs through the site with potential for protected species on site.</p>	+

TPO / Ancient woodland;	None. Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer. Parts of the site fall within the Historic Landfill buffer	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.	-
Visual Impact	The site is within the lower valley which rises from south to north. Development in this location would merge the two settlements and lose their separation which would have a visual impact upon the Town and Thorpe Arnold.	--
Agricultural Land classification	3a/3b	+

Noise or other pollutants	Parts of the site fall within the historic landfill site	-
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Multiple ownership	--

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

Large scale development in this location would create a coalescence of the two settlements losing their individual identity. The Landscape Study places the site in high sensitivity and recommends that the area remains undeveloped and the separation retained.

The site has limited roadside frontage and large swaths of the site are sceptical to flood risk.

Site Access issues.

It is not considered that the site is suitable for promotion of housing.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Flood mitigation
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)
- Multiple ownership issues

Consultation Responses: None.



Site details

Settlement	Thorpe Arnold	
Site Address	Thorpe Arnold, outskirts of Melton Mowbray (Land to the South of A607)	
SHLAA ref (if available)	MBC/0154/15b	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	None	
Site Area	Gross site area: 15.0 ha	Net site area: 10 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 30dph (from SHLAA form)	Net Capacity: 187 (@30 d/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the southwest of the village on the south side of the A607. The site is within 1.6 km of the town centre. Within the village is a village hall and church.	+

	An adopted footway provides opportunities for walking into Melton town centre. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2 km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport.</p> <p>The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 300 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (1.6km) and Saxby Industrial Park (2km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 300 metres of the site boundary.	++
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Part of the site has been identified as a potential Local Green Space.	+

Site constraints

¹ MfS indicates 800 metres can be walkable.

Issue	Comments	Potential impact
Access / including public footpath access;	<p>The site has a roadside frontage along the A607 and borders Lag Lane to the southeast. There is an adopted footpath along the A607 into the town and Public Right of Way E19 runs diagonally through the site.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs diagonally through the site to the east of the village connecting to Woodfold Lane and the open countryside beyond the site</p>	++
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town due to close relationship with Melton Mowbray.</p> <p>Brownlow Primary School is within 1.2km to the southwest of the site. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 2.7km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref</p>	++

	<p>15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 46 Potential secondary pupils generated 37</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Part of the site is recorded as Saxon Earthworks.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village. There is no designated Conservation Area.</p> <p>The site would need to take into account the setting of the grade II Star church to the northeast of the site.</p>	-
Flooding/Drainage	Flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. Protected species may be present.	+
TPO / Ancient woodland;	None. Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+

Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>Village covered by the Oil pipeline buffer.</p> <p>Parts of the site fall within the Historic Landfill buffer and contamination area.</p> <p>Archaeology interests for Saxon artefact – part of the site (northeast corner) recorded as Saxon Earthworks.</p>	--
Landscape designation (<i>influence report – designation</i>).	<p>Overall landscape sensitivity of this LCZ to residential development is judge to be high by virtue of the historic character of the slopes and the landscape function in providing separation between the wooded edge of Thorpe Arnold and modern development on the edge of Melton Mowbray. The historic and intricate landscape pattern on the upper slopes is highly sensitive to residential development.</p> <p>The areas to the west and southwest of the village form an Area of Separation to retain the individual identity of the two settlements aided by the tributary valley which runs between the two areas of settlement. The site falls wholly within the AoS designation and would have significant impacts upon the identity of both settlements if developed in fall which would lead to coalescence of the two settlements.</p> <p>Part of the site to the north east is noted as a Saxon Earthworks and has been recommended to be designated as a Local Green Space with potential to ‘reinforce’ its contribution to the area through retention and strengthening the important character and features, emphasising their presence.</p>	- -

Visual Impact	The site is within the lower valley with the commercial area of Thorpe Road sitting to the south of the site. There are open views out from the A607 across towards Melton. Development in this location would merge the two settlements and may result in a reduction of the separation which would have a visual impact upon the Town and Thorpe Arnold.	--
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Parts of the site fall within the historic land fill boundary	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Multiple ownership	--

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

Large scale development in this location would create a coalescence of the two settlements losing their individual identity. The Landscape Study places the site in medium to high sensitivity in landscape LCZ 2 and recommends that the area remains undeveloped and the separation retained. The site provides open views outwards towards Melton and lies outside of the main village centre.

It is not considered that the site is suitable for promotion of housing.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Loss of any hedgerows/trees
- Biodiversity/Ecology

- Archaeology mitigation
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)
- Multiple ownership issues

Consultation Responses: None.

Site details

Settlement	Thorpe Arnold	
Site Address	Thorpe Arnold, outskirts of Melton Mowbray (Land to the South East of Thorpe Road, (A607)	
SHLAA ref (if available)	MBC/0154/15c	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	None	
Site Area	Gross site area: 9.50 ha	Net site area: 5.0 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 30dph (from SHLAA form)	Net Capacity: 94 (@30p/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the north-east of the village along the eastern boundary of the A607. The site is within 2 km of the town centre.	+

	<p>Within the village is a village hall and church.</p> <p>An adopted footway from the village centre provides opportunities for walking into Melton town centre. There are no footway provisions from the site. Whilst there is a footway along the eastern side of the A607 it finishes as the village hall car park. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route. Bus stops are within 300 metres of the site but not footways exist.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2 km distance from the town centre. Services and facilities, including education are accessible on foot but over the recommended distance (MfS), bicycle and by public transport. The site is separated by another parcel of land and extending the footway will require the land owners consent.</p> <p>The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 300 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance for a fit and able bodied person of employment opportunities in Melton Mowbray town centre (2km) and Saxby Industrial Park (2.5km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 300 metres of the site boundary.	++
Brownfield land.	No. Greenfield	--

¹ MfS indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Agricultural farming land	++
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>There are no footways in the vicinity of the site which falls within the 40mph speed restrictions. Grass verges do exist but the fast nature of the Class I highway would make walking undesirable.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs diagonally through the site to the east of the village connecting to Woodfold Lane and the open countryside beyond the site</p>	-
Major infrastructure requirements (transport schemes etc)	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Provisions of footways required.</p>	0
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town due to close relationship with Melton Mowbray.</p> <p>Brownlow Primary School is within 1.7 kms to the southwest. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p>	++

	<p>The Grove Primary School is within a 3 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 23 Potential secondary pupils generated 18</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None within the site itself.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. these form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood zone 1. An ordinary water courses cross at the eastern part of the site from northeast to southwest and development would be restricted away from this area reducing the amount of developable area. Mitigation would be required.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. An ordinary water course runs through the site with potential for protected species on site.	+

TPO / Ancient woodland;	None. Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer but site falls outside of it.	+
Landscape designation (<i>influence report – designation</i>).	<p>The whole village is awash with the landscape character zone LCZ 2 Melton Mowbray Northwest. The landscape is described as distinctly undulating tributary valley topography, which is important in defining the visual and physical buffer between the exposed and prominent eastern edge of Melton Mowbray and the rural vernacular settlement of Thorpe Arnold. Overall landscape sensitivity to residential development is judged to be medium to high.</p> <p>A rolling valley topography defined by a small meandering tributary stream, creating an occasionally intricate landscape which opens up to the east and north along the A607. The generally wooded and well integrated settled skyline at Thorpe Arnold to the east would be sensitive to residential development, as equally important in describing a sense of separation.</p>	-

Visual Impact	<p>The site is at the northern edge of the village along a rolling topography. The land falls gently away from west to east. The site consists of a large arable field with intact field boundaries. The PRoW E2 dissects the site as does the ordinary water course. The site is separated from the main settlement by a small parcel of land.</p> <p>The site is very open when travelling from the north and development of large scale would create an urbanisation of the village edge and be out of scale with the settlement.</p>	--
Agricultural Land classification	3b	++
Noise or other pollutants	<p>None identified</p> <p>Possible noise from the A607</p>	+

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++

Land ownership constraints;	Multiple ownership	--
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Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

Large scale development in this location would create a harsh urban edge away from the built up form of the settlement. Development of the whole site would be out of scale with the small village settlement. Parts of the site are to be discounted to take into account flood issues around the ordinary water course and the PRoW will need to be addressed.

At present it is not considered that the site is suitable for promotion of housing. The position may change in the future once the eastern bypass proposals have been confirmed.

Mitigation / Issues to address in policy

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)
- Multiple ownership issues

Consultation Responses: None.

Site details

Settlement	Thorpe Arnold	
Site Address	Avahan, Waltham Road, Thorpe Arnold, Melton Mowbray	
SHLAA ref (if available)	MBC/173/15	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	07/01223/COU - Change of use from residential to care home – Refused due to highway impacts 08/00086/COU - Change of use from residential to care home – withdrawn	
Site Area	Gross site area: 0.41 ha	Net site area: 0.2 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 4 (from SHLAA form)	Net Capacity: 4 (@20d/ph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Small contribution to delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	The site sits on the inner bend of the western side of the A607 in an elevated position behind the existing dwelling. It is centrally located within the village of Thorpe Arnold opposite	+

	<p>the Grade II* Church which sits on the outer bend of the highway.</p> <p>Site is within 2 km of the town centre. An adopted footway on the western side only, provides opportunities for walking. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2km distance. Due to the location of the site access it would be close to a blind bend with no footways. Future occupants would have to navigate the busy A607 in order to access the footway opposite the site.</p> <p>Services and facilities are easily accessible on foot, bicycle and public transport. The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station.</p>	-
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (2km) and Saxby Industrial Park (2.5km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. The bus tops for both directions is positioned within 90 metres northeast of the site on the A607.	++
Brownfield land.	No.	--
Loss of employment or other beneficial use	Site is occupied by a dwelling and forms part of the curtilage of the host dwelling	++

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>The access is situated on the inner bend of the Class I A607 highway and has poor visibility to the west. Assessment of earlier planning applications on the site were recommended for refusal based upon the Highways comments that an intensification of the access by vehicular traffic is likely to result in increased dangers for highway users to the detriment of highway safety.</p> <p>There are no footways outside the site and residents/visitors would have to cross the A607 to access the footway on the eastern side.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs to the east of the village to Woodfold Lane and the open countryside.</p>	--
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town.</p> <p>Brownlow Primary School is within 1.3 kms to the southwest.</p>	++

	<p>Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 2.5 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village and are positioned opposite the site. Therefore impact upon the setting of the church requires careful consideration.</p> <p>There is no designated Conservation Area.</p>	+
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>The site has no national designation.</p> <p>Protected species are recorded on the site and neighbouring site.</p>	+
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer. The site falls wholly within the buffer	-
Landscape designation (<i>influence report – designation</i>).	<p>Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.</p> <p>The site is well contained with mature boundaries and hidden from the open countryside. Development of the site would not encroach in to the winder countryside and would have limited impact upon the Area of Separation.</p>	-
Visual Impact	<p>The Area of Separation has a relatively high degree of visual containment and filtration due to the small scale and relatively intact landscape pattern. This level of usual containment accentuates the visual sense of separation between the two settlements. Development should not take place to the west of the settlement to maintain a sense of separation between Thorpe Arnold and Melton Mowbray.</p> <p>Due to the physical boundaries the site is not visible from public vantage points. Dependant on scale and massing the site could be developed to be sensitive to its surroundings.</p>	+

Agricultural Land classification	Greenfield consisting of residential curtilage.	++
Noise or other pollutants	None identified.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;		
Known market constraints;		
Land ownership constraints;		

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary
N/A

Overall summary
<p>The site sits in an elevated position and well contained with limited opportunities to be viewed from public vantage points. It may be capable of some development but at a much lower density per hectare making it not suitable for inclusion in the SHLAA.</p> <p>Difficult access issues to resolve.</p>

Mitigation / Issues to address in policy
<ul style="list-style-type: none">• Mitigate highway safety impacts• Ecology

Consultation Responses

Site details

Settlement	Thorpe Arnold	
Site Address	The Holding, Waltham Road, Thorpe Arnold	
SHLAA ref (if available)	MBC/174/15	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	85/0121/FUL - retail sales garden centre. Refused 85/0122/OUT - erection of dwelling. Refused 98/00109/COU - Change of use from agricultural store to joinery workshop 03/00371/COU - Proposed renewal of planning permission 98/00109/COU for specialist joinery workshop either for further 5 year period or permanent permission - Granted 07/00112/VAC - Variation of Condition 1 of Planning Permission 03/00371/COU for permanent permission - Granted	
Site Area	Gross site area: 1.78 ha	Net site area: 1.78 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 40+ (from SHLAA form)	Net Capacity: 44 (@30 d/ph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong neg've).

Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 2 km of the town centre. Adopted footways along the south side of the A607 provide opportunities for walking. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route.	+
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Thorpe Arnold sits east of the town within 2km distance. Services and facilities are accessible on foot, bicycle and public transport. The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station.	+
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (2km) and Saxby Industrial Park (2.5km)	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service.	++
Brownfield land.	Mixed – mostly greenfield being agricultural land	-
Loss of employment or other beneficial use	Two small workshops on the site	+

Site constraints

¹ Mfs indicates 800 metres can be walkable.

Issue	Comments	Potential impact
Access / including public footpath access;	<p>Site has an existing vehicle access directly off the A607 to both units and the field adjacent. There is no adopted footpath from the access point and crossing the A607 would be required to gain access to the south side footway.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs to the east of the village to Woodfold Lane and the open countryside.</p>	+
Major infrastructure requirements (transport schemes etc)	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Provision of footway from the site.</p>	0
Infrastructure capacity (schools / GPs / etc);	<p>Site has access to all forms of education and full Health Care facilities located in the town. Close to the Tesco supermarket and garage.</p> <p>Brownlow Primary School is within 1.3 kms to the east. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 2.5 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727 pupils projected on roll (subject to grant of consent planning ref</p>	++

	<p>15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 11 Potential secondary pupils generated 8</p> <p>Sufficient places would existing to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no designated heritage assets on site.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood zone 1	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Site is recorded as having protected species on site.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++

<p>Technical constraints (contamination / land stability);</p>	<p>Village covered by the Oil pipeline buffer. Site within it buffer</p>	<p>+</p>
<p>Landscape designation (<i>influence report – designation</i>).</p>	<p>Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.</p> <p>The areas to the west and southwest of the village form an Area of Separation to retain the individual identity of the two settlements aided by the tributary valley which runs between the two areas of settlement. The landscape is described as distinctly undulating tributary valley topography, which is important in defining the visual and physical buffer between the exposed and prominent eastern edge of Melton Mowbray and the rural vernacular settlement of Thorpe Arnold.</p>	<p>-</p>
<p>Visual Impact</p>	<p>The Area of Separation has a relatively high degree of visual containment and filtration due to the small scale and relatively intact landscape pattern. This level of usual containment accentuates the visual sense of separation between the two settlements. Development should not take place to the west of the settlement to maintain a sense of separation between Thorpe Arnold and Melton Mowbray.</p> <p>The site falls within the AoS with the recommendation to retain the area. The site sits to the north of the A607 between residential development to the east and large commercial countryside trade/retail store to the east. The boundary of the</p>	<p>+</p>

	site is defined by hedgerows and would allow for some sensitive infill without undermining the function and purpose of the AoS.	
Agricultural Land classification	3a/3b	++
Noise or other pollutants	Site falls wholly within the historic land fill zone	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Single ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in

the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

The site is well contained within mature hedgerows and does not extend beyond the boundary of the commercial store to the east thus providing an opportunity for a small scale infill development. Whilst within the AoS it would not undermine the function to retain the separation between the two settlements.

Access is situated along the straight section of the A607 and suitable visibility in each direction may be achievable subject to compliance with Leicestershire's Highways Standards with extension of the footway.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Loss of any hedgerows/trees
- Biodiversity/Ecology

- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
Developer contributions (Library, Civic Amenity, Highways)

Consultation Responses: None

Site details

Settlement	Thorpe Arnold	
Site Address	Land adjacent to Melton Spinney Road, Thorpe Arnold	
SHLAA ref (if available)	MBC/179/15	
Settlement category (Town / Service Centre / Rural Hub)	Thorpe Arnold is being assessed due to its functional relationship with the Town.	
Relevant planning history	03/00850/FUL - Proposed flood alleviation scheme providing flood defences at three locations along Thorpe Brook. Granted.	
Site Area	Gross site area: 1.22 ha	Net site area: 1.22 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 30-35 (from SHLAA form)	Net Capacity: 30 (@30p/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	The site is to the west of the village sited between the built up area of Melton Mowbray along Melton Spinney Road and Thorpe Arnold. The site is within 1.6 km of the town centre.	+

	<p>Within the village is a village hall and church.</p> <p>An adopted footway is available along Melton Spinney road providing opportunities for walking into Melton town centre. Bus services run regularly through the village along the A607 Leicester/Grantham route.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2 km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport.</p> <p>The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 300 metres of the site for both directions.</p>	+
Proximity to employment;	Within cycling and possible walking distance of employment opportunities in Melton Mowbray town centre (1.6km) and Saxby Industrial Park (2km)	+
Availability of public transport;	The Melton – Grantham bus route along the A607 (BR 8) provides good access to both – hourly service. Bus stops in both directions are within 300 metres of the site boundary.	++
Brownfield land.	No. Greenfield/allotment	--
Loss of employment or other beneficial use	Part of the site is in use as a small holding/allotment	++

Site constraints

¹ MfS indicates 800 metres can be walkable.

Issue	Comments	Potential impact
<p>Access / including public footpath access;</p>	<p>The site has roadside frontage off the Melton Spinney Road. There is an adopted footpath opposite the site on the west side of Melton Spinney Road.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs diagonally through the site to the east of the village connecting to Woodfold Lane and the open countryside beyond the site.</p> <p>There are no PRoW through the site.</p>	-
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>Expected to mitigate against highway transport impacts within the town.</p> <p>Development along Melton Spinney would increase the pressure on the junction with the A607.</p>	0
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Site has access to all forms of education and full Health Care facilities located in the town due to close relationship with Melton Mowbray.</p> <p>Brownlow Primary School is within 1km to the southwest of the site. Brownlow has a net capacity of 593 pupils and has a deficit of 22 places.</p> <p>The Grove Primary School is within a 2.5 km distance and has a surplus of 83 pupil places.</p> <p>John Ferneley College is the nearest secondary school with Long Field Academy located to the west of the town. Both schools have a total net capacity of 1900 and a total of 1727</p>	++

	<p>pupils projected on roll (subject to grant of consent planning ref 15/00593/OUT); surplus of 173 pupil places.</p> <p>Potential primary pupils generated 7 Potential secondary pupils generated 6</p> <p>Sufficient places would exist to accommodate the potential demand from the development of this scale.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None within the site itself.</p> <p>There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. these form the centre of the village. There is no designated Conservation Area.</p>	++
Flooding/Drainage	Flood zone 1. An ordinary water courses runs along the eastern boundary of the site with the area falling within flood zone 3b.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with an ordinary water course in close proximity with potential for protected species on site.	+
TPO / Ancient woodland;	None. Hedgerows will be covered under the Ancient Hedgerow Regulations 2007.	+
Historic Park;	None	++

<p>Technical constraints (contamination / land stability);</p>	<p>Village covered by the Oil pipeline buffer and Historic Landfill buffer. Site wholly within the buffers</p>	<p>--</p>
<p>Landscape designation (<i>influence report – designation</i>).</p>	<p>Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.</p> <p>The areas to the west and southwest of the village form an Area of Separation to retain the individual identity of the two settlements aided by the tributary valley which runs between the two areas of settlement.</p> <p>The site falls wholly within the AoS designation and would have significant impacts upon the identity of both settlements causing coalescence of the two.</p>	<p>-</p>
<p>Visual Impact</p>	<p>The site is within the lower valley which rises from south to north. Development in this location would be highly visible and it would be more related to the Melton urban edge as opposed to the village of Thorpe Arnold.</p>	<p>0</p>
<p>Agricultural Land classification</p>	<p>none</p>	<p>++</p>

Noise or other pollutants	Most of the site fall within the historic landfill buffer	-
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No viability constraints identified	++
Known market constraints;	No market constraints identified	++
Land ownership constraints;	Single ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

N/A

Overall summary

Development in this location would impinge on the AoS and have potential harmful impacts upon the settlements identity. The Landscape Study places the site in medium/high sensitivity and recommends that the area remains undeveloped and the separation retained.

It is not considered that the site is suitable for promotion of housing.

Mitigation / Issues to address in policy

The oil pipeline buffer covers the whole village including the site.

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of affordable housing
- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Potential contamination mitigation
- Possible flood risk mitigation
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)

Consultation Responses: None.

